



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 2/18/15

DATE: February 4, 2015

File: AR 14-16

TO: Architectural Review and Historic Preservation Board

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

RE: Galaxies Restaurant at the North Valley Plaza
801 East Avenue, APN 007-280-063

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 14-16 (Galaxies), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new 18,000 square foot restaurant, and indoor entertainment center on a portion of a vacant pad site previously occupied by the Montgomery Wards building at the North Valley Plaza (see **Attachment A**, Location Map, and **Attachment B1 and B2**, Project Descriptions and **Attachment C**, Site Plan). The site is designated Regional Commercial on the City of Chico General Plan Land Use Diagram, and is located in the RC-AOD (Regional Commercial - Airport Overflight Zone D) zoning district.

Site Design

Circulation improvements are proposed to the existing parking lot and drive lane along the north side of the pad site that reduce potential points of conflict, while providing safe pedestrian paths to the movie theatre and other North Valley Plaza uses. New parking stalls will be located along the northern elevation of the pad site, with bicycle parking placed at both southern and northern entrances, and near the employee service door to the west.

Architectural Design

The overall architectural design exhibits Mediterranean styling highlighted by two tower masses at the north and south entries, each with domed roofs rising to a height of 35 feet. The domes are finished with clay tile roofing, a copper finial ornament, and ringed around the base by accent lights that shine onto dome. Wall surfaces of the two towers are comprised of scored stucco finished with black granite and inlaid with LED "wall star" lights. Mediterranean ornamentation over the entry doors include repeating floral motifs and a focal lotus leaf set within a plaster-relief arch (see color elevations, **Attachment D**, black and white elevations, **Attachment E**, and color/material sample sheet, **Attachment F**).

Besides the two towers, three other distinct building masses balance the remainder of the building, each designed with linear rooflines and varied heights of 28 feet, 25 feet and 16 feet. Of these three masses, the tallest roof is finished with standing seam metal parapets ("Cool Copper"). The lower flat roofs include a tall curving stucco parapet cap ("Copper Mountain") that lends support to the Mediterranean style. Below the curving parapet cap is a frieze with a "G"-shaped repeating key (similar to a Greek key detail). The smaller cornices below the dome roofs, and on the lowest building masses (see front elevation) include dentil ornamentation. The lowest building masses include a stacked field stone wainscot (consistent with material found elsewhere at the shopping center).

Stacked field stone chimney elements are illustrated on the southern elevation, and the fieldstone intermittently repeats as low columns in between wrought iron fencing around the rear dining patio. Fabric shade sails are also illustrated on the rear dining patio of the color elevation, although not shown on the black and white (diagrammatic) elevations. Black granite column bases are noted at the front and rear entries.

With the exception of the towers, wall surfaces are predominantly earth tone stucco with similar color palettes as other buildings at the North Valley Plaza (see color/material sample sheet, **Attachment F**). The predominant building color resembles a khaki earth tone ("Lanyard" Sherwin-Williams) generally applied above a darker "Warm Stone" wainscot.

With the exception of the entry doors, the design generally excludes functioning windows in order to maintain regulated light levels of the interior spaces (similar to a movie theater). Wall elements that resemble windows on the building elevations are actually illuminated wall panels. Most feature an arched top, and on the front elevation, incorporate Romanesque styling including half-pilaster Doric columns on either side. Relief of the pilasters from the adjoining wall surfaces is approximately 6-inches (although not illustrated in plan view).

The north entry patio features decorative concrete flatwork, seat walls, and raised planter boxes comprised of stacked field stone.

Wall sconce light fixtures are proposed at the entrances and propose both up and down illumination. To accent the roof line, LED rope light is proposed around the parapet, while LED wall stars are on the tower elements. Additional wall lighting in the form of 15-inch round wall sconces will be placed upon the structure. Finally, stringed patio lights will be placed in the outdoor dining area.

Landscape Improvements and Design

Landscape improvements are planned throughout the project, with additional landscaping details at the base of the structure, around patio walls and as entrance accents. Parking lot landscaping will be enhanced in areas that are currently underperforming, while new trees and shrubs will be installed in newly created planter islands as part of the parking lot redesign (see **Attachment G**, Landscape Plans). Wall-mounted landscape trellises are illustrated the colored rear elevations.

A floor plan is provided as **Attachment H** for reference.

DISCUSSION

The extravagant architectural design is clearly unique to Chico, and consistent with the intended building use, sparks imagination for entertainment purposes. Together with the recent approval of the expanded dining patio and viewing screen at the Pour House, and with the existing Cinemark Tinseltown movie theater, the North Valley Plaza should witness a surge of business as a regional entertainment destination.

Regarding the proposed site design, the improvements to the vacant pad site should greatly improve circulation and functionality of the parking lot for both pedestrians and vehicles. New parking lot landscape islands will contain a variety of plants, each contributing a different texture and color to benefit the Galaxy project and adjacent businesses. Existing landscaping is planned to be revamped in planting areas that are currently underperforming. The applicant is proposing to install silk trees (Mimosa), typically an accent or ornamental tree. Staff believes that this tree should be substituted with a different, harder shade tree that is more compatible with the urban conditions and Chico's climate. Because the applicant specifically selected the silk tree, staff recommends that the Board give this project detail further discussion.

The North Valley Plaza has not developed a singular architectural theme or identity, as evident with existing buildings and recently approved projects. For this reason, the eclectic Mediterranean style of the proposed Galaxy project is not necessarily out of character with surrounding architecture. While clearly a unique design, proposed architectural elements that offer continuity with the surrounding buildings at the North Valley Plaza include a warm color palette, stacked field stone, and ornamental lighting. The Mediterranean theme is enhanced by the landscape proposal including three palm tree varieties and bamboo accents. The project contains a large outdoor patio for patrons and expansive entries which are defined with concrete scoring, stone walls, and benches that are softened with landscaping.

Interest to the otherwise flat walls are created by the faux-windows, and wall-mounted landscape trellises. However, actual fenestration along the walls, rather than only applied ornamentation, would add deeper character. This may be achieved by setting the faux-windows within actual wall-recesses or alcoves with soft overhead down lighting.

Architectural accent fixtures that cast light upwards is generally prohibited by Chico Municipal Code section 19.60.050, unless applied to parking and security lighting, and as only approved by the architectural review process. Uplighting is also discouraged for commercial development by the Design Guidelines Manual as follows:

Design Guidelines Manual, Chapter 1: Community Design, Section 5: Exterior Lighting

"Design Intent: Enhance a project's sense of place while not impacting offsite uses or night skies."

Staff recommends the Board discussed with the applicant alternatives to uplighting of the two dome elements.

Signage is shown on the elevations, however the specifics are not known. Staff recommends that the board discuss signage details with the applicant. Specifically the proposed height of letters, style and means in which to mount signage to the structure.

RECOMMENDED DISCUSSION ITEMS

Shade Trees: The applicant is proposing to install silk trees as the parking lot shade tree. Although a beautiful tree, with a variety of color and texture, it is an extremely messy as it drops leaves, seed pods, and flowers at different times of the year. Staff believes that the proposed tree, which is typically fast growing, yet doesn't reach a large height and not noted on the parking lot shade tree list, should be replaced with a new tree(s) that are more suitable for urban development, and does not continually drop litter.

The Landscape Architect has noted to staff that the tree was chosen by the applicant as an extension of design from the building to the parking. Staff wishes that the Board discuss tree alternatives with the applicant and the Landscape Architect and condition the project accordingly.

Lighting: The project contains lighting elements throughout, particularly at both entrances and along the top of the structure in the form of an LED ropelight, and illuminated wall panels. The proposed lighting is a theme throughout the project, as it is used as a tool to further enhance the structure, and in a way, bring the indoor activities to the exterior of the structure. As noted above, the DG manual notes that lights should be used to enhance a project's sense of place while not impacting offsite uses or night skies (Chapter 1, Exterior Lighting Design Intent).

Chico Municipal Code section 19.60.050 – Exterior lighting states: “exterior lighting shall be architecturally integrated with the character of all structures, energy-efficient, and shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible.” It further states “exterior lighting shall be directed downward...” Historically, when up lighting is proposed, in this case at the entrances of the structure, the Board has been given authority to approve the lighting style.

Faux-windows:

The structure contains a series of illuminate wall panels design to appear as windows along the northern elevation. These elements appear to be flat with the wall, while the pilasters on each side would extend approximately 6-inches. To give the walls additional character, and depth staff recommends that the Board discuss with the applicant the ability to recess or provide alcoves to the faux-windows.

Architectural Styling: While interpretations of Mediterranean style have been incorporated though out Chico, the proposed project contains elements that have typically not been applied to structures to this degree. The Intent noted Chapter 1 and 2 of the Design Manual discuss buildings are “to contribute to defining the sense of place of the surrounding neighborhood, environment or the greater community” and “to create an attractive project that is functional and accessible to pedestrian, bicyclist, and motorist by incorporating unique contextual features surrounding a given site”. Staff recommends that the Board discuss the project design features, and condition the project as necessary.

Signage: Staff recommends that the Board discuss with the applicant the proposed signage as noted on the elevations, and determine the height, style and construction of the signage and condition the project 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 a commercial redevelopment project in an existing shopping center, consistent with several General Plan policies, including those that encourage compatible infill development and revitalization of existing commercial centers (LU-4.2, LU-4.4, CD-5 and ED-3). The project also includes circulation improvements that enhance access to the shopping center and blend into the existing parking lot design, consistent with policies CIRC-1.1 and CD-5.3). 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 and would increase desirability of investment at the North Valley Plaza by developing a vacant portion of the site, consistent with the stated purpose of CMC 19.18. The project is also consistent with Design Guidelines that call for a pedestrian-level scale, incorporation of elements that reflect the surrounding development, proper screening of utilities and articulated elevation heights (DG 2.2.11, 2.2.13, 2.2.22 and 2.1.36).

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 colors of the proposed new building are visually compatible with the surrounding commercial development, specifically regarding the variable heights, surface articulation, and stone wainscot. Exterior equipment are properly screened from view by roof parapets, landscaping or painted to match approved colors.

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 proposed structure is compatible with the site in that it will occupy a vacant portion of the shopping center as an initial part of a redevelopment effort by the owners. The building will not unnecessarily block views or dominate its surroundings as it conforms to the Municipal Code standards.

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 new landscaping will replace underperforming parking lot shade trees, while providing additional texture and color to the area. Additional landscaping will be installed around the structure, further softening the appearance and providing an attractive environment.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 14-16 (Galaxies). 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 pedestals and other façade elements (arches around windows, wainscot) shall provide additional depth and relief by extending 6 to 18-inches from the structure.

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.1. Architecture - Project Description and Design Guideline Statement
- B.2. Landscape – Project Description and Design Guideline Statement
- C. Site Plan
- D. Color Elevations
- E. Black and White Elevations
- F. Color Board
- G. Landscape Plan
- H. Floor Plan
- I. Application

DISTRIBUTION

Internal (3)

Bob Summerville, Senior Planner

Jake Morley, Associate Planner

Files: AR 14-16 (Galaxies)

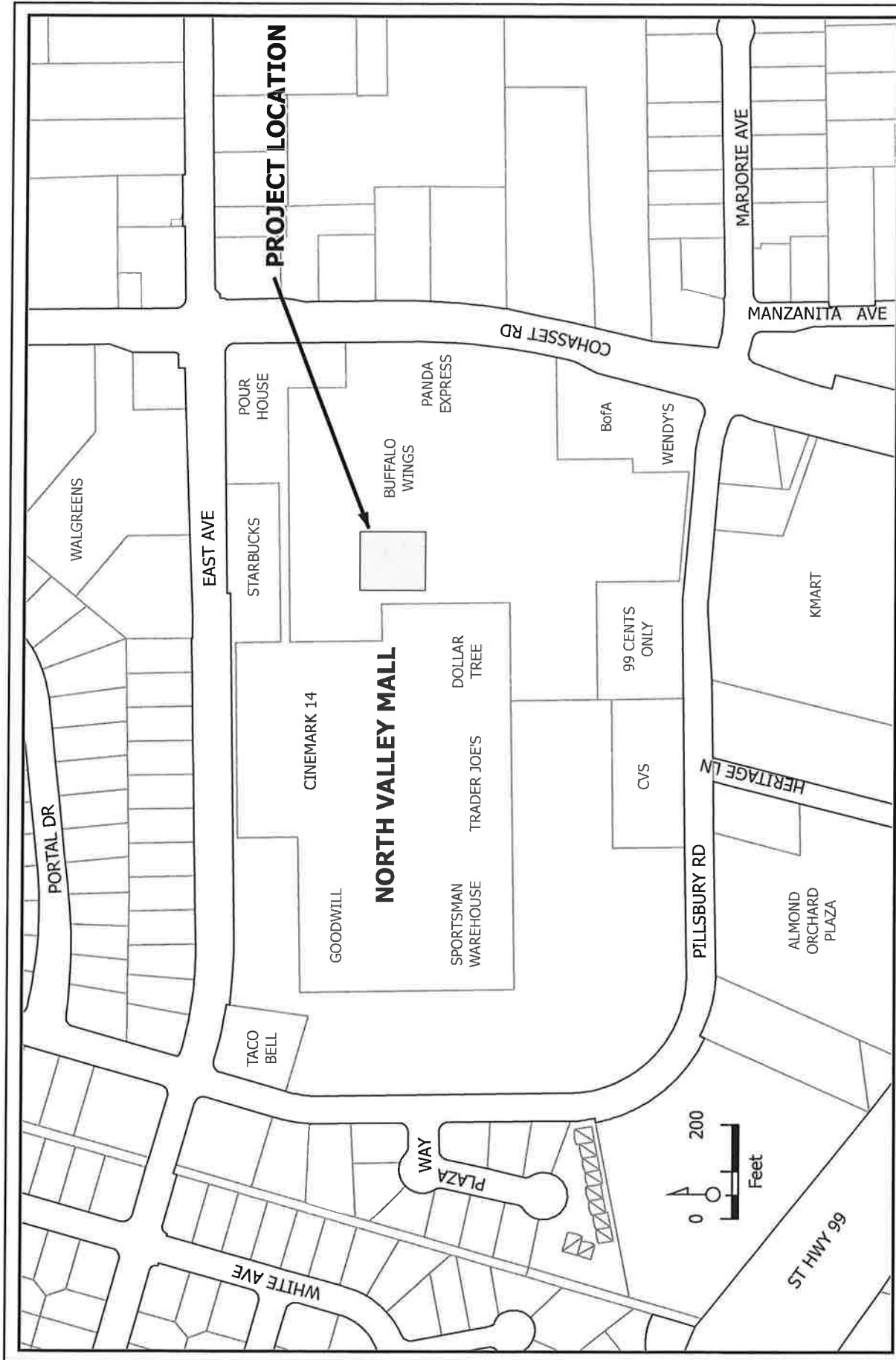
External (3)

Scott Gibson, 2540 Zanella Way, Suite 60, Chico, CA 95928

Brian Firth, Landscape Architect Inc., 627 Broadway Street, Suite 220, Chico, CA 95928

North Valley Mall, LLC., P.O. Box 7029, Capistrano Beach, CA 92624

X:\Current Planning\AR\2014\16 Galaxies at NVP\Galaxies_ARHPB report 2-18-15 rev 3.doc



AR 14-16 (Galaxies)
 851 East Avenue
 APN 007-280-061-000

GALAXIES

NWC COHASSETT & EAST AVENUE



PROJECT DESCRIPTION

This project will bring a new and exciting dining and entertainment opportunity to the North Valley Mall, and the City as well. The new facility is located along the Cohasset & East Avenue corridors; with sight lines that facilitate an attractive and inviting presentation to the street for both pedestrians and vehicular traffic.

We propose to develop a unique landmark building with a distinctive architectural style that will provide both a strong sense of place, and also serve as a way point in the community. Our intention is to provide design elements that are compatible with existing materials in the project, but to also bring a new and exciting design facet to the Plaza and the community.

The architectural style will be of a very high quality, and is reminiscent of the Moroccan school of design, with Moorish Influences, and a modern sleek twist.

Notable design elements such as two dominant entry towers on each side of the building that will be clad with black granite bases, with slate tiles on the façade, that are modeled in color with pinpoint LED lights to create a starlite sky affect. There will also be elaborate tiles framing the entrance doors. The tower will be crowned with a domed shaped - clay tile roof.

Flanking each side of the tower will be a series of royal arches creating a colonnade effect with the infield portion of the arches illuminated with soft light, by utilizing Chroma light panels, to produce a soft lantern like effect. There will be a frieze, just below the copper color parapet cap, that will have a geometric pattern that will have shielded light to softly illuminate that frieze band. The overall cement plaster finish will be smooth and imperfect.

There will also be raised planter boxes in several locations that will be clad in stacked field stones and will also be found on the building, fireplace, fence piers and trash enclosure elements as well. There will also be three green screens on the side walls

The outdoor patio on the south side of the building will have a broad appeal throughout the 4 seasons of the year. We will utilize design features such as entrance towers, internally illuminated column lanterns, infrared heaters and outdoor fireplaces for the colder days; for the warmer days there will be high-pressure misting systems, fans, canopy sun-sail structures and covered shaded areas and niches to provide comfort for our patrons. We will also have ambient and decorative lighting, and provide very comfortable an inviting dining & lounge like experience for our patron's enjoyment.

The Galaxies project will be inviting for both family –and- adult –friendly groups throughout the week and for special occasions. The outdoor patio will have background music and be adjacent to the outdoor amphitheater as well.

- With this design concept we feel that the key to our success is setting the optimum elevation for the architectural framing of the patio and design elements, our thought process is listed below:

This project consists of refining and improving the level of detail and interest to the building and patio with wrap around wrought iron fencing, outdoor fireplaces and landscape features.

The design guidelines and objectives outlined in chapters 1 & 2 of the Design Guidelines Manual were utilized throughout the design process:

The patio will reinforce a pedestrian-friendly environment (DG 1.1.13) by adding a shaded outdoor sitting area and new bicycle parking.

The design will soften and filter views into the parking lot. (DG 1.1.14) The combination of the building, patio and landscaping will assist in mitigating the street side noise and will serve to soften & reduce views into the projects parking areas. Varied plantings, arbors and pots will be utilized to afford multiple textures to accomplish this design objective.

The proposed pedestrian gathering area is defined with architectural elements as described in (DG 1.1.33). For example, we are proposing additional landscaping, seating, lighting, shade structures to add design interest.

We have utilized design elements to reinforce the sense of place, by providing two towers to serve as "way – finders" and also high quality outdoor patio presentation, enhanced landscaping and shade structures to provide relief from the elements. (DG 1.134)

We have enhanced the pedestrian experience along both Cohasset & East Avenue, by providing filtered views of our project from the street. (DG 1.2.11)

This project will enhance the Community Character with the overall quality of the project and building, including the Patio and design elements which will enhance the Urbanism of the area. A strong pedestrian scale and orientation is provided. (DG 1.3.11 & DG1.3.13)

Lighting will be enhanced by presenting a warm, non-glare lighting scheme (dark sky) that will project a consistent brand image through architectural character and elements that speak to the core essence of the Galaxies brand experience. (DG1.3.51)

The project will lend new life to the extended streetscape and provide all day activation of the site from early morning into the evening hours; thus creating lively activities without harsh glares or neon. (DG 1.3.55 & DG 1.3.56)

This project is also consistent with (DG 2.1.27) – The patio shade elements and landscaping will minimize views of the parking area to allow the architectural significance to take precedence.

The bicycle racks are located in close proximity to the main entrance as well as shade so as to comply with section (DG 2.1.31 & DG 2.1.32).

Shade has been provided through Opaque and semi translucent sun-shades. (DG 2.135)

This project provides clear pedestrian level scale with complementary massing of the outdoor patio and other site furniture and shade umbrellas and the new patio structure. (DG 2.2.1)

Sincerely,

 -SCOTT GIBSON ARCHITECT, Inc.



Scott Gibson, Architect
C18327

RECEIVED

DEC 26 2014

CITY OF CHICO
PLANNING SERVICES

December 18, 2014

City of Chico Planning Department
411 Main Street
Chico, CA 95928

Project Description- Landscape

**Galaxies
North Valley Plaza
Chico, California**

It is the intent of this project to incorporate many of the new upscale features that are proposed as part of the vision for the entire North Valley Plaza Mall.

Goals include getting away from the "cookie cutter" look, creating a higher standard than has been created in the past for the Mall.

This project shares the future vision of these changes

It is the intent of this project to propose street furniture and outdoor materials to be consistent with the remodeling of the entire mall. This includes, but is not limited to: green screens, planting containers, ash urns, trash receptacles, and benches.

An outdoor public space has been programmed to the south of the Galaxies project. To be presented at the meeting, but not a part of this project is a preliminary design study of this space. Goals of this space are to provide a amphitheater-like stage and seating area, a fountain, and a children's interactive space (**DG 1.1.31, DG 1.1.32, DG 1.1.33**)

The landscape has a Moroccan theme to compliment the Moroccan theme of the building design. This includes palm trees, palm shrubs, and decomposed granite mulches.

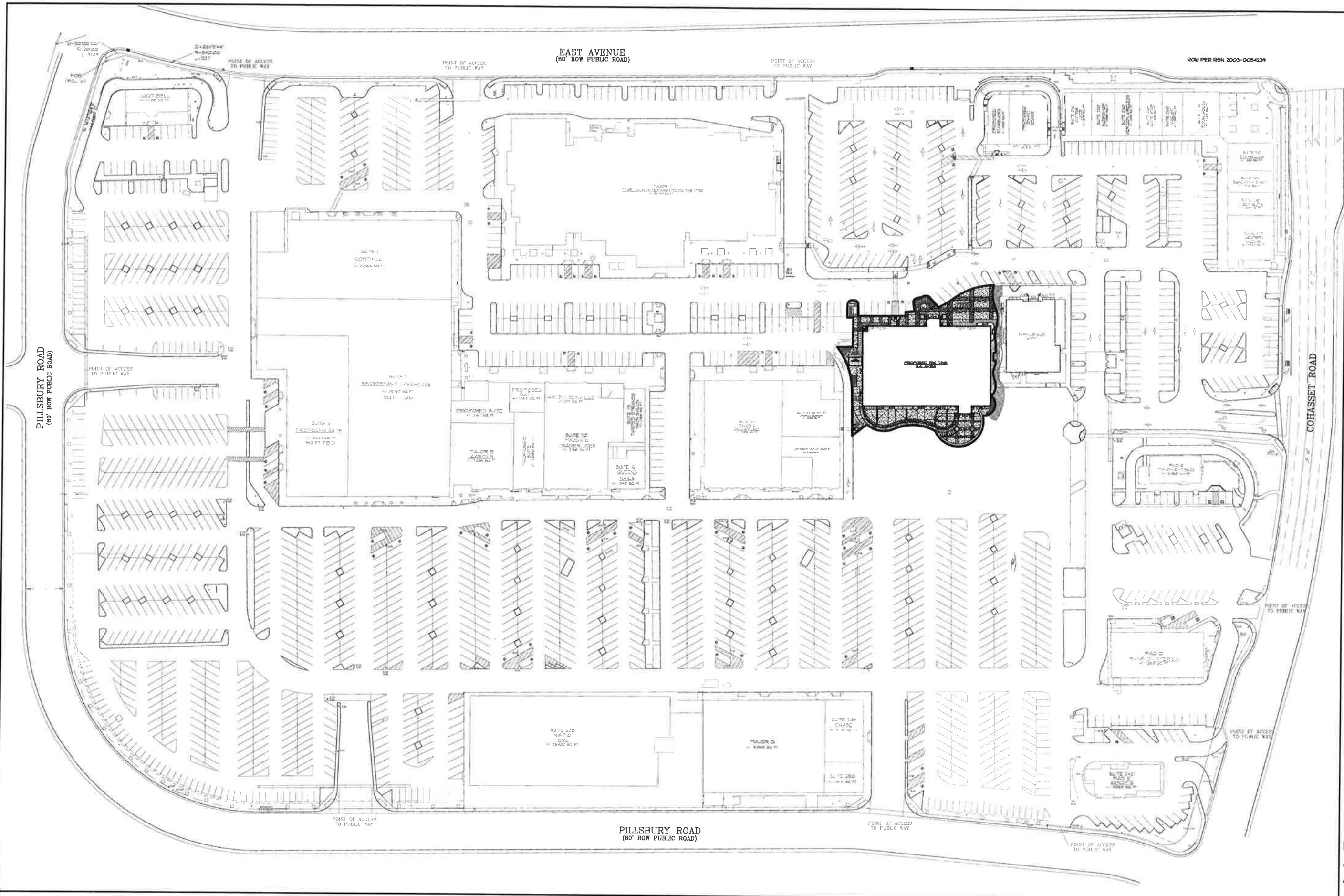
Parking lot lighting pole height is 14 feet, below mature tree height, and is integrated into planting design such that they are placed between trees. (**DG 1.5.12, 1.5.13**)

Parking Lot Shade trees have been provided per City code standards. 10 (**DG 2.1.28**)

Bicycle parking is placed close to the building entrance(**DG 2.1.31**)

The trash enclosure has landscape planters on 3 sides with both shrub and vine landscaping to buffer the trash enclosure (**DG 2.1.36**) .

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ARCHITECT
 SCOTT GIBSON ARCHITECT, INC.
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 CHICO, CA 95928
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 F: 530 / 343-7447



REVISIONS

REVISION	DATE	BY

Galaxias
 Good Food Great Fun
 PROPOSED COMMERCIAL
 801 EAST AVE., SUITE #80
 CHICO, CALIFORNIA 95973

SITE PLAN

DATE: 07/29/2014
 JOB NO. 13.097

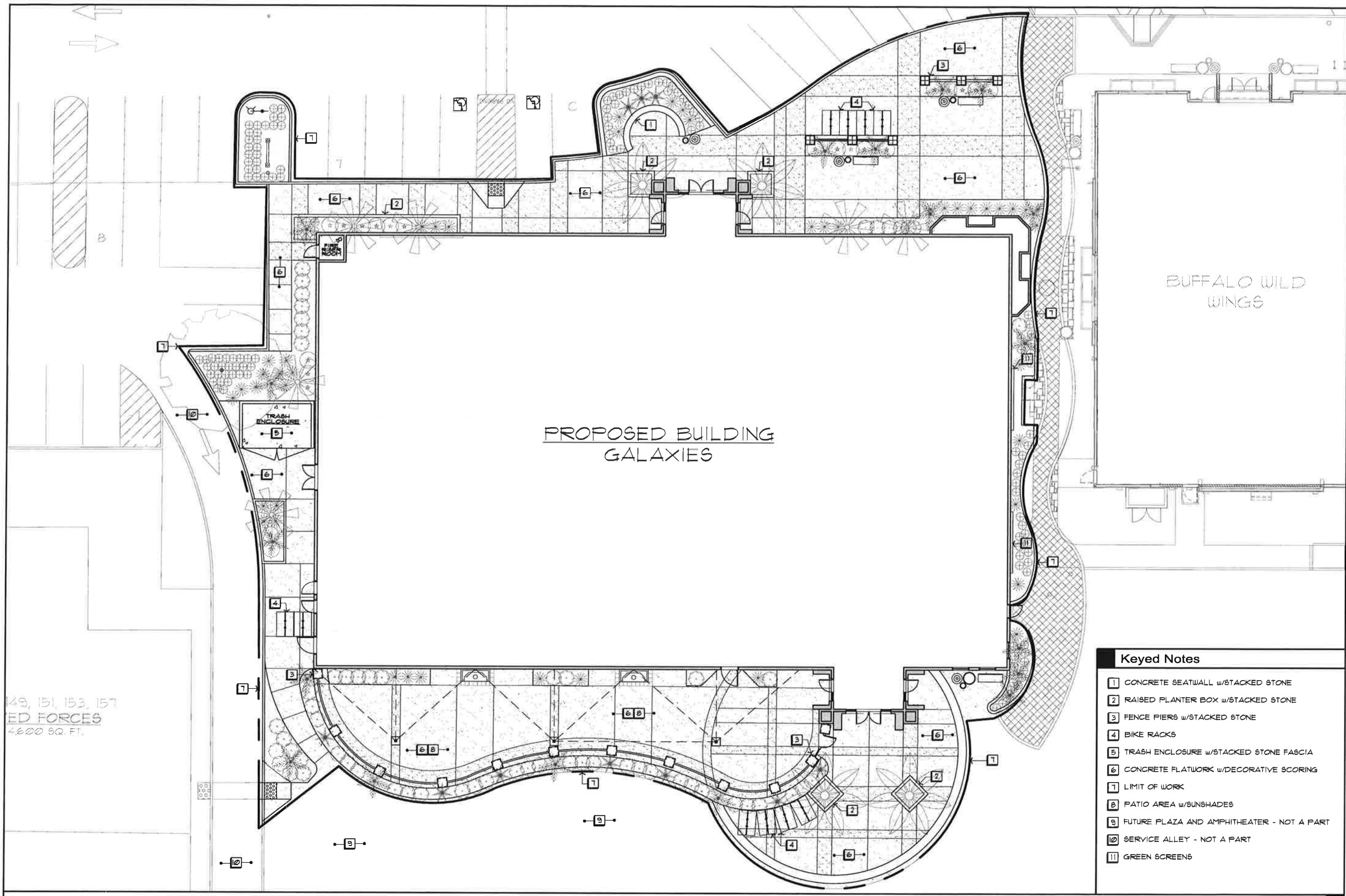
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Proposed Site Plan

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149, 151, 153, 157
ED FORCES
 4,600 SQ. FT.



**PROPOSED BUILDING
 GALAXIES**

BUFFALO WILD
 WINGS

Keyed Notes

- 1 CONCRETE SEATWALL w/STACKED STONE
- 2 RAISED PLANTER BOX w/STACKED STONE
- 3 FENCE PIERS w/STACKED STONE
- 4 BIKE RACKS
- 5 TRASH ENCLOSURE w/STACKED STONE FASCIA
- 6 CONCRETE FLATWORK w/DECORATIVE SCORING
- 7 LIMIT OF WORK
- 8 PATIO AREA w/SUNSHADES
- 9 FUTURE PLAZA AND AMPHITHEATER - NOT A PART
- 10 SERVICE ALLEY - NOT A PART
- 11 GREEN SCREENS

Enlarged Site Plan - Galaxies

SCALE: 1" = 10'-0"

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REVISIONS

REVISION	DATE	BY

Galaxies
 Good Food Great Fun
 PROPOSED COMMERCIAL
 801 EAST AVE., SUITE #60
 CHICGO, CALIFORNIA 95913

ENLARGED SITE
 PLAN

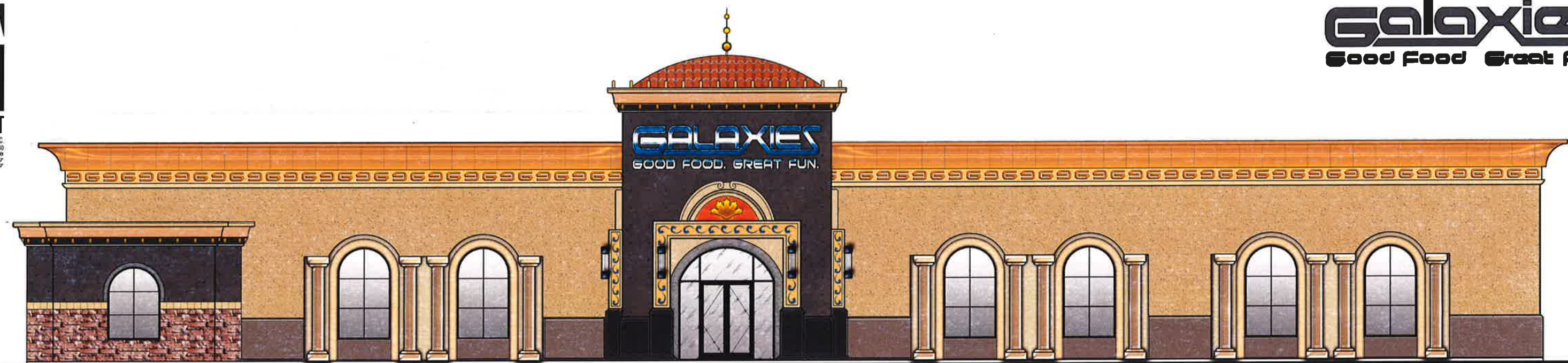
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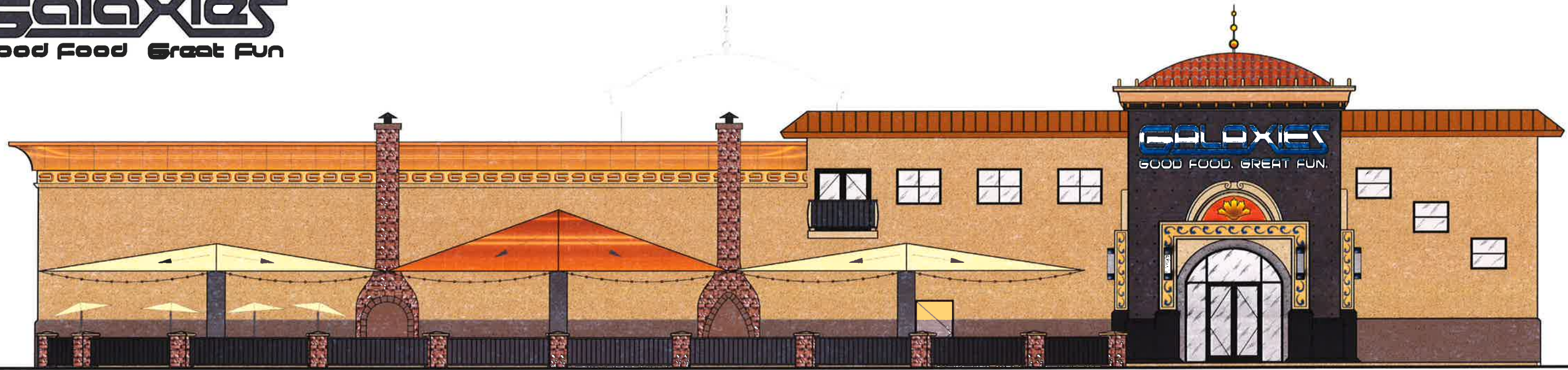
Galaxies
Good Food Great Fun



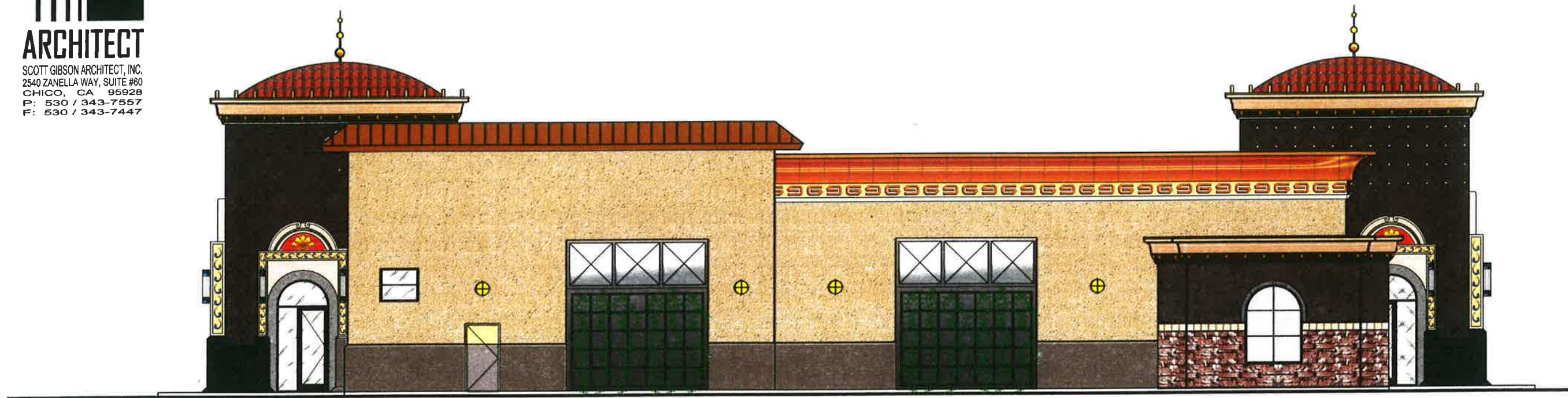
FRONT ELEVATION

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REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

COLORS AND MATERIALS

PAINT COLOR KEY (P) MFR - SHERWIN WILLIAMS

- (P1) LANYARD- SW1688: MAIN FACADE BODY COLOR
- (P2) TEA LIGHT- SW1681: COLUMNS
- (P3) AUGUST MOON- SW1687: TRIM AROUND WINDOW ARCH
- (P4) ROW HOUSE TAN- SE1689: WINDOW AND COL. BACKGROUND
- (P5) WARM STONE SW1032: WAINSCOT
- (P6) COPPER MOUNTAIN- SW6356: CURVED PARAPET CAP

SLATE TILE (ST)

- (ST-1) AMERICAN SLATE CO.- LAVA ROCK

CLAY TILE ROOFING (CT)

- (CT-1) BRAAS MONIER- CLAY TILE COPPO DOMUS- ITALY

METAL ROOFING- STANDING SEAM (MR)

- (MR-1) ASC BUILDING PRODUCTS- COOL COPPER PENNY: 16'

ILLUMINATED WALL PANELS (IL)

- (IL-1) 3FORM- CHROMA XT

ALUMINUM (AL)

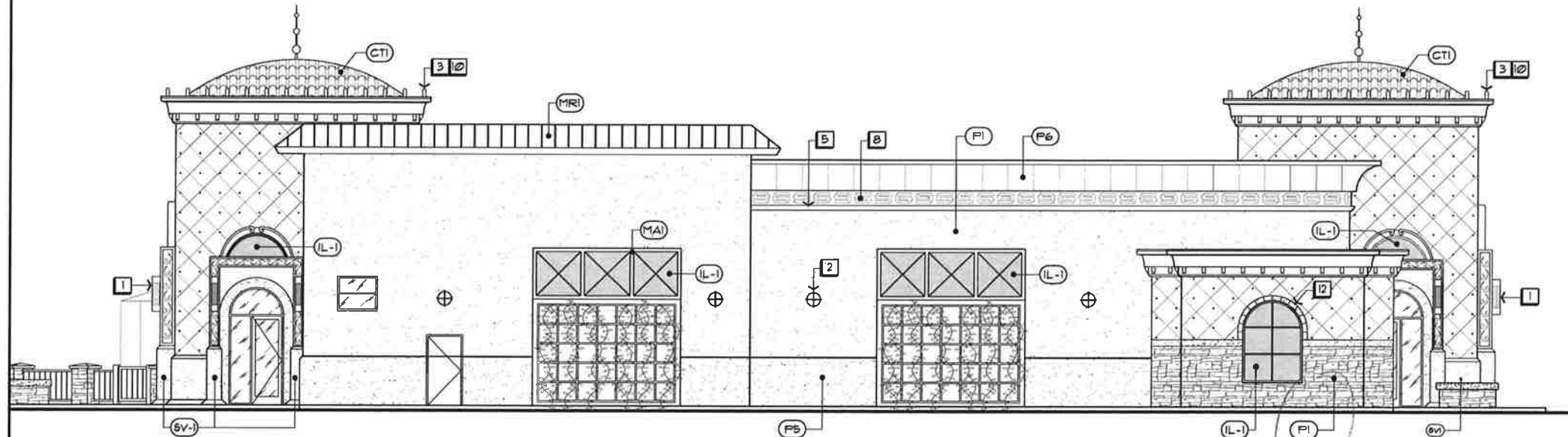
- (AL-1) NATURAL ALUMINUM

METAL ARBOR/FENCE (C)

- (MA-1) SATIN BLACK PAINT

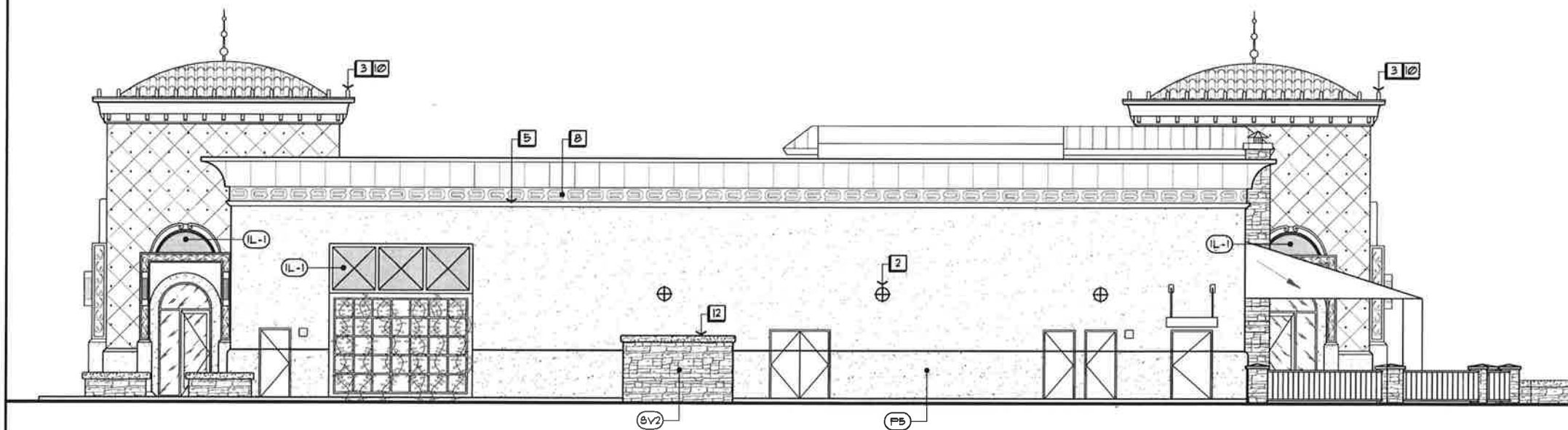
STONE PRODUCTS

- (SV1) BLACK GRANITE
- (SV2) STACKED FIELD STONE (MATCH EXISTING)



COLORS AND MATERIALS

- 1 39' WALL SCENCE (SENTINEL)
- 2 15' ROUND WALL SCENCE (TERRAIN LED)
- 3 ROOF ACCENT LIGHTS (NITE STAR II)
- 4 LED WALL STARS AND TWINKLY STARS (WIEDAMARK)
- 5 LED ROPELIGHT (MEDUSA)
- 6 STRING LIGHT w/WARM LED BULB (PATIO STRING LIGHTS)
- 7 COPPER WEATHERVANE
- 8 'G' STENCIL IN FREIZE
- 9 SUNSAILS- GOLD
- 10 BIRD GUARDS w/HOODED LIGHTS
- 11 CAST CRETE COLUMNS
- 12 CAST STONE ARCH OR CAP



ELEVATION 1

ELEVATION 2

PROPOSED EXTERIOR ELEVATIONS

SCALE: Not to Scale

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SCOTT G. GIBSON
 No. C18327
 REN. 11-30-15

REVISIONS

REVISION	REDATE
CITY REVIEW	
CITY REVIEW	
CITY REVIEW	
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Galaxies
 Good Food Great Fun
 PROPOSED COMMERCIAL
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 CHICO, CALIFORNIA 95973

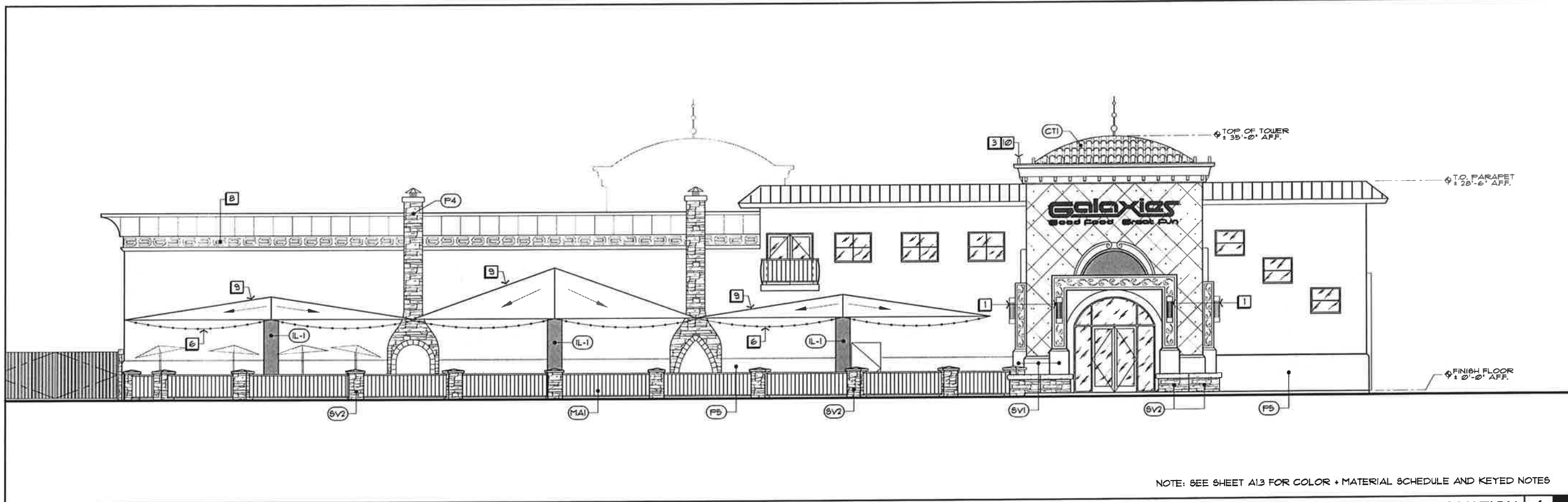
EXTERIOR ELEVATIONS

DATE: 07/29/2014
 JOB NO. 13.097

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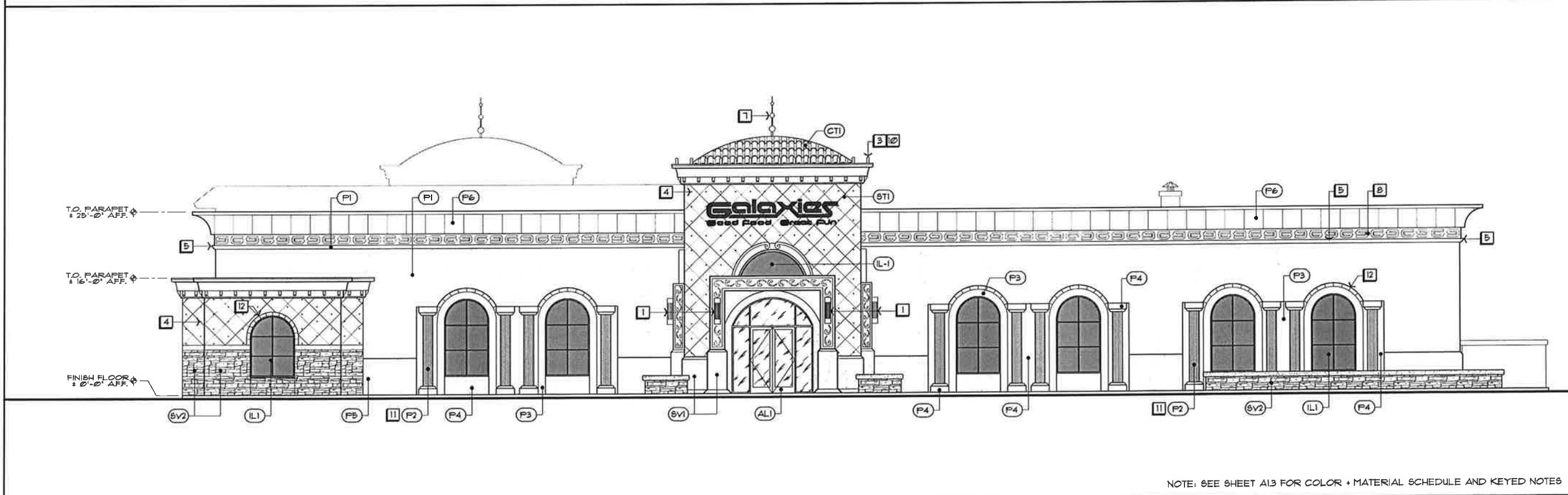
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NOTE: SEE SHEET A13 FOR COLOR + MATERIAL SCHEDULE AND KEYED NOTES

SOUTH ELEVATION 1



NOTE: SEE SHEET A13 FOR COLOR + MATERIAL SCHEDULE AND KEYED NOTES

NORTH ELEVATION 2
PROPOSED EXTERIOR ELEVATIONS

SCALE: Not to Scale



ARCHITECT
SCOTT GIBSON ARCHITECT, INC.
2540 ZANELLA WAY, SUITE #60
CHICO, CA 95928
P: 530 / 343-7557
F: 530 / 343-7447



REVISIONS

REVISION	REDATE
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CITY REVIEW	
CITY REVIEW	
CITY REVIEW	

Galaxy
Good Food Great Fun
PROPOSED COMMERCIAL
801 EAST AVE., SUITE #60
CHICO, CALIFORNIA 95913

EXTERIOR
ELEVATIONS

DATE: 07/29/2014
JOB NO. 13.097

A1.2

Friday, January 16, 2015 4:59:23 PM
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P1

P2

P3

P4

P5

P6

ST-1

MR-1

MA-1

SV1

AL-1

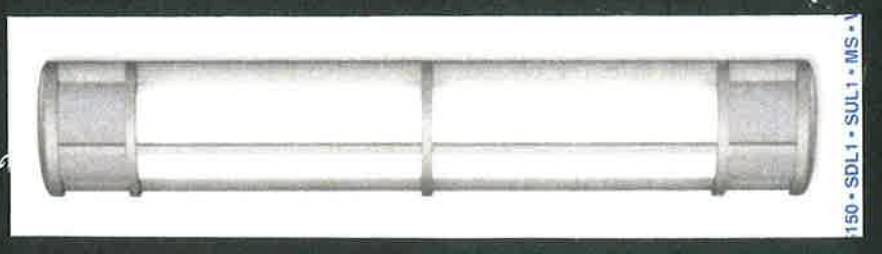
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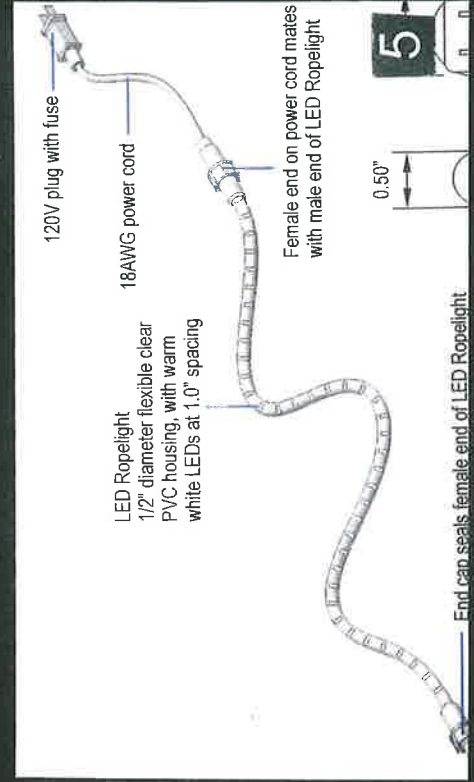


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1

150 • SDL1 • SULL1 • MS-1



5

color & material board

GALAXIES

GOOD FOOD * GREAT FUN



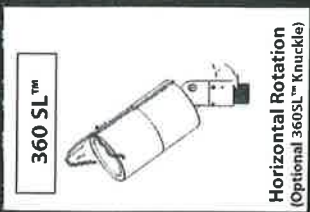
Chroma at Towers



Chroma at Royal Arches



IL-1

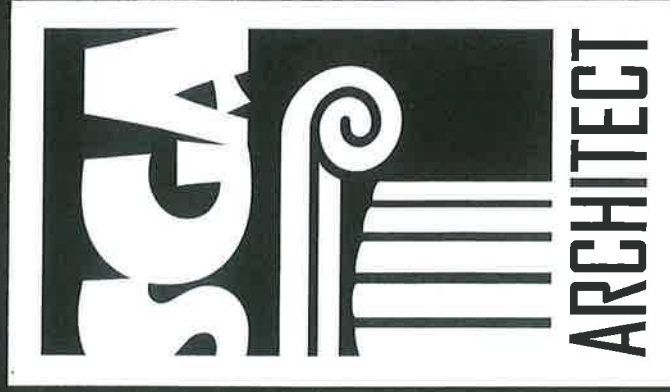


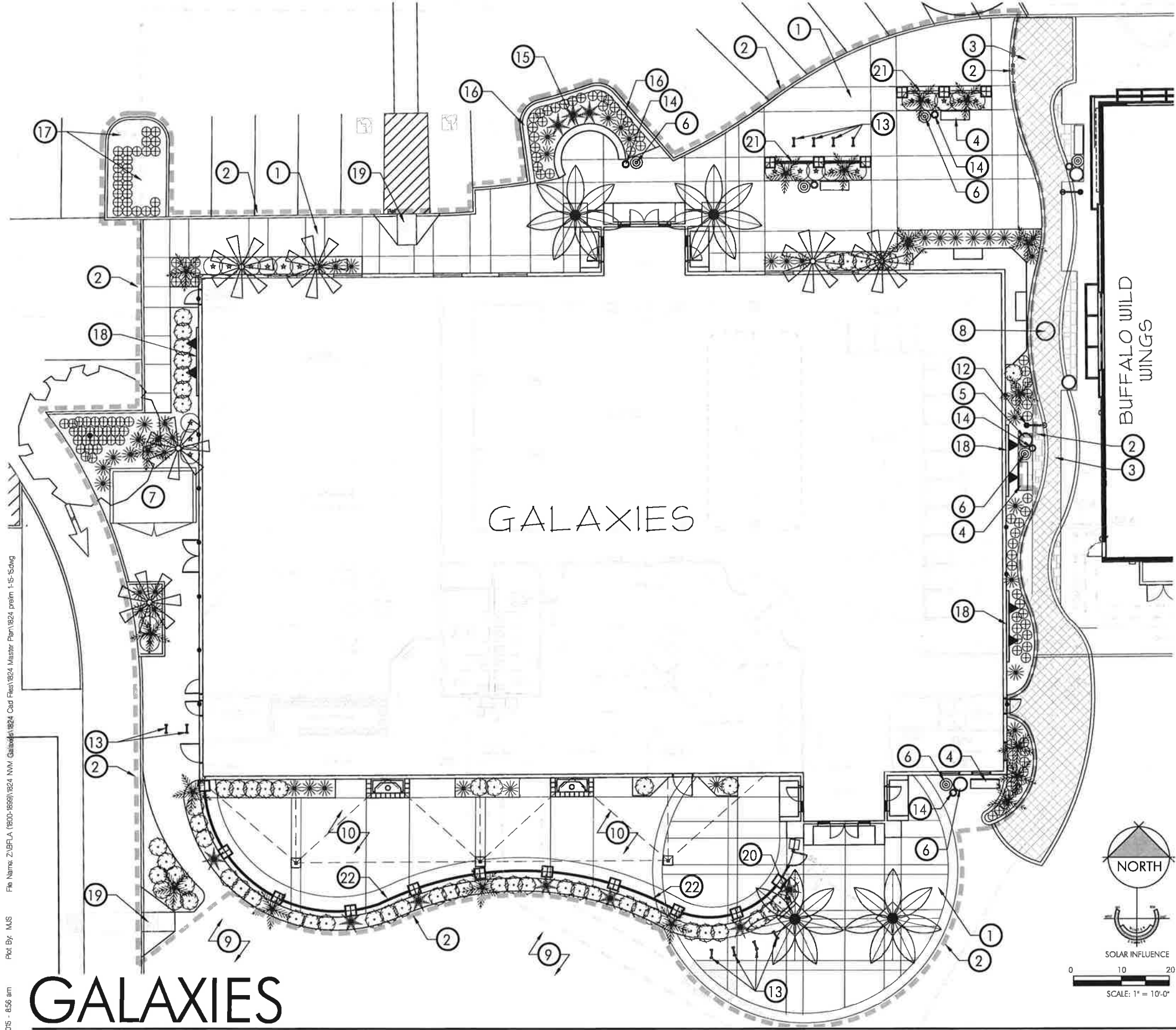
3

360 SL™
Horizontal Rotation
(Optional 360SL™ Knuckle)



6





A PLAN LEGEND

SYMBOL	DESCRIPTION
1	CONCRETE WITH DECORATIVE SCORING
2	LIMIT OF WORK
3	INTERLOCKING PAVERS, BY OTHERS
4	BENCHES
5	PLANTING CONTAINERS
6	TRASH RECEPTACLE
7	TRASH ENCLOSURE: CMU CONSTRUCTION WITH FAUX STONE FASCIA AND SOLID METAL DOORS AND A VINE TRELLIS AT THE BACK
8	DECORATIVE CENTERPIECE PER NORTH VALLEY MALL
9	FUTURE PEDESTRIAN PLAZA/ AMPHITHEATER, SHOWN FOR REFERENCE ONLY. NOT A PART OF THIS PROJECT
10	COVERED, ENCLOSED PATIO AREA, SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS
11	NOT USED
12	PEDESTRIAN AREA LIGHT: DEEP BOWL SHADE, 12 FOOT HIGH, DARK BRONZE POLE HEIGHT, NEUTRAL WHITE LIGHT. SEE LIGHTING STUDY FOR ADDITIONAL INFORMATION, BY OTHERS
13	BICYCLE RACK
14	ASH URN
15	CONCRETE SEATWALL
16	CONCRETE STEP STRIP
17	EXISTING HYDRANT AND FIRE RISER, TO REMAIN
18	'GREEN SCREEN' VINE SUPPORT TRELLIS: 18'-0" WIDE X 5'-0" HIGH
19	ADA ACCESS, BY OTHERS
20	CONCRETE BAND
21	MATCH PATIO ENCLOSURE WALL
22	PATIO ENCLOSURE WALL. SEE ARCHITECT'S PLANS.

A TREE LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	QUANTITY	CONTAINER SIZE	WATER USE
TREES				
T-1	PHOENIX CANARIENSIS CANARY ISLAND DATE PALM	4	12' HEIGHT	MED.
T-2	TRACHYCARPUS FORTUNEI WINDMILL PALM	6	6' HEIGHT	MED.
T-3	ALBIZA JULIBRISIN MIMOSA TREE	1	15 GAL	MED.
SHRUBS				
S-1	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN ENGLISH LAUREL	21	5 GAL	MED.
S-2	CYCAS REVOLUTA SAGO PALM	10	2 GAL	MED.
S-3	PHORMIUM 'SUNDOWNER' SUNDOWNER NEW ZEALAND FLAX	46	5 GAL	MED.
S-4	NANDINA DOMESTICA 'MONFAR' P.P. #14,693 SIENNA SUNRISE® HEAVENLY BAMBOO	61	5 GAL	MED.
S-5	NANDINA NANA PURPUREA DWARF HEAVENLY BAMBOO	130	1 GAL	MED.
S-6	PODOCARPUS MACROPHYLLUS YEW PODOCARPUS	--	5 GAL	MED.
S-7	AGAPANTHUS AFRICANUS LILY OF THE NILE	--	1 GAL	MED.
S-8	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	--	1 GAL	MED.
S-9	LIRIOPE MUSCARI 'SILVER SUNPROOF' SILVER SUNPROOF MONDO GRASS	--	1 GAL	MED.
S-10	CHAMAEROPS HUMILIS MEDITERRANEAN DWARF PALM	18	15 GAL	MED.
VINES				
V-1	CLYTOSTOMA CALLISTEGIOIDES PURPLE EVERGREEN TRUMPET VINE	6	1 GAL	MED.

NOTE
SEE PRELIMINARY DESIGN DEVELOPMENT FOR ADDITIONAL INFORMATION. SEE GALAXIES PARKING LOT PRELIMINARY PLANS FOR PARKING LOT LANDSCAPE AND TREE SHADE ANALYSIS.

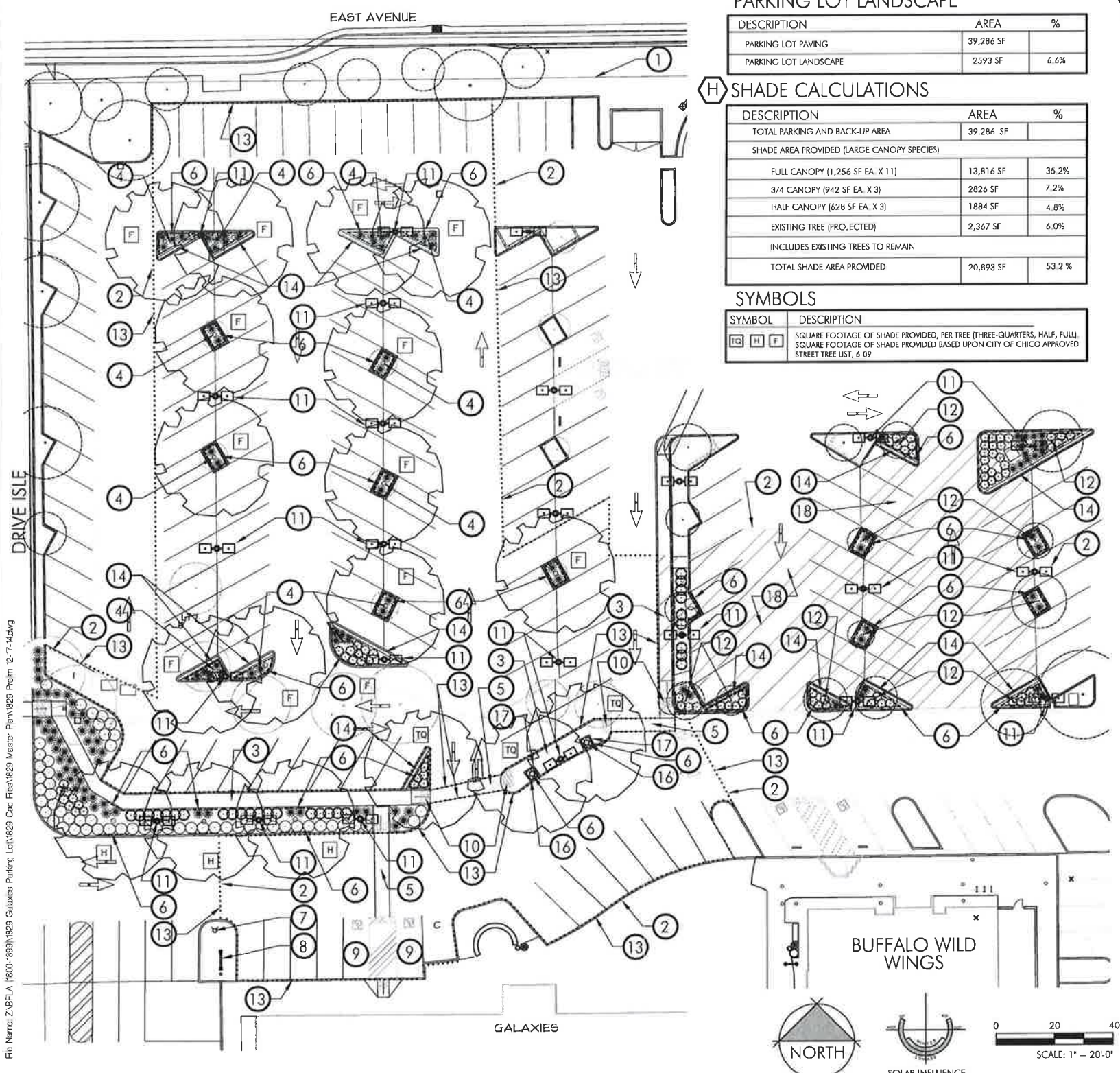
GALAXIES
PRELIMINARY LANDSCAPE PLAN (PAGE 1 OF 2)
PREPARED FOR:
BGE, INC
550 VALLOMBROSA/ PMB 6520
CHICO, CA 95926

PREPARED BY: BFLA PROJECT NUMBER: 1824
DATE: 1-15-15

BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
PHONE: (530) 899-1130/ FAX: (530) 899-1920
www.BFLAdesign.com www.facebook.com/BFLAdesign

ATTACHMENT G

Plot Date: January 16, 2015 - 8:56 am
Plot By: M.S.
File Name: Z:\BFLA (800-86981824) NW\Galaxies\1824_Cad Files\1824_Master Plan\1824_pre.mxd
1-15-15-15



PARKING LOT LANDSCAPE

DESCRIPTION	AREA	%
PARKING LOT PAVING	39,286 SF	
PARKING LOT LANDSCAPE	2,593 SF	6.6%

H SHADE CALCULATIONS

DESCRIPTION	AREA	%
TOTAL PARKING AND BACK-UP AREA	39,286 SF	
SHADE AREA PROVIDED (LARGE CANOPY SPECIES)		
FULL CANOPY (1,256 SF EA. X 11)	13,816 SF	35.2%
3/4 CANOPY (942 SF EA. X 3)	2826 SF	7.2%
HALF CANOPY (628 SF EA. X 3)	1884 SF	4.8%
EXISTING TREE (PROJECTED)	2,367 SF	6.0%
INCLUDES EXISTING TREES TO REMAIN		
TOTAL SHADE AREA PROVIDED	20,893 SF	53.2%

SYMBOLS

SYMBOL	DESCRIPTION
[TQ] [H] [F]	SQUARE FOOTAGE OF SHADE PROVIDED, PER TREE (THREE-QUARTERS, HALF, FULL)
[TQ] [H] [F]	SQUARE FOOTAGE OF SHADE PROVIDED BASED UPON CITY OF CHICO APPROVED STREET TREE LIST, 6-09

J LANDSCAPE IRRIGATION

ALL LANDSCAPED AREA (5,273 SF) IS HYDROZONED AS MEDIUM WATER USE AND SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP IRRIGATION SYSTEM. USING THE WATER BUDGET CALCULATIONS PER AB 1881 REQUIREMENTS (SHOWN BELOW), IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EWU) OF THE PROPOSED LANDSCAPE IS 93,719 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 118,086 GALLONS PER YEAR.

J WATER USE CALCULATIONS

Maximum Applied Water Allowance (MAWA) - Calculation

MAWA = (Eto) (0.7) (LA) (0.62)

MAWA = 118,086 Gallons per Year

Where:

- 51.6 = Reference Evapotranspiration (Eto) (Ref. CIMIS Station 131)
- 0.7 = ET Adjustment Factor (percent)
- 5,273 = Landscape Area (LA) (square feet)
- 0.62 = Conversion factor (inches to gallons)

Hydrozone 5, Medium water use trees, shrubs and ground cover; drip. PR= 0.21

PF = 0.5
 HA = 5,273 (square feet) 0.121051 Acres
 IE = 0.9
 EWU = 93718.78967 (gallons per year) 0.287612 acre-feet/year 125,2925 ccf/year

Total Estimated Water Use for All Hydrozones (EWU) - Sum

EWU = 93,719 (gallons per year) 0.287612 Acre-Feet per Year
 125 (100 cubic feet per year) 0.002876 Acres

Irrigation Schedule

Hydrozone 5, Medium water use trees, shrubs and ground cover; drip.

Precipitation Rate = 0.21 inches per hour

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
MILU WINDK	43	155	239	401	554	631	703	653	461	359	127	83
DAVIS WINDK	3	4	5	5	6	6	6	6	5	3	3	3
MILU WINDK DAY	14	41	42	60	84	105	119	133	77	61	46	26
CYCLE DAY	1	1	1	1	1	1	1	1	1	1	1	1
MILU CYCLE	14	42	48	62	84	105	117	130	77	61	46	28
CAL FAKNDTH	543	3,620	5,252	8,755	11,047	13,844	16,393	13,220	10,150	6,791	2,954	1,811
C.F. FAKNDTH	126	482	722	1,176	1,477	1,651	2,056	1,917	1,351	895	401	242

COMPLIANCE CHECKLIST

CHECK BOX	DESCRIPTION	SYMBOL
<input type="checkbox"/>	PLANTING PLAN WITH LEGEND.	A
<input type="checkbox"/>	STATEMENT AS TO SOILS TYPE AND ANY SPECIAL PLANTING TECHNIQUES REQUIRED.	B
<input type="checkbox"/>	TREES TO REMAIN OR BE REMOVED	C
<input type="checkbox"/>	FENCE/ WALL LOCATIONS, HEIGHTS, DESIGNS (NONE ON THIS PROJECT)	D
<input type="checkbox"/>	HARDSCAPE FEATURES AND MATERIALS.	E
<input type="checkbox"/>	EXTERIOR LIGHTING- LOCATION HEIGHT, DESIGN, TYPE OF LAMP, AND INTENSITY. SEE ARCHITECTS PLAN.	F
<input type="checkbox"/>	SCREENING METHODS FOR TRASH ENCLOSURES, MECHANICAL EQUIPMENT, AND PARKING AREAS. (SEE ARCHITECT'S PLANS FOR ADDITIONAL INFORMATION)	G
<input type="checkbox"/>	PERCENTAGE OF PAVEMENT SHADING IN PARKING AREA (MINIMUM OF 50% REQUIRED).	H
<input type="checkbox"/>	OUTDOOR AMENITIES/ BREAK AREAS. (NONE ON THIS PROJECT)	I
<input type="checkbox"/>	AB 1881 COMPLIANT / CONCEPTUAL HYDROZONES AND IRRIGATION METHODS.	J

TOTAL LANDSCAPE AREA

THE TOTAL LANDSCAPE AREA FOR THIS PROJECT IS 5,273 SF

A TREE LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	QUANTITY	CONTAINER SIZE	WATER USE
TREES				
T-1	ALBIZIA JULIBRISIN CHINESE SILK TREE	18	15 GAL	MED.
SHRUBS				
S-1	PRUNUS LAUROCERASUS OTTO LUYKEN OTTO LUYKEN ENGLISH LAUREL	28	5 GAL	MED.
S-2	PHORMIUM SUNDOWNER SUNDOWNER NEW ZEALAND FLAX	124	5 GAL	MED.
S-3	NANDINA DOMESTICA MONFAR P.P. #14,693 SIENNA SUNRISE HEAVENLY BAMBOO	74	5 GAL	MED.
S-4	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	57	1 GAL	MED.

A PLAN LEGEND

SYMBOL	DESCRIPTION
①	PROPERTY LINE
②	LIMIT OF GALAXIES PARKING AREA
③	CONCRETE WALK. BY OTHERS.
④	REPLACE EXISTING, POORLY PERFORMING TREES
⑤	CROSSWALK. BY OTHERS.
⑥	ROOT BARRIER. TYPICAL @ ALL PARKING LOT ISLAND.
⑦	EXISTING HYDRANT TO REMAIN.
⑧	EXISTING FIRE RISER TO REMAIN.
⑨	HANDICAPPED PARKING. BY OTHERS.
⑩	ADA ACCESS RAMP. SEE PLANS BY OTHERS.
⑪	PARKING LOT AREA LIGHT: STERNBERG GALLERY 1970 LED WITH SOLID TOP, DARK BRONZE POLE HEIGHT 15 FEET.
⑫	EXISTING SHADE TREES TO REMAIN.
⑬	DELINEATION OF PARKING & BACK-UP AREA FOR USE IN SHADE CALCULATION.
⑭	CONCRETE STEP STRIP
⑮	NOT USED
⑯	TREE GUARDS
⑰	TREE GRATES. FLUSH MOUNT FOR ADA ACCESSIBILITY.
⑱	PARKING LOT AREA PREVIOUSLY DESIGNED AND APPROVED AS A PART OF THE FOUR HOUSE PARKING. EXCLUDED FROM THESE SHADE CALCULATIONS.

B SOILS STATEMENT

PARKING LOT ISLANDS ARE COMPACTED AND LIKELY CONTAINS ROCKS AND DEBRIS UNSUITABLE FOR PLANT GROWTH. AS SUCH, SOIL WILL BE EXCAVATED TO A MINIMUM DEPTH OF 24", AND ROCKS AND DEBRIS REMOVED, AND AMENDED PER THE RECOMMENDATIONS OF AN ANALYTICAL LABORATORY

LANDSCAPE MULCH

A UNIFORM 2" MINIMUM LAYER OF FIR WALK-ON BARK MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS.

F NOTE

SEE PRELIMINARY LIGHTING STUDY FOR ADDITIONAL INFORMATION

GALAXIES PARKING LOT

PRELIMINARY LANDSCAPE PLAN

PREPARED FOR:

NVM LLC
 32158 CAMINO CAPISTRANO #A152
 SAN JUAN CAPISTRANO, CA 92675

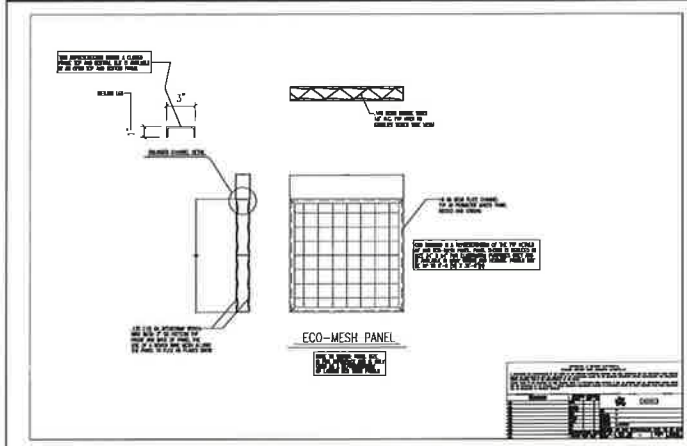
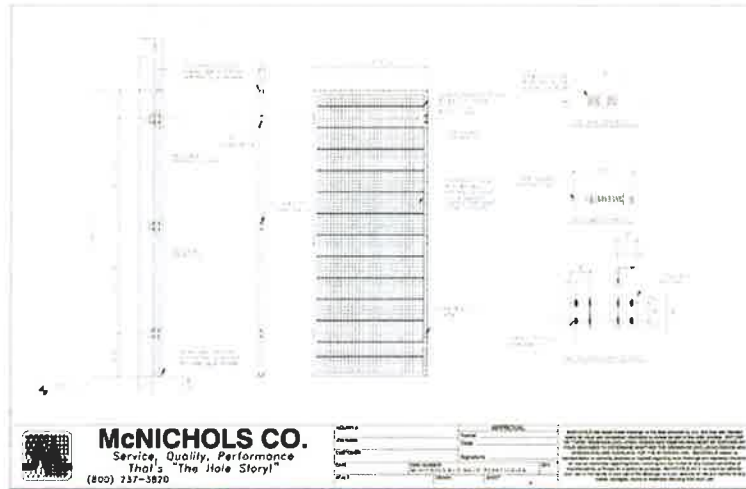
BFLA PROJECT NUMBER: 1829

PREPARED BY: **BRIAN FIRTH LANDSCAPE ARCHITECT, INC.** DATE: 12-17-14

BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130/ FAX: (530) 899-1920
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File Name: Z:\BFLA\1830-1829\1829 Galaxies Parking Lot\1829 Galaxies Parking Lot\12-17-14.dwg
 Plot By: MJS
 Plot Date: December 22, 2014 - 2:28 pm

VINE SUPPORT TRELLIS



McNICHOLS ECO-MESH Products

McNICHOLS ECO-MESH System is a custom modular framework, grid typically wall-mounted to exterior structure creating aesthetically living green facades. Modular Grids are commonly used for screen walls, canopies, arbors, fences, partitions, and column covers for exterior and interior applications.

These high quality eco-panels are constructed to accommodate a growing space for various plants and vines. The panels may also be used for free-standing fencing panels.

ECO-MESH provides the durability plants require for years of beauty and low maintenance. ECO-MESH Systems are the best quality on the market.

Specify our High Quality ECO-MESH System Today!

888.784.8144

J LANDSCAPE IRRIGATION

ALL LANDSCAPED AREA (3,000 SF) IS HYDROZONED AS MEDIUM WATER USE AND SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, LOW VOLUME DRIP IRRIGATION SYSTEM. USING THE WATER BUDGET CALCULATIONS PER AB 1881 REQUIREMENTS (SHOWN ABOVE), IT HAS BEEN DETERMINED THAT THE ESTIMATED WATER USE (EWU) OF THE PROPOSED LANDSCAPE IS 53,320 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 67,183 GALLONS PER YEAR.

J WATER USE CALCULATIONS

Maximum Applied Water Allowance (MAWA) - Calculation

MAWA = (Eto) (D 7) (LA) (D 62)

MAWA = 67,183 Gallons per Year

Where

- 51.6 = Reference Evapotranspiration (Eto) (Ref. CMIS Station 131)
- 0.7 = ET Adjustment Factor (percent)
- 3,000 = Landscape Area (LA) (square feet)
- 0.62 = Conversion factor (inches to gallons)

Estimated Water Use for Hydrozones (EWU) - Calculation

EWU = (Eto) (PF) (HA) (D 62) / (IE)

Where:

- 51.6 = Reference Evapotranspiration (Eto) (Ref. CMIS)
- PF = Plant Factor per Hydrozone
- HA = Hydrozone Area (square feet)
- 0.62 = Conversion factor (inches to gallons)
- IE = Irrigation Efficiency per Sprinkler Type

Hydrozone 5: Medium water use trees, shrubs and ground cover; drip. PR= 0.21

PF = 0.5
 HA = 3,000 (square feet) 0.088971 Acres
 IE = 0.9
 EWU = 53320 (gallons per year) 0.163633 acre-feet/year 71 28342 ecf/year

Irrigation Schedule

Hydrozone 5: Medium water use trees, shrubs and ground cover; drip.

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
PRECIPITATION	43	165	219	421	504	831	322	403	467	506	117	83
EVAPORATION	9	4	3	3	3	3	3	3	3	3	3	3
NET WATER DEF	14	41	43	92	88	136	117	102	77	53	46	28
EVAPORATION	9	4	3	3	3	3	3	3	3	3	3	3
NET DEFICIT	18	41	43	92	88	136	117	102	77	53	46	28
DEFICIT	18	41	43	92	88	136	117	102	77	53	46	28
ET (inches)	0.57	0.55	0.56	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54
ET (inches)	0.57	0.55	0.56	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54
ET (inches)	0.57	0.55	0.56	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54

COMPLIANCE CHECKLIST

CHECK BOX	DESCRIPTION	SYMBOL
<input type="checkbox"/>	PLANTING PLAN WITH LEGEND.	(A)
<input type="checkbox"/>	STATEMENT AS TO SOILS TYPE AND ANY SPECIAL PLANTING TECHNIQUES REQUIRED.	(B)
<input type="checkbox"/>	TREES TO REMAIN OR BE REMOVED (NONE ON THIS PROJECT).	(C)
<input type="checkbox"/>	FENCE/ WALL LOCATIONS, HEIGHTS, DESIGNS (SEE ARCHITECTS PLANS)	(D)
<input type="checkbox"/>	HARDSCAPE FEATURES AND MATERIALS.	(E)
<input type="checkbox"/>	EXTERIOR LIGHTING- LOCATION HEIGHT, DESIGN, TYPE OF LAMP, AND INTENSITY. SEE ARCHITECTS PLAN.	(F)
<input type="checkbox"/>	SCREENING METHODS FOR TRASH ENCLOSURES, MECHANICAL EQUIPMENT, AND PARKING AREAS. (SEE ARCHITECTS PLANS FOR ADDITIONAL INFORMATION)	(G)
<input type="checkbox"/>	PERCENTAGE OF PAVEMENT SHADING IN PARKING AREA (MINIMUM OF 50% REQUIRED).	(H)
<input type="checkbox"/>	OUTDOOR AMENITIES/ BREAK AREAS.	(I)
<input type="checkbox"/>	AB 1881 COMPLIANT / CONCEPTUAL HYDROZONES AND IRRIGATION METHODS.	(J)

H THE PARKING LOT SHADE ANALYSIS AND INTERIOR PARKING LOT LANDSCAPE ANALYSIS ARE BEING PREPARED AND SUBMITTED SEPARATELY.

B SOILS STATEMENT

SITE SOIL IS COMPACTED AND LIKELY CONTAINS ROCKS AND DEBRIS UNSUITABLE FOR PLANT GROWTH. AS SUCH, SOIL WILL BE EXCAVATED TO A MINIMUM DEPTH OF 24", AND ROCKS AND DEBRIS REMOVED, AND AMENDED PER THE RECOMMENDATIONS OF AN ANALYTICAL LABORATORY

TOTAL LANDSCAPE AREA

THE TOTAL LANDSCAPE AREA FOR THIS PROJECT IS 3,000 SF

LANDSCAPE MULCH

A UNIFORM 2" MINIMUM LAYER OF 1" TO 1-1/2" WALK-ON, FIR BARK MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS.

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 Plot By: NJS
 Plot Date: February 02, 2015 - 11:44 am

GALAXIES

PRELIMINARY LANDSCAPE PLAN (PAGE 2 OF 2)

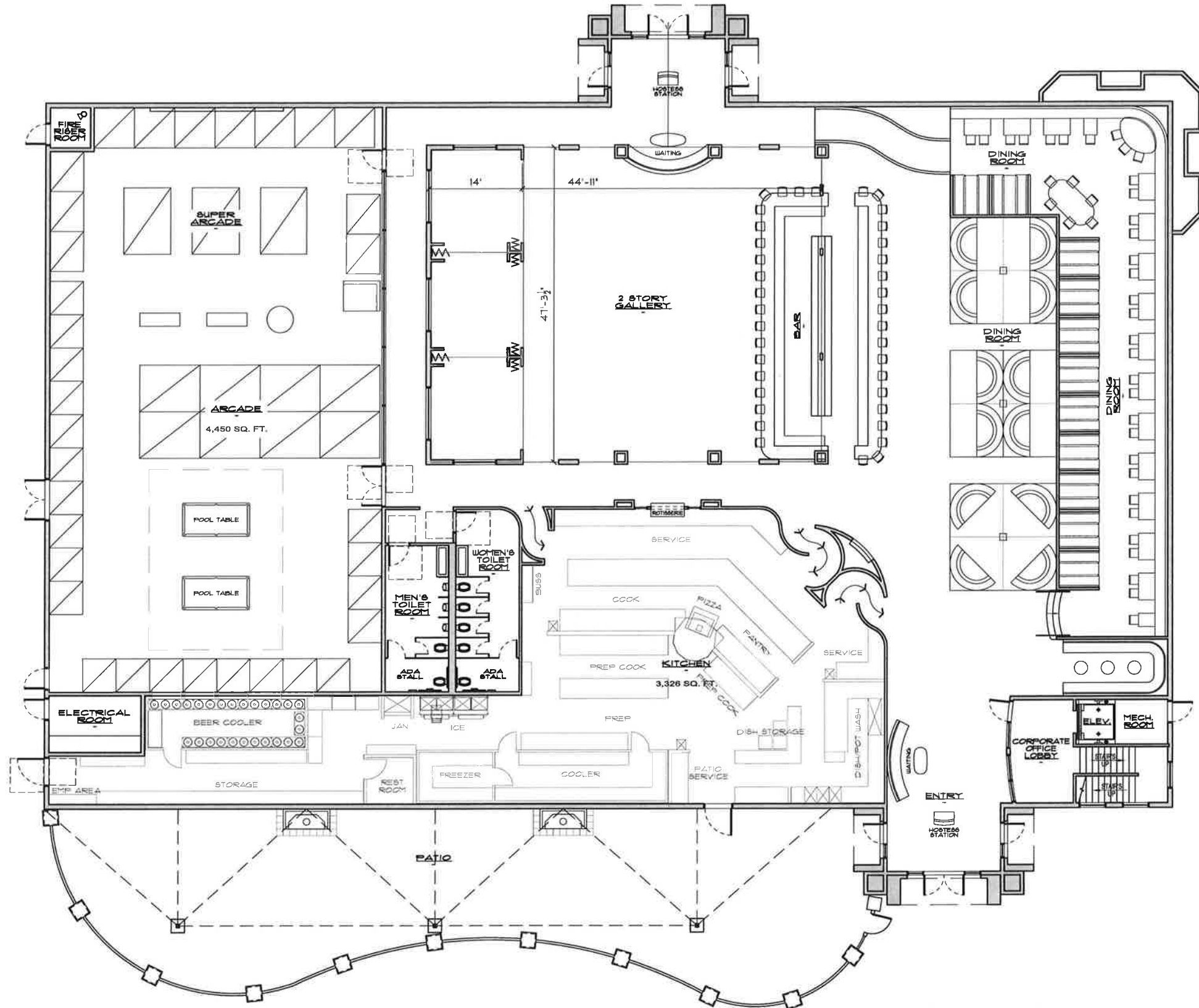
PREPARED FOR:
 NVM LLC
 32158 CAMINO CAPISTRANO #A152
 SAN JUAN CAPISTRANO, CA 92675

PREPARED BY:

 BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130/ FAX: (530) 899-1920
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BFLA PROJECT NUMBER: 1788.2
 DATE: 1-26-15

Thursday, January 15, 2015 2:26:07 PM
 C:\Projects\2013\13_097 Galaxies Chico_CA\12_13_097_PLAN.dwg



Proposed Floor Plan - First Floor

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

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 2540 ZANELLA WAY, SUITE #60
 CHICO, CA 95928
 P: 530 / 343-7557
 F: 530 / 343-7447



REVISIONS

REVISION	DATE	CITY

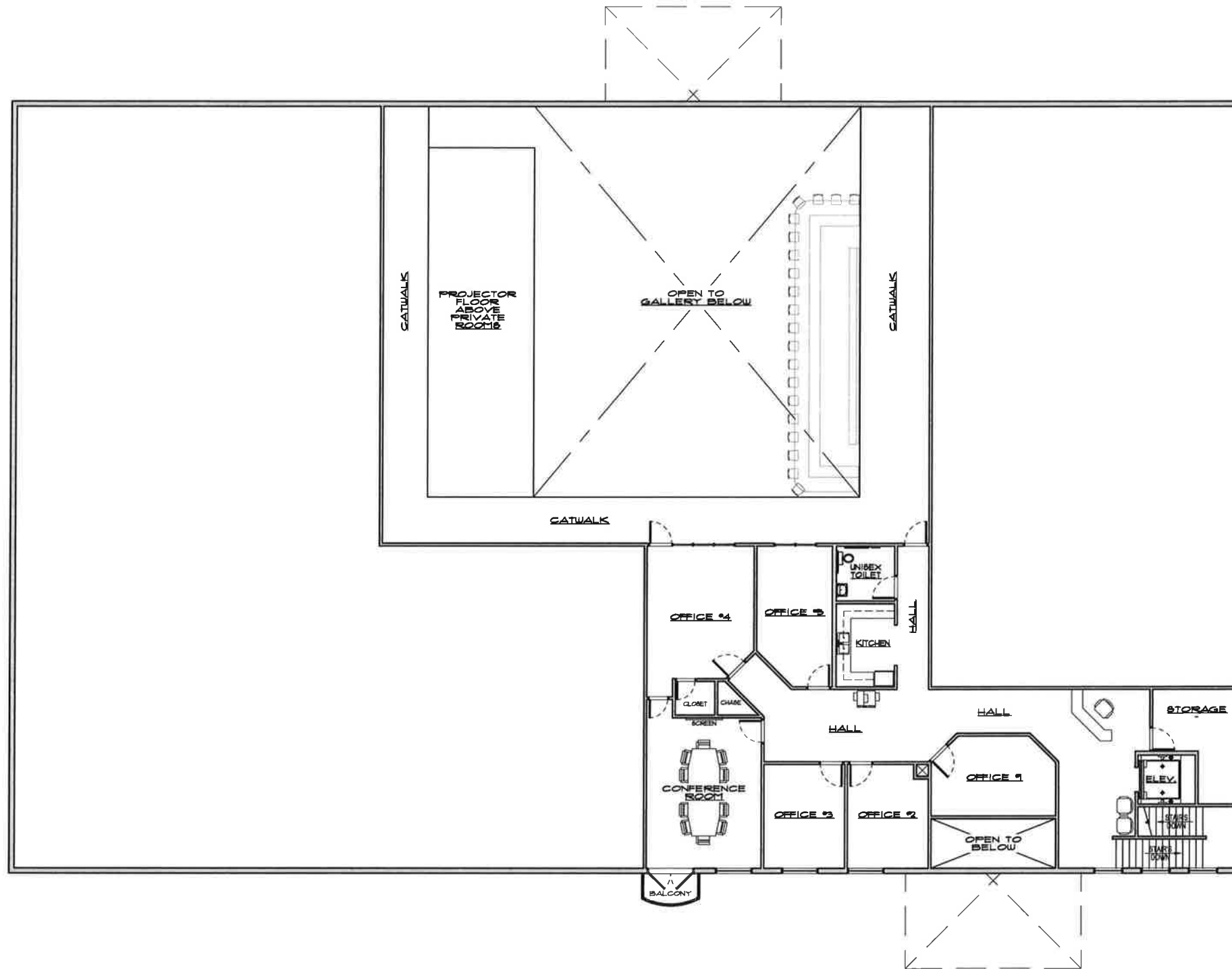
Galaxies
 Good Food Great Fun
 PROPOSED COMMERCIAL
 801 EAST AVE., SUITE #60
 CHICO, CALIFORNIA 95913

FLOOR PLAN
 FIRST FLOOR

DATE: 07/29/2014

JOB NO. 13.097

A1.0



ARCHITECT
 SCOTT GIBSON ARCHITECT, INC.
 2540 ZANELLA WAY, SUITE #80
 CHICO, CA 95928
 P: 530 / 343-7557
 F: 530 / 343-7447



REVISIONS

REVDATE:	
CITY REVIEW	
REVDATE:	
CITY REVIEW	
REVDATE:	
CITY REVIEW	
REVDATE:	
CITY REVIEW	
REVDATE:	

Galaxias
 Good Food Great Fun
 PROPOSED COMMERCIAL
 801 EAST AVE., SUITE 100
 CHICO, CALIFORNIA 95973

FLOOR PLAN
 SECOND FLOOR

DATE: 07/29/2014
 JOB NO. 13.097

A1.1

Proposed Floor Plan - Second Floor

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



PLANNING DIVISION

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

Application No. 14-16

**APPLICATION FOR
 Site Design and Architectural Review**

- Administrative
 Conceptual
 Board Review

Applicant Information

Applicant Name	SCOTT GIBSON	Phone	(530) 343-7557
Applicant Street Address	2540 Zanella Way, Ste. 60	Email	scotte@sgarchitect.net
City	Chico	State	CA Zip 95928
Property Owner	NORTH VALLEY MALL, LLC	Phone	(949) 394-4001
Property Owner Address	POB 7029	Email	lucyparks21@gmail.com
City	Capistrano Beach	State	CA Zip 92624
Architect or Historical Consultant	same as applicant	Phone	
Address		Email	
City		State	Zip

General Project Information

Project Name	Galaxies	APN	007-280-063	Parcel Size	10.0 A
Location/Address	801 East Ave (suite - hbd)	General Plan Designation			
Description	New Restaurant, Bar + Entertainment	Zoning			

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) 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	12/26/14
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For Office Use Only

Application Received By	Mike Sawley	Butte County Filing Fee	(\$50)	Receipt No.	190402
Date	12/29/14	(Check payable to Butte County)		Application Fee \$	3,347 -
Assigned Planner	Mike Sawley	<input checked="" type="checkbox"/> Applies		Environ. Review Fee \$	245 -
Tentative Hearing Date		<input type="checkbox"/> Does Not Apply		Total Fees \$	3,592
				(Check payable to City of Chico)	