



Architectural Review and  
Historic Preservation Board  
Agenda Report

Meeting Date 10/7/15

REPORT: September 28, 2015

File: AR 15-24

TO: Architectural Review and Historic Preservation Board

FROM: Bob Summerville, AICP Senior Planner, (879-6807, bob.summerville@chicoca.gov)  
Community Development Department

RE: Architectural Review 15-24 (RGA/Butz) – New medical office building  
127 Raley Boulevard, APN 002-210-085

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## SUMMARY AND RECOMMENDATION

The applicant is proposing a new medical office building on a pad site within an existing medical office campus. Design of the new office building provides a clear interpretation of Prairie Style architecture, and the overall proposal is consistent with many Design Guidelines.

### Proposed Motion for Final Approval

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 15-24 (RGA/Butz), subject to the recommended conditions therein.

## BACKGROUND AND ANALYSIS

The project site is located adjacent to the north side of the Skyway on land designated Office Mixed Use on the General Plan zoning district (see location map, **Attachment A**). In his Project Description, the project architect notes the building is designed to complement the other office buildings in a complex served by shared parking that was approved under previous Board approvals and permits (see project description, **Attachment B**). The site plan illustrates an existing office building and future pad site adjacent to the north of the proposed building with parking areas accessing Raley Boulevard, and shared pedestrian walkways to the parking lots and from the public sidewalk along the Skyway (see site plan, **Attachment C**). The existing parking areas provide required spaces for the existing, proposed, and future buildings. Existing and proposed landscaping are noted on the site plan and on a complete landscape plan (**Attachment D**) that illustrates new shade trees to be added in the existing parking lot, and decorative plantings along sidewalks and around the building.

The proposed architectural design provides a clear interpretation of the Prairie Style offering deep roof overhangs, natural materials, colors, and finishes to blend compatibly with foothill viewsheds. “Country Gray” composition roofing is proposed on low pitched roofs. Fine-texture plaster wall surfaces are taupe (color) with fieldstone (“Ledgestone”) accents along wainscots, corner pilasters, and columns. A masonry watertable (Coastal Brown) adds detail interest above the wainscots. Sandstone (color) aluminum window frames complement the color scheme with grey window glazing (see elevations, **Attachment E**, perspectives, **Attachment F** and material/color samples, **Attachment G**). Decorative wall light sconces, designed with an Art Deco character, compliment the Prairie Style architecture (**Attachment H**). All aspects

of the project redefine the office complex with an elegant and timeless character.

### **RECOMMENDED DISCUSSION ITEMS**

1. Discuss with the applicant any anticipated monument sign locations and design.

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. The front page of all approved building plans shall note in bold type face that the project shall comply with AR 15-24 (RGA/Butz). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.

### **REQUIRED FINDINGS FOR APPROVAL**

#### Environmental Review

The project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development). The project is consistent with the General Plan designation and all applicable zoning regulations. The project site is located within city limits on a site less than five acres in size. There is no known value to the site for habitat for endangered, rare or threatened species, and the site can be adequately served by required utilities and public services. Approval of the project will not result in any significant effects relating to traffic, noise, air quality or water quality.

#### 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 on the required findings itemized below.

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

The project is consistent with the following policy of the Land Use Element of the General Plan that supports compatible infill development:

Policy LU-4.2 (Infill Compatibility) - Support infill development, redevelopment, and rehabilitation projects that are compatible with surrounding properties and neighborhoods.

The project is consistent with the following goal and policies contained in the Community Design Element of the General Plan:

Goal CD-3: Ensure project design that reinforces a sense of place with context sensitive elements and a human scale.

Policy CD-3.1 (Lasting Design and Materials) - Promote architectural design that

exhibits timeless character and is constructed with high quality materials.

Policy CD-5.3 (Context Sensitive Design) - For infill development, incorporate context sensitive design elements that maintain compatibility and raise the quality of the area's architectural character.

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 proposal is consistent with several Design Guidelines stated in the applicant's Project Description and, from a broader perspective, the following Design Objective and Guidelines from the Design Guideline Manual Chapter 3: Office & Office Mixed-Use:

"Design continuity throughout the building architecture, including materials and colors that clearly follow a project's overall design intent, concept, and style."

DG 3.2.33: "Ensure that buildings placed against foothill or riparian backdrops do not obscure the scenic beauty by being oversized, extremely tall, or composed of materials or color that disrupt the natural view."

From Chapter 1: Community Design, the project is consistent with the following Objective:

"Add visual interest with building materials and color that reinforces the overall architectural design concept and sense of place."

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 project lends a timeless and uplifting character to the surrounding office campus.

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 single-story design, low-pitch roofs, natural materials, colors, and finishes blend compatibly with foothill viewsheds.

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.*

New shade trees in the existing parking lot meet shade requirements, and surrounding

ornamental plantings close to the building and along walkways enhance views of the overall office campus from the Skyway.

## **PUBLIC CONTACT**

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

## **ATTACHMENTS**

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Landscape Plan
- E. Elevations
- F. Perspectives
- G. Material/color samples
- H. Decorative wall light sconces
- I. Application

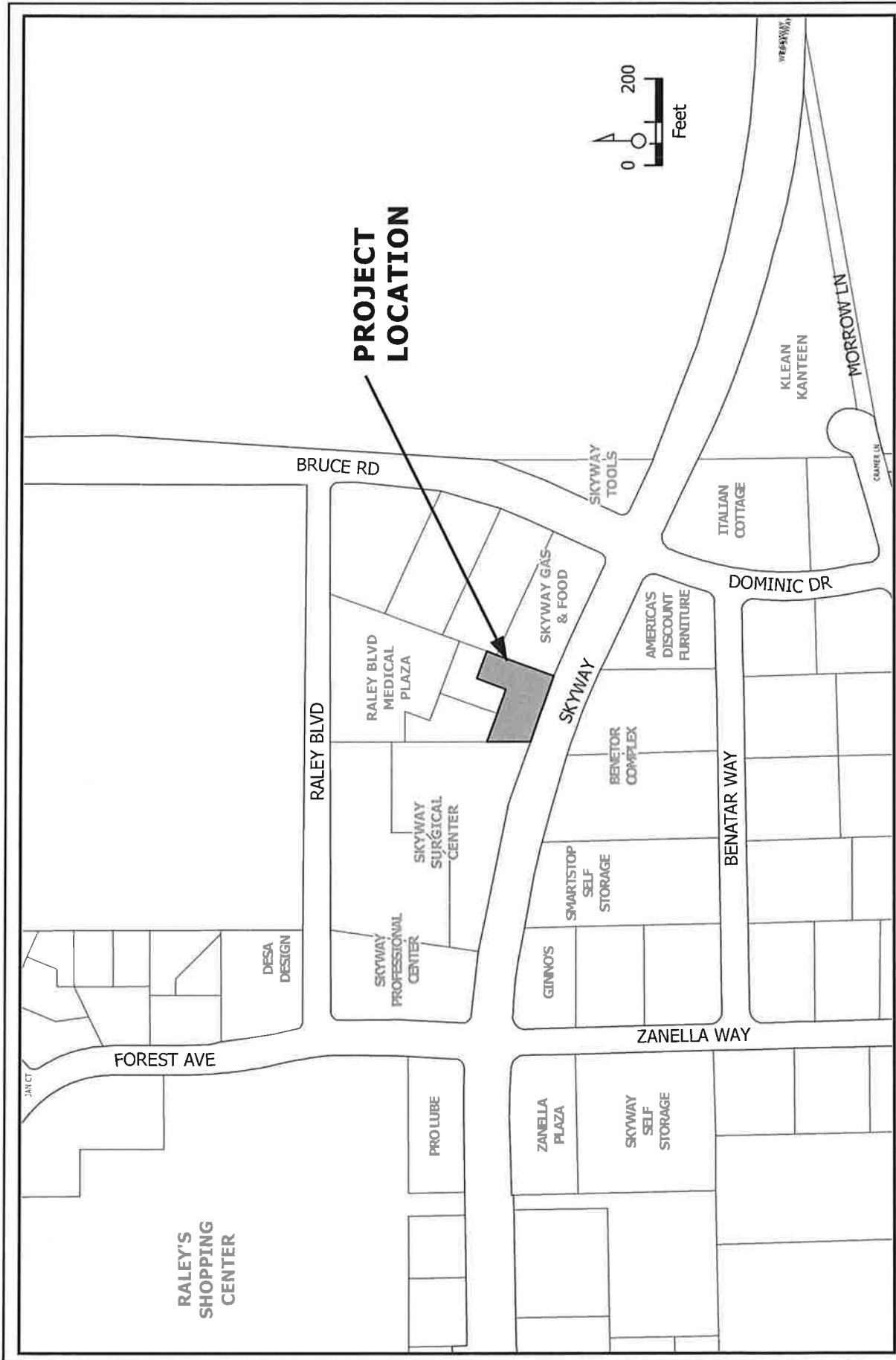
## **DISTRIBUTION**

### Internal (3)

Mark Wolfe, Community Development Director  
Bob Summerville, Senior Planner  
File: AR 15-24

### External (6)

Matt Gallaway, RGA, 115 Meyers Street, Chico, CA 95928  
Tom Phelps, P.O. Box 8328, Chico, CA 95927  
Dr. Brett Butz, M.D., 20 Phylis Court, Chico, CA 95928



AR 15-24 (RGA/Butz)  
 127 Raley Boulevard  
 APN 002-210-085-000



RECEIVED

SEP 25 2015

CITY OF CHICO  
PLANNING SERVICES

September 24, 2015

Mr. Bob Summerville  
City of Chico Planning Department  
P.O. Box 3420  
Chico, Ca. 95924

RE: **Dr. Butz Medical Office building**  
127 Raley Blvd.  
Chico CA 95928  
APN: 002-210-085

Dear Mr. Summerville,

It is with pleasure that I take this opportunity to provide you the following overview of the new medical office building to be constructed on a parcel fronting the Skyway. Where appropriate, the following narrative references to the City of Chico Design Guidelines.

### **Brief History**

The properties around the proposed building have continued to attract medical providers since the original Skyway Medical complex was constructed. This project is a natural extension of the uses in this area.

### **Building Program**

The proposed use of the building includes medical offices and outpatient services. The proposed building is designed to complement the group of medical providers in a community of existing and future buildings that are oriented towards a center core with direct pedestrian and visual connection from the front of the existing Skyway Orthopedic Medical Building. The existing vehicle access is from Raley Boulevard. The main building access faces north and is oriented toward the adjacent buildings. The parking lot for this parcel was designed and approved under a previous permit.



## **Proposed Architectural Elements**

The design and use of building materials was selected to harmonize with the existing medical buildings as well to reflect the chosen "Prairie" style architecture. Prairie style buildings include elements such as low slope roofs with large overhangs, high windows, vertically oriented low windows, brick or stone column elements, exterior plaster wall finishes and often include banding elements of contrasting color or materials.

## **Applicable City of Chico Design Guidelines Objectives**

**DG 1.1.13**-Reinforce a pedestrian-friendly environment regarding building placement and orientation.

The placement of the main entrance and sidewalks create easy connection for existing and future medical buildings in the complex.

**DG 1.2.22**-Utilize rooflines and exposed (pitched) roofs to add character and style to a building, reinforcing its sense of place

The proposed building demonstrates pitched roofs with large overhangs at different heights with tower features to add character, interest and to define entries.

**DG 1.3.78, 3.2.27**-Conceal roof mounted mechanical equipment from street view.

The mechanical units are hidden within roof wells.

**DG 1.3.80**- Paint rain water drains to match the adjoining surface color unless their different coloring is integral to the façade design.

Gutters and downspouts are to be painted Sherwin Williams Virtual Taupe #7039 to match wall color.

**DG 1.5.11**- Clearly light entrances and eaves of portions for ease of access, safety, and security.

Each tower feature has two wall sconce lights. Large overhangs provide opportunity for recessed down lighting to accent landscaping and light pathways.

**DG 1.6.11 and 14**- Enhance a projects identity, while protecting the character of business areas, streetscapes, and vistas.

The proposed building signage is located directly above the entrance and is well proportioned to the space allowed. No lighting planned for this sign at this time.

**DG 1.7.1-** Consider solar orientation early in the design process of new roads, driveways and buildings.

The drive aisle and parking lot for this project was already installed leaving little options for rotating the building design. Designed within the project are energy efficient window glazing, light colored plaster, and a light colored roofing material. The north orientation of the main entry and clerestory provide good interior light with minimal solar gain.

**DG3.1.34-** Bicycle parking is located close to main entrances.

The bicycle parking for this building is located near the bicycle path on the Skyway.

**DG 3.1.35-** Screen and buffer trash enclosures, and utility services from public views.

Trash enclosure is enclosed by a rock veneer the same that is used on the building on the tower and the wainscot. Electrical panels, small generator and a small propane tank used for the generator are located on the northwest side of the building out of the public general viewing from the adjacent public roadways and is screened with landscaping.

**DG 3.2.21-** Design Concept

The owner wanted an architectural prairie style design with a desire to highlight the entries with roof elements. There was a need for the ability for patients and doctors to be able to flow from one suite to the other. This parcel presented a unique set of challenges as the parking and drive aisle had already been developed and the building pad defined.

**DG 3.2.22-** Avoid unarticulated elevations and incorporate varied building depth and shadow.

With the use of the building towers, columns, and roof elements, we have been able to give the building both depth and shadowing. Elevated roof elements were added to the south and west elevations to provide character as the actual rear of the building faces Skyway.

**DG 3.2.23-** Design and locate building entries to create a sense of focus so people may easily find the entrance.

The building includes four tower features but the tallest and most predominate is at the main public entrance.

**DG 3.2.25-** Avoid continuous flat roofs with monotonous cornices or parapets.





This building contains 3 roof heights with a shared roof pitch and large overhangs.

**DG 3.2.28-** Minimize the appearance of wall mounted utility equipment, including electrical panels, gas meters, conduit, plumbing or downspouts, by integrating with in the building structure or by screening and buffering techniques.

Electrical, generator and propane tank is on the most inconspicuous side of the building and screened with landscaping.

**DG 3.2.31 and 33-** Include variations in the depth of surfaces or changes in surface materials to provide visual interest to walls. Express continuity thought all elevations.

Through the use of plaster, ledgestone veneer, vertical glazing surfaces, clerestory windows, and incorporating multiple architectural techniques such as columns, plaster joints, and tower features, every elevation of this building has visual interest.

**DG3.2.32 and 44-** Select building colors and accent materials from a rich palette.

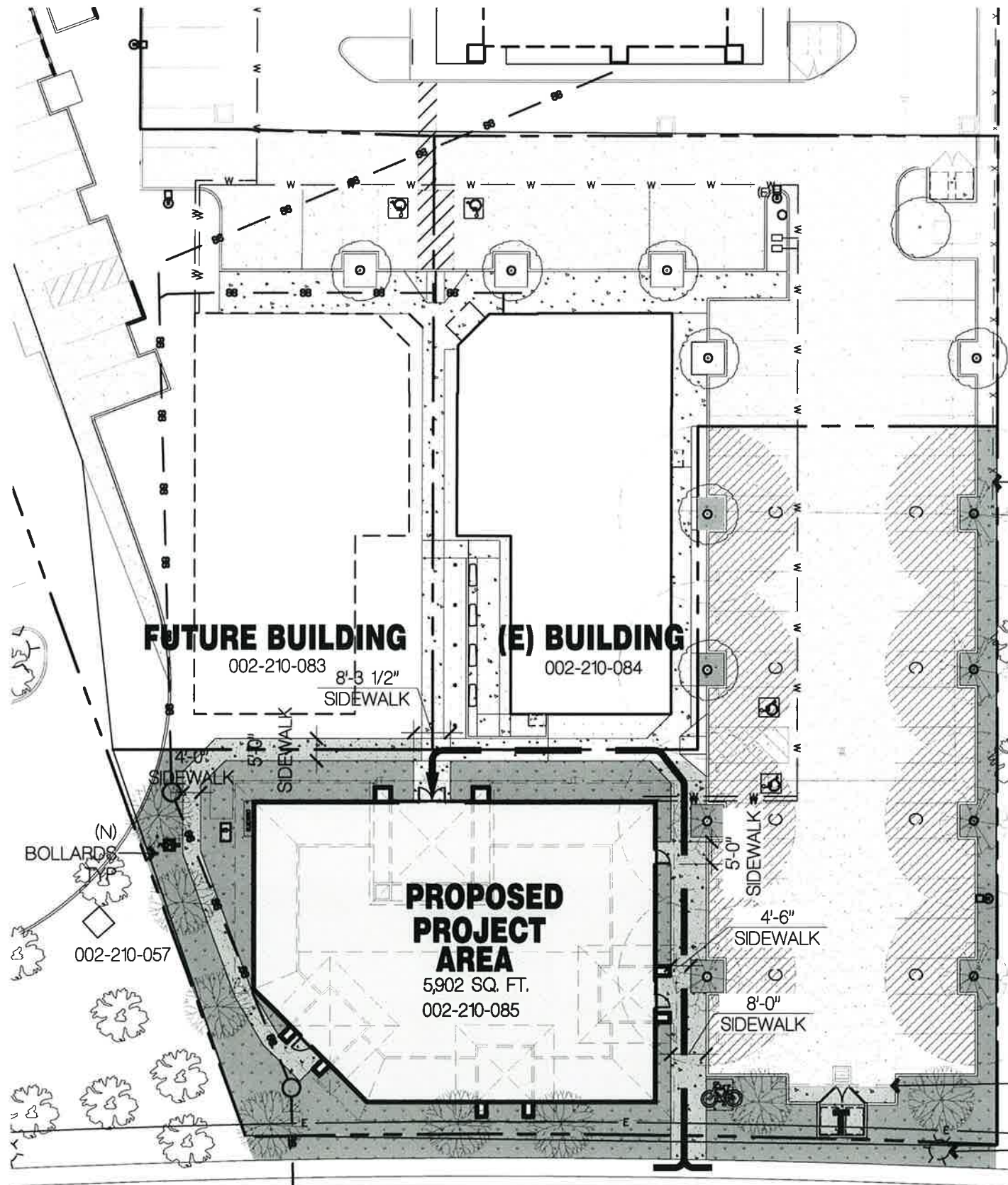
The palette is primarily owner driven with the desire to use a ledgestone veneer and composition roofing to match the "Prairie" style. This coupled with a need to complement the neighboring buildings drove decisions that formulated the presented palette.

Thank-you for your thoughtful consideration.

Sincerely,

A handwritten signature in blue ink that reads "Matt Gallaway". The signature is written in a cursive, flowing style.

Matthew B. Gallaway A.I.A.; LEED AP  
President -Russell Gallaway Associates, Inc.



PARKING CALCULATIONS

	VEHICLE SPACE REQUIRED		
VEHICLE	1 SPACE FOR EACH 375 SQ. FT. OF GROSS FLOOR AREA	16 SPACES REQUIRED	*63 RECIPROCAL ON SITE SPACES PROVIDED
BICYCLE	10% OF VEHICLE SPACES	2 REQUIRED	4 PROVIDED

\*BUTTE PREMIER PHYSICAL THERAPY 15  
 BUTZ 16  
 UNDEVELOPED POTENTIAL 3,800 SQ. FT. MEDICAL OFFICE AT 1 SPACE FOR EACH 375 SQ. FT. 11  
**VEHICLE SPACE REQUIRED 52**

002-210-025  
 LOT COVERAGE CALCS:  
 LOT AREA: 20,830.42 SQ. FT.  
 BUILDING AREA: 5,902.07 SQ. FT.  
 LOT COVERAGE : 28.33%

(N) TREE WITH SHADE AT A 40' DIAMETER SEE LANDSCAPE DRAWINGS FOR SPECIFICATION

(N) TREE SEE LANDSCAPE DRAWINGS FOR SPECIFICATION

(E) SITE TREES

(E) TREES FROM ARHPB 13-15

- x — x — (E) FENCE
- — — — (E) EASEMENT
- — — — (E) PROPERTY LINE
- - - - - ROOF LINE
- - - - - SANITARY SEWER LINE
- w - w - WATER LINE
- - - - - JOINT UTILITY TRENCH

- 2 ← BICYCLE RACKS. INDICATES # OF RACKS', ENOUGH FOR 4 BICYCLES, 3 REQUIRED
- (N) TRASH ENCLOSURE W/ ROCK VENEER TO MATCH BUILDING
- (E) PARKING LOT LIGHTING FROM ARHPB 13-15
- NEW ADA COMPLIANT PATH OF TRAVEL TO PUBLIC RIGHT OF WAY

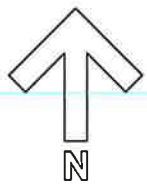
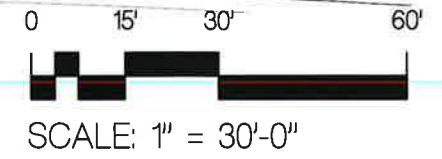
- EXISTING PROJECT PARKING AND PAVED AREA
- PROPOSED PROJECT AREA
- LANDSCAPE AREA
- (N) LANDSCAPE AREA
- CONCRETE SIDEWALK
- (N) SIDEWALK
- AREA USED FOR SHADE CALCULATION

REMOVE (E) FENCE

002-210-026

DEMO (E) CURB FOR TRASH ENCLOSURE

(E) STREET LIGHT



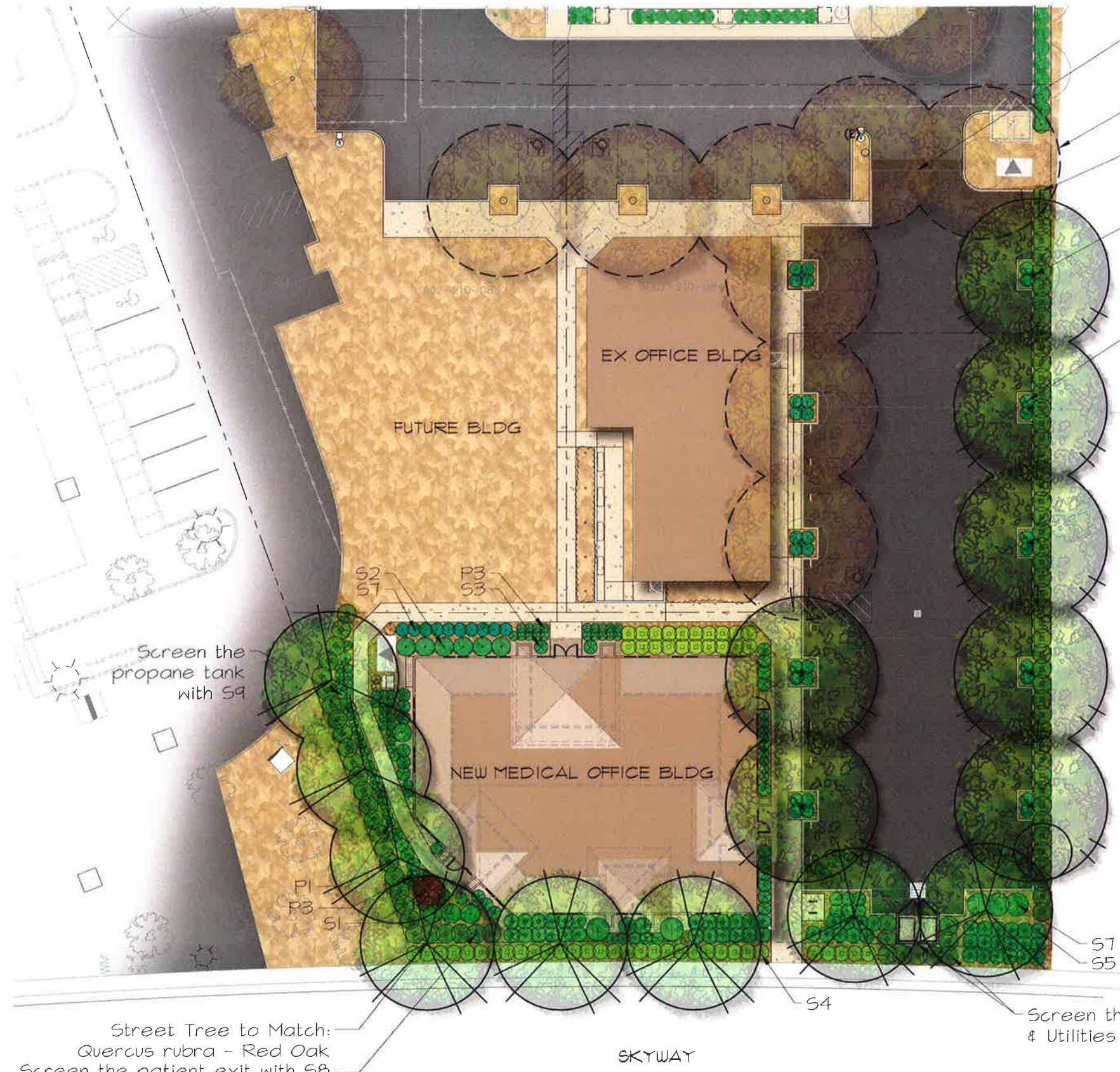
arhpb architectural site plan



Russell, Galloway, Associates, inc  
 ARCHITECTURE  
 STRUCTURAL ENGINEERING

# BUTZ MEDICAL OFFICE BUILDING





Parking Lot Area to be shaded

EX. Shade tree to remain:  
Pistacia chinensis

Evergreen screen along the  
east property line; S10

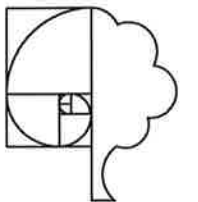
New Shade Tree to Match:  
Pistacia chinensis 'Keith Davey'

Screen the  
propane tank  
with S9

Street Tree to Match:  
Quercus rubra - Red Oak  
Screen the patient exit with S8

Screen the Trash Enclosure  
& Utilities with S9 & V1

LANDSCAPE MASTER PLAN



THOMAS H. PHELPS  
LANDSCAPE ARCHITECTURE  
THPLA, inc

California Landscape Architect #4122  
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CHICO, CA 95927-0328  
(530) 892-4497 fax (530) 892-9544  
thphelps@sbcglobal.net

**BUTZ MEDICAL OFFICE BUILDING  
LANDSCAPE IMPROVEMENT PLANS  
CHICO, CALIFORNIA**

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Sheet Title  
LANDSCAPE PLAN

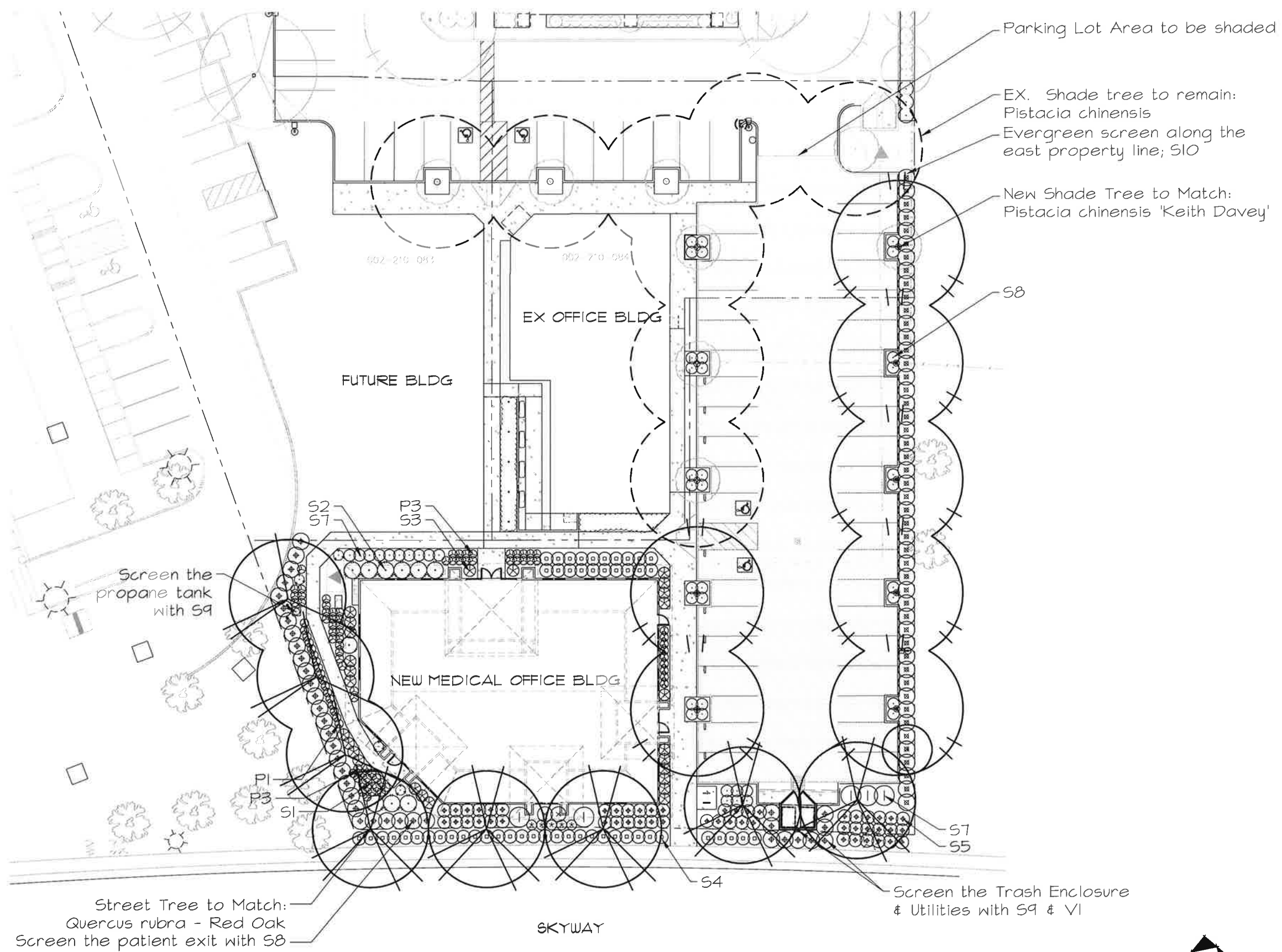


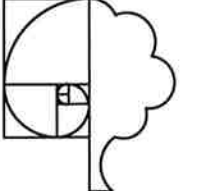
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**ATTACHMENT D**

Project Mgr.:	THP	Sheet No.:
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Scale:	1"=16'	
Date:	21 AUG 2015	
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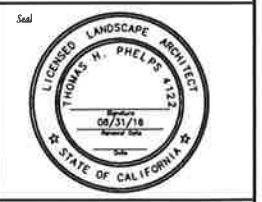


  
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**BUTZ MEDICAL OFFICE BUILDING**  
**LANDSCAPE IMPROVEMENT PLANS**  
 CHICO, CALIFORNIA

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No.	Date	Revision
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▲		

Project Mgr.: THP  
 Drawn By: THP  
 Scale: 1" = 16'  
 Date: 21 AUG 2015  
 File Name: Butz\_DD of 2 sheets

LANDSCAPE MASTER PLAN



**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.

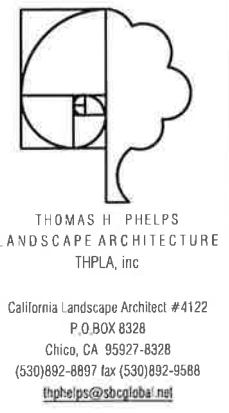
Water Efficient Landscape ordinance:

- 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
<b>TREES</b>					
T1	Acer x freemanii 'Autumn Blaze' - Autumn Blaze Red Maple	#15	3	M	
T2	Pistacia chinensis 'Keith Davey' - Chinese Pistache	#15	7	L	
T3	Quercus rubra - Red Oak	#15	5	M	
<b>PERENNIALS</b>					
P1	Agapanthus africanus 'Peter Pan' - Dwarf Lily of the Nile	#1	27	M	
P2	Diets vegeta - Fortnight Lily	#1	4	L	
P3	Hemerocallis 'Stella D'Oro' - Dwarf Yellow Day Lily	#1	63	M	
P4	Tulbahgia violacea 'Variegata' - Variegated Society Garlic	#1	5	L	
<b>SHRUBS</b>					
S1	Acer palmatum 'Ever Red' - Dwarf Red Japanese Maple	#15	1	M	
S2	Loropetalum chinensis 'Razzle Dazzle' - Chinese Fringe Flower	#5	10	M	
S3	Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo	#5	26	L	
S4	Rhaphiolepis indica 'Ballerina' - Dwarf Pink India Hawthorne	#5	49	M	
S5	Rosa x 'Flower Carpet White' - White Flower Carpet Rose	#2	42	M	
S6	Spiraea bumalda 'Anthony Waterer' - Anthony Waterer Spiraea	#5	2	M	
S7	Teucrium fruticans - Geremander	#5	6	L	
S8	Teucrium x lucydrys - Dwarf Geremander	#5	45	L	
S9	Prunus caroliniana 'Bright-N-Tight' - Bright N Tight Cherry Laurel	#5	41	M	
S10	Viburnum tinus 'Robustum' - Robust Laurustinus	#5	48	M	
<b>VINES</b>					
VI	Ficus pumila - Creeping Fig, staked	#5	2	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



**BUTZ MEDICAL OFFICE BUILDING  
 LANDSCAPE IMPROVEMENT PLANS  
 CHICO, CALIFORNIA**

**Shade Calculations: Butz Medical Office Building**

Botanical Name	Common Name	Quantity	Shade				Total	
			allowed	at 25%	50%	75%		100%
Pistacia chinensis 'Keith Davey' (existing)	Chinese Pistache	4	1,256	2	2	0	0	1,884.00
Pistacia chinensis 'Keith Davey'	Chinese Pistache	7	1,256	0	7	0	0	4,396.00
Quercus rubra	Red Oak	2	1,256	2	0	0	0	628.00
<b>Total Shade Allowed</b>		<b>13</b>		<b>4</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>6,908.00</b>
<b>parking lot area to be shaded</b>								<b>10,623.00</b>
<b>% Shade Provided*</b>								<b>65.03%</b>

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

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Sheet Title: **LANDSCAPE PLAN**

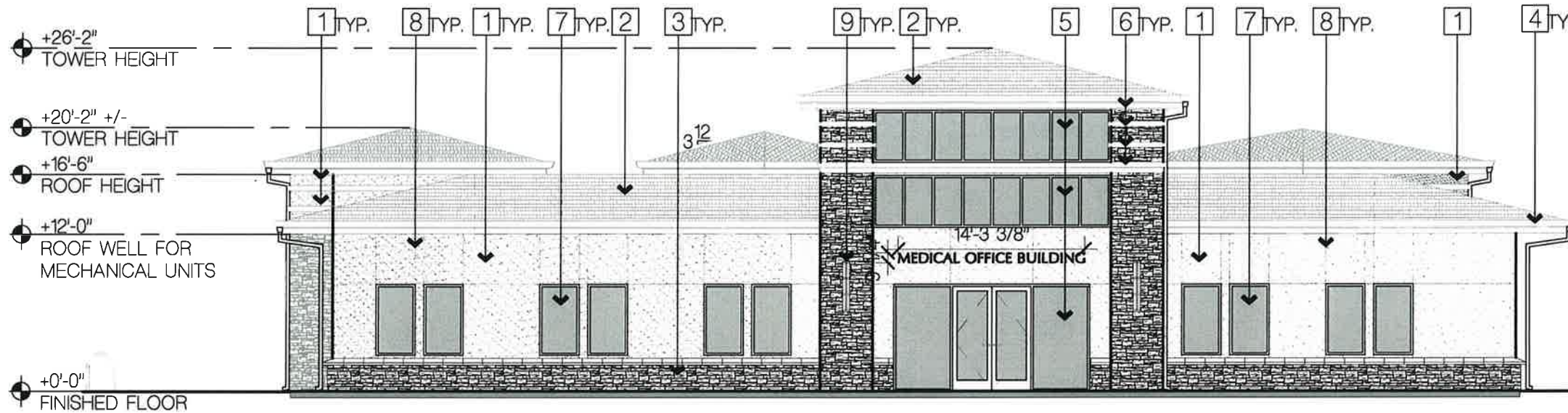
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No. Date Revision  
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Project Mgr.: THP      Sheet No.:  
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 Date: 21 AUG 2015  
 File Name: Butz\_DD of 2 sheets



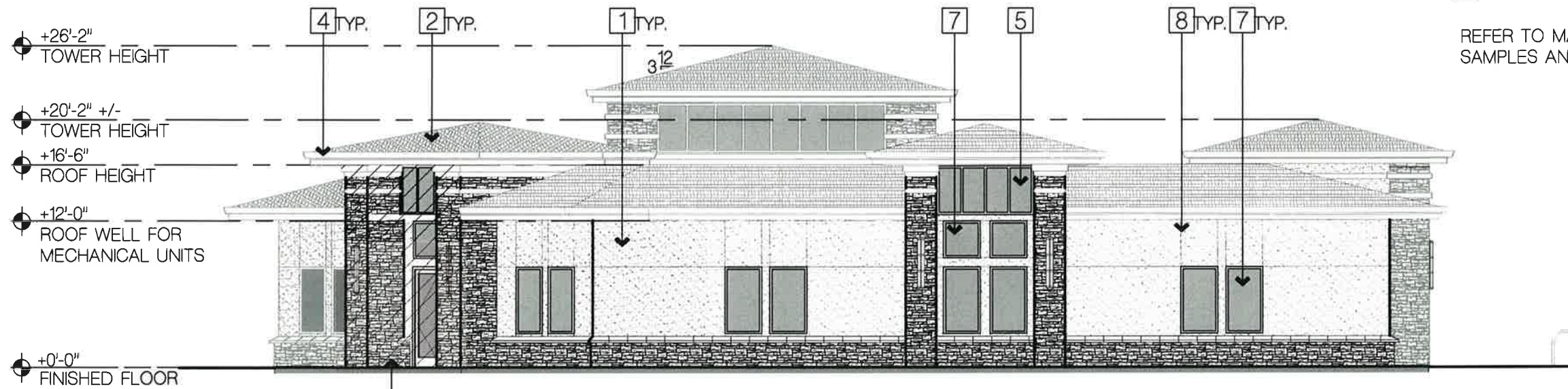
arhpb exterior elevations



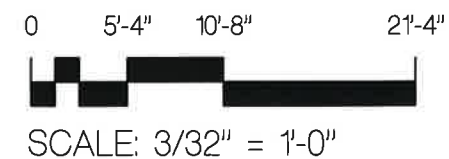
**NORTH/FRONT ELEVATION**

- 1 3 COAT ELASTOMERIC PLASTER, COLOR TO MATCH SHERWIN WILLIAMS TONY TAUPE SW7038. FINE TEXTURE.
- 2 COMPOSITION ROOFING BY CERTAINTEED, STYLE LANDMARK TL, COLOR COUNTRY GREY.
- 3 LEDGESTONE VENEER BY CORONADO STONE PRODUCTS. STYLE CORONADO HONEY LEDGE, COLOR COSTAL BROWN WITH MATCHING WATER TABLE.
- 4 GUTTERS AND DOWNSPOUTS PRIME AND PAINT SHERWIN WILLIAMS VIRTUAL TAUPE SW7039
- 5 ALUMINUM STOREFRONT SYSTEM BY KAWNEER COLOR SANDSTONE COLOR TO MATCH NAIL ON WINDOWS WITH GREY GLAZING
- 6 WOOD TRIM PAINTED SHERWIN WILLIAMS TONY TAUPE SW7038.
- 7 ALMOND VINYL NAIL ON WINDOWS WITH GREY GLAZING.
- 8 PLASTER CONTROL JOINT
- 9 LED WALL SCONCE BY VISA LIGHTING

REFER TO MATERIALS BOARD FOR REFERENCED SAMPLES AND COLORS



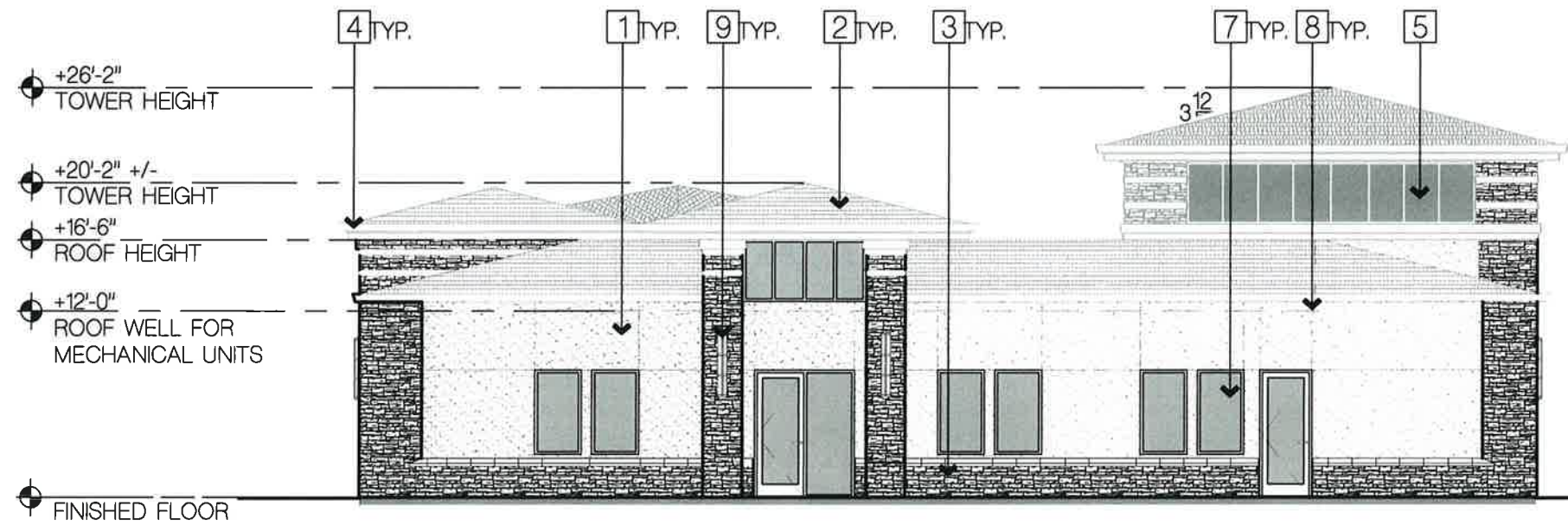
**SOUTH/BACK SKYWAY ELEVATION**



# BUTZ MEDICAL OFFICE BUILDING

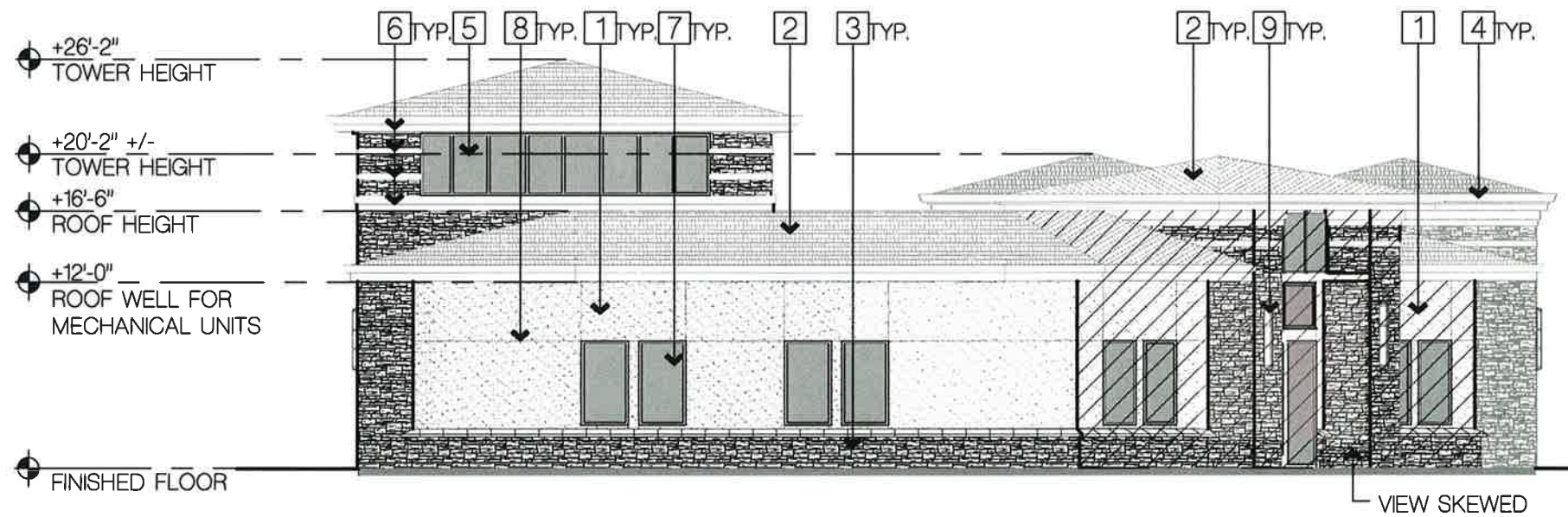
**ATTACHMENT E**



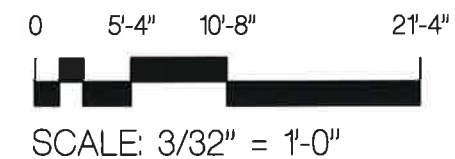


**EAST/PARKING LOT ELEVATION**

- 1 3 COAT ELASTOMERIC PLASTER, COLOR TO MATCH SHERWIN WILLIAMS TONY TAUPE SW7038. FINE TEXTURE.
  - 2 COMPOSITION ROOFING BY CERTAINTEED, STYLE LANDMARK TL, COLOR COUNTRY GREY.
  - 3 LEDGESTONE VENEER BY CORONADO STONE PRODUCTS. STYLE CORONADO HONEY LEDGE, COLOR COSTAL BROWN WITH MATCHING WATER TABLE.
  - 4 GUTTERS AND DOWNSPOUTS PRIME AND PAINT SHERWIN WILLIAMS VIRTUAL TAUPE SW7039
  - 5 ALUMINUM STOREFRONT SYSTEM BY KAWNEER COLOR SANDSTONE COLOR TO MATCH NAIL ON WINDOWS WITH GREY GLAZING
  - 6 WOOD TRIM PAINTED SHERWIN WILLIAMS TONY TAUPE SW7038.
  - 7 ALMOND VINYL NAIL ON WINDOWS WITH GREY GLAZING.
  - 8 PLASTER CONTROL JOINT
  - 9 LED WALL SCONCE BY VISA LIGHTING
- REFER TO MATERIALS BOARD FOR REFERENCED SAMPLES AND COLORS



**WEST ELEVATION**



arhpb exterior elevations

# BUTZ MEDICAL OFFICE BUILDING

r.g.a.



Russell, Gallaway, Associates, Inc.  
ARCHITECTURE  
STRUCTURAL ENGINEERING  
www.rga-chico.com



RECEIVED

SEP 25 2015

CITY OF CHICO  
PLANNING SERVICES



PERSPECTIVE FROM SOUTHEAST



SOUTH ELEVATION



PERSPECTIVE FROM SOUTHWEST



EAST ELEVATION



WEST ELEVATION



ENTRY



PERSPECTIVE FROM NORTHEAST



NORTH ELEVATION

ATTACHMENT F





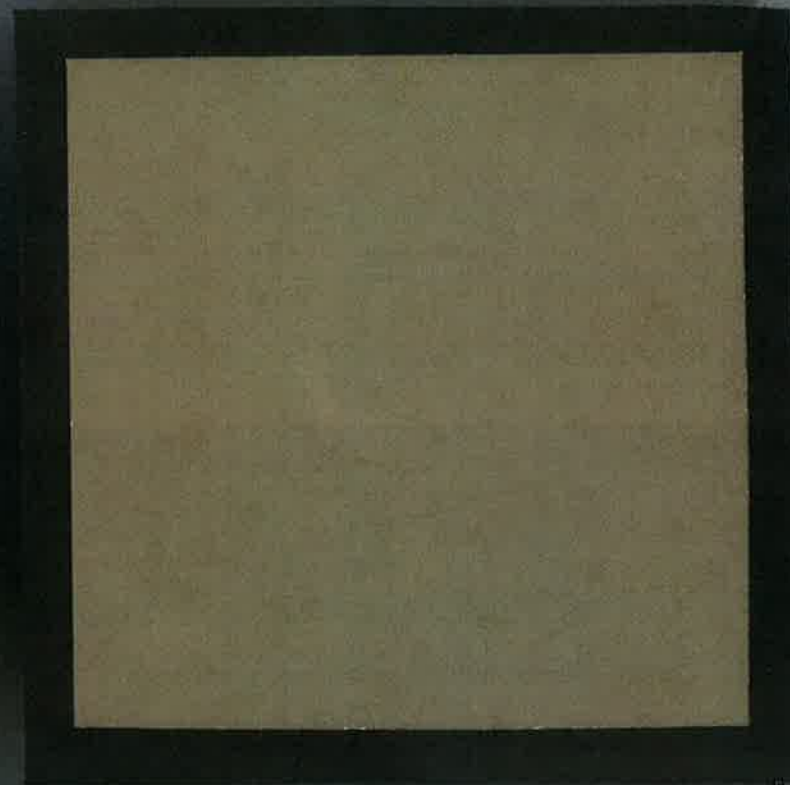
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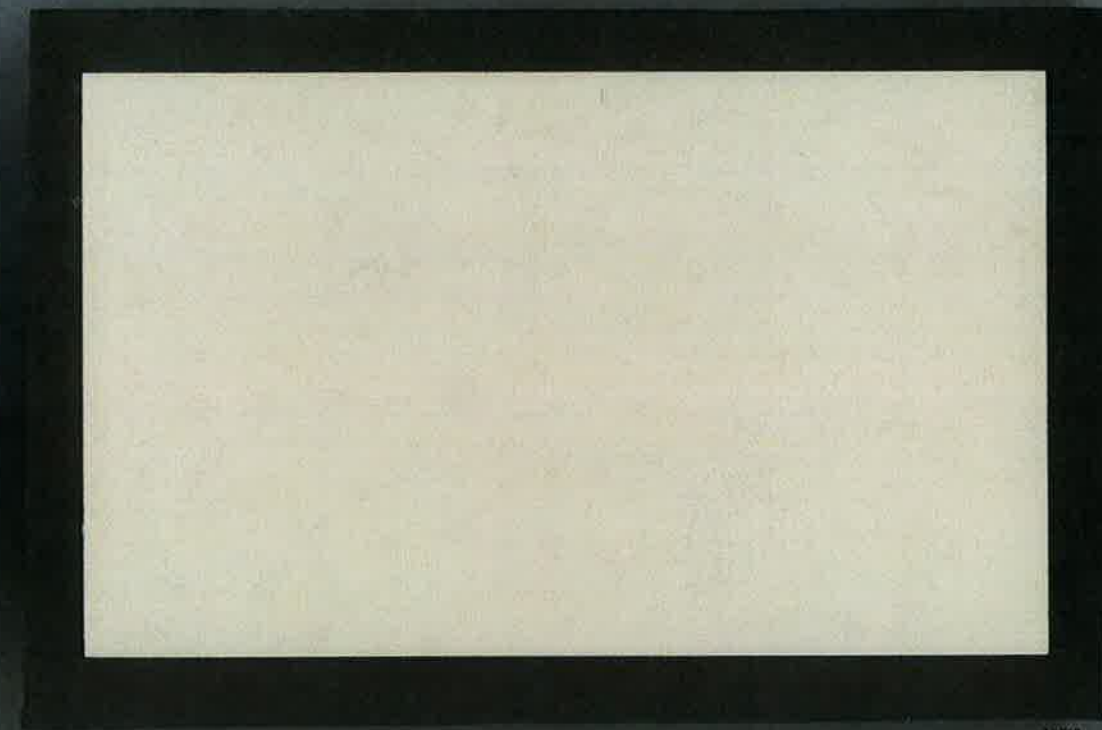
2



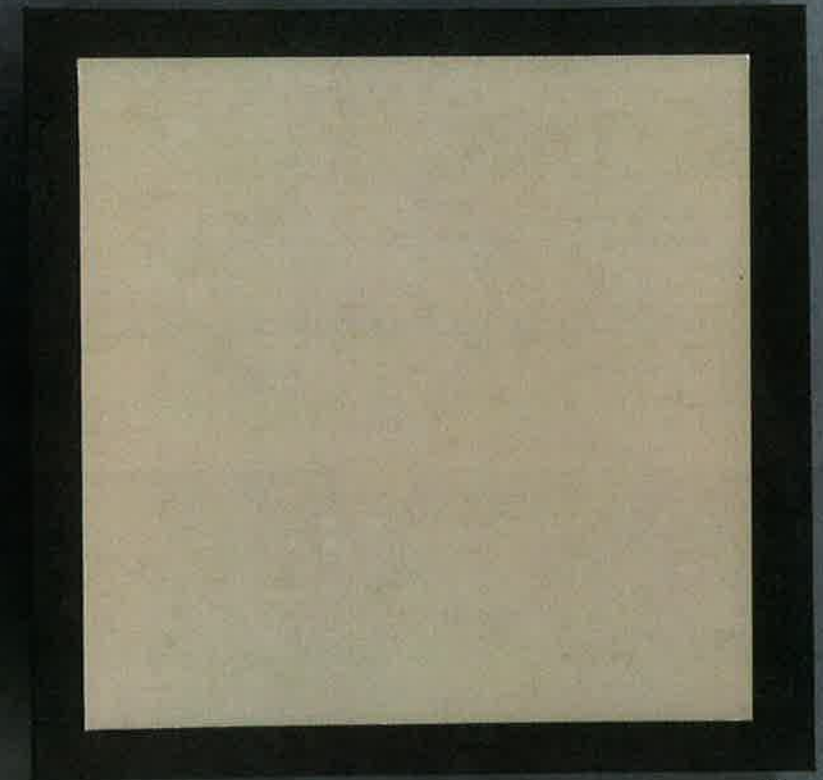
3



4



5



6

# Butz Medical Office Building

ATTACHMENT G

# Image™

## Features

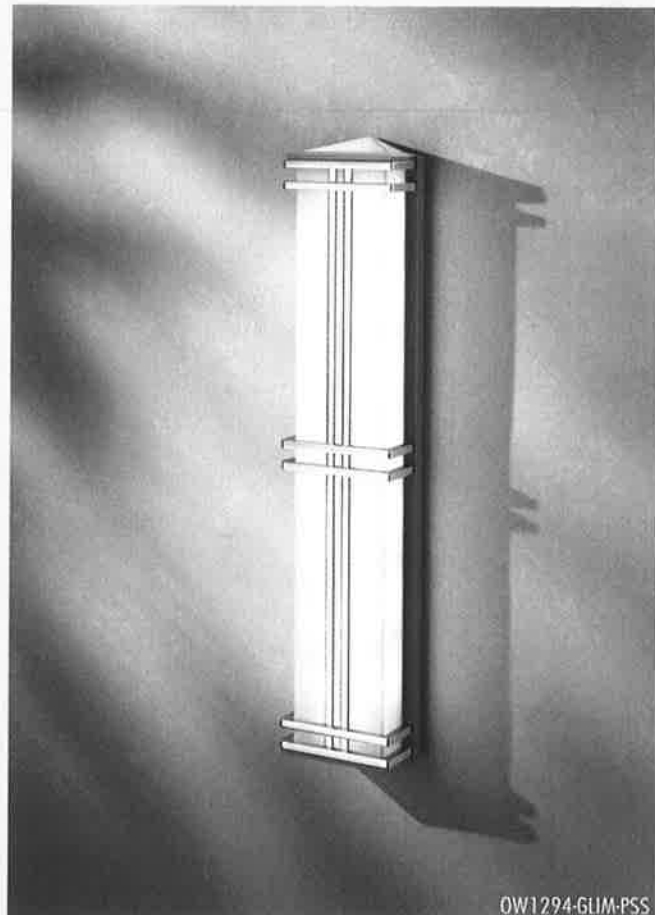
- 5 year product warranty
- ADA compliant
- Removable cam-action hinged frame for ease of maintenance
- Extruded aluminum backplate and die-cast end caps
- Extruded aluminum vertical center accent and frame side rails
- Solid, metal formed accent bars
- Sealed and gasketed construction
- Oven cured no VOC acrylic powder coat
- Extruded 1/8" thick white acrylic diffuser, F1 rated, UV stable, UL-94 HB Flame Class rated
- Fluorescent, incandescent or low energy, long life LED source
- Easy relamping
- High power factor electronic ballast, 0° F / -18° C starting temperature (fluorescent)
- Vertical mounting standard (horizontal mounting optional)
- Mounts to standard electrical junction box (by others) with provided hardware
- ETL listed to UL standards (US and Canada) for wet location mounting 4' above grade

## LED Features

- White source (3000K, 3500K, 4000K), 0-10V dimmable
- Modular design allowing replacement of the LED source and power supply
- Constant current LED technology to protect LEDs from experiencing "over current" conditions that can cause overheating and premature failure
- Thermally managed within manufacturer specifications to promote long LED life
- No ultraviolet or infrared, alleviating potential damage to art, fabric and materials
- Mercury free LED source reduces impact to waste stream

## Suggested Variations

- Custom color or material
- Increase or decrease overall height of fixture to 8' maximum
- Add, delete, or reposition accent bars
- Alternate fluorescent linear source
- Change mounting center location
- Remote LED power supply (OW1290 and OW1292)



OW1294-GLIM-PSS

COMPANIONS

Shield



Wall

Page 74

Sphinx



Pendant

Page 378

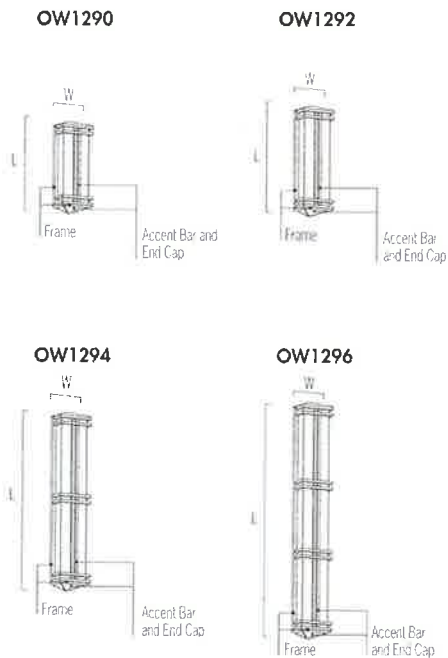


Order Code Example

Model Number	Source	Finishes	Options	Dimensions
OW1294	2F39 (MVOLT)	GLIM - PSS	XPS	
	<i>Nominal Source Lumens</i>	<i>Painted to Standard</i>		
	<i>LED sources are dimmable (0-10V)</i>	<i>All colors are Pre-painted</i>		
		Frame	Accent Bar and End Cap	
OW1290 <i>ADA</i>	<ul style="list-style-type: none"> <li>LCW1300 1F39</li> <li>LNW1300 2N40T10</li> <li>LWW1300</li> </ul>			L 19" (483 mm) D 4" (102 mm) W 7-1/4" (184 mm) MC 9-1/2" (241 mm)
OW1292 <i>ADA</i>	<ul style="list-style-type: none"> <li>LCW1800 1F40</li> <li>LNW1800 1F50</li> <li>LWW1800 2FS14</li> <li>2N40T10</li> </ul>			L 24-7/8" (632 mm) D 4" (102 mm) W 7-1/4" (184 mm) MC 12-1/2" (318 mm)
OW1294 <i>ADA</i>	<ul style="list-style-type: none"> <li>LCW2700 2F39</li> <li>LNW2700 2FS21</li> <li>LWW2700</li> </ul>	(Painted)	(Painted) BSS PSS	L 36-5/8" (930 mm) D 4" (102 mm) W 7-1/4" (184 mm) MC 18-3/8" (467 mm)
OW1296 <i>ADA</i>	<ul style="list-style-type: none"> <li>LCW3600 2F40</li> <li>LNW3600 2F50</li> <li>LWW3600 2FS28</li> </ul>		FUSE HM REM XPS	L 48-3/8" (1229 mm) D 4" (102 mm) W 7-1/4" (184 mm) MC 24-1/4" (616 mm)

Line Drawings

Depth is measured from wall to front of fixture  
 Mounting Center is measured from top of fixture to center of junction box  
 L = Length D = Depth W = Width MC = Mounting Center



Abbreviation Key

• Indicated Finish or Option is not available with XPS

Source (Voltage)

Specify Voltage or MVOLT  
 MVOLT fixture accepts 120 through 277 input voltage

- LCW Cool White, 4000K, LED (MVOLT)
- LNW Neutral White, 3500K, LED (MVOLT)
- LWW Warm White, 3000K, LED (MVOLT)
- F39 39w long twin tube, 2G11 base, FLR (MVOLT)
- F40 40w long twin tube, 2G11 base, FLR (MVOLT)
- F50 50w long twin tube, 2G11 base, FLR (MVOLT; 347V)
- FS14 14w T-5, mini bi-pin base, FLR (MVOLT)
- FS21 21w T-5, mini bi-pin base, FLR (MVOLT)
- FS28 28w T-5, mini bi-pin base, FLR (MVOLT)
- N40T10 40w T-10, medium base, INC (120V)

Finishes (see inside back cover)

- (Painted) Color Code Required - see color chart
- BSS Brushed stainless steel
- PSS Polished stainless steel

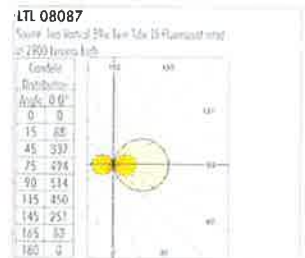
Options

- FUSE Fluorescent fusing, specify 120V or 277V
- HM Horizontal mount (vertical is standard)
- REM Remote emergency battery pack for fluorescent; rated for dry location, 32° F / 0° C minimum, not available with 347V
- XPS Express 10 day shipping

Photometrics and 3D Modeling

Complete BIM, Sketchup, and Photometric files for these models can be downloaded from [www.visalighting.com](http://www.visalighting.com)

IES File Number	LER	Report
OW1290-1F39	32	
OW1292-1F40	31	
OW1294-2F39	35	08087
OW1296-2F40	31	



Nominal LED Source / Fixture Wattage

1300 Lumens	15 / 18
1800 Lumens	20 / 24
2700 Lumens	30 / 36
3600 Lumens	40 / 47

Door Height = 7  
 Ceiling Height = 9  
 Silhouette Height = 6"



**PLANNING DIVISION**

411 Main Street (530) 879-6800  
P.O. Box 3420  
Chico, CA 95927-3420  
www.chicoca.gov

Application No. 15-24

**APPLICATION FOR  
Site Design and Architectural Review**

- Administrative
- Conceptual
- Board Review

**Applicant Information**

Applicant Name <b>Russell Gallaway Associates</b>		Phone <b>530-342-0302</b>	
Applicant Street Address <b>115 Meyers Street</b>		Email <b>don@rgachico.com</b>	
City <b>Chico CA 95928</b>	State <b>CA</b>	Zip <b>95928</b>	
Property Owner <b>Dr. Brett Butz MD</b>		Phone	
Property Owner Address <b>20 Phyllis Court</b>		Email	
City <b>Chico</b>	State <b>CA</b>	Zip <b>95928</b>	
Architect or Historical Consultant <b>Russell Gallaway Associates</b>		Phone <b>530-342-0302</b>	
Address <b>115 Meyers Street</b>		Email <b>matt@rgachico.com</b>	
City <b>Chico</b>	State <b>CA</b>	Zip <b>95928</b>	

**General Project Information**

Project Name <b>Butz Medical Office Building</b>	APN <b>002-210-085</b>	Parcel Size <b>.48 Ac</b>
Location/Address <b>127 Raley Blvd</b>	General Plan Designation <b>OMU</b>	
Description <b>New Medical Office Building</b>	Zoning <b>oc</b>	

**Submittal Requirements**

Application requirements are as indicated on attached checklist. The City's **Design Guidelines Manual** (which is available online at [www.ci.chico.ca.us/planning\\_services/DesignGuidelinesManual.asp](http://www.ci.chico.ca.us/planning_services/DesignGuidelinesManual.asp)) must be consulted to ensure that important design principles are considered and to help expedite the processing of applications. Prospective applicants are encouraged to meet with Planning Services staff prior to submittal. Please call (530) 879-6800. Projects subject to architectural review and approval are processed in accordance with Chapter 19.18 of the Chico Municipal Code. Applicants are highly encouraged to read this chapter prior to application submittal.

**Applicant Authorization and Signature**

I certify that the information provided with this application is complete, true and correct to the best of my knowledge and belief, and that if I am not the property owner, I have been authorized by the property owner to submit this application.

Applicant's Signature 	Date <b>8/24/2015</b>
---	-----------------------

**For Office Use Only**

Application Received By	Butte County Filing Fee \$50 (Check payable to Butte County)  ___ Applies ___ Does Not Apply	Receipt No.
Date		Application Fee \$
Assigned Planner		Environ. Review Fee \$
Tentative Hearing Date		Total Fees \$ (Check payable to City of Chico)

# Application Submittal Checklist

**PROJECT DESCRIPTION** - Submit a brief project description that includes the architectural concept and design approach. Indicate any applicable Design Guidelines from the City of Chico Design Guidelines Manual and how related Design Objectives in the Manual are met. If alternate design solutions are proposed other than those in the Design Guidelines Manual, please state how related Design Objectives in the Manual are met.

**ALL SUBMITTED DRAWINGS** - Applicants should only submit two folded full-size color copies and two color reductions (11 X17-inch) of all drawings with the initial application. Following a determination of application completeness, Planning staff will request additional copies as necessary (typically, for a total of eighteen 11 x 17-inch drawings). All drawings must be to scale (including a graphic bar scale) with a north arrow oriented towards the top of the sheet of all plan drawings.

**SITE PLAN – Indicate the Dimensions of Pertinent Features**

- Title Block
- Property Lines
- Existing/proposed structures and improvements
- Parking spaces and access, including freight delivery areas and required bicycle parking
- Existing natural features, including trees
- Landscape areas
- Surrounding conditions/structures/improvements
- Location of light fixtures, fences, etc.
- Existing/proposed right-of-way(s)
- Building setbacks
- Major landmarks in proximity
- Pedestrian circulation, including connection to public right of way
- Location of HVAC units, utility structures, electrical cabinets/panels, backflow prevention devices, etc.
- Location and height of freestanding signs
- Trash/Recycling enclosure location and materials
- Existing/Proposed Easements
- Parking Summary by Use
- Site coverage summary (percentage of buildings/parking/landscaping)

**ARCHITECTURAL DRAWINGS – Indicate the Dimensions of Pertinent Features including building height and roof pitch**

- Detailed exterior elevations (all sides, identified by cardinal direction, including trash/recycling enclosures, carports, etc.)
- Utility panels, plumbing fixtures, meters, conduits, A/C units
- Accurate depiction/specification of materials/colors
- Location, design, type, and intensity of lighting
- Location of proposed signage on building
- Utility/Service Entrances
- Floorplans, if available

**ENVIRONMENTAL QUESTIONNAIRE**

**LANDSCAPE PLAN - Indicate the Dimensions of Pertinent Features**

*Please refer to "Recommended Street and Parking Lot Trees", available at the City of Chico Counter and website, for appropriate species.*

- Planting plan with legend
- Statement as to soils types and any special planting techniques required
- Trees to remain or be removed (note species and size)
- Fence/Wall locations, heights, designs
- Hardscape features and materials
- Exterior lighting - location, height, design, type of lamp, and intensity and IES cutoff classification
- Screening methods for trash enclosures, mechanical equipment, and parking areas
- Percentage of pavement shading in parking area (minimum of 50% required)
- Outdoor amenities/break areas
- AB 1881 compliance/conceptual hydrozones and irrigation methods

**SIGNAGE**

- Table of total signage square footage/height
- Sign details - type, illumination, color, and materials

**MATERIALS AND DETAIL**

- Color and material sample board - samples should include roofing, paint and stain finishes and textures, canvas and plastic coverings, special glass application and frames, wrought iron or other custom design elements, and masonry choices.
- An accurate reproduceable color copy of the material/sample board.

**OTHER (Consult with Staff as to need)**

- Visual Simulation (when over 50,000 sq. ft. or at elevation over 250 feet.)
- Perspective drawings/Computer Simulation
- Conceptual model
- Roof and floorplans
- Lighting photometrics
- Consideration for public art

## Design Guidelines Manual Quick-Check

<b>Proposals should reflect the following principles from the City's Design Guidelines Manual:</b>	<i>Reflected in proposal?</i>	
	Yes	No
The building has a clear architectural concept carried throughout all elevations.		
All four sides of the building have received equal design consideration.		
Materials or textures are wrapped around the sides of the building, rather than abruptly terminated.		
Building texture is used to create interest or complements an architectural concept or feature.		
Design takes into account existing trees, vegetation, and vistas.		
Design takes into account the character, massing, and setbacks of neighboring buildings.		
Signage is designed as an integrated architectural element.		
Exterior lighting is directed downward and onto the site; light sources are concealed from offsite view.		



**PLANNING SERVICES  
DEPARTMENT**  
411 Main Street (530) 879-6800  
P.O. Box 3420  
Chico, CA 95927

For Application No. \_\_\_\_\_

# Environmental Questionnaire

The following information is requested to expedite the environmental review process necessary to process your permit request. Please complete thoroughly and attach reference materials as appropriate. Feel free to ask a staff Planner if you have any questions; omissions and errors could delay your project.

Project Information		
Describe the proposed project.		
Single Story Medical Office building used as Medical Office and outpatient services.		
Is grading proposed with the project? If yes, for what purpose and approximately how many cubic yards?		
Building Pad only. Parking is Existing.		
Will the project include outdoor lighting? (Include type and location)		
Yes, LED on Building Columns.		
Estimate the approximate square footage of proposed impervious surfaces, including building area, concrete, paving and other hardscape features.		
Building Area is 5,902 sq. ft. and Sidewalks are 1,418 sq. ft.		
List the requested City permits and other public agency approvals required for this project, including County, State and Federal agencies. Please be aware that omissions may delay environmental review.		
Permit Name/Type	Responsible Agency	Date Request Submitted
Building Permit	City of Chico	ASAP

For Office Use Only	
Project Title	SCH No.
	Receipt No.
Assigned Planner	Environmental Review Fee \$
Received By	Date Received



<b>Project History</b>
Have any previous environmental studies or documents been prepared for the project site? If yes, please describe.
None
Was this project heard by the Development Review Committee? When?
No

<b>Existing Conditions</b>
Describe the existing and historic use of the site.
Vacant undeveloped lot, parking lot developed under previous permit.
Utilities are in Place.
Provide a concise statement describing the current environmental setting of the project site.
Undeveloped pad area, parking area developed under previous permit.
Are there residents/tenants who will need to be relocated as a result of the proposed project?
None

<b>Site Features</b>
Is the project located near any of the following: schools, churches, day care facilities, health care facilities, streams, parks, nature preserves, or undeveloped natural land? Please describe:
Project is adjacent to health care community.
Does the site contain trees over 6" in diameter or native vegetation? Would the project remove these features?
Project does not contain any vegetation over 6" in diameter.
Are any endangered, threatened, rare or sensitive species suspected of existing on site? Describe:
None known at this time.
Have any known historical, archaeological, or paleontological resources been identified on site?
None at this time.

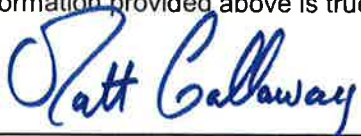




Water Features
Will a new storm drainage outfall, or improvements to the existing storm drainage outfall, be necessary?
Storm water inlets on site are existing.
Does the project site include any surface water features including creeks, tributary channels or areas of ponding water in the wet season? Describe:
None

Toxins and Hazardous Substances
Is there a history of contaminated soil or groundwater associated with this site?
None known.
Are any underground storage tanks or other subsurface structures located on site (not including utilities)?
None known.
Will the project involve the use or disposal of potentially hazardous materials including flammable, explosive, or toxic substances?
No.

Other Pertinent Information
Please describe any other characteristics or effects of the project that may be of environmental consequence.
None known.

Required Signatures
I hereby certify that the information provided above is true and correct to the best of my knowledge and belief.
Applicant's Signature  Date 8/24/2015