



REPORT

DATE: April 25, 2016

File: PDP 16-01 AR 15-34

TO: Architectural Review and Historic Preservation Board

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

RE: Planned Development Permit 16-01 and Architectural Review 15-34 (Lava Ridge Apartments) – Vacant Lot Located at the Southeast Corner of Highway 32 and Bruce Road

SUMMARY AND RECOMMENDATION

The applicant is proposing to construct a 98-unit apartment complex comprised of 9 residential structures, a community center, park, pool and playground. The subject site received subdivision approval in 2007 by the City Council (Oak Valley Subdivision), which resulted in the subject site being approved for higher density residential. For this proposal, the Board's role is to provide a recommendation to the Planning Commission for final approval.

Proposed Motion for Final Approval

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 Planned Development 16-01 and Architectural Review 15-34 (Lava Ridge Apartments), subject to the recommended conditions therein.

BACKGROUND AND DISCUSSION

Located just south of Highway 32 and east of Bruce Road, the subject site is located on land designated Medium High Density Residential on the General Plan Diagram and located in the R3-SD2-FDSD (Medium High Density - Special Design Consideration 2 - Foothill Development) overlay zoning district (see Location Map, **Attachment A**).

The applicant is proposing to develop the site with a 98-unit apartment complex creating a density of which at 19.7 units per acre (see Project Description, **Attachment B**). The site will be accessible by two driveways from the newly constructed Native Oak Drive to the south. The entrance driveways will be defined with pavers, which are also utilized to indicate the path of travel through the parking lot. Consistent with Design Guideline (DG) 4.1.33, which discusses texture changes to alert residence and adding visual interest. Staff notes, that the site plan does not indicate the type or style of pavers, therefore staff recommends that the Board discuss this detail with the applicant.

The site is designed in an "H" configuration and will have the community center, pool, Jacuzzi, play area and mailboxes centrally located, with the apartment structures around the perimeter (see Site Plan, **Attachment C1 and C2**). With tenant amenities centrally located, the project is meeting a design objective of creating an aesthetically pleasing and vibrant place to gather

and use for the enjoyment of residences (DG 4.1.4 and 4.1.43).

Eight of the 9 apartment structures are proposed at a height of 34 feet – 11 inches, while the 9th structure is at 24 feet- 3 inches. All apartment structures will have El Dorado Stone veneer on the first floors, and the remaining of the structure finished with a 3 coat cement plaster painted in shades of browns and tans (Benjamin More “Texas Leather”, “Costal Fog” and “Berkshire Beige”). Each floor will be defined with decorative molding that wraps around the structure. The community center is proposed at 18 feet-11inches and will have the proposed stone elements on the entrance columns and finished to match the apartment structures. Roof material is a concord blend tile. Apartment units will have balconies, with a rail fencing. Utilities are noted on the elevation and are incorporated into the design of the structure within utility cabinets. Ground mounted HVAC units are screened with lattice fence and vines. Trash enclosures, mail box and restrooms at the pool will be finished with matching materials (see Color Elevations, **Attachment D1 through D6**). A color materials board will be present at the public hearing.

The project contains a total of 196 parking stalls, in compliance with code requirements. The stalls are placed throughout the site and accessible by two driveways from the street. The proposal meets DGs (DG 4.1.32) that discuss providing logical connections so that visitors can easily enter the site, park and find a particular unit. Bicycle parking is provided throughout the site and are covered. The bicycle stalls are the “S” design, which do not allow two points of contact for the bicycle frame. Therefore, staff recommends a condition of approval requiring the bicycle racks be of a design, such as an inverted “U”, that allows two points of contacts for bicycle frames.

Lighting is noted on all structures to be LED wall pack, mounted at 7 feet. Parking lot lighting is noted at 18 feet on the photometric plan, while the light details notes 20 feet (see Photometric and Light Detail, **Attachment E**). Staff recommends lighting at a pedestrian scale, such as 10 or 12 feet, due to the setting, and have conditioned the project accordingly.

Signage is proposed near each entrance, and consists of structural elements and colors found in the project (DG 4.1.31), that will be illuminated with ground mounted lights. The monument sign meets both square footage and height requirements. However, Chico Municipal Code (CMC) 19.74 Signs – Table 5-8 permits one sign per street frontage, the project is proposing 2 and signage shall be indirectly illumination only. Therefore, staff has added a condition of approval that the proposed signage shall conform to CMC requirements prior to issuances of building permits.

Landscaping throughout the project site utilizes ten different tree species to both meet the 50 percent shade requirement, and to bring additional colors and interest into the project (see Landscape Plan, **Attachment F**). However, some of the proposed tree species, such as the Canary Pine and Strawberry Tree, may not be appropriate for the location due to the foothill setting, therefore staff recommends a condition of approval requiring that the landscape plan be modified to include the addition of more site appropriate trees with a preference towards native or near natives. Turf area is minimized and only used near the play structure, with picnic tables nearby. Additional landscaping is provided in the setback areas of the site, in the dog park, and along the Highway 32. Shrubs, ground cover and creeping vine are placed and utilized to minimize views into the pool from the parking lots and to soften trash enclosures.

Special Design Consideration Overlay Zone and Foothill Development Standards

The subject site is located in overlay zoning districts that limit the height of structures to 25 feet. However, an additional 10 feet may be permitted if visual assessments can verify that greater building height will not negatively impact the foothill viewshed. The applicant has provided graphic representations of the structures from a variety of public right-of-ways to illustrate the project (see Viewshed Analysis, **Attachment G**).

For context, the Oak Valley Subdivision, at its western end is approximately 250 feet in elevation, and extends approximately 2,220 linear feet to the east, to an elevation of approximately 300 feet. The properties to the east will be developed with single family homes that have a height limitation of 25 feet.

Staff believes that additional 10 feet of height does not negatively impact the viewshed of the foothills to the east, as both homes and the elevation grades increase and will have an impact upon the viewshed. Staff recommends that the Board approve a condition of approval requiring the structures not to exceed 35 feet in height from finished grade.

Planned Development Permit

The purpose of the Planned Development Permit is to promote and encourage flexibility in the application of Code standards to a site in order to protect environmental values or natural resource, public health, safety and general welfare of the community. Ensure open space areas are planned as part of overall project designs and to promote development in the community, while allowing deviations from normal development standards, and demonstrating a project that is of greater quality or community benefit than conventional development.

The proposal does not include any deviations from Code standards, other than the request for an additional 10 feet as noted above. To ensure a greater quality or community benefit from conventional development, staff recommends that the Board discuss with the applicant angling the structures to provide additional interest and break up the static look of the site plan.

Discussion Items

1. Discuss paver details that are noted on the site plan to be used for path of travel and at each vehicle entrance, and condition the project accordingly.
2. Discuss ensuring greater quality of project by angling proposed structures to add interest and break up the static look of the site plan, and condition the project accordingly.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, as the proposal is within the scope of the Environmental Impact Report (SCH# 1998032048) that was previously certified, and no further environmental review is necessary.

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 several General Plan policies, including those that encourage infill development (LU-1, LU-4, and CD-5). The project is designed with sufficient vehicle and bicycle parking. Bicycle parking is provided at convenient locations for each unit, consistent with policy CD-3.2. Landscaping is provided throughout the site, including low to moderate water needs, consistent with sustainability polices that promote water conservation and energy efficiency (SUS-4.2). The project is not located within the bounds of any neighborhood or area plans.

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 site provides sufficient vehicle and bicycle parking and meets landscaping and shade requirements noted in the Municipal Code. The design meets Design Guidelines that call for creating a sense of place and being pedestrian friendly in that the project has pavers that welcome guest when they enter the site, and amenities such as a pool and Jacuzzis, open play area with children's play structure and benches, and a dog park (DGs. 1.1.11, 1.1.13, 1.2.26, 1.1.32, 1.1.34, and 1.1.42). The color pallet will blend the project into the surrounding area, through the introduction of browns and tan shades. Building heights are minimized with a reduced roof pitch (DG 1.1.12) and compliment the setting with the color selection and variations (DG 1.2.31).

3. *The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

The project contains an attractive color pallet and structural elements that add design interest to the proposal, such as tile roofs, stucco and stone elements. These elements are in tones of tan and brown, so to blend with the foothills to the east. The project incorporates utilities and equipment into the design of the structure or are screened with fencing and landscaping (DGs 1.3.78). Exterior parking lighting has been conditioned not to exceed 12 feet in height. All lighting contains cutoffs, while providing sufficient lighting to identify structures and to light the monument (DG 1.5.13, 1.5.14, 1.5.15).

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

The project reduces building height by minimizing roof pitch. The proposed color pallet is neutral and allows the project to blend into the eastern foothills. The height of the structures are limited, and do not necessarily block viewsheds or dominate their surroundings. Structures are adequately setback from Highway 32, which will be buffered with landscaping to soften the project's appearance from the right-of-way.

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.*

Proposed landscape design would provide a variety of plantings that repeat in harmony with the pattern of spaces provided between the new units. The landscape plan has been conditioned to introduce additional native and near native trees, while removing tree species that are not conducive to the foothill setting. Screening of utilities are done with creeping vines to provide further interest to the project, while also softening the structures. Overall, landscaping will have a range of colors, and textures that will provide visual interest throughout the year.

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 Planned Development Permit 16-01 and Architectural Review 15-34 (Lava Ridge Apartments). 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. Height of all structures is limited to 35 feet from finished grade.
4. Monument signage shall conform to Chico Municipal Code section 19.74 Table 5-8 prior to issuance of building permits.
5. Bicycle parking shall be of a design, such as an inverted "U" or similar, that allows two points of contact for the bicycle frame.
6. Parking lot lighting shall be limited to 10 to 12 feet in height from finished grade.
7. Landscape plan shall be modified to remove Canary Pine and Strawberry Tree and introduce more native or near native species.

PUBLIC CONTACT

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

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Color Elevations
- E. Photometric and Light Detail
- F. Landscape Plan
- G. Viewshed Analysis

DISTRIBUTION

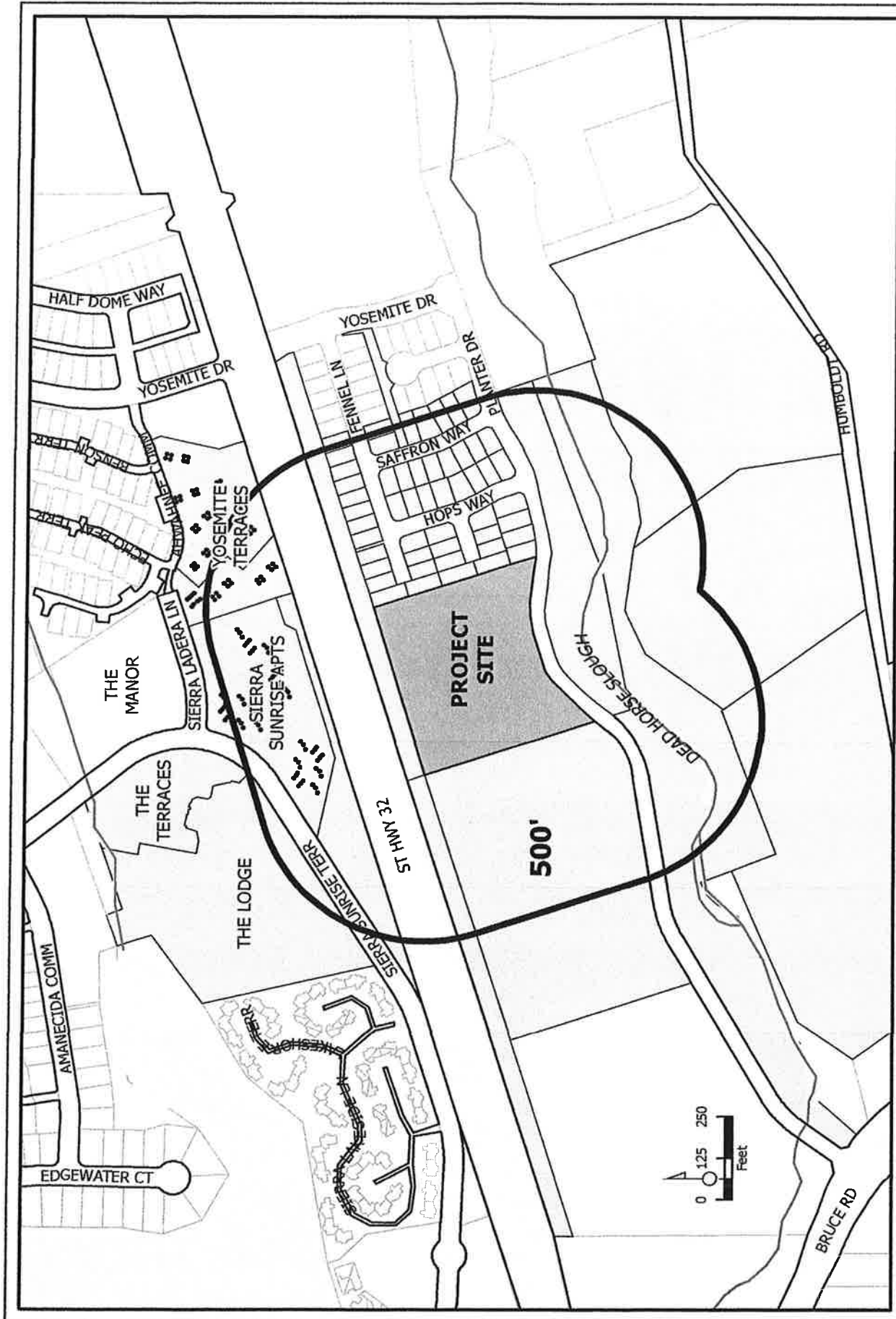
Internal (3)

Bob Summerville, Senior Planner
Jake Morley, Associate Planner
File: AR 15-34, PDP 16-01

External (1)

Lendco LLC., 591 Colusa Avenue, Yuba City, CA 95991

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PDP 16-01, AR 15-34 (Lava Ridge Apartments)
APN 018-600-078-000

- Notified Addresses
- Notified Parcels

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FEB 25 2016

CITY OF CHICO
PLANNING SERVICES

Project Description
Lava Ridge Apartments
Native Oak Drive
Chico, California

The Lava Ridge Apartments project is one of the multi-family portions of the 2007 approved Oak Valley Development. This development is located south of State Highway 32 and east of Bruce Road. This apartment site consists of 4.97 acres of a vacant constructed building pad. It is zoned R3-SD2: medium density residential, with special design consideration 2 overlay zoning district. The development is subject to the FD Foothill Development Standards. This lot is bounded by Highway 32 on the north, R-1 on the east, R-3 on the west and Native Oak Drive on the south with the Dead Horse Slough open space area.

This parcel is part of the Phase I, 43 acre, Valley Oak Development. The parcel has been graded and established for development. It is generally flat with no trees and non-native grasses. The grading has positioned the lot substantially below the profile of State Highway 32 and the R-1 development to the East. It is slightly above or level with the recently constructed Native Oak Drive. This drive has curbs, gutters, sidewalks and utilities with a detached paved bicycle route parallel to the drive on the south.

The Lava Ridge apartment development proposes 36-1 bedroom apartments, 52-2 bedroom apartments and 10-3 bedroom apartments at 19.8 units an acre. A 3,600 square foot clubhouse is provided with a gym, business room, entertainment/lobby area, coffee/snack area, offices and restrooms. With the clubhouse, there is a 1,200 square foot pool, two Jacuzzis, cabana, park with tot equipment and restrooms. The mail center is conveniently located within this complex. The clubhouse complex is centrally located between the two gate controlled access drives near Native Creek Drive. This proposed development also includes a dog park, 176 parking spaces including ADA and electric vehicle parking. Bicycle facilities are integrated to each building and the clubhouse, pool, park area. Photometric lighting studies were done to insure adequate security lighting without light pollution to adjacent properties. Site landscaping consists of 35% of this site.

The proposed development provides a quality protected environment where residents can live quietly and have an available recreation and gathering complex as well as a venue to host private parties. The contemporary design of the two and three story apartment buildings and clubhouse creates attractive highly functional residential building. This design is accented by color variations and architectural features while maintaining developmental continuity. Multiple roof spans, building articulations, railed balconies and patios and arched entries provides interesting and pleasant building appearances. Roof coverings are concrete tile. Wall coverings are cement plaster (medium texture), with the ground level incorporating stucco stone. Plaster

trim is specified at all windows and doors and at each level. Safety rails are powder coated steel at all balconies and patios.

All utilities for the buildings are included within the building or shielded with landscaping or shield walls.

Conformance to City of Chico Design Review

DG 1.1.11 – Project provides common design elements for building architecture providing a sense of neighborhood.

DG 1.1.12 – Project reduced building length by using minimum roof pitch, minimum wall height and lowered building pad to protect view vistas and provide high visibility to the Dead Horse Slough open space area by building placement and view corridors.

DG 1.1.13 – Project provides full pedestrian access to all project elements with pedestrian friendly circulation to all facilities and public sidewalks.

DG 1.1.14 – Project provides required parking internally and away from public way.

DG 1.1.15 – Project places project gathering center near the public street.

DG 1.1.26 – Project layout provides visual presence and association with the Dead horse Slough open space area.

DG 1.1.32 – Project provides pedestrian oriented gathering area with centrally located community center.

DG 1.1.34 – Project provides sense for place with common architectural theme and to the greater Chico area by extensive pedestrian and bicycle facilities integrated paver areas within the circulation element.

DG 1.1.35 – Project provides photometric analysis to insure adequate safety lighting while minimizing light spill to adjacent areas.

DG 1.1.42 – Project provides park, tot area, pool, spa, community center and dog park.

DG 1.2.13 – Project scale and characters in conformance with zoning provides compatibility to future approved neighborhood.

DG 1.2.22 – Projects low pitched, multi-sectioned hip roofs add character and sense of place.

DG 1.2.31 Project color selection and variations compliment the natural vistas of the area.

DG 1.2.32 Project use of stone, plaster surfaces and tile roofs all provide a sense of permanence and place.

DG 1.3.13 Project provides and enhances pedestrian scale and orientation.

DG 1.3.15 Project provides views and orientation to Dead Horse Slough.

DG 1.3.22 – Project provides stamped, decorative concrete at entrance and at pedestrian crossings.

DG 1.3.78 – Project does not propose any roof mounted mechanical equipment.

DG 1.5.11 – Project entrances clearly lighted.

DG 1.5.13 – Project proposed max parking lot lights at 18' FT height.

DG 1.5.14 – Project provides photometric plan to assume safety light without excessive light.

DG 1.5.15 – Project provide cut off fixtures for site lighting where necessary.

DG 1.5.16 – Project provides pedestrian scaled lighting.

DG 1.5.19 – Project provides cut off fixtures to minimize light spillage into adjacent areas.

DG 1.6.14 – Project provides small lighted building identification plaque for each building.

DG 1.6.16 – Project provides lighted entrance monument sign of pedestrian scale on lava cap base.

DG 1.8.12 – Project provides common design elements while considering compatibility with community.

DG 4.1.11 – Project provides sense of community by building designs and orientation.

DG 4.1.14 – Project provides a mix of unit sizes and shapes.

DG 4.1.15 – Project provides building set back variations and angled building orientation with offset parking isles.

DG 4.1.21 – Project provides view corridors and community center complex oriented to Dead Horse Slough open space.

DG 4.1.23 – Project provides building variety including size and stories.

DG 4.1.24 – Project provides balconies and patios with orientation towards parking and pedestrian areas.

DG 4.1.31 – Project provides directory signage with efficient circulation pattern.

DG 4.1.33 – Project provides pavement texture changes at pedestrian areas.

DG 4.1.35 Project provides direct pedestrian connection from public sidewalks and bicycle entrance to complex.

DG 4.1.41 – Project provides pedestrian sidewalks to all areas of complex.

DG 4.1.42 – Project provides centrally located community center complex.

DG 4.1.43 – Project proposes no site barriers for all forms of circulation.

DG 4.1.44 – Project provides photo metric plan to insure safety lighting without unnecessary glare.

DG 4.1.45 – Project provides community center complex including community building, park, tot lot, pool, Jacuzzi, cabana and dog park.

DG 4.1.52 – Project provides direct sidewalks from bicycle/vehicle parking to units.

DG 4.1.53 – Project provides safety lighting cutoff to eliminate glare.

DG 4.2.11 – Project provides individual buildings, articulations, material and color variations, and roof variations.

DG 4.2.22 – Project provides architectural design theme to establish project identity.

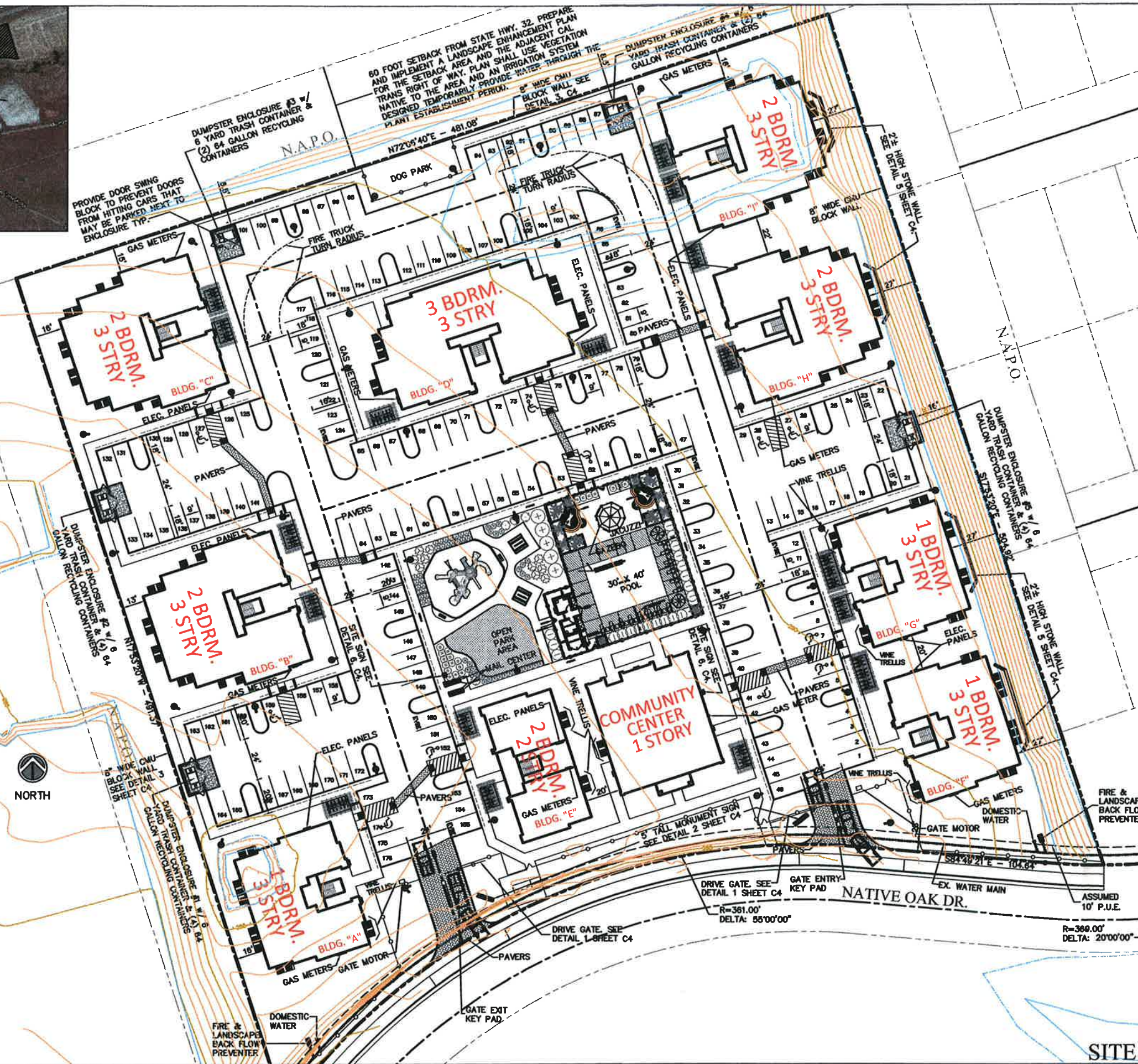
DG 4.2.31 – Project provides public way color variations, stone veneer and varied architectural elements.

DG 4.2.32 – Project provides front facing patios and balconies with definitive access walks to buildings.

DG 4.2.41 – Project provides clearly defined entrances.



VICINITY MAP
N.T.S.



SITE ANALYSIS:
TOTAL SITE AREA: 216,829 S.F. (4.97 ACRES)
ZONING: R3-SD2-FDSD = MEDIUM HIGH DENSITY RESIDENTIAL WITH SPECIAL DESIGN CONSIDERATION 2 AND FOOTHILL DEVELOPMENT STANDARD OVERLAY ZONING DISTRICTS.

R3 SETBACKS:
FRONT = 15'
SIDES = 5' PLUS 5' ADDITIONAL FOR EA. STORY OVER THE FIRST WHERE SETBACK ABUTS AN RS OR R1 DISTRICT.
REAR = 15' PLUS ADDITIONAL FOR EA. STORY OVER THE FIRST WHERE SETBACK ABUTS AN RS OR R1 DISTRICT.

UNITS PER ACRE:
UNITS PER ACRE ALLOWED: 22
UNITS PER ACRE PROVIDED: 19.71

DUMPSTER AREA:
EA. RESIDENCE USES 32 GALLON TRASH
32 GAL X 98 UNITS = 3,136 GALLONS TRASH
1 GAL = 0.133688 C.F.
3,136 GAL X 0.133688 = 418.3 C.F.
1 C.F. = 0.03704 CUBIC YARDS
418.3 C.F. X 0.03704 = 15.49 CUBIC YARDS

RECYCLING CONTAINER AREA REQUIRED:
(1) 64 GALLON CONTAINER PER 10 UNITS
98 UNITS = 9.8 CONTAINERS TOTAL

RECYCLING CONTAINER AREA PROVIDED:
(16) 64 GALLON CONTAINERS
1,024 GALLONS TOTAL

PARKING REQUIRED:
1.25 SPACES PER EA. 1 BDRM. UNIT
1.75 SPACES PER EA. 2 BDRM. UNIT
2 SPACES PER EA. 3 BDRM. UNIT
1 SPACE PER EVERY 5 UNITS FOR GUEST

PARKING ANALYSIS:
1.25 SPACES X 36 (1) BDRM. UNITS = 45 SPACES
1.75 SPACES X 52 (2) BDRM. UNITS = 91 SPACES
2 SPACES X 10 (3) BDRM. UNITS = 20 SPACES
98 UNITS / 5 = 19.6 SPACES FOR GUEST
TOTAL PARKING REQUIRED: 176 SPACES
TOTAL PARKING PROVIDED: 176 SPACES
11 ADA SPACES PROVIDED
6 ELECTRIC VEHICLE SPACES PROVIDED
159 STANDARD SPACES PROVIDED

BIKE PARKING:
1 BIKE SPACE PER EA. UNIT
1 BIKE SPACE PER EVERY 10 UNITS FOR GUEST
108 SPACES REQUIRED
108 BIKE SPACES PROVIDED

PARKING LOT SHADING ANALYSIS:
SEE LANDSCAPE PLANS BY THPLA Inc.

PARKING LOT LANDSCAPED ANALYSIS:
PARKING LOT PAVED AREA: 65,102 S.F.
REQUIRED LANDSCAPED AREA (5%): 3,255 S.F.
PROVIDED LANDSCAPED AREA: 5,749 S.F.

TOTAL SITE LANDSCAPED ANALYSIS:
TOTAL SITE AREA: 216,829 S.F. (4.97 ACRES)
REQUIRED LANDSCAPED AREA (35% FOR R3): 75,890 S.F.
PROVIDED LANDSCAPED AREA: 75,956 S.F. (35%)

- 2nd SUBMITTAL PLAN MAJOR REVISIONS**
- 1.) MOVED WEST PROPERTY LINE 3 FEET WEST ADDING 0.03 ACRES.
 - 2.) MOVED ALL BUILDINGS, STRUCTURES PARKING AND DRIVEWAYS 7' WEST
 - 3.) REVISED ALL SIDE WALKS FROM 4' TO 6'.
 - 4.) ENLARGED EQUIPMENT BUILDING AND ADDED ADDITIONAL RESTROOM.
 - 5.) ADDED ADDITIONAL JACUZZI AND REVISED JACUZZI AREA LAYOUT.
 - 6.) LOST SOME FINGER ISLANDS.
 - 7.) REVISED DUMPSTER ENCLOSURES.
 - 8.) RE-ARRANGED AC COMPRESSORS AROUND ALL BUILDINGS.
 - 9.) RE-ARRANGED BICYCLE PARKING AND ADDED TRELLIS COVERS.
 - 10.) ADDED PAVERS WHERE SHOWN ON SITE.
 - 11.) REVISED ENTRANCE SIDEWALKS.
 - 12.) ADDED KEY PAD ISLANDS.
 - 13.) ADDED LOW RETAINING WALLS AT THE EAST PROPERTY LINE WHERE SHOWN ON SITE.
 - 14.) RELOCATED AND ADDED ADDITIONAL ENTRANCE SIGN.
 - 15.) OTHER MINOR REVISIONS.

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APR 19 2016

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SITE DEVELOPEMENT PLAN

ATTACHMENT C-1

REVISIONS

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

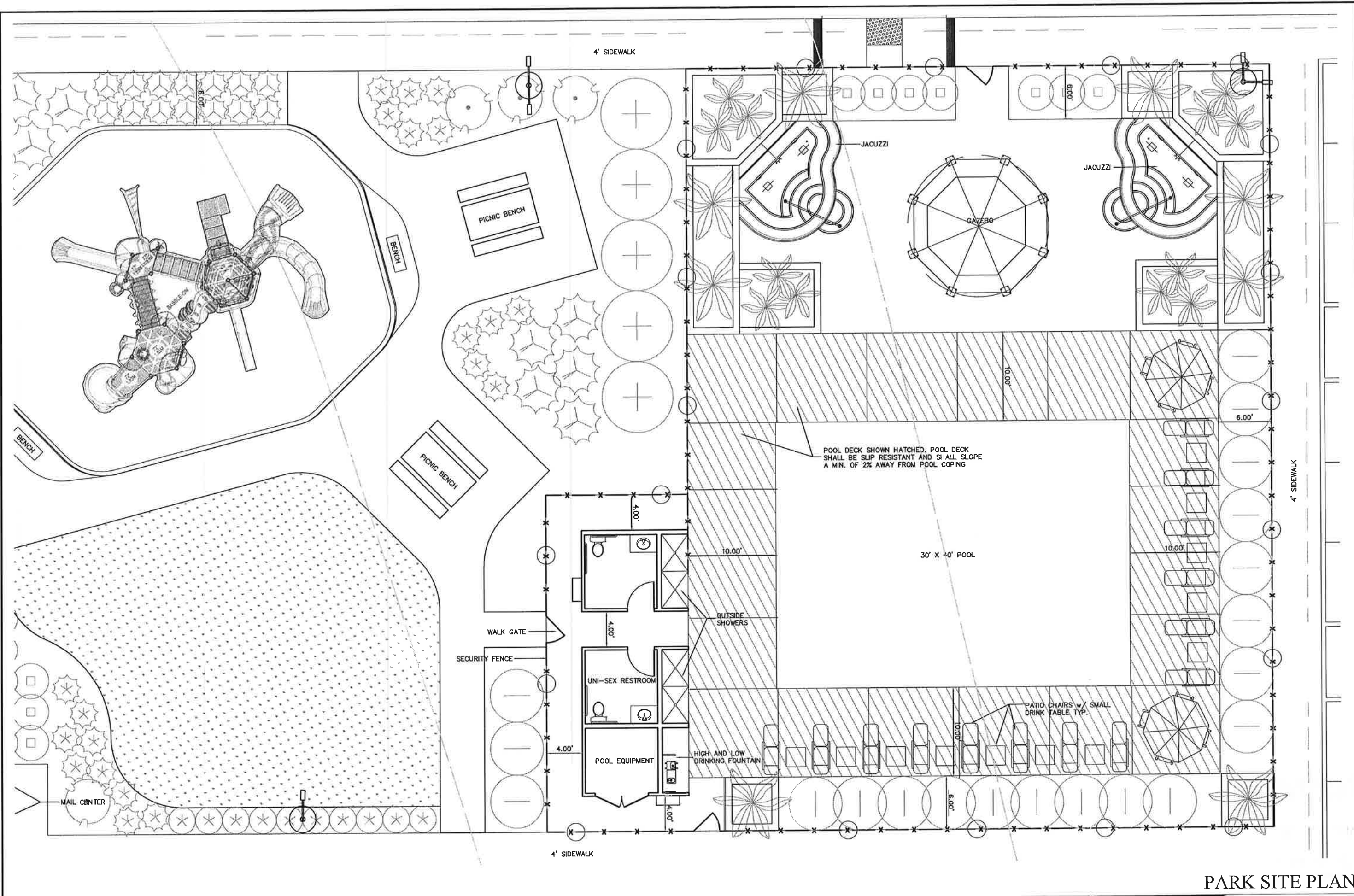
PROPOSED SITE DEVELOPMENT FOR:
LENDCO LLC
98 MULTI-FAMILY APARTMENTS
NATIVE OAK DRIVE
CHICO, CA 95928

LAUGHLIN and SPENCE
CIVIL ENGINEERS & SURVEYORS
1008 Live Oak Boulevard
Yuba City, California 95997
(916) 871-1000
Fax: (916) 871-0822



8-4-15
1"=60'
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154021

C1
3 OF 23



REVISIONS	
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VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
 1/2" = 1'-0"
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

PROPOSED SITE DEVELOPMENT FOR:
LENDCO LLC
98 MULTI-FAMILY APARTMENTS
 NATIVE OAK DRIVE
 CHICO, CA 95928

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 1008 Live Oak Boulevard
 Chico, California 95928
 (530) 871 1006
 fax (530) 871 0622



Date	8-4-15
Scale	1"=10'
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Page	4 OF 23

PARK SITE PLAN

ATTACHMENT C-2

\\4000\154000\154021 Lendco LLC_Dwgs\1_BEDROOM UNIT PLANS\02_BEDROOM ELEVATIONS_COLOR_REV3_COMP_RF.dwg 04/18/16 01:31 pmls2013-1

PK. HT. 34'-0"
 ENTRY PLT. HT. 28'-0"
 PLT. HT. 27'-0"
 F.F. 19'-0"
 PLT. HT. 17'-10"
 F.F. 9'-10"
 PLT. HT. 8'-8"
 F.F. 0'-8"
 NAT. GRADE



BUILDING "A" EAST ELEVATION
BUILDINGS "F" & "G" WEST ELEVATION

TYPICAL AC COMPRESSORS w/
 VINE LATTICE SHIELD AS NEEDED.
 NOT ALL COMPRESSORS WILL HAVE
 LATTICE WORK. SEE SITE PLAN.

LED WALL PACK LIGHT
 FIXTURE. BRONZE FINISH
 WITH CUTOFF LIGHT SHIELD.
 7' MOUNTING HEIGHT.

28"x36" PLACARD SIGN WITH
 BUILDING IDENTIFICATION LETTER
 AND APARTMENT #'S. LETTERS MIN.
 8" HIGH.

LED WALL PACK LIGHT
 FIXTURE. BRONZE FINISH
 WITH CUTOFF LIGHT SHIELD.
 7' MOUNTING HEIGHT

LED WALL PACK LIGHT
 FIXTURE. BRONZE FINISH
 WITH CUTOFF LIGHT SHIELD.

DECORATIVE PERFORATED
 METAL PANELS 4' WIDE w/
 HINGED ACCESS DOORS

ELECTRICAL PANEL LOCATIONS
 VARY FROM BUILDING TO
 BUILDING. SEE SITE PLAN.

BUILDING "A" NORTH ELEVATION
BUILDINGS "F" & "G" SOUTH ELEVATION

8" MIN. FROM GRADE TO SILL FRAMING
 AND PLYWOOD TYP.

EXTERIOR ELEVATIONS

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NO.	DATE	DESCRIPTION

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

PROPOSED SINGLE BEDROOM UNITS FOR:
LENDCO LLC
98 MULTI-FAMILY APARTMENTS
 NATIVE OAK DRIVE
 CHICO, CA 95928

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 1028 Live Oak Boulevard
 Yuba City, California 95991
 (330) 871-1008
 Fax (330) 871-0822



Scale: 7-20-15
 1/8"=1'-0"
 MM
 154021

A1

7 OF 23

\\4000\154000\154021_Lendco LLC\Dwgs\1_BEDROOM UNIT PLANS\02_BEDROOM ELEVATIONS_COLOR_REVS_COMP_RF.dwg 04/18/16 02:17 pmls2013-1

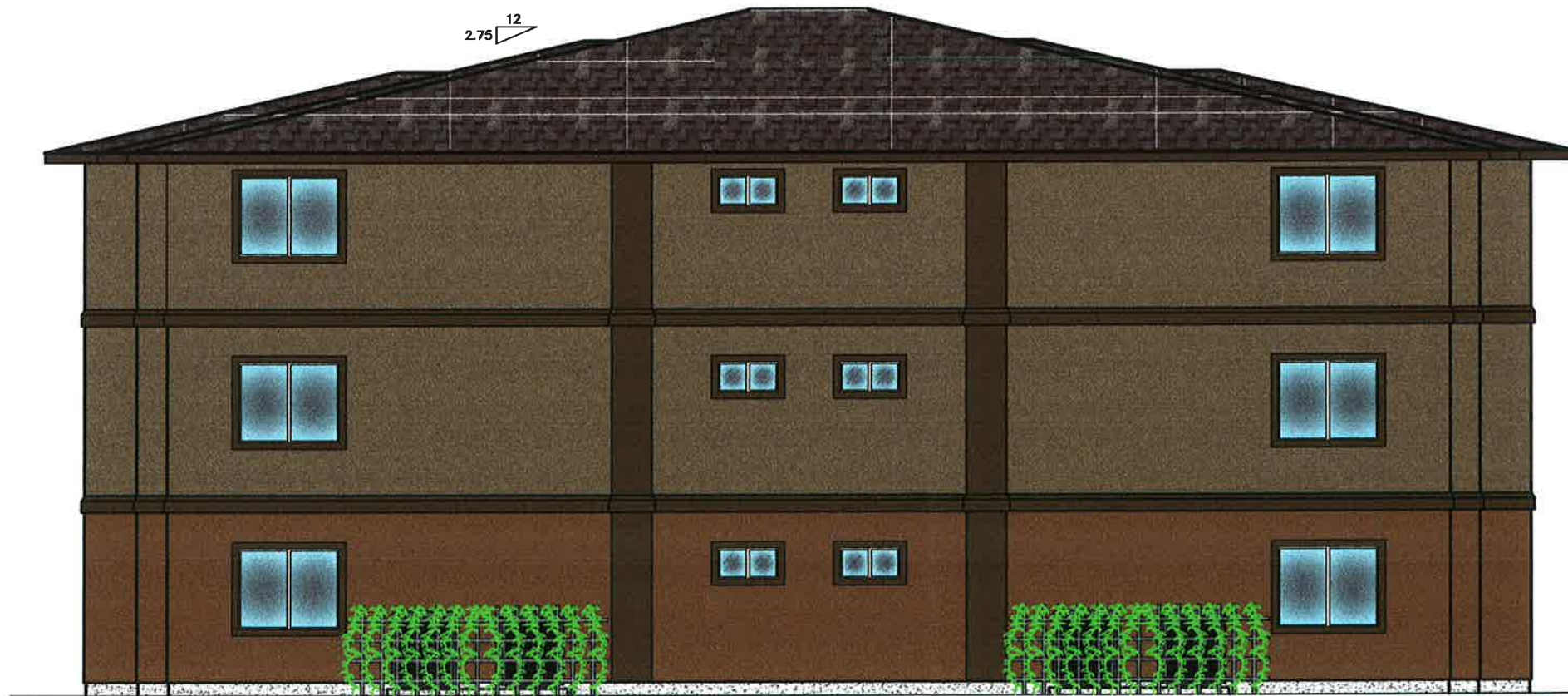


8" MIN. FROM GRADE TO SILL FRAMING AND PLYWOOD TYP.

LED WALL PACK LIGHT FIXTURE, BRONZE FINISH WITH CUTOFF LIGHT SHIELD.

BUILDING "A" SOUTH ELEVATION
BUILDINGS "F" & "G" NORTH ELEVATION

GAS METERS w/ VINE LATTICE SHIELD. LOCATION VARIES FROM BUILDING TO BUILDING. SEE SITE PLAN



2.75 12

BUILDING "A" WEST ELEVATION
BUILDINGS "F" & "G" EAST ELEVATION

RECEIVED
APR 19 2016
CITY OF CHICO
PLANNING SERVICES

EXTERIOR ELEVATIONS

ATTACHMENT D 1

REVISIONS	
1	

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
1/2"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

PROPOSED SINGLE BEDROOM UNITS FOR:
LENDCO LLC
98 MULTI-FAMILY APARTMENTS
NATIVE OAK DRIVE
CHICO, CA 95928

LAUGHLIN and SPENCE
CIVIL ENGINEERS & SURVEYORS
1008 Live Oak Boulevard
Yuba City, California 95991
(530) 671-1000
Fax (530) 671-0823



Date: 7-20-15
Scale: 1/8"=1'-0"
Drawn: MM
Sheet: 154021

A2
8 OF 23

PK. HT. 34'-11"

PLT. HT. 27'-0"

F.F. 19'-0"

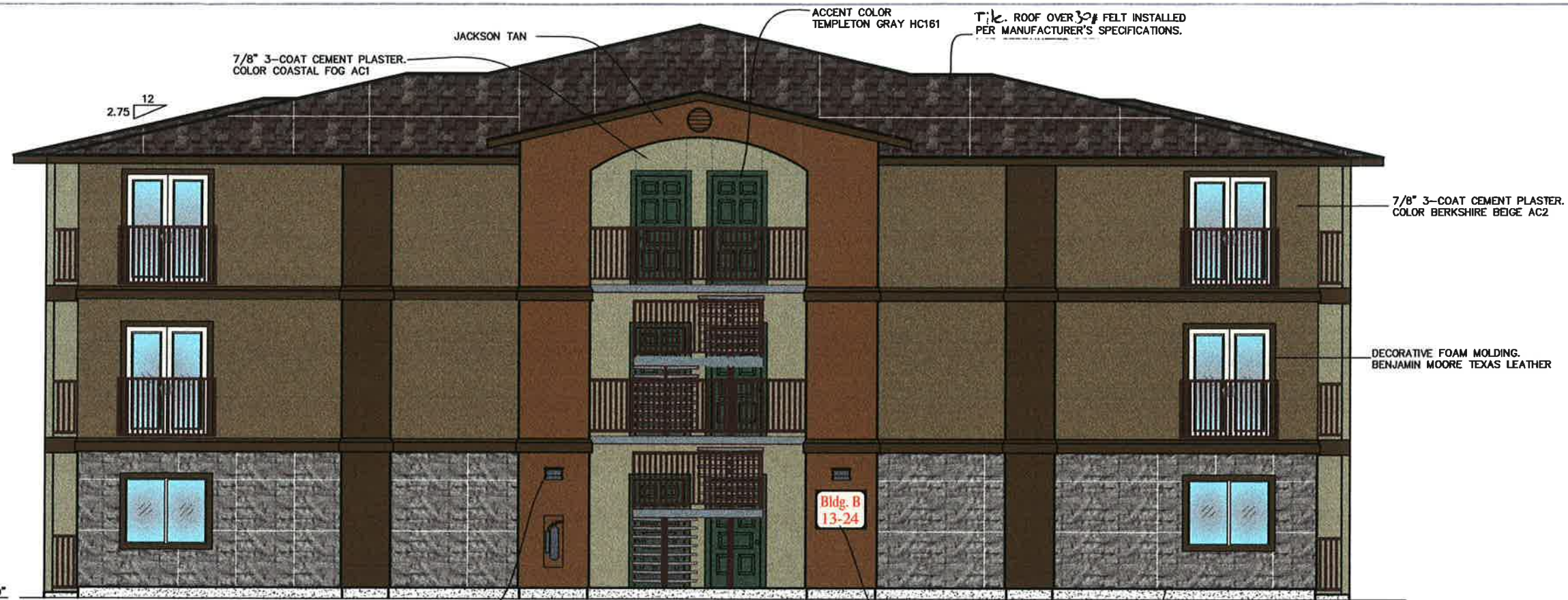
PLT. HT. 17'-10"

F.F. 9'-10"

PLT. HT. 8'-8"

F.F. 0'-8"

NAT. GRADE 0'-0"



7/8" 3-COAT CEMENT PLASTER. COLOR COASTAL FOG AC1

JACKSON TAN

ACCENT COLOR TEMPLETON GRAY HC161

TILE ROOF OVER 3/4" FELT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

7/8" 3-COAT CEMENT PLASTER. COLOR BERKSHIRE BEIGE AC2

DECORATIVE FOAM MOLDING. BENJAMIN MOORE TEXAS LEATHER

LED WALL PACK LIGHT FIXTURE. BRONZE FINISH WITH CUTOFF LIGHT SHIELD. 7' MOUNTING HEIGHT

BUILDINGS "B" & "C" EAST ELEVATION
BUILDINGS "H" & "I" WEST ELEVATION

28"X36" PLACARD SIGN WITH BUILDING IDENTIFICATION LETTER AND APARTMENT #S. LETTERS MIN. 6" HIGH.

EL DORADO STONE BIRCH LEDGE CUT 33

2.75 12



LED WALL PACK LIGHT FIXTURE. BRONZE FINISH WITH CUTOFF LIGHT SHIELD.

JACKSON TAN

ELECTRICAL PANEL LOCATIONS VARY FROM BUILDING TO BUILDING. SEE SITE PLAN

DECORATIVE PERFORATED METAL PANELS 4' WIDE w/ HINGED ACCESS DOORS

BUILDINGS "B" & "C" NORTH ELEVATION
BUILDINGS "H" & "I" SOUTH ELEVATION

TYPICAL AC COMPRESSORS w/ VINE LATTICE SHIELD AS NEEDED. NOT ALL COMPRESSORS WILL HAVE

8" MIN. FROM GRADE TO SILL FRAMING AND PLYWOOD TYP.

EXTERIOR ELEVATIONS

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REVISIONS	
1	

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PROPOSED 2-BEDROOM PLANS FOR:
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98 MULTI-FAMILY APARTMENTS
NATIVE OAK DRIVE
CHICO, CA 95928

LAUGHLIN and SPENCE
CIVIL ENGINEERS & SURVEYORS
1008 Live Oak Boulevard
Yuba City, California 95999
(916) 871-1008
fax: (916) 871-0822



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Scale: 1/8"=1'-0"
Drawn: MM
Job: 154021
Sheet:

A1
10 OF 23

8" MIN. FROM GRADE TO SILL
FRAMING AND PLYWOOD TYP.



BUILDINGS "B" & "C" SOUTH ELEVATION
BUILDINGS "H" & "I" NORTH ELEVATION

LED WALL PACK LIGHT
FIXTURE. BRONZE FINISH
WITH CUTOFF LIGHT SHIELD.

GAS METERS WITH VINE
LATTICE. LOCATION VARIES
FROM BUILDING TO
BUILDING. SEE SITE PLAN



BUILDINGS "B" & "C" WEST ELEVATION
BUILDINGS "H" & "I" EAST ELEVATION

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EXTERIOR ELEVATIONS

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PROPOSED 2-BEDROOM PLANS FOR:
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Scale: 1/8"=1'-0"
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Job: 154021

Sheet: **A2**
Page: 11 OF 23

\\4000\154000\154021 Lendco LLC\Drawings\3 BEDROOM UNIT PLANS\3 BEDROOM ELEVATIONS COLOR_REVS_COMP_RT.gwg 04/18/16 03:36 pmls2013-1



SOUTH ELEVATION



EAST ELEVATION

NO.	DATE	REVISIONS

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PROPOSED 3-BEDROOM PLANS FOR:
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CHICO, CA 95928

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7-20-15
Scale 1/8"=1'-0"
MM
154021

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13 OF 23

EXTERIOR ELEVATIONS

ATTACHMENT D 3

\\4000\154000\154021 Lendco LLC\Dwgs\3 BEDROOM UNIT PLANS\3 BEDROOM ELEVATIONS COLOR_REVS_COMP_RF.dwg 04/18/16 04:17 pMLS2013-1



8" MIN. FROM GRADE TO SILL FRAMING AND PLYWOOD TYP.

WEST ELEVATION

GAS METERS WITH VINE LATTICE. LOCATION VARIES FROM BUILDING TO BUILDING. SEE SITE PLAN

LED WALL PACK LIGHT FIXTURE. BRONZE FINISH WITH CUTOFF LIGHT SHIELD.

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PROPOSED 3-BEDROOM PLANS FOR:
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CIVIL ENGINEERS & SURVEYORS
1008 Live Oak Boulevard
Yuba City, California 95901
(916) 871-1008
fax (916) 871-0822



NORTH ELEVATION

EXTERIOR ELEVATIONS

DATE: 7-20-15
SCALE: 1/8"=1'-0"
DRAWN: MM
JOB: 154021

SHEET: **A2**
14 OF 23

I:\4000\154000\154021 Lendco LLC\Drawings\2 Bedroom Unit Plans\2 Bedroom 4 PLEX\ELEVATIONS COLOR_REVS_COMP_RF.dwg 04/18/16 04:32 pmls2013-1



WEST ELEVATION



SOUTH ELEVATION

NO.	DATE	REVISIONS

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
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PROPOSED 4-FLEX PLANS FOR:
LENDCO LLC
 98 MULTI-FAMILY APARTMENTS
 NATIVE OAK DRIVE
 CHICO, CA 95928

LAUGHLIN and SPENCE
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 18 OF 23

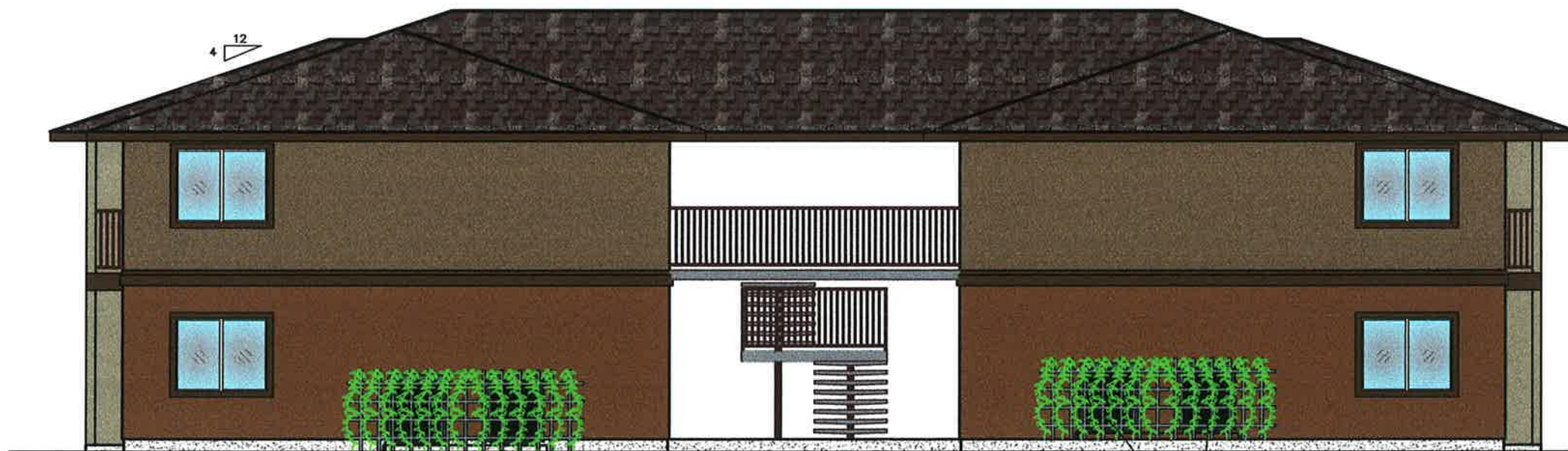
EXTERIOR ELEVATIONS

ATTACHMENT D 4

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NORTH ELEVATION



EAST ELEVATION

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REVISIONS	

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1/2"
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PROPOSED 4-PLEX PLANS FOR:
LENDCO LLC
98 MULTI-FAMILY APARTMENTS
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CHICO, CA 95928

LAUGHLIN and SPENCE
CIVIL ENGINEERS & SURVEYORS
1008 Live Oak Boulevard
Yuba City, California 95901
(530) 871-1009
fax: (530) 871-8822

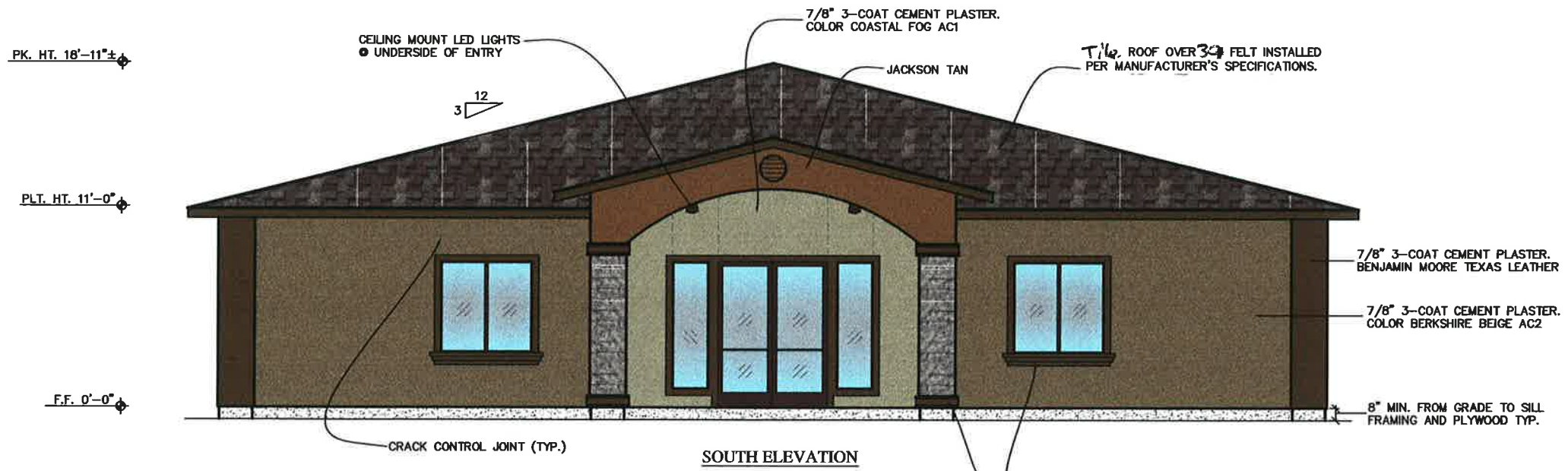


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\\4000\154000\154021 Lendco LLC\Dwgs\CLUB HOUSE PLANS\02_ELEVATIONS\COLOR_REV3_COMP_RF.dwg 04/18/16 08:15 pmls2013-1



SOUTH ELEVATION



EXTERIOR ELEVATIONS

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PROPOSED CLUBHOUSE PLANS FOR:
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98 MULTI-FAMILY APARTMENTS
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 CHICO, CA. 95928

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 1008 Live Oak Boulevard
 Yuba City, California 95991
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 fax (530) 871-0822



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 Scale: 1/8"=1'-0"
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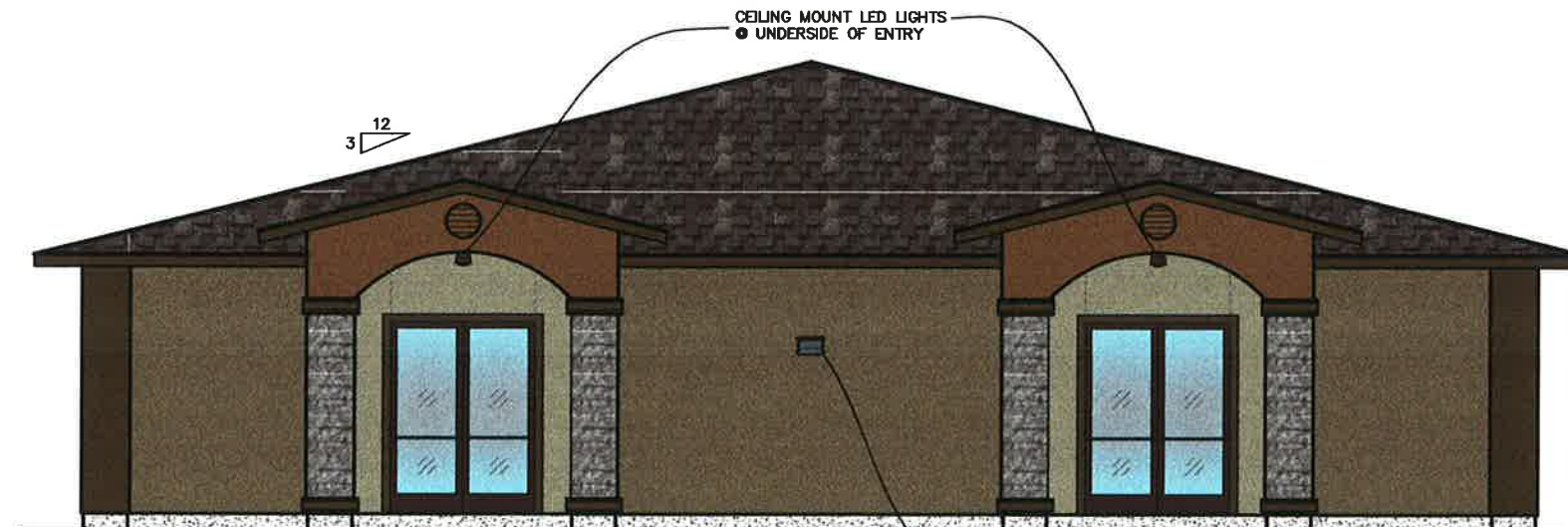
PK. HT. 18'-11"±
PLT. HT. 11'-0"
F.F. 0'-0"



WEST ELEVATION

LED WALL PACK LIGHT FIXTURE. BRONZE FINISH WITH CUTOFF LIGHT SHIELD. 7' MOUNTING HEIGHT

TYPICAL AC COMPRESSORS w/ VINE LATTICE SHIELD AS NEEDED. NOT ALL COMPRESSORS WILL HAVE LATTICE WORK. SEE SITE PLAN.



NORTH ELEVATION

CEILING MOUNT LED LIGHTS ● UNDERSIDE OF ENTRY

LED WALL PACK LIGHT FIXTURE. BRONZE FINISH WITH CUTOFF LIGHT SHIELD. 7' MOUNTING HEIGHT

REVISIONS	
1	

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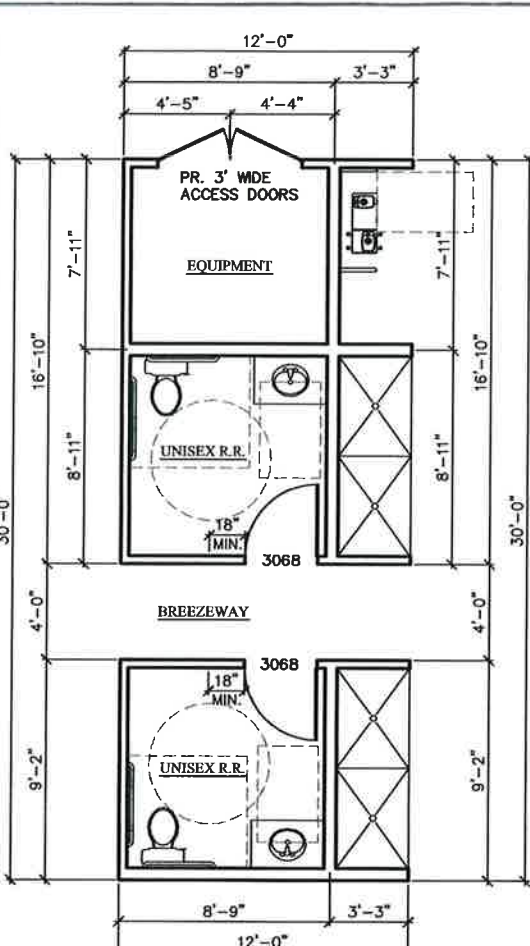
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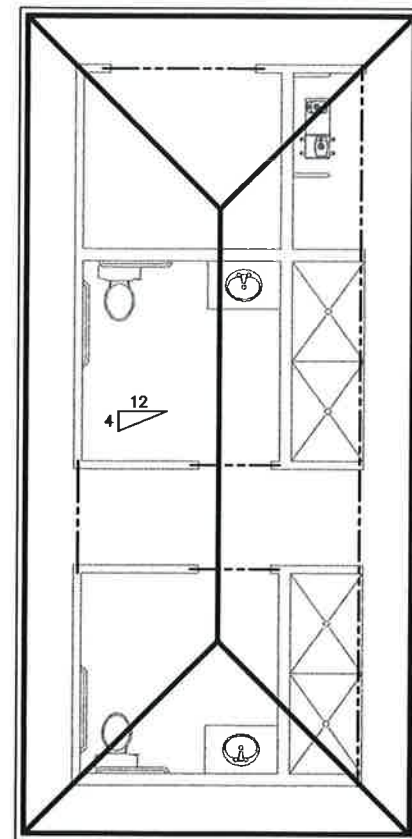
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EXTERIOR ELEVATIONS

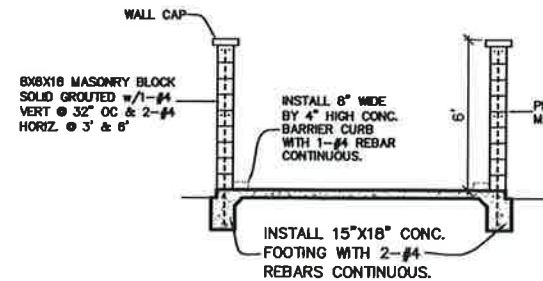
ATTACHMENT D 5



FLOOR PLAN

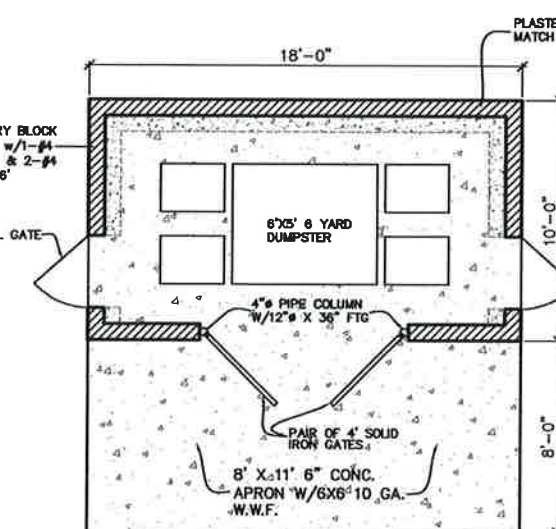


ROOF PLAN

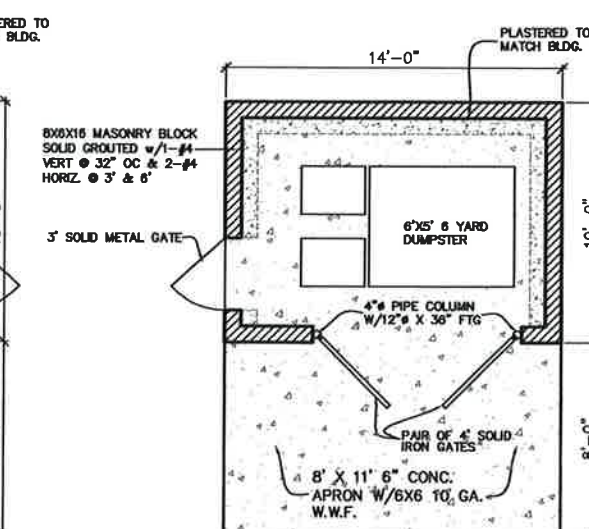


YARDS	WIDTH	DEPTH	LENGTH
1	8'	4'	22'
2	8'	4'	27'
3	8'	4'	33'
4	8'	4'	38'
5	8'	4'	44'
6	8'	4'	50'
7	8'	4'	56'
8	8'	4'	61'
9	8'	4'	67'
10	8'	4'	73'
15	12'	6'	79'
20	12'	6'	85'
25	12'	6'	91'
30	12'	6'	97'
35	12'	6'	103'
40	12'	6'	109'

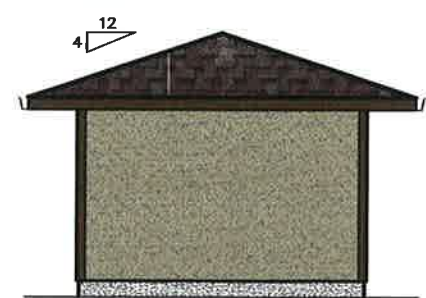
DUMPSTER ENCLOSURE



EAST ELEVATION @ ENCLOSURE #1 & 2
WEST ELEVATION @ ENCLOSURE #5



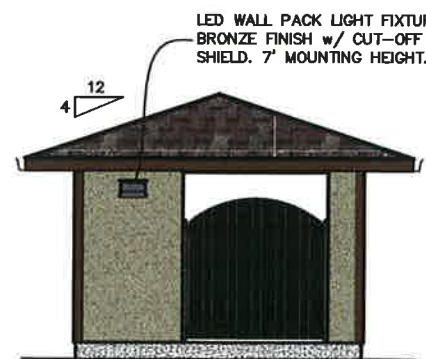
SOUTH ELEVATION @ ENCLOSURE #3 & 4



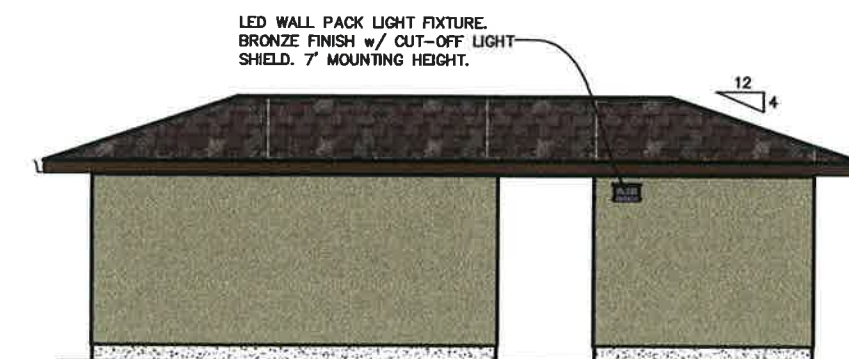
NORTH ELEVATION



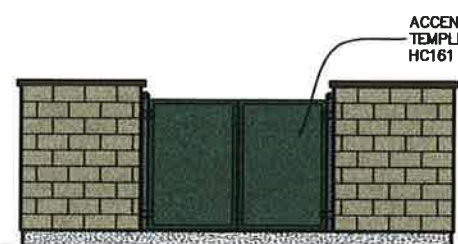
WEST ELEVATION



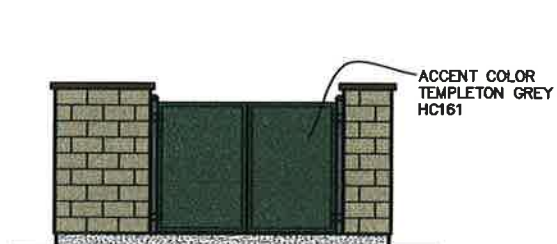
SOUTH ELEVATION



EAST ELEVATION



EAST ELEVATION @ ENCLOSURE #1 & 2
WEST ELEVATION @ ENCLOSURE #5



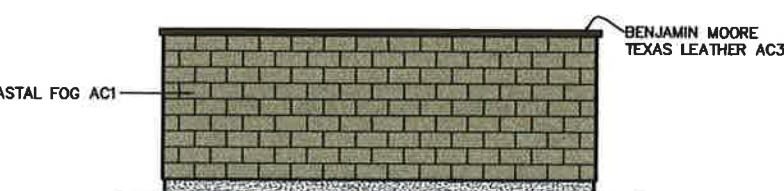
SOUTH ELEVATION @ ENCLOSURE #3 & 4



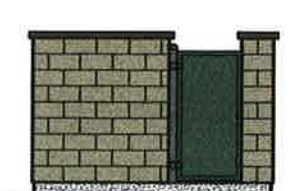
NORTH ELEVATION @ ENCLOSURE #3 & 4



EAST ELEVATION @ ENCLOSURE #3
WEST ELEVATION @ ENCLOSURE #4



WEST ELEVATION @ ENCLOSURE #1 & 2
EAST ELEVATION @ ENCLOSURE #5



NORTH & SOUTH ELEVATION @ ENCLOSURES #1, 2 & 5
WEST ELEVATION @ ENCLOSURE #3
SOUTH ELEVATION @ ENCLOSURE #4

MISCELLANEOUS PLANS AND DETAILS

NO.	DESCRIPTION

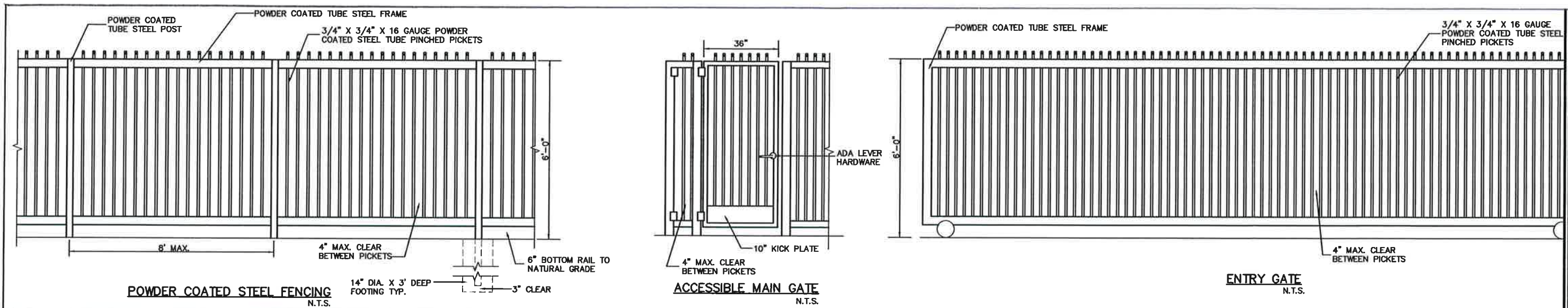
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LENDCO LLC
98 MULTI-FAMILY APARTMENTS
NATIVE OAK DRIVE
CHICO, CA 95928

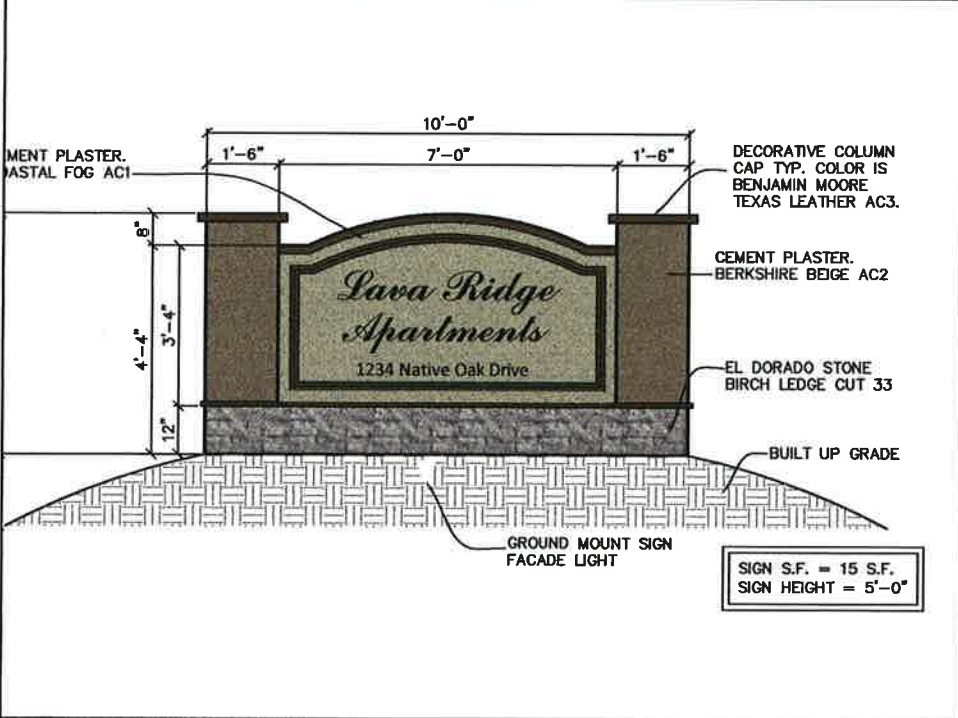
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CIVIL ENGINEERS & SURVEYORS
1008 Live Oak Boulevard
Yuba City, California 95999
(830) 871-0008
Fax: (830) 871-0822

Date	7-20-15
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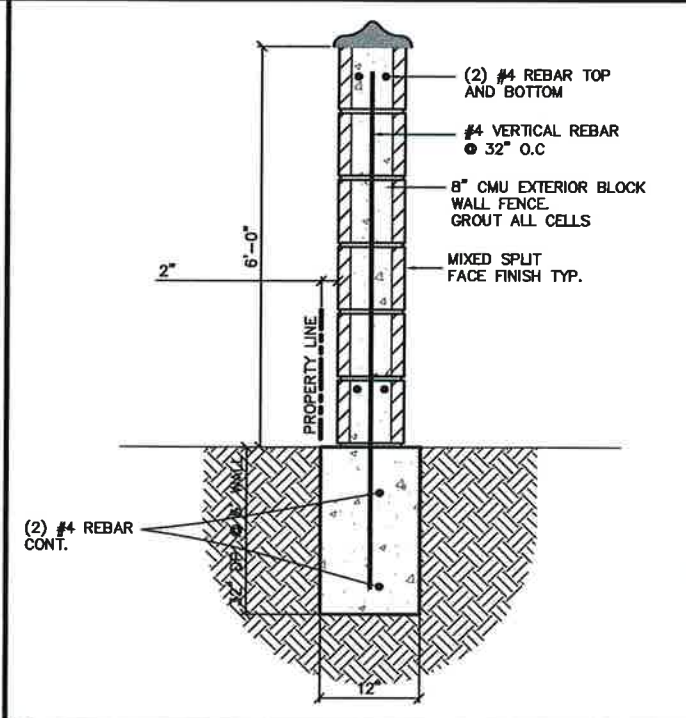
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22 OF 23



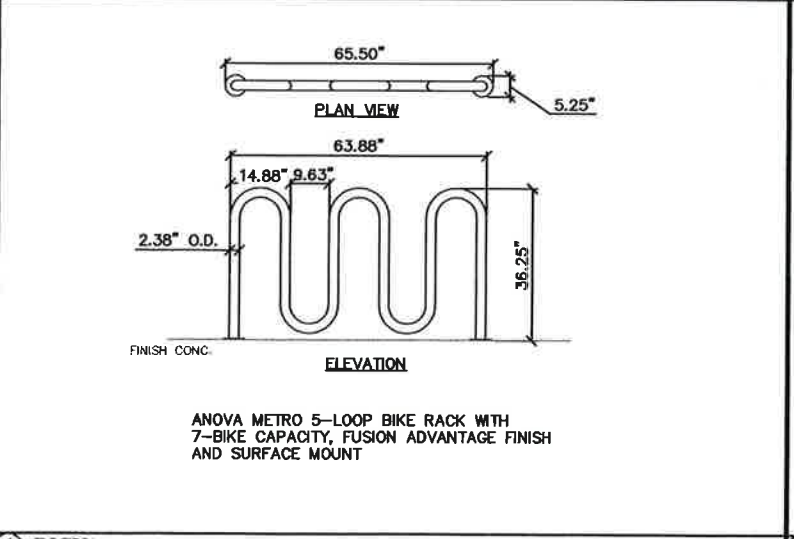
1) GATE, FENCE AND WALK GATE DETAILS



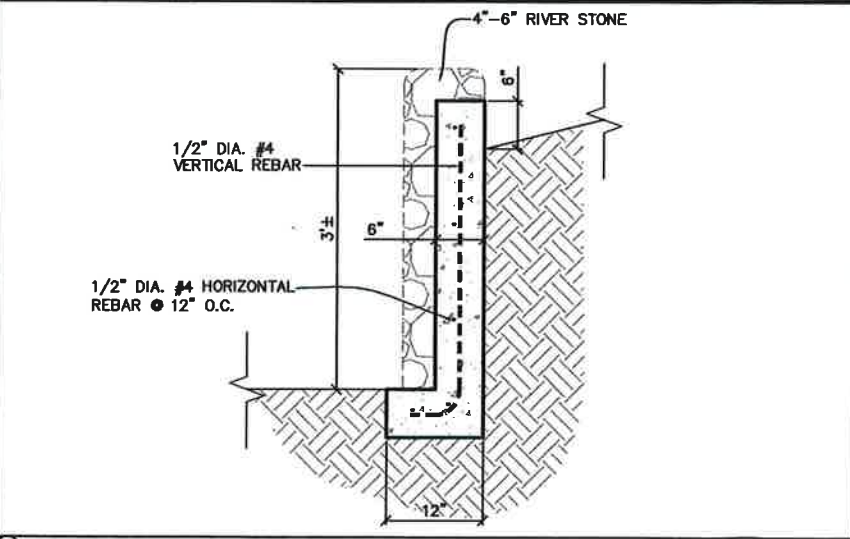
2) MONUMENT SIGN DETAIL



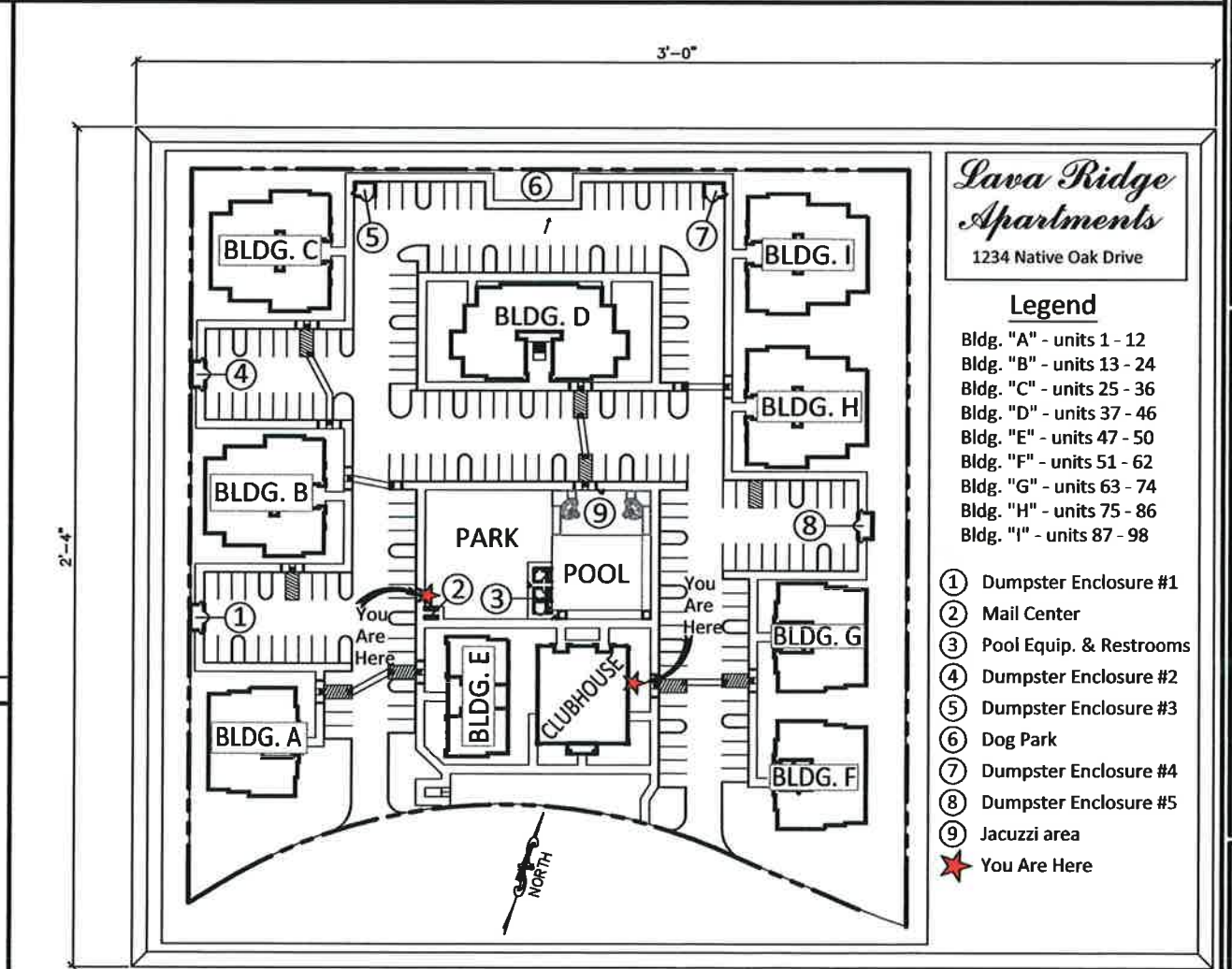
3) BLOCK WALL DETAIL



4) BICYCLE RACK AND MOUNTING DETAIL



5) STONE WALL DETAIL



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SITE DETAILS

6) SITE SIGN DETAIL

REVISIONS

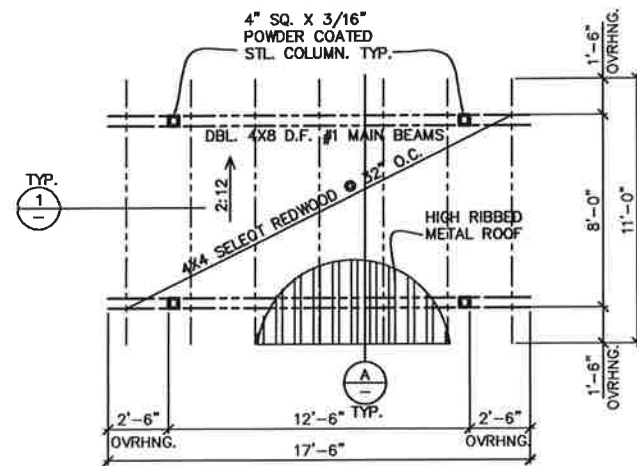
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PROPOSED SITE DEVELOPMENT PLAN FOR:
LENDCO LLC
98 MULTI-FAMILY APARTMENTS
NATIVE OAK DRIVE
CHICO, CA 95926

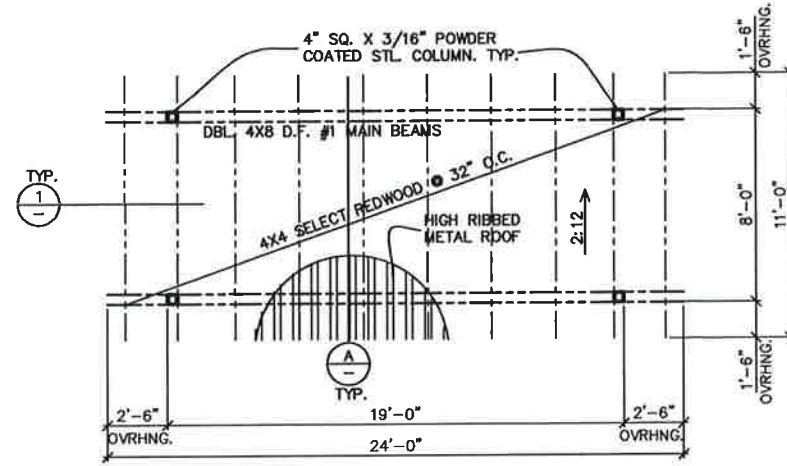
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CIVIL ENGINEERS & SURVEYORS
1008 Live Oak Boulevard
Yuba City, California 95999
(530) 871-1008
Fax: (530) 871-0822

DATE: 7-20-15
SCALE: 1/8"=1'-0"
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6 OF 23

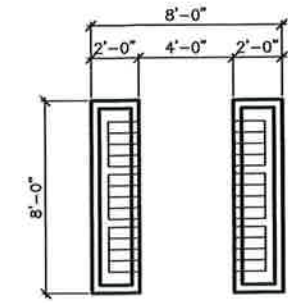
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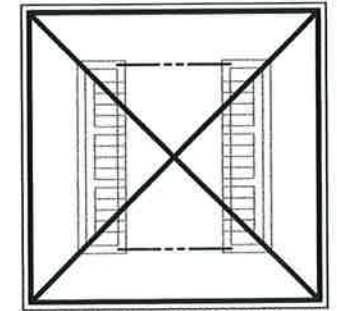
BICYCLE COVER @ 2 BIKE RACK GROUP



BICYCLE COVER @ 3 BIKE RACK GROUP



MAIL BUILDING FLOOR PLAN



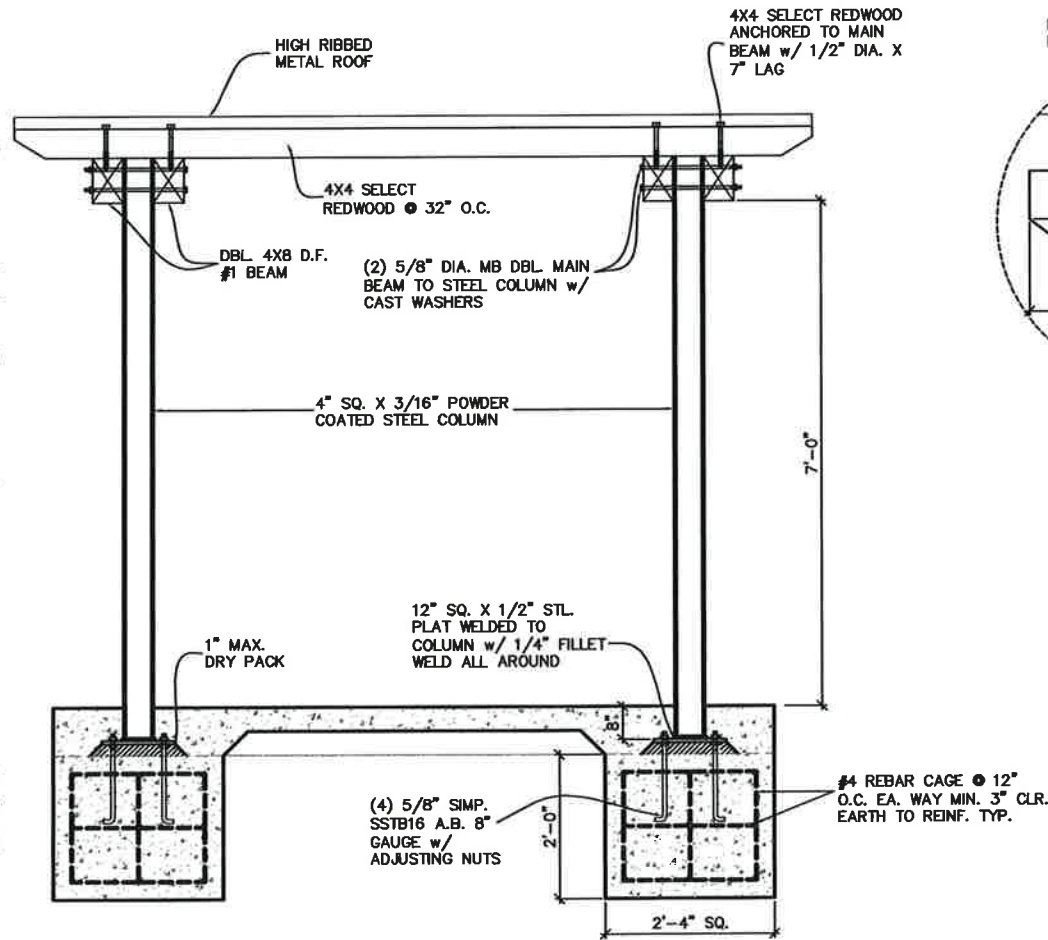
MAIL BUILDING ROOF PLAN



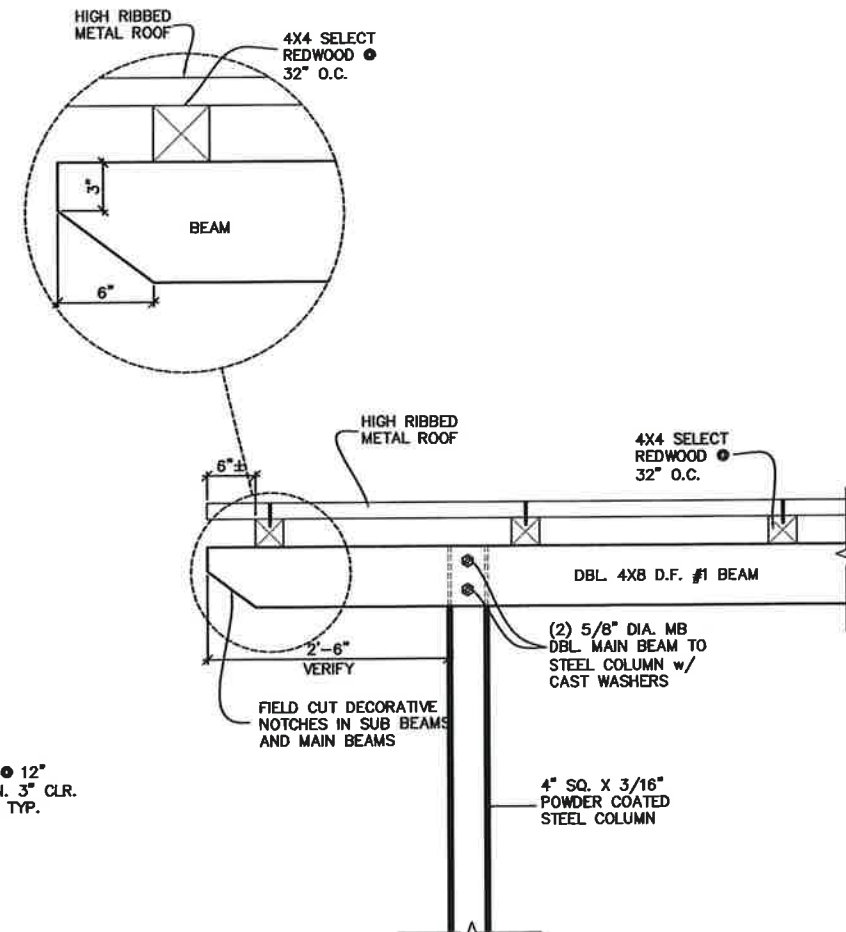
NORTH & SOUTH ELEVATIONS



EAST & WEST ELEVATIONS



(A) TYPICAL TRELLIS SECTION
SCALE= 3/4"=1'-0"



(1) TYPICAL TRELLIS FRAMING DETAIL
SCALE= 1"=1'-0"

REVISIONS	
1	VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
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PROPOSED EQUIPMENT BUILDING FOR:
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CHICO, CA 95928

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Page	23 OF 23

MISCELLANEOUS PLANS AND DETAILS

ATTACHMENT D 6

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LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	CATALOG #	DESCRIPTION	LAMP	MOUNTING HEIGHT
⊕	LP1	29	AS2 250M SR3	ARCHITECTURAL ARM MOUNTED CUTOFF LUMINAIRE w/ SR3 REFLECTOR.	(1) 250 WATT ED28 PULSE START METAL HALIDE.	18' OFF NAT. GRADE
⊕	LP2	7	AS2 250M SR3	ARCHITECTURAL ARM MOUNTED CUTOFF LUMINAIRE w/ SR3 REFLECTOR.	(2) 250 WATT ED28 PULSE START METAL HALIDE.	18' OFF NAT. GRADE
⊖	WP	26	TWR1 LED 1 50K MVOLT	ARCHITECTURAL WALL PACK CUTOFF LUMINAIRE	(1) 31 WATT LED LIGHT	7' OFF NAT. GRADE

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	CATALOG #	DESCRIPTION	LAMP	MOUNTING HEIGHT
⊕	LP1	29	AS2 250M SR3	ARCHITECTURAL ARM MOUNTED CUTOFF LUMINAIRE w/ SR3 REFLECTOR.	(1) 250 WATT ED28 PULSE START METAL HALIDE.	18' OFF NAT. GR
⊕				ARCHITECTURAL ARM MOUNTED	(2) 250 WATT ED28	

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PHOTOMETRIC PLAN

ATTACHMENT E 1

REVISIONS

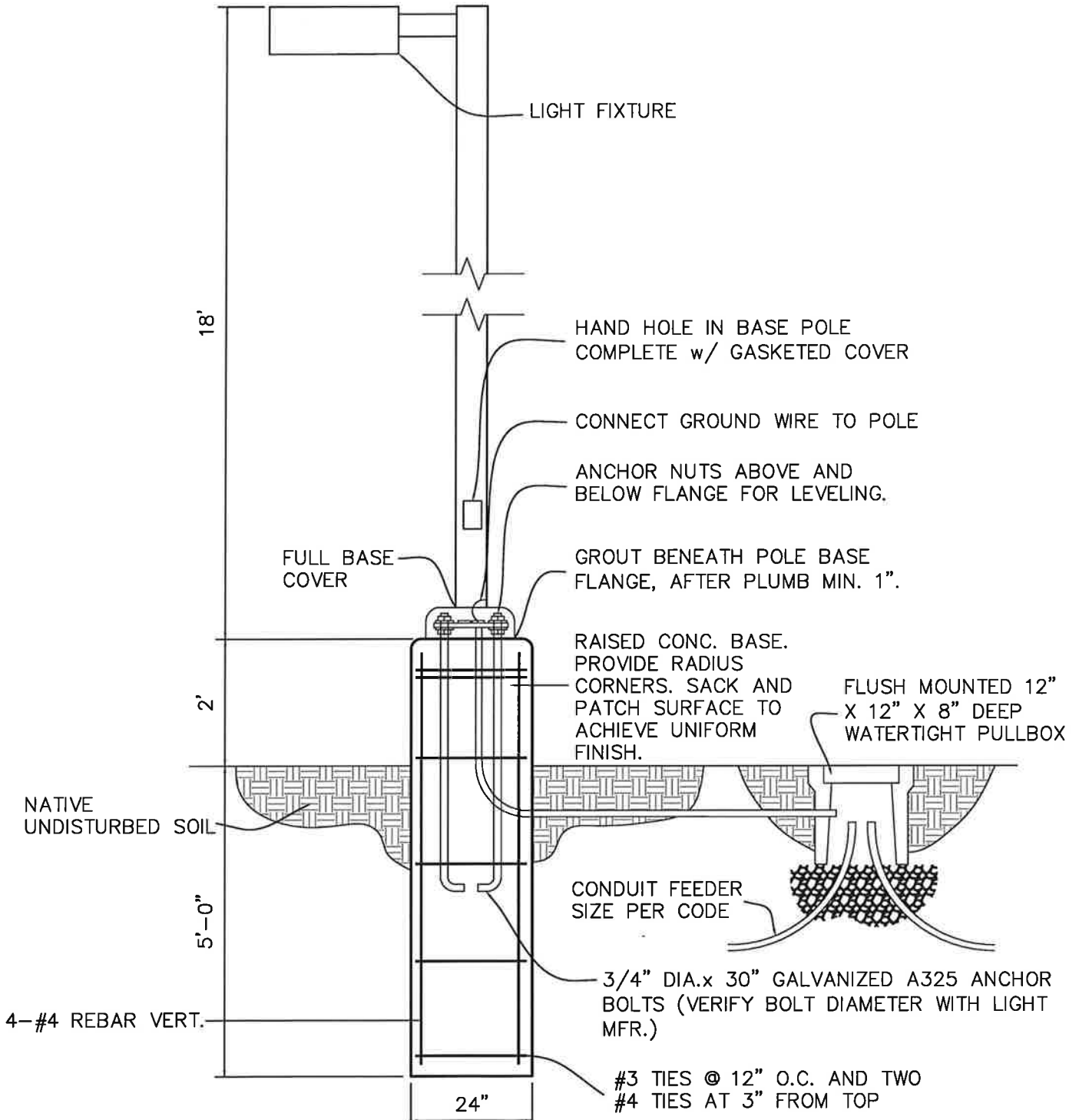
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
 1/2" = 1' NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

PROPOSED SITE DEVELOPMENT FOR:
LENDCO LLC
 98 MULTI-FAMILY APARTMENTS
 NATIVE OAK DRIVE
 CHICO, CA 95928

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 1008 Live Oak Boulevard
 Yuba City, California 95901
 (530) 871-1006
 fax (530) 871-0822



Date	8-4-15
Scale	1"=60'
Drawn	MM
Job	154021
Sheet	C3
Page	5 OF 23



SECTION



FEATURES & SPECIFICATIONS

INTENDED USE — Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing with nominal wall thickness of 1/8". Die-cast door frame has Impact-resistant, tempered, glass lens (3/16" thick). Door frame is fully gasketed with one-piece tubular silicone. **US Patent No. D447,590. Canada Patent No. 94324.**

Finish: Standard finish is dark bronze polyester powder finish. Additional architectural colors are available.

OPTICS — Anodized segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Five full cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw), Type IV (wide, forward throw) and Type V (symmetric square).

ELECTRICAL — Ballast: Constant wattage autotransformer. Metal Halide: Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for 175-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested. All ballasts are mounted on a removable power tray with tool-less latch and have positive locking disconnect plug.

Socket: Porcelain, horizontally-mounted, mogul-base socket with copper alloy, nickel-plated screw shell and center contact.

INSTALLATION — Integral arm for pole or wall mounting. Optional mountings available.

LISTINGS — UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 Rated.

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/customerresources/terms_and_conditions.aspx

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

AERIS™
Architectural Area & Roadway Luminares

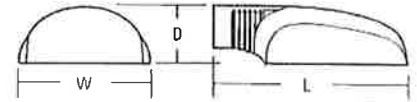


AS2

METAL HALIDE: 175W-400W
HIGH PRESSURE SODIUM: 200W-400W
10' to 35' Mounting

Specifications

EPA: 1.2 ft²
Length: 28-1/2 (72.4)
Width: 17-1/8 (43.2)
Height: 8-3/8 (21.0)
*Weight: 40 lbs (18.2 kg)



All dimensions are inches (centimeters) unless otherwise indicated.
*Weight as configured in example below.



ORDERING INFORMATION

For shortest lead times, configure products using standard options (shown in bold).

Example: AS2 250M SR3 TB SCWA SPA LPI

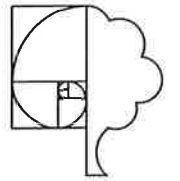
Series	Wattage	Distribution	Voltage	Ballast	Mounting	Options	Finish ¹⁶	Lamp ¹⁷
AS2	<u>Metal halide</u>	SR2	Segmented type II roadway	120	(blank) Magnetic ballast	SPA	Shipped installed in fixture SF Single fuse (120, 277, 347V) DF Double fuse (208, 240, 480V) PER NEMA twist-lock receptacle only (no photocontrol) EC Emergency circuit ¹³ QRS Quartz restrike system ¹³ HS Houseside shield (SR2, SR3) ^{11, 14} CSA CSA certified NOM NOM certified ⁹ INTL Available for MH probe start shipping outside the U.S. REGC1 California Title 20 effective 7/1/2010 Shipped separately¹¹ PE1 NEMA twist-lock PE (120, 208, 240V) PE3 NEMA twist-lock PE (347V) PE4 NEMA twist-lock PE (480V) PE7 NEMA twist-lock PE (277V) SC Shorting cap VG Vandal guard ¹⁵	LPI Lamp included
	175M ²		208 ⁷	CWI Constant wattage isolated	RPA	L/LP Less lamp		
	200M ²	SR3	Segmented type III asymmetric	240 ⁷				WBA
	250M ⁴		277	Note: For shipments to U.S. territories, SCWA must be specified to comply with EISA.		DCAS2		
	320M ³	SR4SC	Segmented type IV forward throw, sharp cutoff		347			
	350M ^{2, 3, 5}		480 ⁷	SCWA Super CWA pulse start ballast	(shipped separately) ^{11, 12}	DWH White		
	400M ^{4, 5}	TB ⁸	Segmented type IV wide, forward throw					23050HZ ⁹
	High pressure sodium ⁶			SR4W	Segmented type V symmetric square	SPA19/AS Square pole adaptor (DM19 to SPA) RPA19/AS Round pole adaptor (DM19 to RPA)		DNBXND Natural aluminum
	200S	SR5S	Segmented type V symmetric square					
	250S			DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white				
400S								

Note: Aeris™ has a unique drilling template that requires an Aeris drilling pattern to be specified when ordering poles. See example below.
Example: SSA 20 4C DM19AS DDB
Aeris Drilling Pattern

DM19AS	1 at 90 degrees
DM28AS	2 at 180 degrees
DM29AS	2 at 90 degrees
DM39AS	3 at 90 degrees
DM49AS	4 at 90 degrees
DM32AS	3 at 120 degrees (round poles only)

Accessories: Tenon Mounting Slipfitter							
Order as separate catalog number. Must be used with pole mounting (RPA).							
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°	
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490	
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490	
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490	

- Notes**
- Lower wattages available. Consult factory.
 - These wattages do not comply with California Title 20 regulations.
 - Must be ordered with SCWA.
 - These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 in not available in 347 or 480V.
 - Must use reduced jacket lamp.
 - Not available with SCWA.
 - Must specify CWI for use in Canada.
 - Optional multi-tap ballast (120, 208, 240, 277V) (120, 277, 347V in Canada)
 - Consult factory for available wattage.
 - Mounted in lens-up orientation, fixture is damp location listed.
 - May be ordered as an accessory.
 - Must specify finish when ordered as an accessory.
 - Maximum allowance wattage lamp included.
 - Order AS2SR2/3HS U or AS2SR4WHS U as an accessory.
 - Order AS2VU as an accessory.
 - See www.lithonia.com/archcolors for additional color options
 - Must be specified



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA, Inc.

California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927-8328
(530)892-6897 fax (530)892-9588
thphelps@tscglobal.net

LENDGO, LLC APARTMENTS
LANDSCAPE IMPROVEMENT PLANS
PLANTER CREEK DRIVE
CHICO, CA 95928

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Sheet Title
LANDSCAPE MASTER PLAN



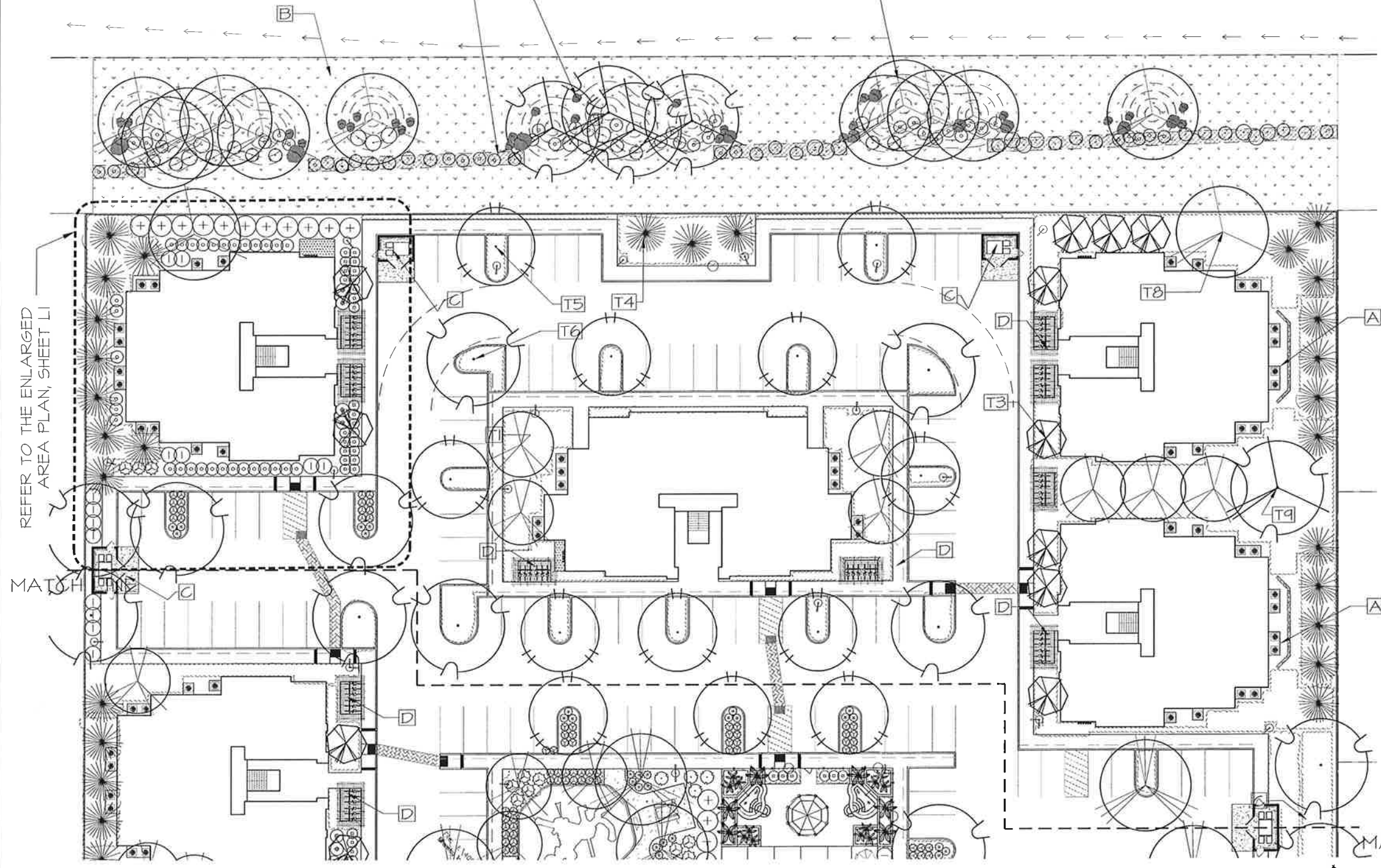
No.	Date	Revisions
1	2.13.16	owner changes
2		
3		
4		

Project Mgr.: THP	Sheet No.:
Drawn By: THP	L2
Scale: 1"=20'	
Date: 11 NOV 2015	
File Name: CA_DD	of 6 sheets

BOULDER LOCATION, TYP.
REFER TO NOTE B, SHEET LI,
OAK VALLEY SUBDIV. LANDSCAPE PLANS

24" DEEP X 60" WIDE PLANTING TRENCH;
BACK FILL WITH 50% COMPOST / 50%
AMENDED EXISTING SITE SOIL, TYP.

3:1 MOUNDED AREA WITH EXISTING
SITE SOIL, TYP.



PLAN NOTES:

- A. SCREEN THE GROUND HVAC UNITS WITH A 4' HIGH WALL AND OR EVERGREEN PLANTINGS
- B. 60' WIDE SHR 32 LANDSCAPE BUFFER AS PER THE OAK VALLEY SUBDIVISION LANDSCAPE PLANS
- C. SCREEN THE TRASH ENCLOSURE WITH EVERGREEN SHRUBS AND VINES
- D. BIKE PARKING, TYP.

REFER TO THE ENLARGED
AREA PLAN, SHEET LI

MATCH LINE

MATCH LINE

LANDSCAPE MASTER PLAN - NORTH

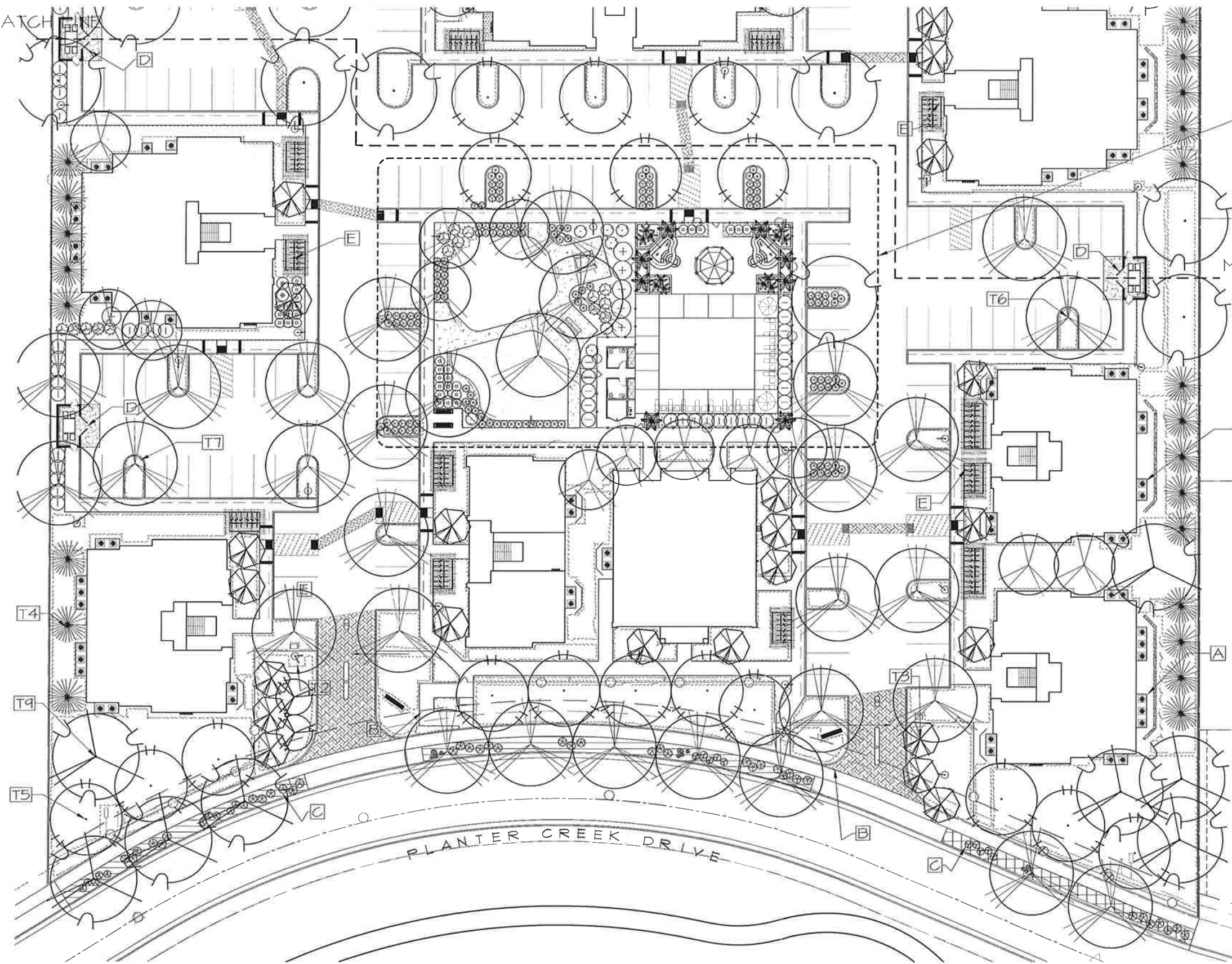


ATTACHMENT F

MATCH LINE

REFER TO THE ENLARGED POOL AREA & COMMON AREA PLAN, SHEET L4

MATCH LINE



PLAN NOTES:

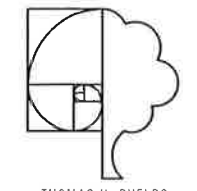
- A. SCREEN THE GROUND HVAC UNITS WITH A 4' HIGH WALL AND OR EVERGREEN PLANTINGS
- B. SCREEN THE UTILITIES FROM VIEW WITH EVERGREEN PLANTINGS
- C. PLANTER CREEK DRIVE LANDSCAPE IMPROVEMENTS AS PER THE OAK VALLEY SUBDIVISION LANDSCAPE PLANS
- D. SCREEN THE TRASH ENCLOSURE WITH EVERGREEN SHRUBS AND VINES
- E. BIKE PARKING, TYP.

PLANTER CREEK DRIVE

LANDSCAPE MASTER PLAN - SOUTH



ATTACHMENT F

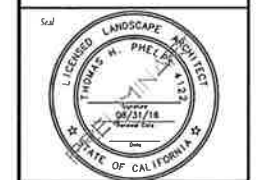


THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA, Inc.
California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927-8328
(530)852-8897 fax (530)852-9588
thphelps@scotabak.net

LENDCO, LLC APARTMENTS
LANDSCAPE IMPROVEMENT PLANS
PLANTER CREEK DRIVE
CHICO, CA 95928

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Sheet Title
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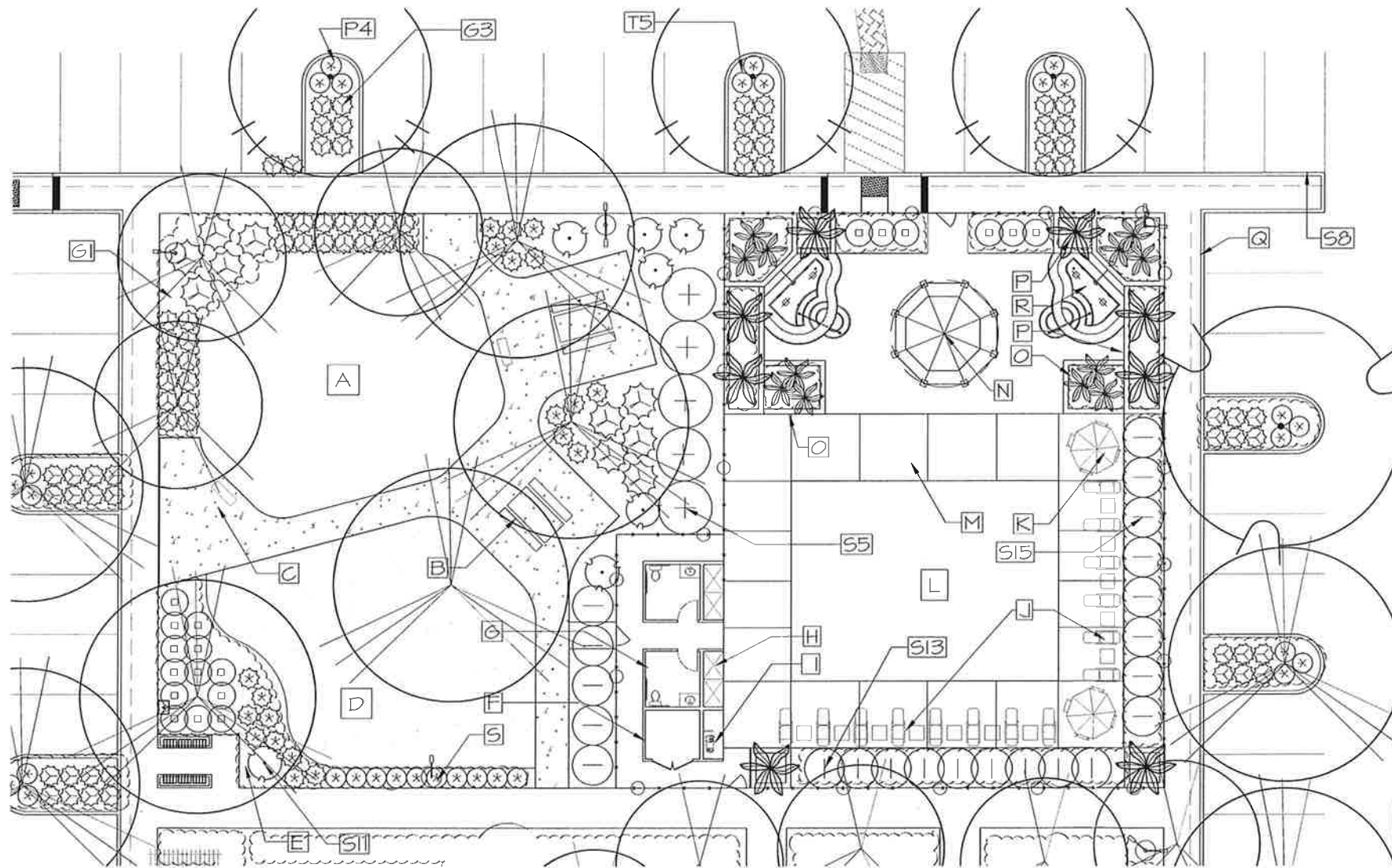
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1	2-23-15	owner changes
2		
3		
4		

Project Mgr.: THP	Sheet No.:
Drawn By: THP	L3
Scale: 1" = 20'	
Date: 11 NOV 2015	
File Name: CA_DD	of 6 sheets

Shade Calculations: Lendco, LLC Apartments, Planter Creek Drive, Chico CA

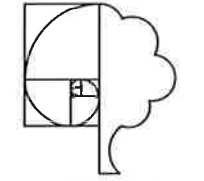
Botanical Name	Common Name	Quantity	Shade				Total	
			allowed	at 25%	50%	75%		100%
Pistacia chinensis 'Keith Davey'	Chinese Pistache	12	1,256	0	0	0	12	15,072.00
Platanus x acerifolia 'Yarwood'	London Plane Tree	10	1,256	0	2	0	8	11,304.00
Zelkova serrata 'Village Green'	Japanese Zelkova	18	1,256	0	6	0	14	21,352.00
Total Shade Allowed		40		0	8	0	34	47,728.00
parking lot area to be shaded								66,599.00
Shade Provided								47,728.00
% Shade Provided*								71.66%

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



COMMON AREA & POOL AREA NOTES:

- A. Play equipment location; Play area safety surfacing to be artificial turf type with resilient backing. Artificial turf type surfacing is ADA accessible.
- B. Picnic tables and benches
- C. Bench location, typ.
- D. Lawn area. Install 2x4 recycled header between lawn areas and adjacent shrub beds. Stake every 24" or at any change of direction. Laminate double thickness on corners.
- E. Mail center location, refer the architects site plan.
- F. Pool equipment location
- G. Uni-sex restroom
- H. Outside showers
- I. Dual level drinking fountain location
- J. Pool lounge chairs and side tables, quantity may vary
- K. Umbrella, table & chair set location, typ.
- L. 30' x 40' swimming pool
- M. Non-slip surfaced concrete pool deck
- N. 16' gazebo location
- O. 18" high raised planter / bench location with tropical foliage
- P. 24" high raised planter location with tropical foliage
- Q. 36" high raised planter with palm trees and tropical foliage
- R. Jacuzzi location
- S. Shrub & Ground cover planting area, typ.



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA, inc.

California Landscape Architect #4122
P.O. BOX 8328
Chico, CA 95927-8328
(530)892-8897 fax (530)892-9588
thphelps@thplalocal.net

**LENDCO, LLC APARTMENTS
LANDSCAPE IMPROVEMENT PLANS
PLANTER CREEK DRIVE
CHICO, CA 95928**

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Sheet Title
LANDSCAPE MASTER PLAN



No. Date Revision
 ▲ 1-11-15 owner change
 ▲
 ▲
 ▲

Project No: THP Sheet No:
 Drawn by: THP L4
 Scale: 1"=10'
 Date: 11 NOV 2015
 File Name: CA_DD of 6 sheets

1 LANDSCAPE MASTER PLAN - COMMON AREA & POOL AREA

Scale: 1/10
 0 10' 20'



ATTACHMENT F

GENERAL NOTES:

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

NOTES:

* Contractor to verify all quantities from plan. Plant legend is for reference only.

** PF: WUCOLS IV Water Use Classification of Landscape Species Evaluation List-2014; Region 2, Sunset Zone 8/9

*** NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE LAND. ARCH.

"I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design plan"

PLANT LEGEND - ON SITE (List of probable plantings to be used)

Key	Botanical Name - Common Name ***	Size	Qty.*	PF**	Symbol
TREES					
T1	Acer x freemanii 'Autumn Blaze' - Autumn Blaze Red Maple	#15		M	
T2	Arbutus 'Marina' - Marina Strawberry Tree	#15		L	
T3	Lagerstroemia indica 'Natchez' Std. - Std White Crape Myrtle	#15		L	
T4	Pinus canariensis - Canary Island Pine	#15		L	
T5	Pistacia chinensis 'Keith Davey' - Chinese Pistache	#15		L	
T6	Platanus acerifolia 'Yarwood' - London Plane Tree	#15		L	
T7	Zelkova serrata 'Village Green' - Japanese Sawleaf Zelkova	#15		M	
T8	Quercus lobata - California Valley Oak	#15		L	
T9	Quercus wislizenii - Interior Live Oak	#15		VL	
GRASSES					
G1	Muhlenbergia rigens - Deer Grass	#15		L	
G2	Pennisetum a. 'Hameln' - Dwarf Fountain Grass	#1		L	
G3	Stipa tenuissima - Mexican Feather Grass	#5		L	
PERENNIALS					
P1	Agapanthus africanus 'Peter Pan' - Dwarf Lily of the Nile	#1		M	
P2	Diets vegeta - Fortnight Lily	#1		L	
P3	Hemerocallis 'Stella D'Oro' - Dwarf Yellow Day Lily	#1		M	
P4	Tulbahgia violacea 'Variegata' - Variegated Society Garlic	#1		M	
SHRUBS					
S1	Cistus x purpureus - Crimson Spot Rock Rose	#5		L	
S2	Ilex vomitoria 'Nana' - Dwarf Yaupon Holly	#5		M	
S3	Loropetalum chinensis 'Razzle Dazzle' - Chinese Fringe Flower	#5		M	
S4	Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo	#5		L	
S5	Olea europaea 'Little Ollie' - Dwarf Olive	#5		VL	
S6	Pittosporum tobira 'Variegata' - Variegated Pittosporum	#5		M	
S7	Pittosporum t. 'Wheeler's Dwarf' - Wheeler's Dwarf Pittosporum	#5		M	
S8	Rhaphiolepis indica 'Ballerina' - Dwarf Pink India Hawthorne	#5		M	
S9	Rosa x 'Noaschnee' P.P.# 9573 - White Flower Carpet Rose	#2		M	
S10	Salvia greggii - Autumn Sage	#5		L	
S11	Salvia clevelandii 'Alan Chickering' - Hybrid California Sage	#5		L	
S12	Spiraea bumalda 'Anthony Waterer' - Anthony Waterer Spiraea	#5		M	
S13	Teucrium fruiticans - Germander	#5		L	
S14	Viburnum tinus 'Spring Bouquet' - Laurustinus	#5		M	
S15	Juniperus 'Nichita Blue' - Columnar Juniper; 8-10' H x 5' W	#5		L	
VINES					
V1	Parthenocissus tricuspidata 'Veitchii' - Little Leaf Boston Ivy	#5		M	
GROUND COVERS					
GC1	#1 L Bachharis pilularis 'Twin Peaks' - Coyote Bush Plant 1 gal. @ 36" o.c.				
GC2	#1 L Rosmarinus officinalis 'Prostratus' - Trailing Rosemary Plant 1 gal. @ 36" o.c.				
GC3	#1 M Trachelospermum jasminoides - Star Jasmine Plant 1 gal. @ 36" o.c.				
GC4	#1 L Juniperus conferta 'Pacific' - Pacific Shore Juniper Plant 1 gal. @ 36" o.c. (may sub 4" pot @ 12" o.c.)				

SOD LAWN H
 Bolero Plus; 90% Dwarf Tall Fescue / 10% Kentucky Bluegrass

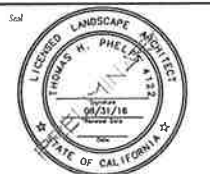
ATTACHMENT F

THOMAS H. PHELPS
 LANDSCAPE ARCHITECTURE
 THPLA, Inc.
 California Landscape Architect #4122
 P.O. BOX 8328
 Chico, CA 95927-8328
 (530)892-8897 fax: (530)892-9588
thphelps@thplacpa.com

LENDCO, LLC APARTMENTS
 LANDSCAPE IMPROVEMENT PLANS
 PLANTER CREEK DRIVE
 CHICO, CA 95928

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Sheet Title
 LANDSCAPE MASTER PLAN



No.	Date	Revisions
1	2-23-16	owner changes
2		
3		
4		

Project No.:	THP	Sheet No.:	
Drawn By:	THP	Scale:	L5
Date:	11 NOV 2015	File Name:	CA_DD of 6 sheets

PLANT LEGEND - OFF SITE AREAS

Key Botanical Name - Common Name ***

TREES

	Botanical Name - Common Name ***	Size	Qty.* PF**	Symbol
T1	<i>Acer x freemanii</i> 'Autumn Blaze' - Autumn Blaze Red Maple	#15	L	
T2	<i>Aesculus californica</i> - Buckeye	#15	L	
T3	<i>Arbutus</i> 'Marina' - Marina Strawberry Tree	#15	L	
T4	<i>Zelkova serrata</i> 'Green Vase' - Japanese Zelkova	#15	L	
T5	<i>Cercis occidentalis</i> - Western Redbud	#15	VL	
T6	<i>Pinus canariensis</i> - Canary Island Pine	#15	VL	
T7	<i>Platanus racemosa</i> - California Sycamore	#15	L	
T8	<i>Quercus lobata</i> - California Valley Oak	#15	L	
T9	<i>Pistacia chinensis</i> 'Keith Davey' - Chinese Pistache	#15	L	
T10	<i>Quercus wislizenii</i> - Interior Live Oak	#15	VL	
T11	<i>Umbellularia californica</i> - California Laurel	#15	L	

MITIGATION TREES

	Botanical Name - Common Name	Size	Qty.* PF**	Symbol
M1	<i>Quercus douglasii</i> - Blue Oak	(1) #15, (2) #D	VL	
M2	<i>Quercus wislizenii</i> - Interior Live Oak	(1) #15, (2) #D	VL	
	Existing Tree to Remain			

SHRUBS

S1	<i>Arctostaphylos d.</i> 'Howard McMinn' - Howard McMinn Manzanita	#5	L	
S2	<i>Ceanothus</i> 'Julia Phelps'	#5	L	
S3	<i>Cistus salvifolius</i> - Sageleaf Rockrose	#5	L	
S4	<i>Heteromeles arbutifolia</i> - California Toyon	#5	L	
S5	<i>Mahonia aquifolium</i> 'Compacta' - Compact Oregon Grape	#5	L	
S6	<i>Rhamnus californica</i> 'Mound San Bruno' - Coffeeberry	#5	L	
S7	<i>Salvia clevelandii</i> - California Blue Sage	#5	L	

PERENNIALS

P1	<i>Achillea millefolium</i> 'Moonshine' - Yarrow	#1	L	
P2	<i>Artemisia californica</i> - Artemisia	#1	VL	
P3	<i>Muhlenbergia rigens</i> - Deer Grass	#1	L	
P4	<i>Nassella pulchrum</i> - Needle Grass	#1	L	
P5	<i>Zauschneria californica</i> - California fuschia	#1	L	

GROUND COVERS

	<i>Arctostaphylos uva-ursi</i> 'Pt. Reyes'- Bearberry Manzanita
	<i>Baccharis x</i> 'Centennial' - Coyote Bush
	<i>Rosmarinus o.</i> 'Prostratus' - Trailing Rosemary

GROUND COVER PLANTING NOTE:
plant (2) rows of #1 size plants @ 5' o.c.,
triangular spacing 30" apart, refer to
the city std. detail LS-4

BASIC NATIVE EROSION CONTROL MIX

Product Information:
Basic Native Erosion Control Mix
Mix contains:
• *Bromus carinatus*
'Cucamonga' (cucamonga brome)
• *Festuca microstachys* (small fescue)
• *Trifolium ciliolatum* (tree clover)
Seeding rate: 32 lbs per acre
Height range: 30-36 inches

S&S SEEDS inc
P.O. Box 1275
Carpinteria, CA 93014
Phone: (805) 684-0436,
Fax: (805) 684-2798

* Contractor to verify all quantities from plan. Plant legend quantities are for reference only.
** PF: WUCOLS Species Evaluation List IV 2014, Region 2 Central Valley, Sunset Zone 9
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THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA, Inc.
California Landscape Architect #4122
P.O. BOX 8328
CMLCA, CA 95927-8328
(530) 892-6897 fax (530) 892-9588
[thphelps@thphelps.com](http://thphelpslandscape.com)

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 CHICO, CA 95928

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Sheet Title
OFF SITE PLANT LIST

Scale

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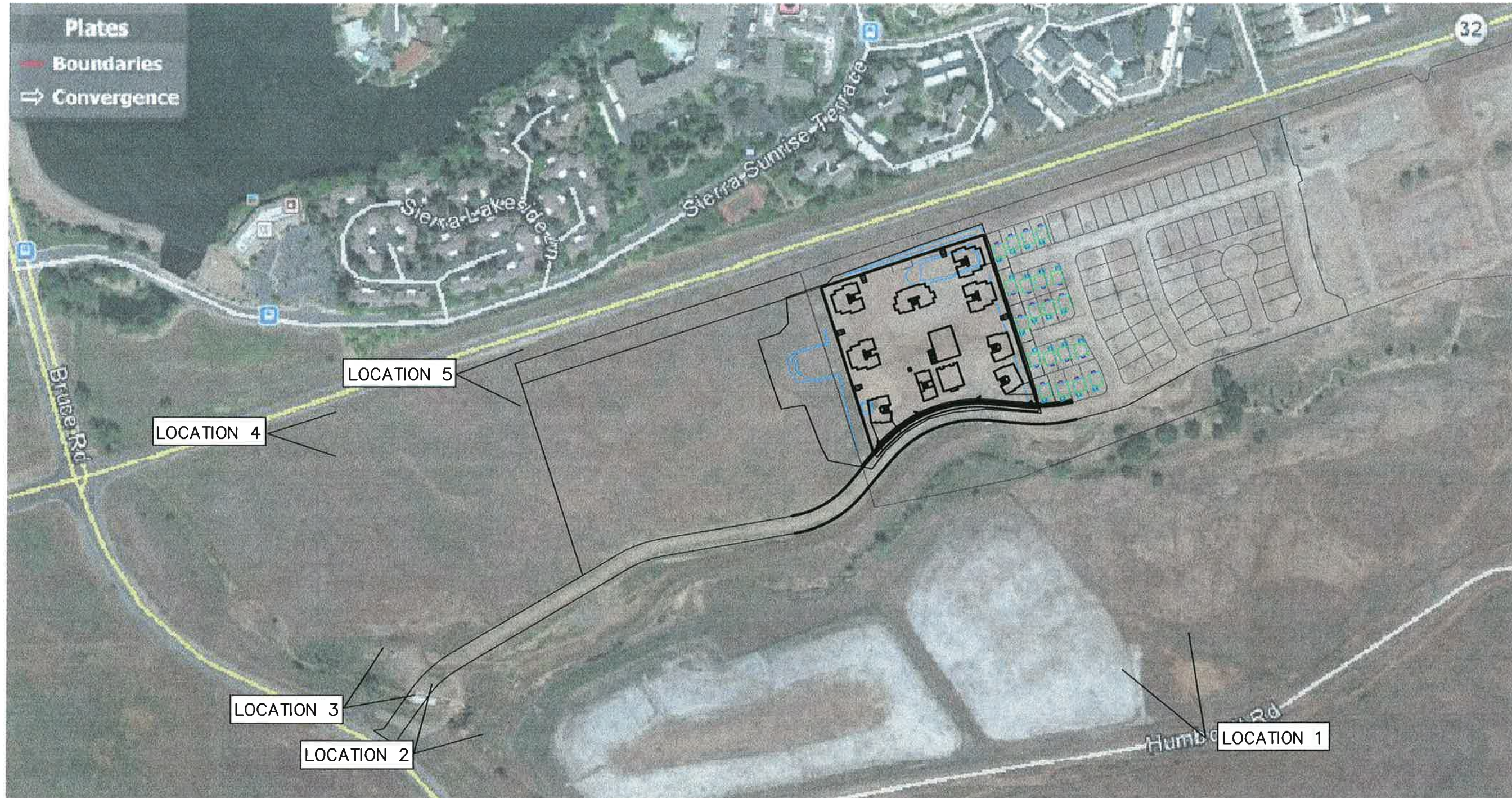
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PROPOSED SITE DEVELOPMENT FOR:
LENDCO LLC
98 MULTI-FAMILY APARTMENTS
 NATIVE OAK DRIVE
 CHICO, CA 95928

LAUGHLIN and SPENCE
 CIVIL ENGINEERS & SURVEYORS
 1008 Line Oak Boulevard
 Yuba City, California 95991
 (530) 671-1008
 Fax (530) 671-0822



DATE: 4-14-16
 SCALE: 1"=300'
 SHEET: SB
 PROJECT: 154021

V1

VISUAL IMPACT LOCATION MAP

ATTACHMENT G

Location 1



ATTACHMENT G

Location 2



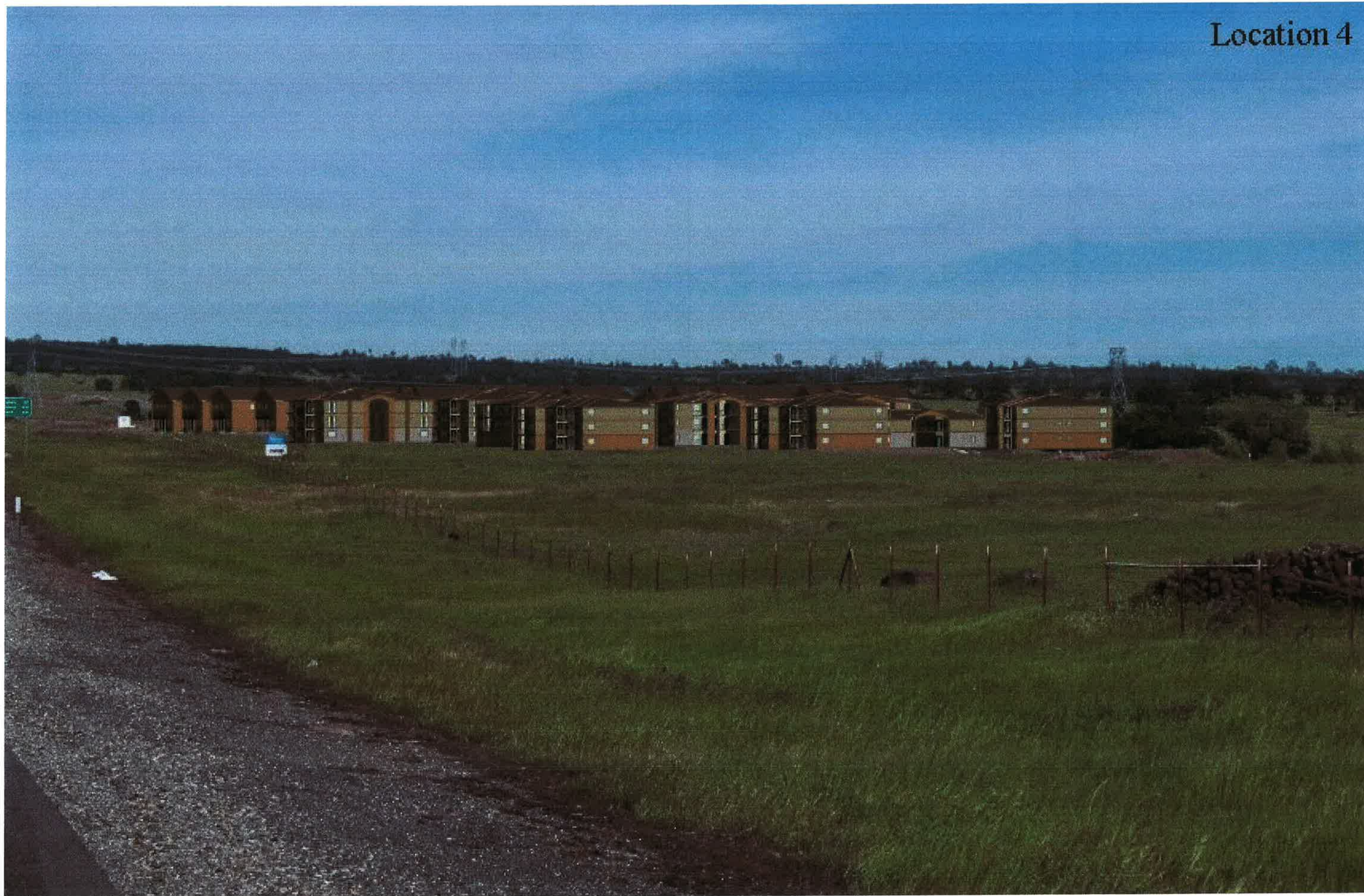
ATTACHMENT G

Location 3



ATTACHMENT G

Location 4



ATTACHMENT G

