



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 10/7/15

DATE: September 21, 2015

File: AR 15-22

TO: Architectural Review and Historic Preservation Board

FROM: Jake Morley, Associate Planner, (879-6810, jake.morley@chicoca.gov)
Community Development Department

RE: Ceres Professional Plaza, 3041 Ceres Avenue, APN 015-030-029

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-22 (Ceres Professional Plaza), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a single story 4,000 square foot office structure on a 0.45 acre site at 3041 Ceres Avenue (see Location Map **Attachment A** and Applicant's Project Description, **Attachment B**). The site is designated Office Mixed Use on the City of Chico General Plan Land Use Diagram, and is located in the OR-AOB1 (Office Residential in Airport Overflight Zone B1) zoning district.

Vehicle access to the site is via a single driveway that is taken from Ceres Avenue, to an existing parking lot with 16 stalls, which meets Chico Municipal Code (CMC) requirements (See Site Plan, **Attachment C**). The majority of site improvements have been installed under a 2004 approval (parking, trash enclosures, mail box, path of travel etc.), and there is an existing easement that allows access and tenant uses to all improvements.

The proposed office structure is similar in style and design to the completed to the north. The structure will be finished with stucco, painted a "Dove Gray" for the body and "Software" utilized for trim and accent. Concrete tile roofing in a gray tone ("Villa Dark Grey") is also proposed. The entrance is marked with columns which support a 10 foot entry alcove and to provide relief from the elements, shadow lines and interest (see Color Elevation, **Attachment D**). A materials board will be present at the hearing.

Landscaping is planned throughout the site, with Zelkova trees utilized to meet the 50% shade requirement. Additional accent trees are proposed in smaller planting areas, which mirror existing landscaping on the abutting pad site. Shrubs are also proposed to soften the structures appearance to the street, and to provide additional greenery around the patio and utilities. A dry creek bed is planned along the western side of the structure (see Landscape Plan, **Attachment E**).

As of July 1, 2015 the City of Chico is responsible for implementing Low Impact Development (LID) requirements as part of the State Water Resource Control Board's MS4 General Permit. Because of this new requirement, staff recommends a condition of approval that will allow flexibility in the final landscape plan to ensure the project will be in conformance with LID standards.

A floor plan is provided for reference only as **Attachment F**, to illustrate relationships between interior and exterior features.

DISCUSSION

The building design offers continuity throughout all four elevations in both colors and materials. Design details on the columns include tiles, and additional color at the base of each. The project is consistent with Design Guidelines (DGs) that call for office buildings to minimize views of parked vehicles from the public right-of-way, and provide gathering locations for employees, which in this case, is a front patio, and a covered entry alcove (DGs 3.1.22, 3.1.25, 3.2.33).

The entrance of the structure is defined by a large alcove, which connects to an employee patio. The submitted plans do not indicate if this area will contain lighting, therefore staff recommends that the board discuss with the applicant if lighting is proposed in the alcove or patio, and if so, condition the project accordingly.

Bicycle parking is not noted on the site plan, therefore staff recommends a condition of approval requiring one bicycle rack to be installed at the western corner of the entry alcove so that it is covered from the elements, away from pedestrian path of travel, and yet in a secure, visible location. By installing bicycle parking at this location, the project will be in compliance with DGs 3.1.21, 3.1.23 and 3.1.34 which discusses incorporating bicycle parking near entrances and covered from the elements, and encouraging transit alternatives.

Utility locations, such as fire hydrants, mail boxes and transformers are already in place. The landscape plan is designed accordingly, in that trees species and locations are properly chosen and placed to screen these facilities (DG 3.1.35). Proposed HVAC units noted on the site plan and landscape plan will be screened with a small fence, although the design is not indicated. Staff staff recommends that the Board clarify this detail with the applicant and condition the project accordantly.

Zelkova will be utilized as parking lot shade trees, and Maples and Crape Myrtles are place in strategic locations to match landscaping found on the abutting developed parcel. The variety of landscaping will provide a wide range of colors, textures, and interest throughout the year, and soften the structures appearance along the public right-of-way (DG 4.1.55).

RECOMMENDED DISCUSSION ITEMS

HVAC Screen Wall

The HVAC systems are placed in two locations along the southern and western elevations. Both the site plan and landscape plan indicate that a screen will be installed around the systems, yet the specific design or detail of the screen is unknown. Staff request that the board discuss with the applicant the materials that will be utilized.

Alcove Lighting

The project has a front entry alcove, approximately 10 feet wide that will connect to the front patio area. The plans provided by the applicant do not indicate if the alcove area will contain lighting. Staff recommends discussing the possibility of lighting the area with the applicant and condition accordingly.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning regulations, and general plan policies; is less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines, based upon the following findings:

1. *The proposed development is consistent with the General Plan, any applicable specific plan, and any applicable neighborhood or area plans.*

The proposal is consistent with several General Plan policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5). The project also includes landscaping that is fundamental to the design, softens the structure appearance while complementing existing landscaping found on abutting parcels. Further, the project has been conditioned to incorporate secure bicycle parking and the structures are at pedestrian scale and height (CD-3.2.1). The site is not located within the bounds of a Neighborhood Plan or area plan.

2. *The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.*

The project promotes orderly development in that it has a single drive access from a collector street, provides sufficient vehicle parking and has been conditioned to provide a bicycle rack. The subject site is surrounded by single story development. The project is also consistent with Design Guidelines that call for a pedestrian-level scale, incorporation of elements that reflect the surrounding neighborhood, proper screening of utilities, landscaping to soften and block views, clear pedestrian entry (DG 3.1.11, 3.1.12, 3.1.35).

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the*

project to further ensure its compatibility with the character and uses of adjacent development.

The design, materials and neutral color pallet of the proposed office structure are visually compatible with the surrounding office developments. Exterior equipment will be properly screened by fences or painted to match the structures. The proposal treats all elevations equally in materials, and details (DG 3.2.33, 3.2.27).

- 4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures, and do not unnecessarily block views from other structures or dominate their surroundings.*

The project configuration creates a compatible site plan where parking will be hidden from public view and convenient. The buildings will not unnecessarily block views or dominate its surroundings as the height of the structures is below the allowed height of the zoning designation (DG 1.1.14, 1.1.15)

- 5. The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

The proposed landscaping will provide visual relief around the structures and provide adequate parking lot shading. The landscaping will have a range of colors, and textures that will provide visual interest throughout the year with plants that change colors at different times of the year, and the addition of a dry river bed.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 15-22 (Ceres Professional Plaza). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. The proposed landscape plan may be modified to meet LID requirements.
5. A single bicycle rack, which allows two points of support to the frame such as an inverted "U", shall be installed at the western portion of the entry alcove. The rack shall be placed so that it provides sufficient space from structural improvements to house a bicycle on both sides of the rack

6. All ground-mounted HVAC units shall be structurally screened as approved by the ARHPB

PUBLIC CONTACT

Public notice requirements are fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting.

ATTACHMENTS

- A. Location Map
- B. Applicant's Project Description
- C. Site Plan
- D. Elevations
- E. Landscape Plan
- F. Floor Plan

DISTRIBUTION

Internal (3)

Bob Summerville, Senior Planner

Jake Morley, Associate Planner

Files: AR 15-22 (Ceres Professional Plaza)

External (3)

Gary Hawkins, Architect, 3045 Ceres Avenue Suite 135, Chico CA 95973

Thomas Phelps, Landscape Architect, P.O. Box 8328, Chico, CA 95927

Schukraft Enterprises, LLC., 9434 Lott Road, Durham, CA 95938

Virgina L. Drake, P.O. Box 1448, Chico, CA 95927

Vicinity Map - AR 15-22





**GARY HAWKINS
ARCHITECT**

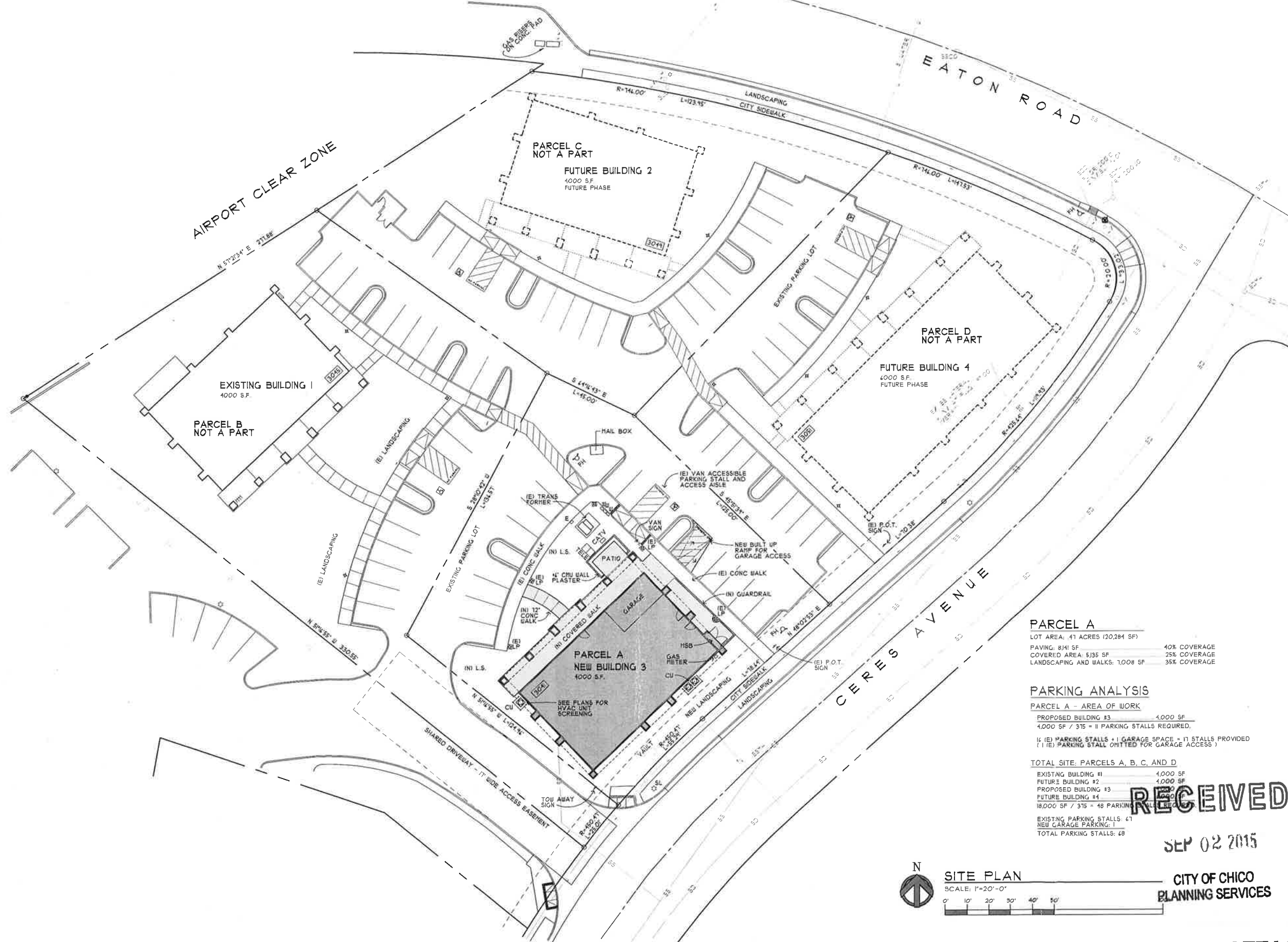
3045 Ceres Avenue, Suite 135
Chico, CA 95973

(530) 892-2700
Fax (530) 893-0532
info@ghachico.com

Project Description and Consistency with the Design Guidelines Manual

This project involves adding a new building to an existing professional plaza. To align with the City of Chico's nature-centered and naturally green ambiance new landscaping will be added to expand and enhance the existing landscape in an integrated and non-segmented manner. The building will be positioned well to facilitate easy pedestrian circulation from the other buildings and plaza features. In specific referenced from the Design Guidelines Manual, the proposed design for Schukraft Enterprises includes multi-faceted pitched roofs giving the structure a greater sense of character and style thus aligning with Design Guideline 1.2.22. In agreement with DG 1.3.68, many aspects of the existing buildings on the site will be matched/reflected in the new building.

Z:\CAD\GATACAD\2015 FILES\15-038 SCHUKRAFT ENTERPRISES\15-038 SITE PLAN DS-2 8/31/2015 10:51



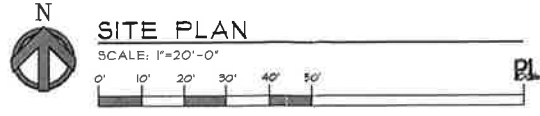
PARCEL A
 LOT AREA: 41 ACRES (20,284 SF)
 PAVING: 814 SF 40% COVERAGE
 COVERED AREA: 5135 SF 25% COVERAGE
 LANDSCAPING AND WALKS: 1,008 SF 35% COVERAGE

PARKING ANALYSIS

PARCEL A - AREA OF WORK
 PROPOSED BUILDING #3 4,000 SF
 4,000 SF / 315 = 12 PARKING STALLS REQUIRED.
 (1 (E) PARKING STALLS + 1 GARAGE SPACE = 11 STALLS PROVIDED
 (1 (E) PARKING STALL OMITTED FOR GARAGE ACCESS)

TOTAL SITE: PARCELS A, B, C, AND D
 EXISTING BUILDING #1 4,000 SF
 FUTURE BUILDING #2 4,000 SF
 PROPOSED BUILDING #3 4,000 SF
 FUTURE BUILDING #4 4,000 SF
 16,000 SF / 315 = 48 PARKING STALLS REQUIRED

EXISTING PARKING STALLS: 47
 NEW GARAGE PARKING: 1
 TOTAL PARKING STALLS: 48



RECEIVED

SEP 02 2015

CITY OF CHICO
 PLANNING SERVICES

Revisions:
 Plot Date: 8/31/2015

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 GARY HAWKINS ARCHITECT
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 GARY@GCH4ARCH.COM



APN #

NEW OFFICE BUILDING FOR:
SCHUKRAFT ENTERPRISES LLC
 3041 CERES AVENUE, CHICO CA

Date: 1/2015
 Drawn: GC
 Job No: 15-038

Sheet:
A-1



FRONT ELEVATION

RECEIVED

SEP 02 2015

CITY OF CHICO
PLANNING SERVICES

COLOR & MATERIAL CHART	
ITEM	COLOR/MATERIAL
01 MAIN BODY	LA HABRA STUCCO DOVE GREY 40 (66) BASE 200
02 TRIM	SHERWIN-WILLIAMS SW 7074 SOFTWARE
03 ROOFING	CONCRETE TILE MONIER LIFETILE - VILLA, DARK GRAY
NOTE: WALL-MOUNTED UTILITIES SHALL BE PAINTED TO MATCH BUILDING COLOR.	

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REAR ELEVATION - CERES AVE



LEFT ELEVATION



RIGHT ELEVATION

COLOR & MATERIAL CHART

ITEM	COLOR/MATERIAL	
01 MAIN BODY	LA HABRA STUCCO	DOVE GREY 40 (66) BASE 200
02 TRIM	SHERWIN-WILLIAMS	SW 7074 SOFTWARE
03 ROOFING	CONCRETE TILE	MONIER LIFETILE - VILLA, DARK GRAY

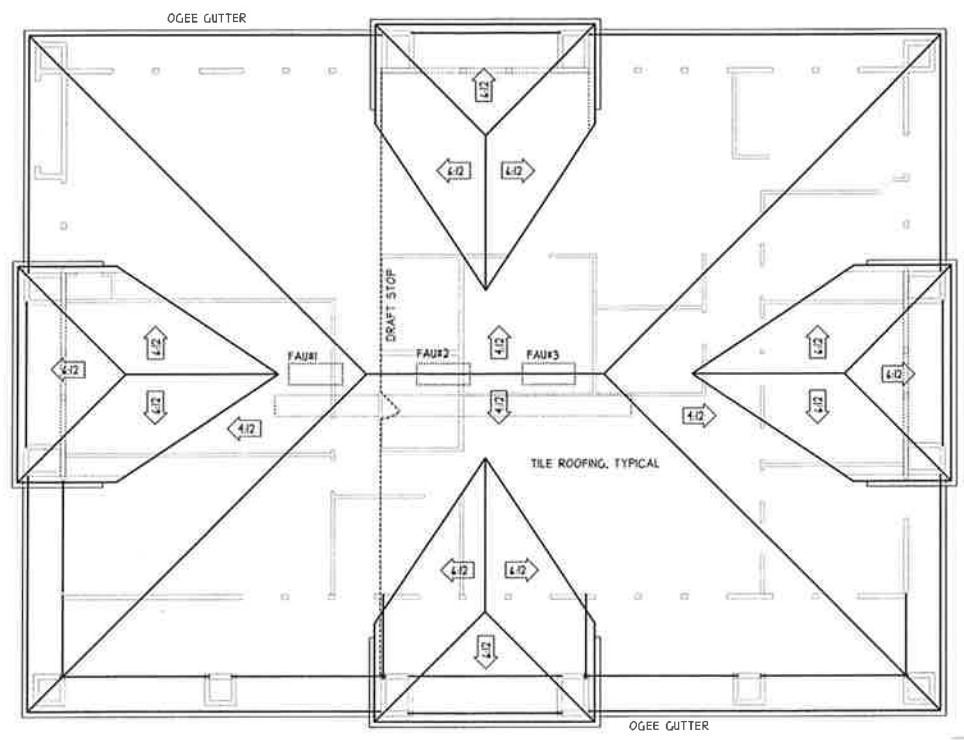
NOTE: WALL-MOUNTED UTILITIES SHALL BE PAINTED TO MATCH BUILDING COLOR.



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ROOF PLAN
SCALE: 1/8"=1'-0"

COLOR & MATERIAL CHART		
ITEM	COLOR/MATERIAL	
01 MAIN BODY	LA HABRA STUCCO	DOVE GREY 40 (66) BASE 200
02 TRIM	SHERWIN-WILLIAMS	SH 7074 SOFTWARE
03 ROOFING	CONCRETE TILE	MONIER LIFETILE - VILLA, DARK GRAY

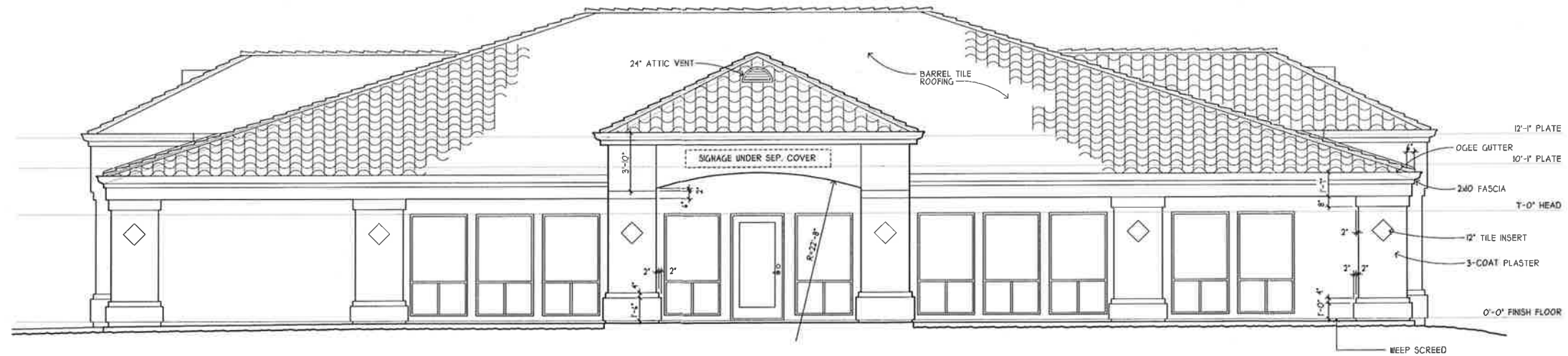
NOTE: WALL-MOUNTED UTILITIES SHALL BE PAINTED TO MATCH BUILDING COLOR.

Revisions:
Plot Date: 8/28/2015

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RIGHT ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"

APN #
NEW OFFICE BUILDING FOR:
SCHUKRAFT ENTERPRISES LLC
3041 CERES AVENUE, CHICO CA

Date: 8/2015
Drawn: GC
Job No: 15-038

Sheet:
A-3

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Revisions:

Plot Date: 8/28/2015

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APN #

NEW OFFICE BUILDING FOR:
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Date: 8/2015
 Drawn: GC
 Job No: 15-038

Sheet:
A-4
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REAR ELEVATION - VIEW FROM CERES AVE
 SCALE: 1/4"=1'-0"



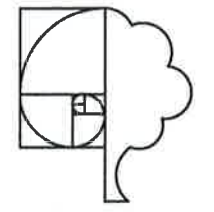
LEFT ELEVATION
 SCALE: 1/4"=1'-0"

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LANDSCAPE MASTER PLAN

- PLAN NOTES:
- A. DRY CREEK BED & STORM WATER RETENTION AREA
 - B. MOSS ROCK FIELDSTONE BOULDER LOCATION, TYP.
 - C. MOSS ROCK RETAINING WALL APPROXIMATELY 18" 18"
 - D. 6' DECORATIVE STUCCO WALL TO MATCH BUILDING MATERIALS AROUND THE PATIO AREA WITH FLOWERING VINES
 - E. BROOM FINISH CONCRETE PATIO
 - F. 2" DEPTH 3/4" SIZE CRUSHED ROCK PLACED OVER LANDSCAPE FABRIC FOR EASE OF ACCESS TO UTILITIES
 - G. 6' HIGH EVERGREEN SHRUBS TO SCREEN ELEC. TRANSFORMER
 - H. HATCHED AREA INDICATES PARKING AREA TO BE SHADED, REFER TO THE CHART ON SHEET L2
 - I. REFER TO THE PLANT LIST ON SHEET L2

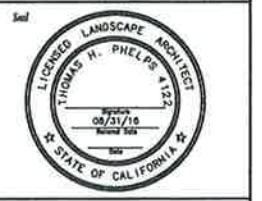


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WESTERN WEATHER GROUP
LANDSCAPE IMPROVEMENT PLANS
CERES AVENUE
CHICO, CALIFORNIA

These drawings are instruments of service and are the property of Thomas H. Phelps Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Thomas H. Phelps Landscape Architecture.

Sheet Title
LANDSCAPE PLAN



No.	Date	Revisions

Project Mgr.: THP Sheet No.:
 Drawn By: THP L1
 Scale: 1"=10'
 Date: 07 AUG 2016

NOTES:

- A. Urban Forest Manager to check all trees prior to planting. Call for inspection PRIOR TO PLANTING. 896-7802
- B. Excavate all finger island and parking field planters to a minimum depth of 24". Back fill with imported top soil. Install vertical 24" root barriers against all curbs within 10' of tree locations. Provide for a sub-surface drain system where able to drain excess water from base of tree planting areas.
- C. All structures and landscaping shall be installed in accordance with AR 10-02
- D. As per the WELO, The landscape contractor will submit a soil analysis report for landscape amendments post grading operations but before commencement of work. The analysis recommendations will be used for incorporating soil amendments into the proposed new landscape areas.

Water Efficient Landscape ordinance:

- A. The landscape plans will comply with the requirements of the water efficient landscape ordinance (WELo):
 - Elements of the Landscape Documentation Package:
 - (a) The Landscape Documentation Package shall include the following six (6) elements:
 - (1) project information;
 - (A) date
 - (B) project applicant
 - (C) project address (if available, parcel and/or lot number(s))
 - (D) total landscape area (square feet)
 - (E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
 - (F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
 - (G) checklist of all documents in Landscape Documentation Package
 - (H) project contacts to include contact information for the project applicant and property owner
 - (I) applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"
 - (2) Water Efficient Landscape Worksheet;
 - (A) hydrozone information table
 - (B) water budget calculations
 - 1. Maximum Applied Water Allowance (MAWA)
 - 2. Estimated Total Water Use (ETWU)
 - (3) soil management report;
 - (4) landscape design plan;
 - (5) irrigation design plan; and
 - (6) grading design plan.

PLANT LEGEND

Key	Botanical Name - Common Name ***	Size	Qty.*	PF**	Symbol
TREES					
T1	Acer x freemanii 'Autumn Blaze' - Autumn Blaze Red Maple	#15	5	M	
T2	Lagerstroemia x faurei 'Tuscarora' Std. - Tree Crape Myrtle	#15	6	L	
T3	Zelkova serrata 'Green Vase' - Japanese Sawleaf Zelkova	#15	5	M	
PERENNIALS					
P1	Agapanthus africanus 'Peter Pan' - Dwarf Lily of the Nile	#1	29	M	
P2	Dietes vegeta - Fortnight Lily	#1	15	L	
P3	Hemerocallis 'Stella D'Oro' - Dwarf Yellow Day Lily	#1	55	M	
P4	Tulbahgia violacea 'Variegata' - Variegated Society Garlic	#1	25	L	
SHRUBS					
S1	Acer palmatum 'Ever Red' - Dwarf Red Japanese Maple	#5	2	M	
S2	Loropetalum chinensis 'Razzle Dazzle' - Chinese Fringe Flower	#5	8	M	
S3	Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo	#5	32	L	
S4	Raphiolepis indica 'Ballerina' - Dwarf Pink India Hawthorne	#5	40	M	
S5	Rosa x 'Flower Carpet White' - White Flower Carpet Rose	#2	27	M	
S6	Spiraea bumalda 'Anthony Waterer' - Anthony Waterer Spiraea	#5	3	M	
S7	Teucrium x lucydrys - Dwarf Geremander	#5	11	L	
S8	Prunus caroliniana 'Bright-N-Tight' - Bright N Tight Cherry Laurel	#5	5	M	
VINES					
VI	Clematis montana - Anemone Clematis	#5	4	M	
GROUND COVERS					
GC1	Cotoneaster buxifolius - Bright Bead Cotoneaster, plant 1 gal at 36" o.c.			#1	L
GC2	Rosmarinus o. 'Prostratus' - Prostrate Trailing Rosemary, plant 1 gal at 36" o.c.			#1	L
GC3	Vinca minor - Dwarf periwinkle, plant 1 gal at 24" o.c.			#1	M
GC4	Gazania hybrid 'Moonglow' - Yellow Trailing Gazania, plant 1 gal at 24" o.c.			#1	L
GC5	Trachelospermum jasminoides - Star Jasmine, plant 1 gal at 24" o.c.			#1	M

Note: *Contractor to verify all quantities from plan. Plant legend is for reference only.
 Note: ** PF: WUCOLS IV Species Evaluation List-2014; Sunset Zone 9, WUCOLS Region 2, Central Valley

Shade Calculations: Western Weather Group

Botanical Name	Common Name	Quantity	Shade				Total	
			allowed	at 25%	50%	75%		100%
Zelkova serrata 'Village Green'	Japanese Zelkova	5	1,256	3	1	0	1	2,826.00
Total Shade Allowed		5		3	1	0	1	2,826.00
parking lot area to be shaded							5,379.40	
% Shade Provided*							52.53%	

(*Parking lot area requiring 50% shade / divided by shade provided by new trees)



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WESTERN WEATHER GROUP
LANDSCAPE IMPROVEMENT PLANS
CERES AVENUE
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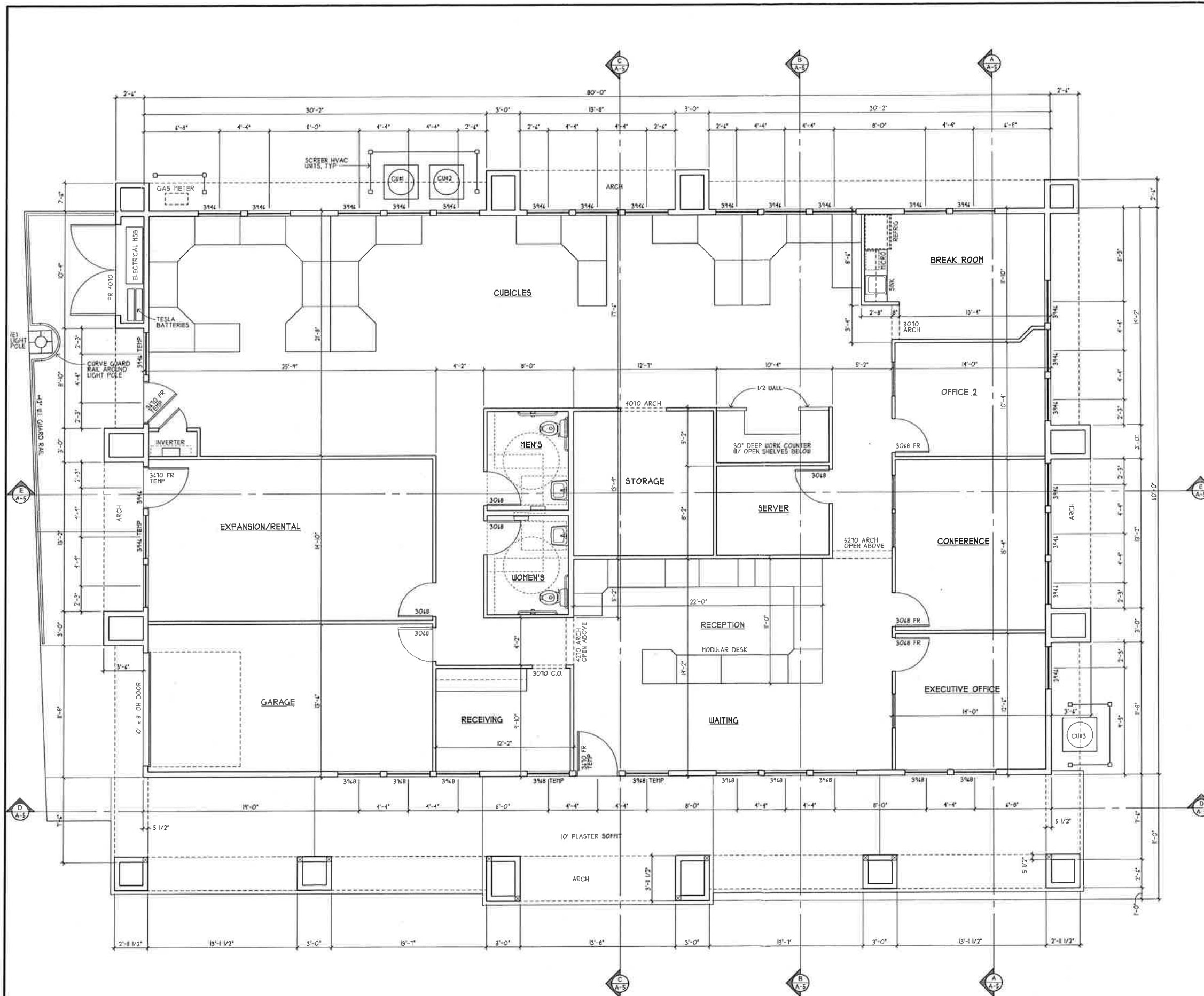
Sheet Title
 LANDSCAPE PLAN



No. Date Revision

Project Mgr: THP Sheet No.:
 Drawn By: THP L2
 Scale: 1"=10'
 Date: 27 AUG 2015
 File Name: WWS_DD of 2 sheets

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BUILDING AREA
 CONDITIONED AREA: 1,000 SF

FLOOR PLAN
 SCALE: 1/4"=1'-0"
 0' 1' 2' 3' 4' 8'

Revisions:
 Plot Date: 8/28/2015

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APN #

NEW OFFICE BUILDING FOR:
SCHUKRAFT ENTERPRISES LLC
 3041 CERES AVENUE, CHICO CA

Date: 8/2015
 Drawn: GC
 Job No: IS-038

Sheet:
A-2

ATTACHMENT F