



Architectural Review and  
Historic Preservation Board  
Agenda Report

Meeting Date 8/19/15

REPORT: August 6, 2015

File: S/PDP 07-11

TO: Architectural Review and Historic Preservation Board

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

RE: Modification of Phase II of DeGarmo Terrace Subdivision and Planned  
Development Permit (S/PDP 07-11) – northwest corner of The Esplanade and  
DeGarmo Drive

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### SUMMARY AND RECOMMENDATION

The applicant is proposing to modify the commercial phase of a mixed-use development that was previously approved by the City Council and Planning Commission as part of the DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 07-11). Modifications to the site plan include relocating four buildings from the street frontages of The Esplanade and DeGarmo Drive to the project's interior street, Bodero Lane, and reorganizing them around a central courtyard. Architectural style has been enlivened from a traditional strip-center motif to a Polynesian style ("Island Plantation"). For this proposal, the Board's role is to provide a recommendation to the Planning Commission for final approval.

#### Proposed Motion

I move that the Architectural Review and Historic Preservation Board recommend the Planning Commission adopt the required findings contained in the agenda report and approve a Modification of Phase II of the DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 07-11) subject to the recommended conditions therein.

### BACKGROUND AND DISCUSSION

The previously approved site plan was designed with four commercial buildings along the street frontages of DeGarmo Drive and The Esplanade, and a fifth building at Bodero Lane and The Esplanade. Consistent with design guidance in the Northwest Chico Specific Plan (NWCSP), the approved site plan illustrates buildings close to streets and sidewalks in order to minimize views of parking areas and provide a pedestrian friendly shopping experience (see site location map, **Attachment A**, and previously approved site plan, **Attachment B**). The architectural design previously approved exhibits Mediterranean styling with varied roof lines, smooth stucco walls, and tile roofing (see previous elevations, **Attachment C**). While attractive, it was designed with a more strip-center approach offering more appeal to the adjacent streets, but less appeal to the residents of DeGarmo Terrace and other subdivisions adjacent to the west.

#### Proposed Site and Landscape Design

The proposed modification is designed with a lower scale (single-story) and a modified site

arrangement that relates to the adjacent residential units and reduces the linear strip-center appearance (see architect and landscape architect narrative statements, **Attachments D**, and **E**.) The modified site plan is designed with the new buildings addressing the opposite “corner” of the site where Bodero Lane bends in a 90-degree arc and intersects with the private road leading into the residential units of DeGarmo Terrace. The new buildings are located close to the Bodero Lane frontage and sidewalks and still providing consistency with the NWCS design guidance. The architectural and landscape design, and related details, are illustrated in a packet of drawings, cumulatively provided as **Attachment F** (see itemized drawings noted at the end of this report).

While the revised site plan places parking areas towards The Esplanade and DeGarmo Drive street frontages, a 24-foot landscape buffer with earth berms topped with a low fence wall soften views of pavement and parked cars (see Architectural Site Plan, Sheet AO.2 and Preliminary Landscape Plan, Sheet L-1 in packet **Attachment F**). (Note that Building 46 on the north side of Bodero Drive remains in the originally approved location, close to The Esplanade.) A similar landscape buffer feature is provided along Bodero Drive, including a decorative retaining wall located between the street and Buildings 45 and 42. The proposed landscape plans support the Island Plantation theme incorporating three palm tree varieties, bamboo, and palm shrubs (see Plant List, Sheet L-2.) Decorative crosswalks provide pedestrian connections into the site from all streets which are clearly designated by arbors designed with consistent Polynesian styling. Decorative (lantern-style) parking lot pole lights match existing fixtures installed as part of the residential development of DeGarmo Terrace.

### Proposed Architectural Design

In the architect’s project description (**Attachment D**), the revised site plan is described as a “cohesive village style” with architectural styling described as “Island Plantation”. Buildings are predominantly single-story (20-foot height), although some tower elements that designate entries rise to 33-feet, offering interest with varied roof lines. Deep porch overhangs contribute to the “Island Plantation” architectural style, with low-slope hip roofs covered with green Spanish tile roofing (see elevations, Sheet A4 – A7 and perspective renderings A8 – A12). A material sample sheet is provided in Sheet A13 which notes exterior wall surfaces are sand finish plaster and specialty-textured plaster wainscot.

### Conclusions

The proposal respects design policies regarding “sense of place” by utilizing single-story, low-slope roofs and green tile roofing material that blend well with views to the east and west of the Sierra Nevada foothills and the coastal mountains. The proposed modifications offer a refreshing architectural solution not implemented elsewhere in Chico and lend wayfinding characteristics to the project’s location on the north end of Chico. The Polynesian theme is consistent throughout all details of the project and should offer an attractive shopping and working environment for the surrounding residents, as well as a place for neighborhood social gathering, consistent with the purpose of the CN zoning district. The proposal meets the intent of a planned development required by Chapter 19.28 of the Chico Municipal Code by providing a project of greater quality and community benefit than otherwise with a conventional proposal.

## **RECOMMENDED DISCUSSION ITEMS**

1. Discuss with the applicant sign parameters including letter height and methods of illumination. Staff recommends strict implementation of sign regulations for the CN zoning district including indirect lighting only or channel letters. Signs should be relatively understated in scale consistent with the intent of the CN district.

## **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 Modification of Phase II of DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 07-11). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All building plans shall be consistent with the architectural plan set date stamped July 15, 2015 approved by the Architectural Review & Historic Preservation Board.

## **REQUIRED FINDINGS FOR APPROVAL**

### Environmental Review

The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code (CMC) and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). The project has also been previously determined to be compliant with the Northwest Chico Specific Plan EIR which was certified at the time the specific plan was adopted. Since no new environmental impacts have been identified that were not contained and analyzed in the EIR, the project is exempt from further environmental.

### 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 goals 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.*

*Goal CD-6: Enhance gateways and wayfinding elements for an improved sense of arrival and orientation for residents and visitors throughout Chico.*

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.*

Designed with a central courtyard, the proposal is consistent with the *Design Objective* from Chapter 1 of the Design Guidelines Manual, Section 1.1.3 - Public Spaces and Pedestrian Amenities:

*Aesthetically integrate areas for safe public gathering, shelter, or rest in site design.*

Designed with key pedestrian access features, the project is consistent with the *Design Objective* from Chapter 2, Section 2.1.2 Circulation and Vehicle Parking:

*Support and provide design elements for safe and convenient movement of pedestrians, bicycles, and vehicles in shopping areas.*

Similarly, the project is consistent with DG 2.1.21 – *Include safe and convenient bicycle and pedestrian connections to nearby residential, commercial, and retail areas. Retrofit and remodel with such design features where feasible.*

The “Island Plantation” style of architecture is clearly communicated in the architect’s narrative statement consistent with DG 2.2.21 – *Articulate a clear design concept in a written narrative statement to aid decision makers in understanding fundamental design elements of a project.*

The unique roof design and deep overhangs are consistent with DG 2.2.24 - *Incorporate roof design as an integral component of the architecture to enhance the overall aesthetics. When roof elements are exposed, treat as integral to all elevations.*

The architectural style is clearly communicated throughout the building design consistent the *Design Objective* from Section 2.23 – *Use building materials and colors that clearly support a project’s overall design concept and style.*

Similarly, the architectural forms, materials, and colors do not obscure or detract from the scenic beauty of vistas to the east and west of the site consistent with DG 2.2.34 – *Avoid obscuring the scenic beauty of foothill and riparian backdrop locations with buildings that are oversized, extremely tall, or have materials or colors that draw attention from the natural view.*

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.*

All elevations consistently represent the "Island Plantation" style described in the project narrative statement. Roof-mounted utilities are grouped and screened inside a roof well on each building. Exterior lighting and awnings are consistent throughout the development and compatible with the existing residential component of the DeGarmo Terraces neighborhood.

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 predominant single-story design does not dominate or block views of adjacent residential structures or natural vistas.

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 landscape plan reinforces the Polynesian design concept throughout with ornamental palm trees and shrubs. Plantings screen utilities and parking areas. The central landscaped courtyard provides visual relief and a welcoming environment for social gathering.

## **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. Previously approved site plan
- C. Previously approved elevations
- D. Architect's narrative statement
- E. Landscape architect's narrative statement
- F. Architectural drawing packet

## **DISTRIBUTION**

Internal (3)

Mark Wolfe, Community Development Director

Bob Summerville, Senior Planner

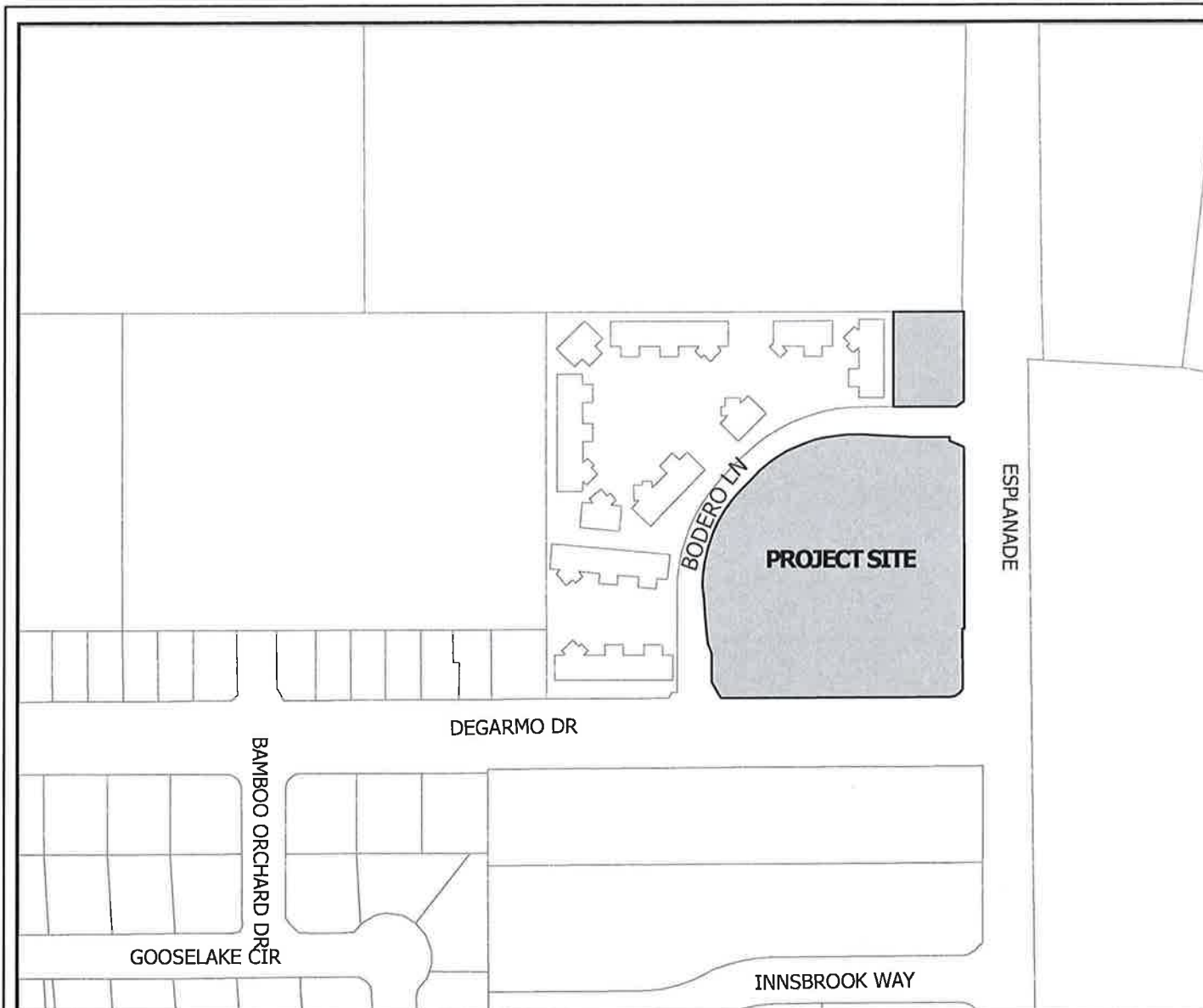
File: Modification of DeGarmo Terrace (S/PDP 07-11)

External (6)

NM&R Architects, attn.: David Rogers, 555 Main Street, Suite 300, Chico, CA 95928

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

Paul Leete, attn.: Montecito Investment Group LLC, 40 Bellarmine Court, Chico, CA 95928

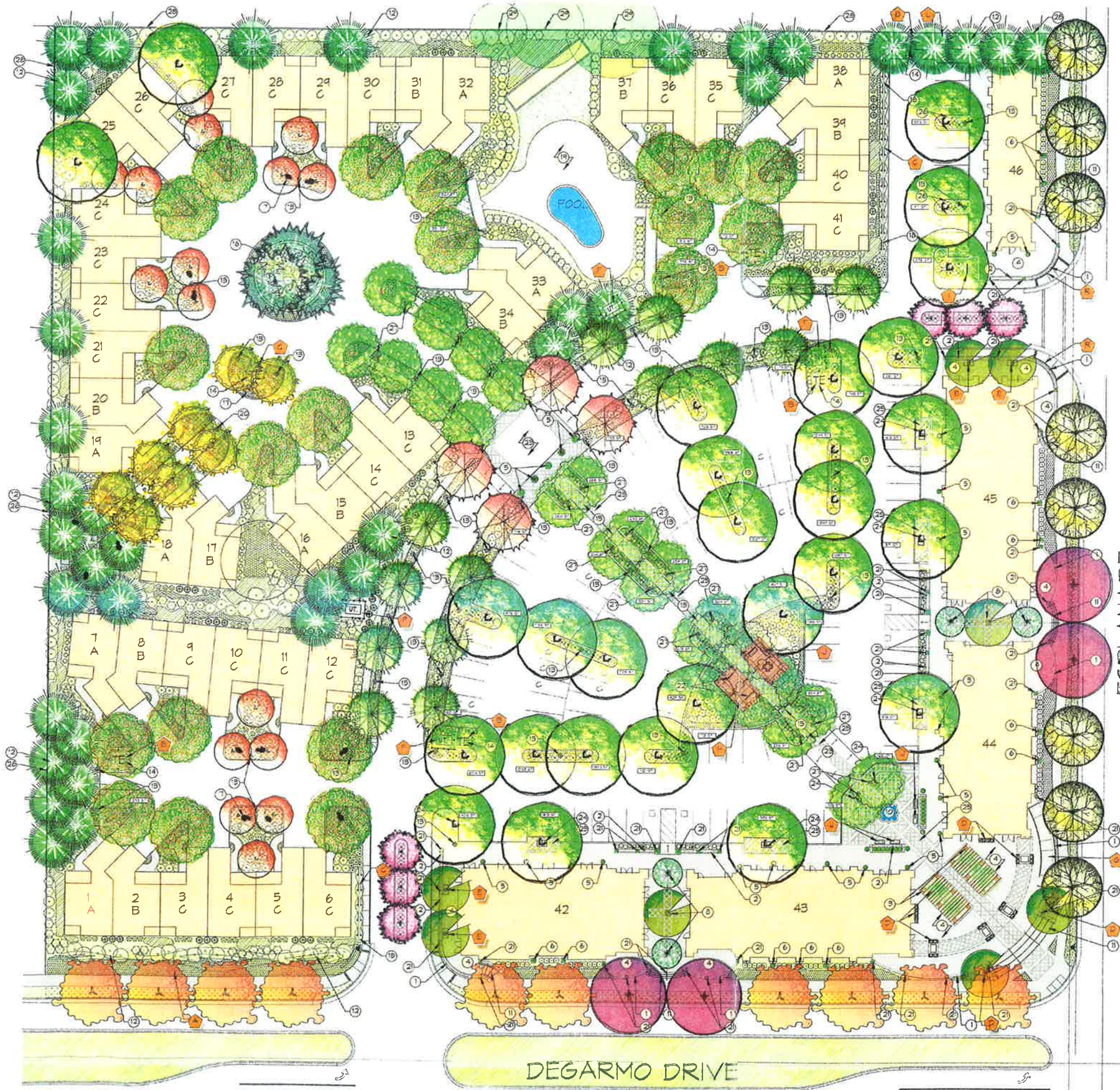


DeGarmo Terrace Subdivision and Planned Development Permit (S/PDP 07-11)  
Phase II Modification  
APN 006-820-013-000

G:\GIS\DEPARTMENTS\PLANNING\plots\subdivisions\nwssp\degarmoterr\_ph2modification.pdf

ATTACHMENT A





SEE SHEETS  
L-0.2 AND L-0.3  
FOR LEGENDS  
AND ADDITIONAL  
INFORMATION

PLANNING COMMISSION COMMENTS  
(PLANNING COMMISSION: JANUARY 17, 2008)

SYMBOL	DESCRIPTION	RESPONSE
⬠	THERE SHALL BE NO FENCES ALONG THE FUTURE DEGARMO DRIVE	NO FENCES IS PROPOSED AT ANY LOCATION ALONG THE FUTURE DEGARMO DRIVE
⬠	PROVIDE THE DETAIL RELATED TO THE TRASH ENCLOSURES	TRASH ENCLOSURE ELEVATION HAS BEEN PROVIDED SEE SHEET L-0.3
⬠	PROVIDE THE DETAIL FOR THE FENCES ALONG BUILDINGS 6 AND 30 THROUGH 41	SCREEN SCREEN WALL ELEVATION HAS BEEN PROVIDED SEE SHEET L-0.3
⬠	PROVIDE ADDITIONAL LANDSCAPING OR SHADING AROUND THE TRELLIS AREA AS YOU ENTER "THE PROJECT"	ADDITIONAL TREES, PLANTERS, SHRUBS AND VINES HAVE BEEN PROVIDED AT THE TRELLIS AREA
⬠	TREES SHALL BE PLACED AT THE TWO CORNER ENTRANCES FOR ADDITIONAL SHADING	ADDITIONAL FRUITLESS OLIVE TREES ARE BEING PROVIDED AT THE TWO CORNER ENTRANCES
⬠	MOVE UTILITY BOXES TRANSFORMERS WATER BACKFLOW UNITS AND THE LIKE OUT OF PUBLIC VIEW TO THE EXTENT FEASIBLE FOR THOSE AREAS ABOVE RELOCATION MAY NOT BE POSSIBLE. EFFECTIVE SCREENING SHALL BE PROVIDED. USE METAL TRELLIS WITH LANDSCAPE VINE PLANTINGS	UTILITIES WILL BE LOCATED OUT OF THE PUBLIC VIEW TO THE EXTENT FEASIBLE. ALL UTILITIES CANNOT BE LOCATED OUT OF THE PUBLIC VIEW WILL BE SCREENED BY VINES OF EVERGREEN VINES TRAINED ON METAL TRELLISWORK
⬠	PROVIDE ADA ACCESSIBILITY AT THE ENTRANCE	ADA ACCESSIBILITY IS BEING PROVIDED AT THE NORTH SIDE OF THE TERRACE/PLAZA
⬠	PROVIDE SOME TYPE OF COVER FOR THE BICYCLE PARKING FOR PROTECTION FROM THE WEATHER	BICYCLE PARKING LOCATED AT THE LARGE PLANTER WITHIN THE PARKING LOT WILL BE COVERED SO AS TO PROVIDE PROTECTION FROM WEATHER SEE ELEVATION SHEET L-0.3
⬠	PROVIDE SOME BICYCLE PARKING NEAR THE COMMERCIAL COMPONENT OF THE PROJECT	ADDITIONAL BICYCLE PARKING HAS BEEN PROVIDED SOUTH WEST OF BUILDING 46
⬠	EXPLORE THE POTENTIAL FOR INCLUDING BENCHES AS A RECREATIONAL AMENITY ESPECIALLY NEAR THE COMMERCIAL PORTION OF THE PROJECT	BENCHES HAVE BEEN ADDED AS A RECREATIONAL AMENITY WITHIN THE COMMERCIAL PORTION OF THE PROJECT BOTH AT THE MOUNTAIN AND ALONG THE DIAGONAL WALKWAY
⬠	LIGHTS SHALL BE DIRECTED DOWNWARD TO AVOID LIGHT SPILLAGE AND GLARE	LIGHTS FIXTURES WILL DIRECT LIGHT DOWNWARD AND SHALL HAVE CUT-OFF SHROUDS WHERE REQUIRED TO PREVENT LIGHT SPILLAGE AND/OR GLARE
⬠	PROVIDE CONNECTIVITY WITH THE R-3 ZONED PARCEL LOCATED TO THE NORTH OF THE PROJECT SITE	PEDESTRIAN BICYCLE CONNECTIVITY IS BEING PROVIDED JUST WEST AND NORTH OF BUILDING 46

ESPLANADE

APPROVED  
8-19-08  
DUG  
3/11/08  
SIPDP 0711  
FIG NO.  
SIGNATURE  
PLANNING DIVISION  
CITY OF CHICO

RECEIVE  
JUN 11 2008  
CITY OF CHICO  
PLANNING DIVISION



SCALE: 1" = 20'-0"

BA

ATTACHMENT B

Previously Approved Site Plan

627 B ROADWAY • CHICO, CA 95928 • (530) 899-1913

State License No. 4217

Prepared For: MONTECITO INVESTMENT GROUP  
1074 EAST AVENUE, SUITE B-1  
CHICO, CALIFORNIA

Prepared By: JBB/MJC  
Checked By: BDF

Project Number: 07-1115  
Drawn By: JBB/MJC  
Scale: 1" = 20'-0"

LANDSCAPE ARCHITECTS

DEGARMO TERRACE  
DEGARMO DRIVE AT ESPLANADE  
CHICO, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

L-0.1  
Of 3 Sheets





DeGARMO DRIVE ELEVATION



ESPLANADE ELEVATION

DeGARMO TERRACE

GREGORY A. PEITZ  
ARCHITECT  
383 Rio Lindo Ave. Chico, CA, 95926 (530) 894-5719

Montecito Place Investment Group, LLC  
Montecito Place Investment Group, LLC., 1074 East Ave., Suite B1, Chico, CA, 95926

ATTACHMENT **C**

Previously Approved Elevations





building 44 (section)

building 43

building 42

PARKING LOT NORTH ELEVATION



building 46

building 45

building 44

building 43 (section)

PARKING LOT WEST ELEVATION

D e G A R M O T E R R A C E

Montecito Place Investment Group, LLC

Montecito Place Investment Group, LLC. 1074 East Ave. Suite B1 Chico, CA. 95926

GREGORY A. PEITZ  
ARCHITECT  
383 Rio Lindo Ave. Chico, CA. 95926 (530) 894-2716

Previously Approved Elevations







July 15, 2015

Mr. Bob Summerville, Senior Planner  
City of Chico Planning Dept.  
P.O. Box 3420  
Chico, CA 95927

RE: Project Description for ARHPB submittal  
DeGarmo Terrace - Phase 2

Dear Mr. Summerville,

Degarmo Terrace is a mixed-use Planned Development project located on the Esplanade within the Northwest Chico specific plan. Phase 1, which consists of 2-story residential units, was completed in 2014. The proposed Phase 2 development consists of 5 separate 1-story commercial buildings containing approximately 25,000 square feet. The anticipated use will be a mixture of retail, restaurant and professional office.

The site layout of the commercial buildings, as shown in our submittal package, differs from the layout approved by the Planning Commission as part of the Planned Development Permit (07-11). The number of buildings and their sizes have remained the same. The difference is that four of the buildings are now shown arranged around a common courtyard instead of being lined up along the two street frontages. The layout of the fifth building (Lot 46) remains unchanged. We believe this new layout provides a better opportunity for the commercial success of the project by providing a larger central courtyard where more business have direct access. The relocation of the parking lot to the opposite side of the site also benefits the Phase 1 residential units by locating the businesses closer and the commercial traffic farther away.

The proposed building design has been scaled down to better fit the scale of the adjacent residential development. The architectural style has been revised from a typical strip-center motif to more of a cohesive village style. We are calling the style "Island Plantation" as the inspiration for the exterior design came from our client's recent trip to the Big Island.

Thank you for your thoughtful consideration.

David Rogers, Principal Architect  
Nichols, Melburg & Rossetto

ATTACHMENT D



July 15, 2015

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

## **Project Description- Landscape**

**Degarmo Terrace  
Chico, California**

The landscaping and site design for this project facilitates the mixed use of the site. Elevation changes, stairs, the large courtyard space, trellises, container plantings, and lighting all combine to act as a draw for a dynamic office/restaurant combination.

Special attention has been paid to the layout of the trees to provide maximum shade during summer afternoons and early evenings.

It is the goal of this project to propose street furniture and outdoor materials to be complimentary to the style of the building. This includes, but is not limited to: ceramic glazed planting containers, concrete ash urns, concrete trash receptacles, concrete benches, and bike racks

Pedestrian needs have been programmed into the site, including raised pedestrian ramp at drive aisles and parking lot islands dedicated for pedestrian access **(DG 1.1.31)**

The layout of the buildings creates a courtyard that facilitates pedestrian use and interaction. **(DG 1.1.32)**


The courtyard has been designed with seating, specialty paving, and landscaping to further facilitate pedestrian interaction. **(DG 1.1.33)**

Tables chairs, pedestrian scale lighting specialty paving all reinforce sense of place. **(DG 1.1.34)**

Parking lot lighting pole height is 15 feet, below mature tree height, and is integrated into planting design such that they are placed between trees and are full cutoff at the perimeter. **(DG 1.5.12, 1.5.13, 1.5.15)**

There is a dedicated, interior bicycle linkage to the subdivision to the west. **(DG 2.1.21)**

ATTACHMENT **E**



There are several raised pedestrian decks interior to the parking lot to match what was installed on Bodrero Drive that act to slow traffic and highly identifiable pedestrian crossings. **(DG 2.1.23)**

parking has been screened with both shrub plantings, intermittent low walls and berming. **(DG 2.1.25)**

Street trees have been integrated into the design along the Esplanade and Degarmo Drive. **(DG 2.1.28)**

Bicycle parking is placed close to the building entrance **(DG 2.1.32)**

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



# DeGarmo Terrace

## Phase 2



RECEIVED

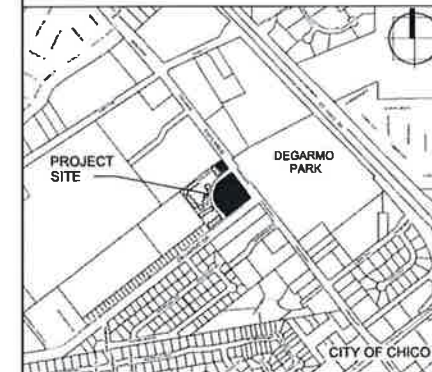
JUL 15 2015

CITY OF CHICO  
PLANNING SERVICES

### SHEET INDEX

SHEET	DESCRIPTION
A0	Cover Sheet / Overall Project Perspective
A0.1	Overall Existing Site Plan
A0.2	Overall Proposed Site Plan
A0.3	Enlarged Site Plan - Lot 46
L-1	Preliminary Landscape Plan
L-2	Landscape Planning LUL, Cals, and Features
L-3	Enlarged Courtyard Landscape Plan
A1	Overall Site / Roof Plan
A2	Overall Site / Floor Plan
A3	Enlarged Roof / Floor Plan - Lot 46
A4	Overall Exterior Elevations
A5	Enlarged Exterior Elevations
A6	Exterior Elevations - Lot 46
A7	Exterior Elevations - Lot 45
A8	Exterior Perspectives
A9	Exterior Perspectives
A10	Exterior Perspectives
A11	Exterior Perspectives
A12	Exterior Perspectives - Lot 46
A13	Exterior Material Board

### LOCATION MAP



### PROJECT DATA

APPLICABLE CODE:	2013 CALIFORNIA BUILDING CODE (C B C)
JURISDICTION:	CITY OF CHICO PLANNING DEPARTMENT, CITY OF CHICO BUILDING DEPARTMENT
OCCUPANCY GROUPS:	B - OFFICE, A3 - RESTAURANT
CONSTRUCTION TYPE:	V-B (NON-RATED) WITH AUTOMATIC FIRE SPRINKLERS
BUILDING STATISTICS:	
SITE AREA (PHASE 2):	= 30,000 S.F.
FLOOR AREA:	
BLDG 42:	= 4,925 S.F.
BLDG 43:	= 5,837 S.F.
BLDG 44:	= 4,863 S.F.
BLDG 45:	= 6,117 S.F.
BLDG 46:	= 2,503 S.F.
TOTAL:	= 24,035 S.F.
SITE DATA:	
PARCEL AREA:	2.57 acres
A.P. NO.:	006-620-013
ZONING:	CN - NEIGHBORHOOD COMMERCIAL
ZONING OVERLAY:	-AOD,-PD

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<http://www.nmrdesign.com>

CONSULTANTS

LICENSE STAMPS

PROJECT NAME

**NEIGHBORHOOD  
RETAIL & OFFICES**

FOR

**MONTECITO  
INVESTMENT  
GROUP**

CORNER OF ESPLANADE  
& DEGARMO DRIVE  
CHICO, CA

SHEET TITLE

**COVER SHEET**

DRAWING STATUS

**PRELIMINARY DESIGN  
ARHPB SUBMITTAL**

NOT FOR CONSTRUCTION

REVISIONS

Sym.	Description	Date

Drawn By:	DAR
Date Issued:	7/13/2015
Scale:	1/8"=1'-0"
Project No.:	15-5454

SHEET No.

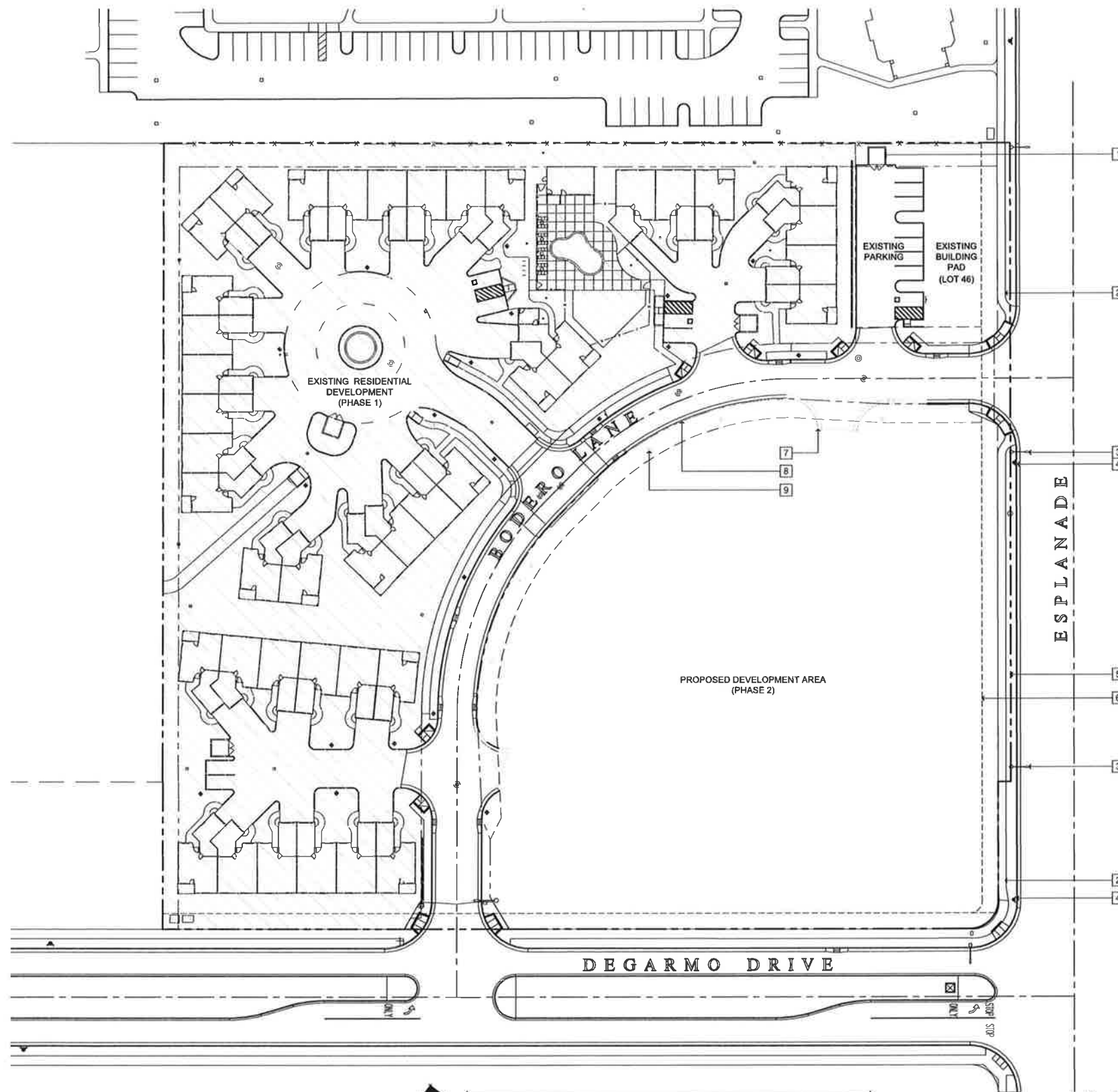
**A0**

0 OVERALL PROJECT PERSPECTIVE  
SCALE: N/A

ATTACHMENT F



L:\01\15-0454\15-0454.dwg  
 Plot Date: Jul 13, 2015, 12:29 AM  
 File Name: 15-0454\15-0454.dwg  
 Plot Size: 36" x 48"



**SHEET NOTES**

- 1 EXISTING TRASH ENCLOSURE
- 2 EXISTING SIDEWALK
- 3 EXISTING STREET LIGHT
- 4 EXISTING FIRE HYDRANT
- 5 EXISTING PROPERTY LINE
- 6 EXISTING PILE
- 7 EXISTING CONCRETE CURB AND GUTTER TO BE RELOCATED
- 8 EXISTING CONCRETE CURB TO BE REMOVED
- 9 EXISTING STREET LIGHT TO BE RELOCATED

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http://www.nmrdesign.com

CONSULTANTS

LICENSE STAMPS

PROJECT NAME

**NEIGHBORHOOD  
RETAIL & OFFICES**

FOR  
**MONTECITO  
INVESTMENT  
GROUP**

**CORNER OF ESPLANADE  
& DE GARMO DRIVE  
CHICO, CA**

SHEET TITLE

**OVERALL  
EXISTING  
SITE PLAN**

DRAWING STATUS

**SCHEMATIC DESIGN SET  
PRELIMINARY**

ARHPB SUBMITTAL

REVISIONS

Sym.	Description	Date

Drawn By: DAR

Date Issued: 7/13/2015

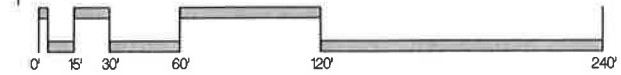
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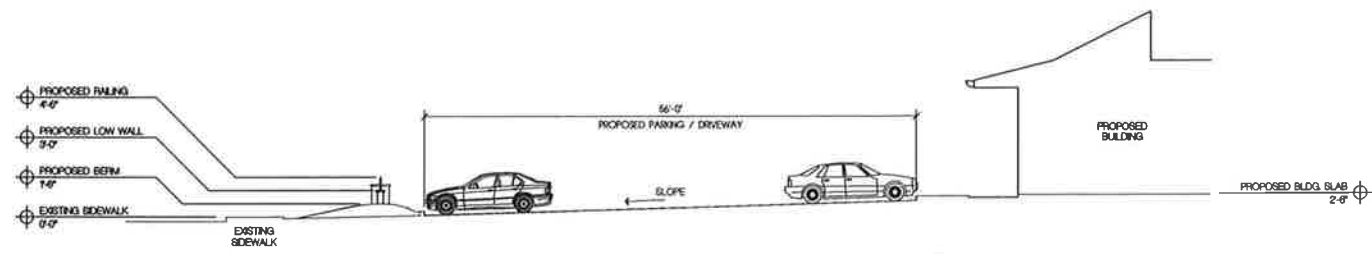
Project No.: 15-6454

SHEET No.

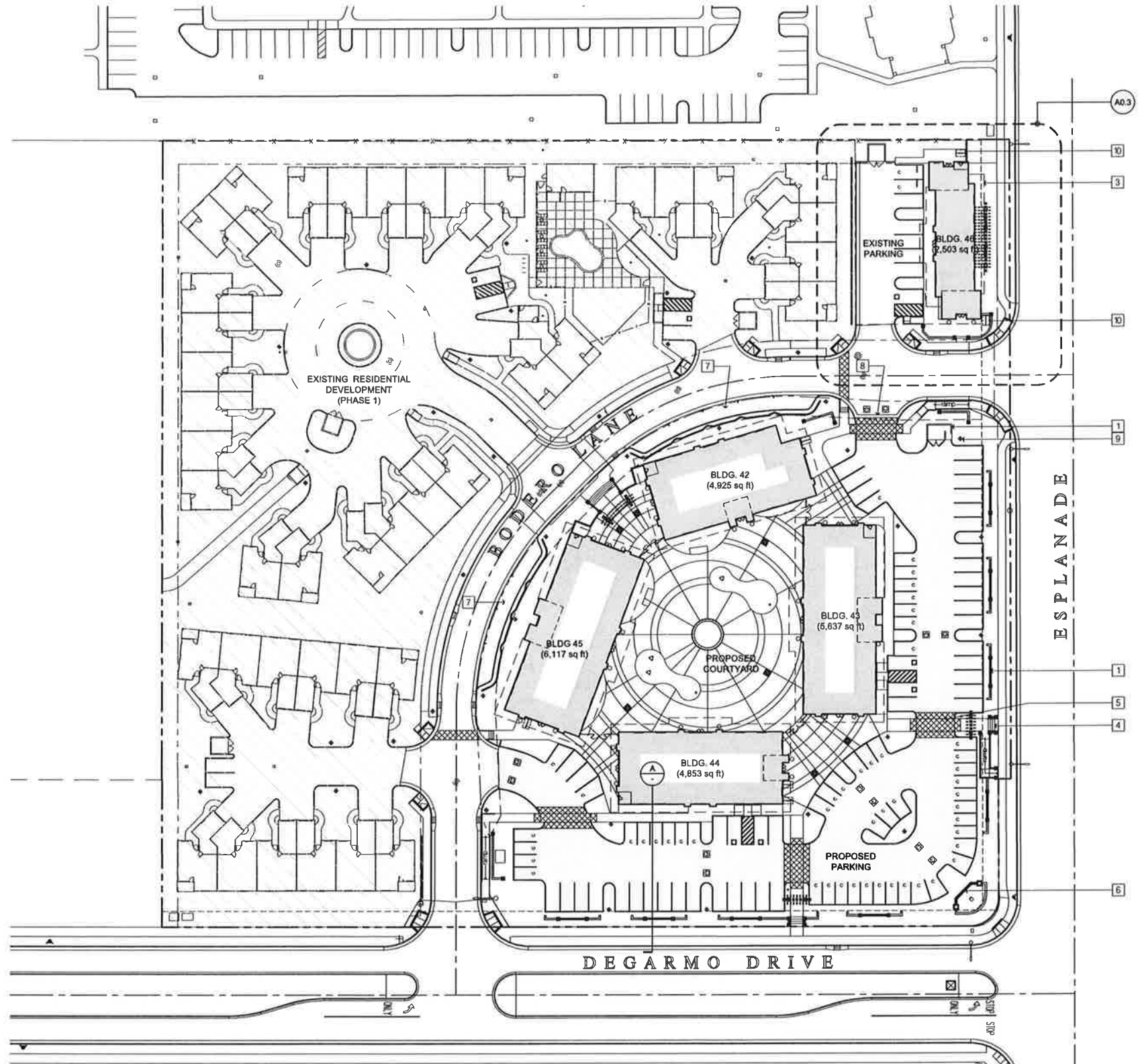
**A0.1**

**OVERALL EXISTING SITE PLAN**  
SCALE: 1" = 30'-0"





**A PARTIAL SITE SECTION**  
 SCALE: 1/8" = 1'-0"



**SCHEME 'C' / OVERALL SITE PLAN**  
 SCALE: 1/8" = 30'-0"

- SHEET NOTES**
- 1 PROPOSED TRASH / RECYCLE ENCLOSURE
  - 2 PROPOSED LOW SITE SCREEN WALL WITH DECORATIVE METAL RAILING
  - 3 DASHED LINE INDICATES ROOF OVERHANG ABOVE
  - 4 PROPOSED SITE ACCESS ELEMENT
  - 5 PROPOSED STAMPED / COLORED CONCRETE CROSSWALK
  - 6 PROPOSED PROJECT MONUMENT SIGN
  - 7 PROPOSED PARALLEL PARKING SPACES
  - 8 PROPOSED RELOCATED DRIVEWAY
  - 9 PROPOSED PARKING LOT POLE LIGHT
  - 10 PROPOSED BICYCLE PARKING

**PROJECT PARKING SUMMARY:**

ASSUMPTIONS:  
 THE ESTIMATED MIX OF BUSINESS TYPES IS AS FOLLOWS:  
 RETAIL = 50%  
 OFFICE = 50%  
 RESTAURANT = 1 AT 3382 sq ft (INCLUDING KITCHEN)  
 + 1200 sq ft OF OUTDOOR DINING

PARKING REQUIRED (by Title 19):

BLDG. 42 - RETAIL	(4,925 sq ft * 50) / 250 = 9
BLDG. 42 - OFFICE	(4,925 sq ft * 50) / 375 = 6
BLDG. 43 - RETAIL	(5,637 sq ft * 40) / 250 = 9
BLDG. 43 - RESTAURANT	(5,637 sq ft * 35 + 1200) / 94 = 33
BLDG. 44 - RETAIL	(4,853 sq ft * 50) / 250 = 9
BLDG. 44 - OFFICE	(4,853 sq ft * 50) / 375 = 6
BLDG. 45 - RETAIL	(6,117 sq ft * 50) / 250 = 2
BLDG. 45 - OFFICE	(6,117 sq ft * 50) / 375 = 8
BLDG. 46 - RETAIL	(2,503 sq ft * 50) / 250 = 5
BLDG. 46 - OFFICE	(2,503 sq ft * 50) / 375 = 3
PHASE 1 RESIDENTIAL GUEST PARKING	= 6
1 LOADING SPACE FOR 10,000-35,000 SF PER TABLE 5-7:	= 1
<b>TOTAL TITLE 19 REQUIRED PARKING:</b>	<b>= 107 SPACES</b>

PARKING PROVIDED:

STANDARD (8.5' x 18)*	= 53
DISABLED (14' x 18)*	= 5
COMPACT (8.5' x 14)*	= 52 (47%)
<b>TOTAL PARKING PROVIDED:</b>	<b>= 110 SPACES</b>

TOTAL DISABLED PARKING REQD. (BASED ON REQD PARKING COUNT) = 5 SPACES (101-150) (CBC TABLE 11B-6)

\* ASSUMES 2 FOOT OVERHANG INTO PLANTER / SIDEWALK STALL SIZES BASED ON 2013 EDITION CITY OF CHICO ZONING REGULATIONS (TITLE 19).

TOTAL BICYCLE PARKING REQUIRED: = 10  
 TOTAL BICYCLE PARKING PROVIDED: = 12

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CONSULTANTS

LICENSE STAMPS

**PROJECT NAME**  
 NEIGHBORHOOD RETAIL & OFFICES  
 FOR MONTECITO INVESTMENT GROUP  
 CORNER OF ESPLANADE & DEGARMO DRIVE  
 CHICO, CA

**SHEET TITLE**  
 OVERALL SITE PLAN  
 OPTION C.4

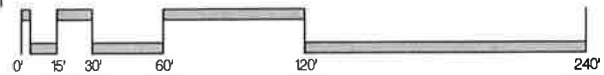
**DRAWING STATUS**  
 SCHEMATIC DESIGN SET  
 PRELIMINARY  
 ARHPB SUBMITTAL

**REVISIONS**

Rev.	Description	Date

**Drawn By** DAR  
**Date Issued** 7/13/2015  
**Scale** AS NOTED  
**Project No.** 15-5454

**SHEET No.**  
 A0.2



USER: NAME.DWG  
 PLOT DATE: JUL 15, 2015 - 11:42 AM  
 PLOT NAME: \\S:\work\15-5454\Degarmo\_Timero\15-5454\Degarmo\_Timero\15-5454\Degarmo\_Timero\15-5454\Degarmo\_Timero.dwg



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CONSULTANTS

LICENSE STAMPS

PROJECT NAME

NEIGHBORHOOD  
RETAIL & OFFICES

FOR  
MONTECITO  
INVESTMENT  
GROUP

CORNER OF ESPLANADE  
& DE GARMO DRIVE  
CHICO, CA

SHEET TITLE

ENLARGED SITE PLAN  
LOT 46

DRAWING STATUS

PRELIMINARY DESIGN  
ARHPB SUBMITTAL  
NOT FOR CONSTRUCTION

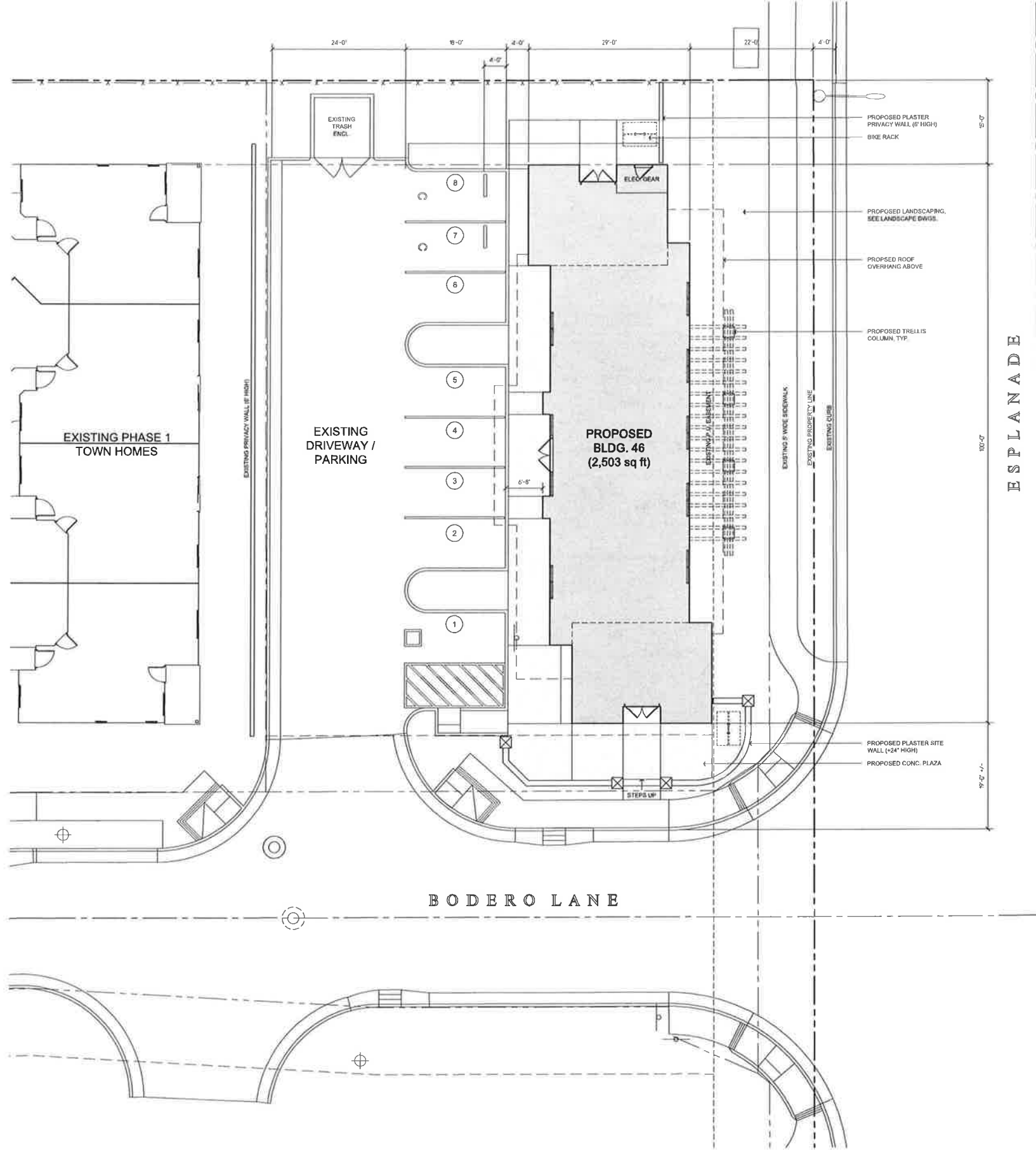
REVISIONS

Sym.	Description	Date

Drawn By	DAR
Date Issued	7/13/2015
Scale	1/8" = 1'-0"
Project No.	15-5454

SHEET No.

A0.3



LOT 46 (PHASE 2A)  
**ENLARGED SITE PLAN**  
 SCALE: 1/8" = 1'-0"

LOP: NMR, DAR  
 PREP: DAR, JAR, ES, JDS, JAC, JAZ, JAW  
 DATE: 07/13/2015  
 PROJECT: 15-5454  
 SHEET: A0.3



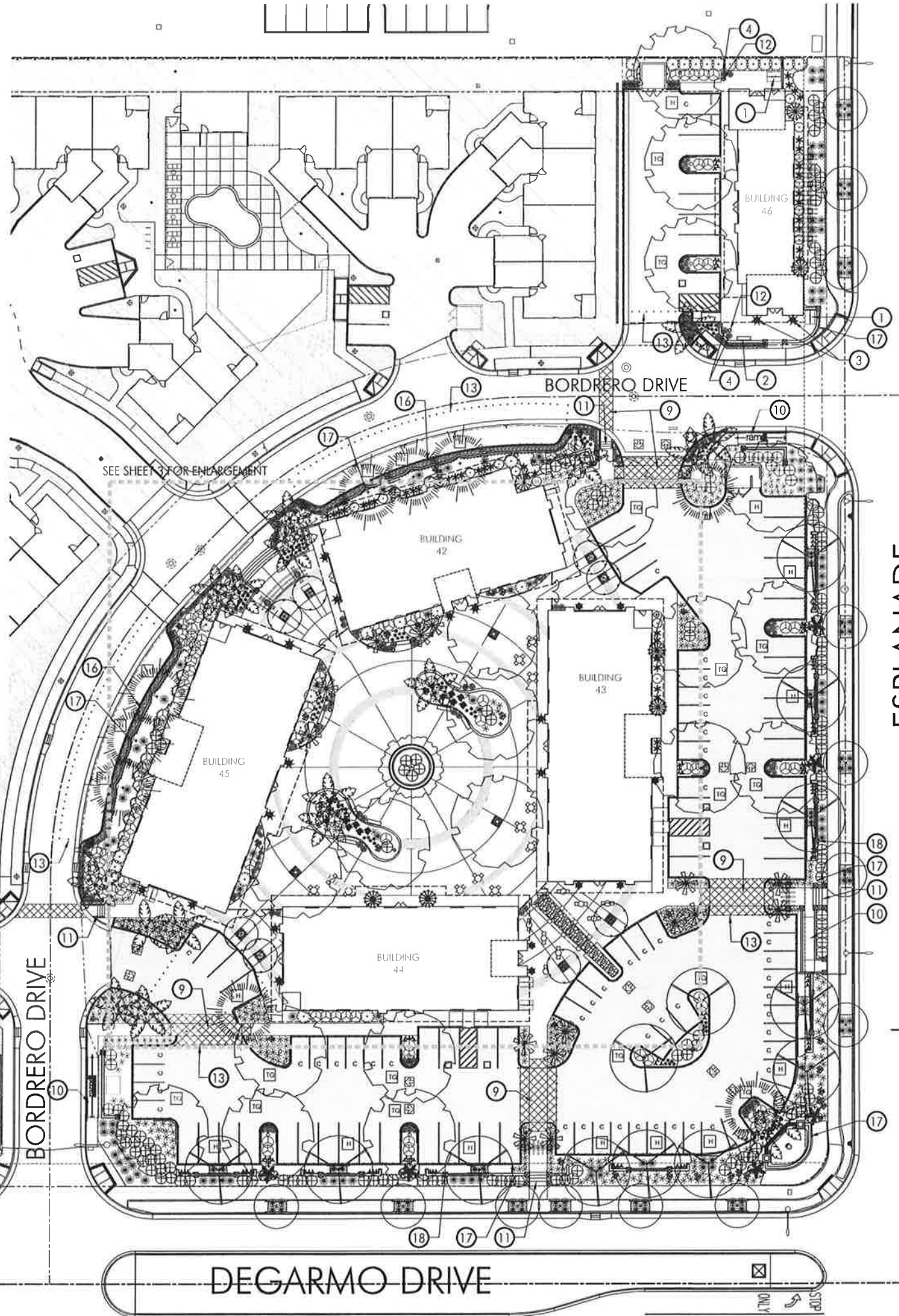
**A PLAN LEGEND**

SYMBOL	DESCRIPTION
1	BICYCLE PARKING (INVERTED 'U' STYLE)
2	BENCH, SEE SHEET 2
3	PLANTING CONTAINER, SEE SHEET 2
4	TRASH AND RECYCLING RECEPTACLES, SEE SHEET 2
5	OUTDOOR SEATING (FURNISHED BY TENANTS)
6	COURTYARD GATES WITH PILASTERS, SEE ELEVATION, SHEET 2
7	TREE GRATES/ GUARDS, SEE SHEET 2
8	COURTYARD/ PLAZA WITH DECORATIVE CONCRETE, EXPOSED AGGREGATE, LAMP BLACK WITH BROOM FINISH BANDS
9	DECORATIVE CROSSWALK, MATCH EXISTING BORDRERO DRIVE CROSSING
10	ADA ACCESS RAMP, SEE PLANS BY OTHERS
11	CONCRETE STAIRS, PER OTHERS
12	ASH URN, SEE SHEET 2
13	DELINEATION OF PARKING & BACK-UP AREA FOR USE IN SHADE CALCULATION
14	SEATWALL/ RAISED PLANTER
15	DECORATIVE PAVING AT ENTRY
16	36 INCH WIDE CRUSHED ROCK STEP STRIP
17	DECORATIVE/ RETAINING WALLS, SEE ARCHITECT'S PLANS
18	DECORATIVE SCREEN WALLS, SEE ARCHITECT'S PLANS
19	DECORATIVE OVERHEAD TRELLIS, SEE ARCHITECT'S PLANS

**F LIGHTING LEGEND**

SYMBOL	DESCRIPTION
◆	PARKING LOT AREA LIGHT, 12 FOOT LUMINERE HEIGHT, CYCLONE MODEL: CL3101 DOWNWARD CAST LIGHTING (TO MATCH PHASE 1), SEE SHEET 2.
•	BOLLARD LIGHT, CYCLONE 'ELENIA' SERIES- LED LAMP, SEE SHEET 2.
◀	PALM TREE TREE RING LIGHTING-TERRACAST PRODUCTS, LED LAMPS, SEE SHEET 2.
○	LED TAPE/ ROPE LIGHT, INSTALL RECESSED BENEATH SEATWALL CAP

SEE PAGE 2 FOR PLANT LIST, WATER USE CALCULATIONS, CITY OF CHICO COMPLIANCE CHECKLIST, AND DESIGN DEVELOPMENT INFORMATION



**PARKING LOT LANDSCAPE**

DESCRIPTION	AREA	%
PARKING LOT PAVING	37,080 SF	
PARKING LOT LANDSCAPE	3,525 SF	9.5%

**H SHADE CALCULATIONS**

DESCRIPTION	AREA	QTY.	SF
TOTAL PARKING AND BACK-UP AREA	37,080 SF	--	--
SHADE AREA PROVIDED (LARGE CANOPY SPECIES)			
FULL CANOPY	1,256 SF	--	--
3/4 CANOPY	942 SF	12	11,304 SF
HALF CANOPY	628 SF	2	1,256 SF
1/4 CANOPY	314 SF	--	--
SHADE AREA PROVIDED (MEDIUM CANOPY SPECIES)			
FULL CANOPY	707 SF	--	--
3/4 CANOPY	354 SF	10	3,540 SF
HALF CANOPY	530 SF	2	1,060 SF
1/4 CANOPY	177 SF	--	--
SHADE AREA PROVIDED (SMALL CANOPY SPECIES)			
FULL CANOPY	314 SF	--	--
3/4 CANOPY	236 SF	1	236 SF
HALF CANOPY	157 SF	7	1,099 SF
1/4 CANOPY	79 SF	1	79 SF
TOTAL SHADE AREA PROVIDED		18,574 SF (50%)	

**SYMBOLS**

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

**J LANDSCAPE IRRIGATION**

ALL LANDSCAPED AREA (24,895 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 442,467 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 557,509 GALLONS PER YEAR.

**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 0 TO A QUARTER INCH, RED CRUSHED LAVA MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS.

ESPLANADE

**DEGARMO TERRACE COMMERCIAL BUILDINGS PRELIMINARY LANDSCAPE PLAN**



PREPARED FOR:  
MONTECITO INVESTMENT GROUP  
29 BELLARME COURT  
CHICO, CALIFORNIA 95928

PREPARED BY:  
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.  
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BFLA PROJECT NUMBER: 1835  
DATE: 7-14-15  
SHEET L-1 OF 3



### A PLANTING LIST

SYMBOL	COMMON NAME / BOTANICAL NAME	CONTAINER SIZE	QTY	REMARKS
	CHAMAEROPS HUMIDUS MEDITERRANEAN PALM	15 GAL	4	SEE PALM TREE PLANTING DETAIL
	PIFFONIX CANARIENSIS CANARY ISLAND PALM	12 HIGH	18	SEE PALM TREE PLANTING DETAIL
	TRACHYCARPUS FORTUNEI WINDMILL PALM	3 HIGH	15	SEE PALM TREE PLANTING DETAIL
	LAGERSTROMIA X TUSSEEGEE TUSSEEGEE CRAPE MYRTLE	15 GAL	8	SEE TREE PLANTING DETAIL
	ULMUS PARVIFOLIA DRAKE DRAKE CHINESE ELM	15 GAL	19	SEE TREE PLANTING DETAIL
	LAGERSTROMIA X CA POMIATIAN PURPLE FLOWERING CRAPE MYRTLE	36 BOX	1	MULTI-TRUNKED. SEE TREE PLANTING DETAIL
	NISSA SYLVARICA TULIP	15 GAL	13	SEE TREE PLANTING DETAIL
	PAUS CANARIENSIS CANARY ISLAND PINE	15 GAL	9	SEE TREE PLANTING DETAIL
	QUERCUS ALORA MALE FRUITLESS MAIDENHAR TREE	15 GAL	12	SEE TREE PLANTING DETAIL
	NANDINA DOMESTICA FIREPOWER FIREPOWER HEAVENLY BAMBOO	2 GAL	1	SEE SHRUB PLANTING DETAIL
	FORPETA LILIA CHINESE MONBAZ RAZZLEBARR FRINGE FLOWER	5 GAL	143	SEE SHRUB PLANTING DETAIL
	AUCUBA JAPONICA VAREGATA VAREGATED GOLD DUST PLANT	5 GAL	15	SEE SHRUB PLANTING DETAIL
	CANNA X GENERALIS BLACK KNIGHT BLACK KNIGHT CANNA	1 GAL	98	SEE SHRUB PLANTING DETAIL

### A PLANTING LIST

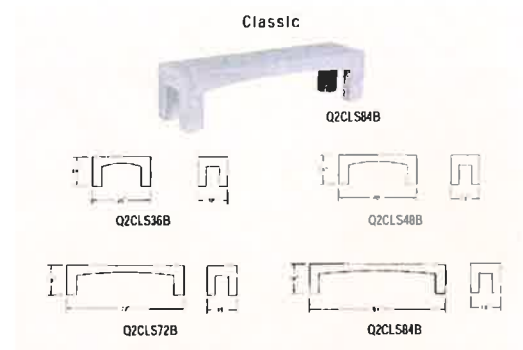
SYMBOL	COMMON NAME / BOTANICAL NAME	CONTAINER SIZE	QTY	REMARKS
	CANNA X GENERALIS BENGAL TIGER BENGAL TIGER CANNA	1 GAL	93	SEE SHRUB PLANTING DETAIL
	CYCAS REVOLUTA SAGO PALM	2 GAL	22	SEE SHRUB PLANTING DETAIL
	AGAPANTHUS X STORM CLOUD STORM CLOUD LILY OF THE LILIE	1 GAL	473	SEE SHRUB PLANTING DETAIL
	FARGESIA ROBUSTA 'CAMPBELL' CAMPBELLS FORT CLUMPING BAMBOO	2 GAL	10	SEE SHRUB PLANTING DETAIL
	ASPIDISTRA ELATOR CAST IRON PLANT	1 GAL	48	SEE SHRUB PLANTING DETAIL
	ALOE HYBRID LEO 3711 SUPER REDD HYBRID ALOE	1 GAL	18	SEE SHRUB PLANTING DETAIL
	DIETES BICOLORE FORTNIGHT LILY	1 GAL	178	SEE SHRUB PLANTING DETAIL
	IBRID OF PARADISE STREUTZIA REGINAE	1 GAL	21	SEE SHRUB PLANTING DETAIL
	TASMANIAN TREE FERN DICKSONIA ANTARCTICA	2 GAL	7	SEE SHRUB PLANTING DETAIL
	POCCARINUS GARCIAE FERN FODOCARPUS	5 GAL	31	DETAIL 2 / L3.4
	PHAPROLES X NO CA ENCHANTRESS PINKY HAWTHORNE	5 GAL	113	DETAIL 2 / L3.4
	HEBEROCALUS HYMENSIS EVERGREEN DRIFT	1 GAL	252	DETAIL 2 / L3.4
	WINCA MINOR BOWLES BOWLES DWARF PEARLWINKLE	FLATS	-	PLANT @ 12" O.C.
	ST. JOHNS WORT HYPERICUM CALCYCOPHORA	FLATS	-	PLANT @ 12" O.C.
	PARTHENOCISSUS TRICUSPIDATA GREEN SHOEWERS GREEN SHOEWERS BOSTON IVY	1 GAL	6	SEE VINE PLANTING DETAIL TRUNK COATED TRASH ENCLOSURE WALLS TYPICAL

**TOTAL LANDSCAPE AREA**  
**THE TOTAL LANDSCAPE AREA FOR THIS PROJECT IS 24,895 SF**



BICYCLE RACK

\*BICYCLE RACKS ARE TO BE POWER COATED TIGER DRYLAC 38 / 80080, 'IVY GREEN'



CONCRETE BENCH



GLAZED PLANTING CONTAINER



TREE GRATE AND GUARD



AREA LIGHT- 12 FOOT POLE HEIGHT TO MATCH PHASE 1

File Name: Z:\BFLA 1800-1835\1835 Degarmo Terrace Commercial\1835\_Cad Plans\1835 Master Plan\1835 Prelim 7-D-5.dwg  
 Plot By: MJS  
 Plot Date: July 15, 2015 - 10:03 am

### J WATER USE CALCULATIONS

**Maximum Applied Water Allowance (MAWA) - Calculation**

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

**MAWA = 557,509 Gallons per Year**

Where:  
 51.6 = Reference Evapotranspiration (Eto) (Ref. CIMIS Station 131)  
 0.7 = ET Adjustment Factor (percent)  
 24,895 = Landscape Area (LA) (square feet)  
 0.62 = Conversion factor (inches to gallons)

**Estimated Water Use for Hydrozones (EWU) - Calculation**

EWU = (Eto) (PF) (HA) (0.62) / (IE)

Where:  
 51.6 = Reference Evapotranspiration (Eto) (Ref. CIMIS)  
 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. PRE= 0.21**

PF =	0.5	
HA =	24,895 (square feet)	0.571511 Acres
IE =	0.9	
EWU =	442467.1333 (gallons per year)	1.357882 acre-feet/year 591.5336 ccf/year

**Irrigation Schedule**

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

Regirgation Rate = 0.21 inches per hour

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
MINI WEEK	43	195	229	401	504	631	702	823	461	306	137	83
DAYS / WEEK	3	4	5	5	6	6	6	6	6	5	3	3
MINI WATER DAY	14	41	48	80	84	105	117	100	77	61	45	28
CYCLE / DAY	1	1	1	1	1	1	1	1	1	1	1	1
MINI CYCLE	14	41	48	80	84	105	117	100	77	61	45	28
GAL / MONTH	4,453	17,039	24,795	41,525	52,156	65,379	72,675	62,415	47,700	31,635	14,136	8,550
C.F. / MONTH	595	2,278	3,315	5,551	6,973	8,741	9,716	8,344	6,378	4,229	1,890	1,143

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

EWU =	442,467 (gallons per year)	1.357882 Acre-Foot per Year
	592 (100 cubic feet per year)	0.01358 Acres

### 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)	C
<input type="checkbox"/>	FENCE/ WALL LOCATIONS, HEIGHTS, DESIGNS	D
<input type="checkbox"/>	HARDSCAPE FEATURES AND MATERIALS.	E
<input type="checkbox"/>	EXTERIOR LIGHTING- LOCATION HEIGHT, DESIGN, TYPE OF LAMP, AND INTENSITY. SEE ARCHITECTS PLANS FOR BUILDING LIGHTS.	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.	I
<input type="checkbox"/>	AB 1881 COMPLIANT / CONCEPTUAL HYDROZONES AND IRRIGATION METHODS.	J



CONCRETE TRASH/ RECYCLING BIN & ASH URN



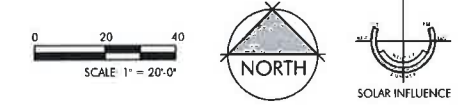
BOLLARD LIGHT



PALM TREE LIGHT RINGS

# DEGARMO TERRACE COMMERCIAL BUILDINGS

## PRELIMINARY LANDSCAPE PLAN



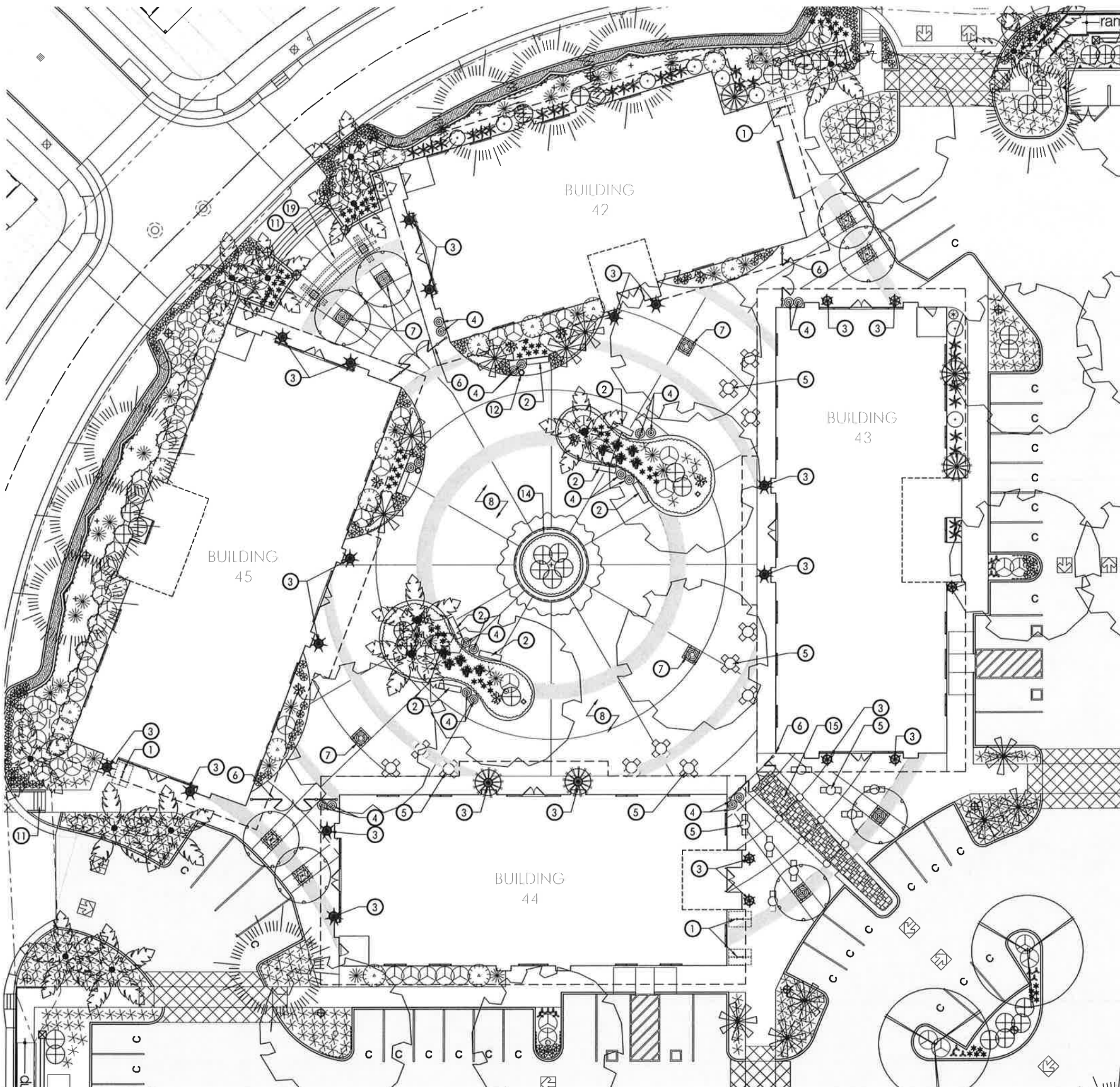
PREPARED FOR:  
**MONTECITO INVESTMENT GROUP**  
 29 BELLARMINA COURT  
 CHICO, CALIFORNIA 95928

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BFLA PROJECT NUMBER: 1835  
 DATE: 7-14-15  
 SHEET L-2 OF 3



File Name: Z:\BFLA (1800-1835)\1835 Degarmo Terrace Commercial\1835 Cad Files\1835 Master Plan\1835 Prelim 7-10-15.dwg  
 Plot By: MJS  
 Plot Date: July 15, 2015 - 10:03 am



**(A) PLAN LEGEND**

SYMBOL	DESCRIPTION
1	BICYCLE PARKING (INVERTED 'U' STYLE)
2	BENCH. SEE SHEET 2.
3	PLANTING CONTAINER. SEE SHEET 2.
4	TRASH AND RECYCLING RECEPTACLES. SEE SHEET 2.
5	OUTDOOR SEATING (FURNISHED BY TENANTS)
6	COURTYARD GATES WITH PILASTERS. SEE ELEVATION, SHEET 2
7	TREE GRATES/ GUARDS. SEE SHEET 2.
8	COURTYARD/ PLAZA WITH DECORATIVE CONCRETE, EXPOSED AGGREGATE, LAMP BLACK WITH BROOM FINISH BANDS
9	DECORATIVE CROSSWALK. MATCH EXISTING BORDRERO DRIVE CROSSING
10	ADA ACCESS RAMP, SEE PLANS BY OTHERS.
11	CONCRETE STAIRS, PER OTHERS
12	ASH URN. SEE SHEET 2.
13	DELINEATION OF PARKING & BACK-UP AREA FOR USE IN SHADE CALCULATION.
14	SEATWALL/ RAISED PLANTER
15	DECORATIVE PAVING AT ENTRY
16	36 INCH WIDE CRUSHED ROCK STEP STRIP
17	DECORATIVE/ RETAINING WALLS. SEE ARCHITECT'S PLANS
18	DECORATIVE SCREEN WALLS. SEE ARCHITECT'S PLANS
19	DECORATIVE OVERHEAD TRELLIS. SEE ARCHITECT'S PLANS

**(F) LIGHTING LEGEND**

SYMBOL	DESCRIPTION
◆	PARKING LOT AREA LIGHT. 12 FOOT LUMINERE HEIGHT. CYCLONE MODEL: CL3101 DOWNWARD CAST LIGHTING (TO MATCH PHASE 1). SEE SHEET 2.
•	BOLLARD LIGHT, CYCLONE "ELENIA" SERIES- LED LAMP, SEE SHEET 2.
◀	PALM TREE TREE RING LIGHTING-TERRACAST PRODUCTS. LED LAMPS. SEE SHEET 2.
○	LED TAPE/ ROPE LIGHT, INSTALL RECESSED BENEATH SEATWALL CAP

# DEGARMO TERRACE COMMERCIAL BUILDINGS COURTYARD ENLARGEMENT



PREPARED FOR:  
**MONTECITO INVESTMENT GROUP**  
 29 BELLARMINA COURT  
 CHICO, CALIFORNIA 95928

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BFLA PROJECT NUMBER: 1835  
 DATE: 7-14-15  
 SHEET L-3 OF 3





NOTE:  
ROOF WELLS USED FOR  
MECHANICAL EQUIPMENT,  
TYPICAL.

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CONSULTANTS

LICENSE STAMPS

PROJECT NAME

**NEIGHBORHOOD  
RETAIL & OFFICES**

FOR

**MONTECITO  
INVESTMENT  
GROUP**

CORNER OF ESPLANADE  
& DEGARMO DRIVE  
CHICO, CA

SHEET TITLE

**OVERALL  
SITE / ROOF PLAN**

DRAWING STATUS

**PRELIMINARY DESIGN  
ARHPB SUBMITTAL**

NOT FOR CONSTRUCTION

REVISIONS

Sym.	Description	Date

Drawn By: DAR

Date Issued: 7/13/2015

Scale: 1"=20'-0"

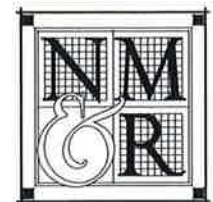
Project No.: 15-5454

SHEET No.

**A1**

**OVERALL SITE / ROOF PLAN**  
SCALE: 1"=20'-0"





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CONSULTANTS

LICENSE STAMPS



NOTE:  
BUILDING ELECTRICAL  
EQUIPMENT HOUSED INSIDE,  
TYPICAL.

PROJECT NAME

NEIGHBORHOOD  
RETAIL & OFFICES  
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MONTECITO  
INVESTMENT  
GROUP

CORNER OF ESPLANADE  
& DEGARMO DRIVE  
CHICO, CA

SHEET TITLE

OVERALL  
SITE / FLOOR PLAN

DRAWING STATUS

PRELIMINARY DESIGN  
ARHPB SUBMITTAL

NOT FOR CONSTRUCTION

REVISIONS

Sym.	Description	Date

Drawn By DAR

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Scale 1"=20'-0"

Project No. 15-5454

SHEET No.

A2





**NICHOLS  
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CONSULTANTS

LICENSE STAMPS

PROJECT NAME

**NEIGHBORHOOD  
RETAIL & OFFICES**  
FOR

**MONTECITO  
INVESTMENT  
GROUP**

CORNER OF ESPLANADE  
& DEGARMO DRIVE  
CHICO, CA

SHEET TITLE

**FLOOR / ROOF  
PLANS  
(LOT 46)**

DRAWING STATUS

**PRELIMINARY DESIGN  
ARHPB SUBMITTAL**

NOT FOR CONSTRUCTION

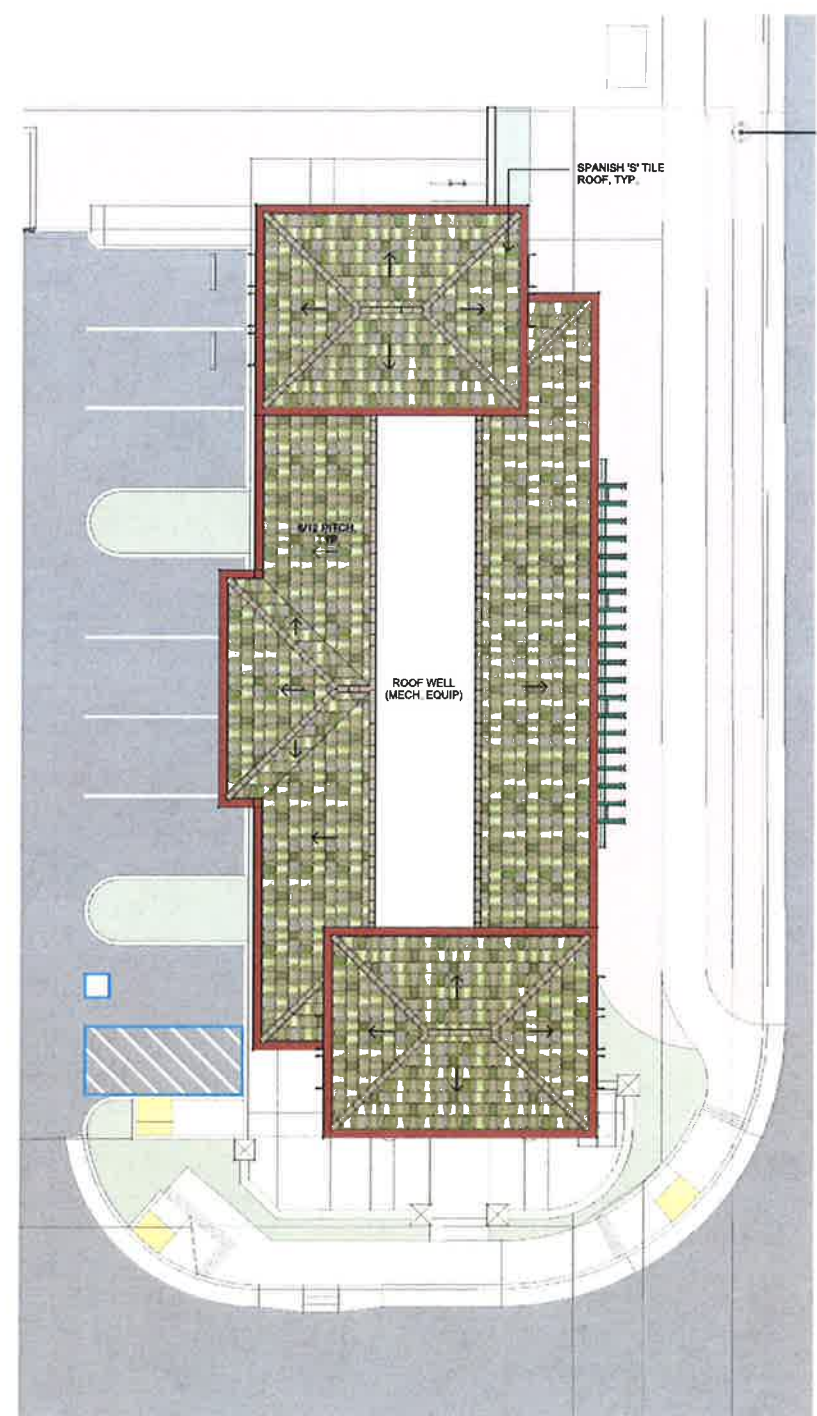
REVISIONS

Sym.	Description	Date

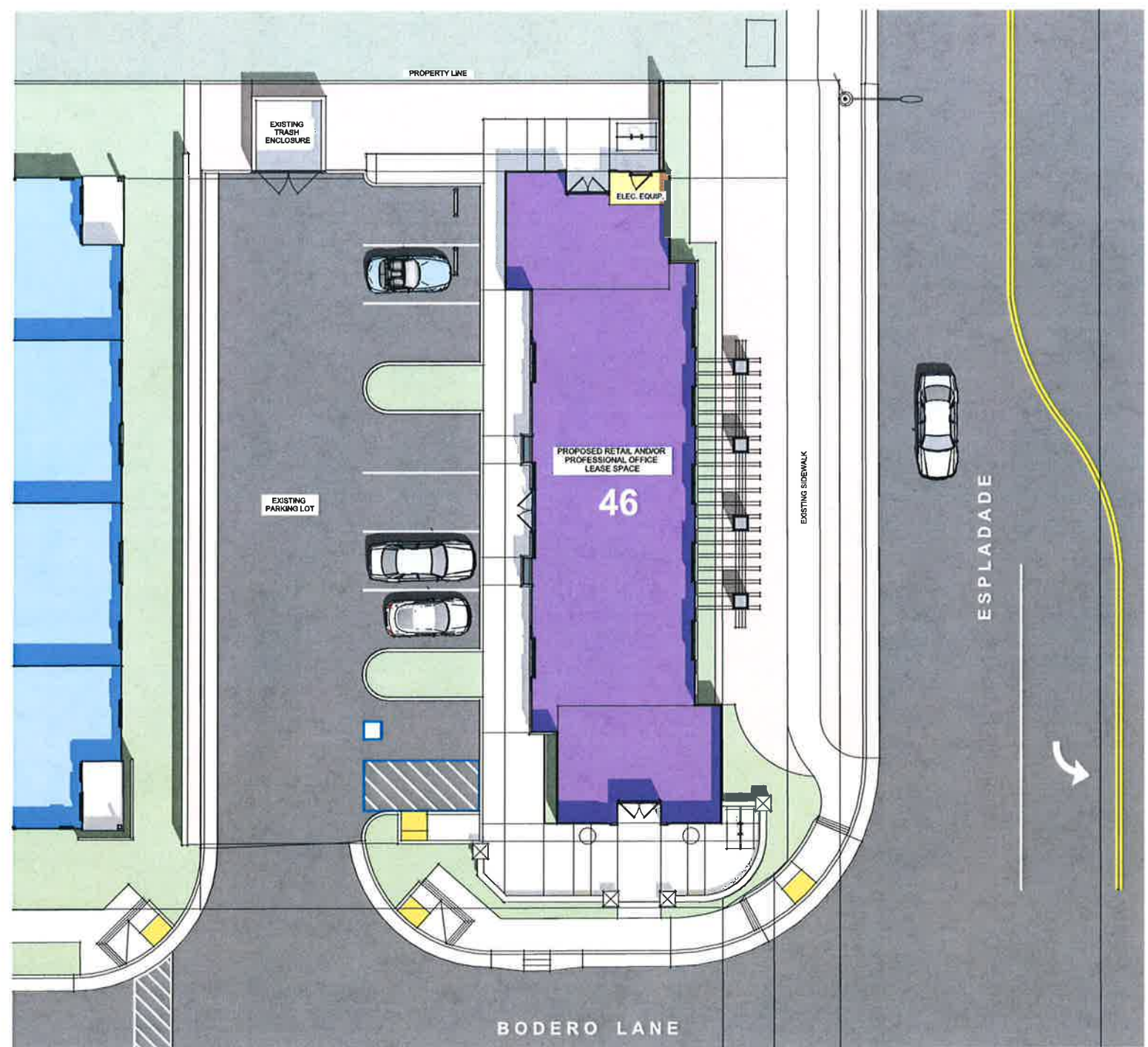
Drawn By	DAR
Date Issued	7/13/2015
Scale	1/8"=1'-0"
Project No.	15-5454

SHEET No.

**A3**



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



**FLOOR PLAN**  
SCALE: 1/8"=1'-0"





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VIEW FROM BODERO LANE  
**OVERALL WEST ELEVATION**  
SCALE: 1/16"=1'-0" 0 8 16 32 64

LICENSE STAMPS



VIEW FROM DEGARMO DR.  
**OVERALL SOUTH ELEVATION**  
SCALE: 1/16"=1'-0" 0 8 16 32 64

PROJECT NAME  
**NEIGHBORHOOD  
RETAIL & OFFICES**  
FOR  
**MONTECITO  
INVESTMENT  
GROUP**  
CORNER OF ESPLANADE  
& DEGARMO DRIVE  
CHICO, CA

SHEET TITLE  
**OVERALL  
EXTERIOR  
ELEVATIONS**

DRAWING STATUS  
**PRELIMINARY DESIGN  
ARHPB SUBMITTAL**  
NOT FOR CONSTRUCTION

REVISIONS

Sym.	Description	Date



VIEW FROM ESPLANADE  
**OVERALL EAST ELEVATION**  
SCALE: 1/16"=1'-0" 0 8 16 32 64

Drawn By	DAR
Date Issued	7/13/2015
Scale	1/16"=1'-0"
Project No.	15-5454

SHEET No.  
**A4**



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**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



EXTERIOR MATERIAL SCHEDULE			
SYMBOL	LOCATION	DESCRIPTION	NOTES
(A)	ROOF	SPANISH S TILE	MCA TILE
(B)	GUTTER / FASCIA	1 1/2" X 8" METAL CI 2X10 (PAINTED)	HALF ROUND
(C)	CORNICE	ACCENT PLASTER W/FOAM TRIM (TOP & BTM.)	24" TALL
(D)	DOWNSPOUT / SCUPPER	4" DIA METAL / 1 1/2" X 6" X 16"	
(E)	WALL	EXTERIOR PLASTER W/ ACRYLIC COLOR COAT	SMOOTH TEXTURE
(F)	SHADE SHUTTER	PRE-FAB. COMPOSITE RECESSED PANEL & LOUVERS	80" WIDE X 42" DEEP
(G)	WAINSCOT VENEER	SPECIAL FINISH PLASTER W/ HALF ROUND CAP	
(H)	CORNER TRIM	SPECIAL FINISH PLASTER	
(J)	LATTICE	2X2S AT 5 1/2" O.C. W/ 4X4 FRAME	FIBER CEMENT W/ WOOD TEXTURE
(K)	EXPOSED TRELIS BEAMS	TUBE STEEL W/ SHAPED ENDS	SPECIAL COATING
(L)	WINDOWS / GLASS DOORS	ALUMINUM FRAME W/ HIGH PERF. GLAZING	
(M)	WINDOWS SHUTTERS	PRE-FAB. COMPOSITE RECESSED PANEL & LOUVERS	24" WIDE
(N)	SHADE AWNING	CANVAS ON DECORATIVE STEEL SUPPORT	SUNBRELLA FABRIC
(O)	SITE WALLS	EXTERIOR PLASTER W/ PRECAST CONC. CAP	
(P)	WALL SCONCE	20" & 30" TALL DECORATIVE LIGHT FIXTURES	

PROJECT NAME  
**NEIGHBORHOOD  
RETAIL & OFFICES**  
FOR  
**MONTECITO  
INVESTMENT  
GROUP**  
CORNER OF ESPLANADE  
& DEGARMO DRIVE  
CHICO, CA

SHEET TITLE  
**EXTERIOR  
ELEVATIONS  
(LOT 46)**

DRAWING STATUS  
**PRELIMINARY DESIGN  
ARHPB SUBMITTAL**  
NOT FOR CONSTRUCTION

REVISIONS

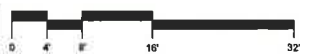
Sym.	Description	Date

Drawn By: DAR  
Date Issued: 7/13/2015  
Scale: 1/8"=1'-0"  
Project No.: 15-5454

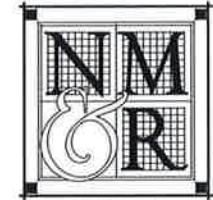
SHEET No.  
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**EAST ELEVATION**  
SCALE: 1/8"=1'-0"







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**WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL SCHEDULE			
SYMBOL	LOCATION	DESCRIPTION	NOTES
(A)	ROOF	SPANISH'S TILE	MCA TILE
(B)	GUTTER / FASCIA	1 1/2" X 6" METAL GUTTER (PAINTED)	HALF ROUND
(C)	CORNICE	ACCENT PLASTER W/ FOAM TRIM (TOP & BTM)	24" TALL
(D)	DOWNSPOUT / SCUPPER	4" DIA. METAL / 1 1/2" X 6" x 16"	
(E)	WALL	EXTERIOR PLASTER W/ ACRYLIC COLOR COAT	SMOOTH TEXTURE
(F)	SHADE SHUTTER	PRE-FAB. COMPOSITE RECESSED PANEL & LOUVERS	80" WIDE X 42" DEEP
(G)	WAINSCOT VENEER	SPECIAL FINISH PLASTER W/ HALF ROUND CAP	
(H)	CORNER TRIM	SPECIAL FINISH PLASTER	
(J)	LATTICE	2X2S AT 5 1/2" O.C. W/ 4X4 FRAME	FIBER CEMENT W/ WOOD TEXTURE
(K)	EXPOSED TRELIS BEAMS	TUBE STEEL W/ SHAPED ENDS	SPECIAL COATING
(L)	WINDOWS / GLASS DOORS	ALUMINUM FRAME W/ HIGH PERF. GLAZING	
(M)	WINDOWS SHUTTERS	PRE-FAB. COMPOSITE RECESSED PANEL & LOUVERS	24" WIDE
(N)	SHADE AWNING	CANNAS ON DECORATIVE STEEL SUPPORT	SUNBRELLA FABRIC
(O)	SITE WALLS	EXTERIOR PLASTER W/ PRECAST CONC. CAP	
(P)	WALL SCOFF	20" & 30" TALL DECORATIVE LIGHT FIXTURES	

PROJECT NAME

**NEIGHBORHOOD  
RETAIL & OFFICES**

FOR  
**MONTECITO  
INVESTMENT  
GROUP**

CORNER OF ESPLANADE  
& DEGARMO DRIVE  
CHICO, CA

SHEET TITLE  
**EXTERIOR  
ELEVATIONS  
(LOT 46)**

DRAWING STATUS  
**PRELIMINARY DESIGN  
ARHPB SUBMITTAL**

NOT FOR CONSTRUCTION

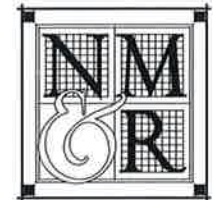
REVISIONS

Sym.	Description	Date

Drawn By: DAR  
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Scale: 1/4"=1'-0"  
Project No.: 15-5454

SHEET No.  
**A6**





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**EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

EXTERIOR MATERIAL SCHEDULE			
SYMBOL	LOCATION	DESCRIPTION	NOTES
(A)	ROOF	SPANISH S' TILE	MCA TILE
(B)	GUTTER / FASCIA	1 1/2" X 9" METAL (V 2X10 (PAINTED))	HALF ROUND
(C)	CORNICE	ACCENT PLASTER W/ FOAM TRIM (TOP & BTM)	24" TALL
(D)	DOWNSPOUT / SCUPPER	4" DIA. METAL / 16" X 8" X 16"	
(E)	WALL	EXTERIOR PLASTER W/ ACRYLIC COLOR COAT	SMOOTH TEXTURE
(F)	SHADE SHUTTER	PRE-FAB. COMPOSITE RECESSED PANEL & LOUVERS	80" WIDE X 42" DEEP
(G)	WAINSCOT VENEER	SPECIAL FINISH PLASTER W/ HALF ROUND CAP	
(H)	CORNER TRIM	SPECIAL FINISH PLASTER	
(J)	LATTICE	2X2'S AT 5 1/2" O.C. W/ 4X4 FRAME	FIBER CEMENT W/ WOOD TEXTURE
(K)	EXPOSED TRELIS BEAMS	TUBE STEEL W/ SHAPED ENDS	SPECIAL COATING
(L)	WINDOWS / GLASS DOORS	ALUMINUM FRAME W/ HIGH PERF. GLAZING	
(M)	WINDOWS / SHUTTERS	PRE-FAB. COMPOSITE RECESSED PANEL & LOUVERS	24" WIDE
(N)	SHADE AWNING	CANVAS ON DECORATIVE STEEL SUPPORT	SUNBRELLA FABRIC
(O)	SITE WALLS	EXTERIOR PLASTER W/ PRECAST CONC. CAP	
(P)	WALL SCONCE	20" & 30" TALL DECORATIVE LIGHT FIXTURES	

PROJECT NAME  
**NEIGHBORHOOD  
RETAIL & OFFICES**  
FOR  
**MONTECITO  
INVESTMENT  
GROUP**  
CORNER OF ESPLANADE  
& DEGARMO DRIVE  
CHICO, CA

SHEET TITLE  
**EXTERIOR  
ELEVATIONS  
(LOT 46)**

DRAWING STATUS  
**PRELIMINARY DESIGN  
ARHPB SUBMITTAL**  
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REVISIONS

Sym.	Description	Date

Drawn By: DAR  
Date Issued: 7/13/2015  
Scale: 1/4"=1'-0"  
Project No.: 15-5454



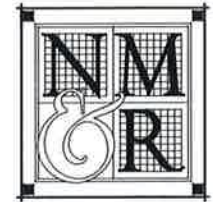


2 PERSPECTIVE  
SCALE: N/A

1 PERSPECTIVE  
SCALE: N/A

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CHICO, CA

SHEET TITLE

**EXTERIOR  
PERSPECTIVES**

DRAWING STATUS

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Project No.: 15-5454

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**A8**





4 PERSPECTIVE  
SCALE: N/A



3 PERSPECTIVE  
SCALE: N/A

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SHEET TITLE  
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PERSPECTIVES**

DRAWING STATUS  
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Scale	N/A
Project No.	15-5454

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**A9**





6 PERSPECTIVE  
SCALE: N/A



5 PERSPECTIVE  
SCALE: N/A

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SHEET TITLE  
**EXTERIOR  
PERSPECTIVES**

DRAWING STATUS  
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REVISIONS		
Sym.	Description	Date

Drawn By	DAR
Date Issued	7/13/2015
Scale	N/A
Project No.	15-5454

SHEET No.  
**A10**





8 PERSPECTIVE  
SCALE: N/A



7 PERSPECTIVE  
SCALE: N/A

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 CHICO, CA

SHEET TITLE  
**EXTERIOR  
PERSPECTIVES**

DRAWING STATUS  
**PRELIMINARY DESIGN  
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REVISIONS

Sym.	Description	Date

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Scale	N/A
Project No.	15-5454

SHEET No.  
**A11**





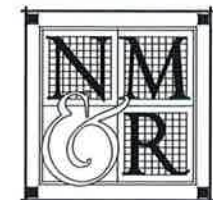
10 PERSPECTIVE  
SCALE: N/A



9 PERSPECTIVE  
SCALE: N/A

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FOR

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INVESTMENT  
GROUP**

CORNER OF ESPLANADE  
& DEGARMO DRIVE  
CHICO, CA

SHEET TITLE  
**EXTERIOR  
PERSPECTIVES  
(LOT 46)**

DRAWING STATUS  
**PRELIMINARY DESIGN  
ARHPB SUBMITTAL**  
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REVISIONS		
Sym.	Description	Date

Drawn By	DAR
Date Issued	7/13/2016
Scale	N/A
Project No.	15-5454





SHEET No.  
**A12**



**(A)**  
**ROOF - SPANISH 'S' TILE**



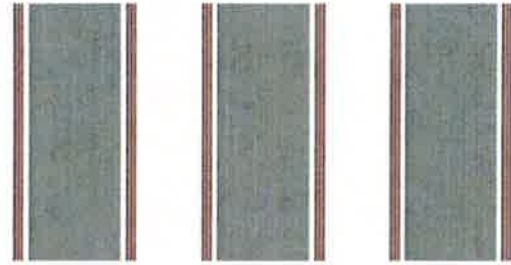
**MCA CUSTOM BLEND**

-  MCA 2F53  
Lt. Cactus Green  
(25%)
-  MCA CC47  
Aloha Green  
(25%)
-  MCA CC137L  
Weathered Green Lt.  
(25%)
-  MCA CC137M  
Weathered Green Medium  
(25%)

**PAINT COLORS**

- (B)**  **FASCIA / GUTTER - KELLY-MOORE**  
159 Sequoia Redwood
- (F)**  **SHADE SHUTTER - KELLY-MOORE**  
307 Briewood Green
- (J)**  **LATTICE - KELLY-MOORE**  
KMA68-5 Leather Satchel
- (K)**  **EXPOSED TRELLIS BEAMS - KELLY-MOORE**  
KM5112-3 Banyan Serenity
- (L)**  **WINDOW FRAMES - PRE-FINISHED ALUMINUM**  
KM5106-3 Prickly Pear Cactus
- (M)**  **WINDOW SHUTTERS - KELLY-MOORE**  
KM511-2 White Sage

**(N)**  
**SHADE AWNING - FABRIC**



**(E)**  
**WALL - PLASTER (SAND FINISH)**



**WALL SCONCE**



SONORA  
BRONZE FINISH

**(G) (H)**  
**WAINSCOT VENEER - SPECIALTY PLASTER**



EXTERIOR MATERIAL SCHEDULE			
SYMBOL	LOCATION	DESCRIPTION	NOTES
(A)	ROOF	SPANISH 'S' TILE	MCA TILE
(B)	GUTTER / FASCIA	1 1/2" X 8" METAL (PAINTED)	HALF ROUND
(C)	CORNICE	ACCENT PLASTER W/ FOAM TRIM (TOP & BTM)	24" TALL
(D)	DOWNSPOUT / SCUPPER	4" DIA. METAL / 16" X 8" x 16"	
(E)	WALL	EXTERIOR PLASTER W/ ACRYLIC COLOR COAT	SMOOTH TEXTURE
(F)	SHADE SHUTTER	PRE-FAB. COMPOSITE RECESSED PANEL & LOUVERS	80" WIDE X 42" DEEP
(G)	WAINSCOT VENEER	SPECIAL FINISH PLASTER W/ HALF ROUND CAP	
(H)	CORNER TRIM	SPECIAL FINISH PLASTER	
(I)	LATTICE	2X2S AT 5 1/2" O.C. W/ 4X4 FRAME	FIBER CEMENT W/ WOOD TEXTURE
(K)	EXPOSED TRELLIS BEAMS	TUBE STEEL W/ SHAPED ENDS	SPECIAL COATING
(L)	WINDOWS / GLASS DOORS	ALUMINUM FRAME W/ HIGH PERF. GLAZING	
(M)	WINDOWS SHUTTERS	PRE-FAB. COMPOSITE RECESSED PANEL & LOUVERS	24" WIDE
(N)	SHADE AWNING	CANVAS ON DECORATIVE STEEL SUPPORT	SUNBRELLA FABRIC
(O)	SITE WALLS	EXTERIOR PLASTER W/ PRECAST CONC. CAP	
(P)	WALL SCONCE	20" & 30" TALL DECORATIVE LIGHT FIXTURES	

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 CHICO, CA

SHEET TITLE  
**EXTERIOR MATERIAL BOARD**

DRAWING STATUS  
**PRELIMINARY DESIGN ARHPB SUBMITTAL**  
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REVISIONS

Sym.	Description	Date

Drawn By: DAR  
 Date Issued: 7/13/2015  
 Scale: N/A  
 Project No.: 15-5454