



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 11/16/16

DATE: November 9, 2016

File: AR 16-20

TO: Architectural Review and Historic Preservation Board

FROM: Kelly Murphy, Assistant Planner, (879-6535, kelly.murphy@chicoca.gov)
Community Development Department

RE: Chico Dermatology, 774 & 778 East Avenue, APN 007-110-006 and -007

RECOMMENDATION

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

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 16-20 (Chico Dermatology), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a single-story 5,985 sq. ft. medical office building on a 19,871 sq. ft. site at 774 and 778 East Avenue (see Location Map **Attachment A** and Applicant's Project Description, **Attachment B**). The site is designated Neighborhood Commercial on the City of Chico General Plan Land Use Diagram, and is located in the CN-AOB2 (Neighborhood Commercial with Aircraft Operations B2 overlay) zoning district.

One of the parcels (APN 007-110-007, 774 East Avenue) is developed with a single-family house that has been converted into a medical office for Chico Dermatology. The other parcel (APN 007-110-006, 778 East Avenue) is developed with a single-family house, garage, and outbuilding which have been converted into a real estate and property management office. The applicant proposes to remove all existing structures onsite and construct a new medical office and parking lot. The Map Advisory Committee approved a merger of these parcels on November 10th, 2016, resulting in a single parcel.

The majority of land uses surrounding the 0.46-acre project site are commercial buildings and residential dwellings that have been converted to commercial and office space. Specifically, the structures fronting East Avenue on either side of the project site are single-family houses that have been converted into restaurants, commercial businesses and office space. Single-family residences are located to the north (Portal Drive). The site is bounded on its south by a commercial corridor, with the North Valley Plaza directly across East Avenue.

Vehicle access to the site would be provided from East Avenue leading to a 23-space parking area, located 10-feet back from the front property line and on the east side of the new office structure, in compliance with Chico Municipal Code (CMC) parking standards (see Site Plan, **Attachment C**). Two inverted U-style bicycle parking spaces would be provided at

the north end of the parking lot. Pedestrian access to the site would be available from East Avenue, connecting the public sidewalk to an onsite ADA-accessible path of travel. The project would remove and replace any deficient improvements along the East Avenue frontage.

A six-foot wooden fence exists along the side and rear property lines and would remain. For additional security, a six-foot locking wooden gate is proposed at the southwest corner of the building. Parking lot paving would result in the removal of one 42-inch diameter Ash tree located on the southeast corner of the project site, requiring seven mitigation trees to be planted (see Landscape Plan, **Attachment D**).

Parking lot shading would be provided by three eastern redbud trees located towards the rear of the property, two large Chinese pistache trees at the entrance of the parking lot, and three large scarlet oaks within the parking area, exceeding the 50-percent shading requirement. The trash enclosure, located at the rear of the parking area, would be walled and screened with creeping fig vines. Shrubs and groundcover are also proposed in the parking lot setback area and at various perimeter locations.

In addition to the parking lot shade trees, four eastern redbud trees, razzleberri fringe flower and manzanita shrubs would be planted behind the office building and along the northern property line. The southwest corner of the site (building entrance) would be landscaped with one Chinese pistache tree, one eastern redbud tree, a variety of shrubs, and a cobble rock swale. To further enhance the building's main entrance, a patio area and decorative, adobe-colored pre-cast concrete planting containers would also be incorporated into the design.

The proposed building utilizes two roof types and heights (see Elevations, **Attachment E**). The roof of the structure would be flat and have height of 19.5 feet, with stone-finished parapets extending to 25-feet, well below the 35-foot maximum for structures in the CN zoning district. In addition to stone-finish feature walls, standing-seam metal arched roofs would be utilized at the front entry. A variety of textures and materials would be implemented into the building's exterior design including 3-coat plaster with integral color, vertical glazing surfaces, and a decorative vintage-wood band above the storefront windows.

The proposed color pallet consists of light to medium earth tones. The structure would have two shades of a light gray-brown applied as the main colors (Sherwin Williams "Keystone Gray" and "Dry Dock"), with a dark-brown accent border (Sherwin Williams "Manor House"). The metal awnings and parapet caps are proposed with "Weathered Copper" finish (see Colors/Materials, **Attachment F**).

Exterior lighting proposed for the parking lot would consist of four standard "shoebox" style area lights, having a finished height of 12-feet, with glare cut-off shrouds. All HVAC units would be roof-mounted and shielded from view (see Mechanical Screening Sections, **Attachment G**).

DISCUSSION

The proposed infill project would establish a medical office use on a developed site, consistent with the zoning and General Plan Designation, while reflecting the commercial and residential character of the uses along East Avenue. These aspects of the project are

consistent with General Plan policies that encourage compatible infill development (LU-4.2 and LU-4.3) and context-sensitive design (CD-5.2 and CD-5.3). The design is also consistent with policies that call for a strong pedestrian orientation by locating the parking lot to the side of the building and by including architectural features that provide way-finding to the main entrance (CD-3.2 and CIRC-4).

The project is consistent with several of the City's adopted Design Guidelines (DGs), including those that encourage a pedestrian-oriented design and relating the project to the immediate neighborhood (DGs 1.2.21, 1.2.31, 1.4.11). The project design utilizes a variety of surface materials on the building's exterior walls and proposes a color pallet that harmonizes with the existing neighborhood (DGs 3.2.31, 3.2.32, 3.2.33). Architectural elements such as stone-finished feature walls, angled columns at the covered entry, and standing seam arched roofs add interest, depth and shadowing to each elevation of the building (DGs 3.2.22 and 3.2.25). Consistent with DGs 3.2.23, 3.2.28 and 3.1.35, the building entryway would aid wayfinding by creating a sense of focus, wall-mounted utilities would be hidden from view, and the trash storage area would be appropriately screened. Bicycle parking would be located near the building (consistent with DG 3.1.34), though it would not be covered and protected from the elements as encouraged by DG 3.1.33.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

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

Architectural Review

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

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

The proposal is consistent with several General Plan policies, including those that encourage compatible infill development (LU-4.2 and LU-4.3), and context-sensitive design (CD-5.2 and CD-5.3). In addition to locating the parking area on the side of the building, several design elements have been incorporated at the main entrance which support pedestrian and bicycle site planning (CD-3.2). The project design also utilizes materials that exhibit a sense of timeless character and reinforce a sense of place (CD-3.1). The site is not located within the bounds of a Neighborhood Plan or area plan.

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

The building design and scale would be consistent with DGs 1.1.11, 1.1.14, 1.1.15, 1.2.13, 3.2.32 and 3.2.33. Consistent with DGs 3.1.11, 3.2.23, 3.2.28 and 3.1.35, the building entryway would create a sense of focus, wall-mounted utilities would be hidden from view, and the trash area would be appropriately screened. Visual impacts of vehicles would be minimized by locating the parking area to the side of the proposed office building, consistent with DGs 3.1.24 and 3.1.25.

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

The design, materials and earth-tone color pallet are visually compatible with the surrounding residential, commercial and office structures. Exterior equipment will be properly screened by fences or painted to match the structures.

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

The project configuration would not result in incompatibilities with existing adjacent residential uses. The project meets the required rear-yard setback for parcels abutting a residential zone (20 feet), and the building's overall height would be far below the maximum height allowed in the CN zoning district. As such, the building will not unnecessarily block views or dominate its surroundings.

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

The proposed landscaping will provide visual relief around the site perimeter and will provide adequate parking lot shading. The landscaping will provide a range of seasonally-varied colors and textures that is anticipated to provide an attractive environment throughout the year.

RECOMMENDED CONDITIONS OF APPROVAL

1. All building plans shall note on the cover sheet that the project shall comply with AR 16-20 (Chico Dermatology). No building permits related to this approval shall be finalized without authorization of planning staff.
2. The approval documents for this project consist of the following exhibits, date stamped November 1, 2016:
 - a. Site Plan (sheet ARB2)
 - b. Color Elevations (sheets ARB3 and ARB4)
 - c. Landscape Plan (pages 1 – 3)
 - d. Mechanical Screening (sheet ARB5)

e. Colors/Materials Sample Sheets

3. The approval of AR 16-20 (Chico Dermatology) shall only become effective upon final recordation of Certificate of Merger 16-12.
4. The applicant shall submit a tree removal permit application pursuant to CMC Section 16.66.070 prior to the issuance of building permits.
5. All parapet caps, roof penetrations and other flashing metal shall be painted, consistent with the approved building colors.

PUBLIC CONTACT

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

ATTACHMENTS

- A. Location Map
- B. Applicant's Project Description
- C. Site Plan
- D. Landscape Plan
- E. Elevations
- F. Colors and Materials
- G. Mechanical Screening Sections

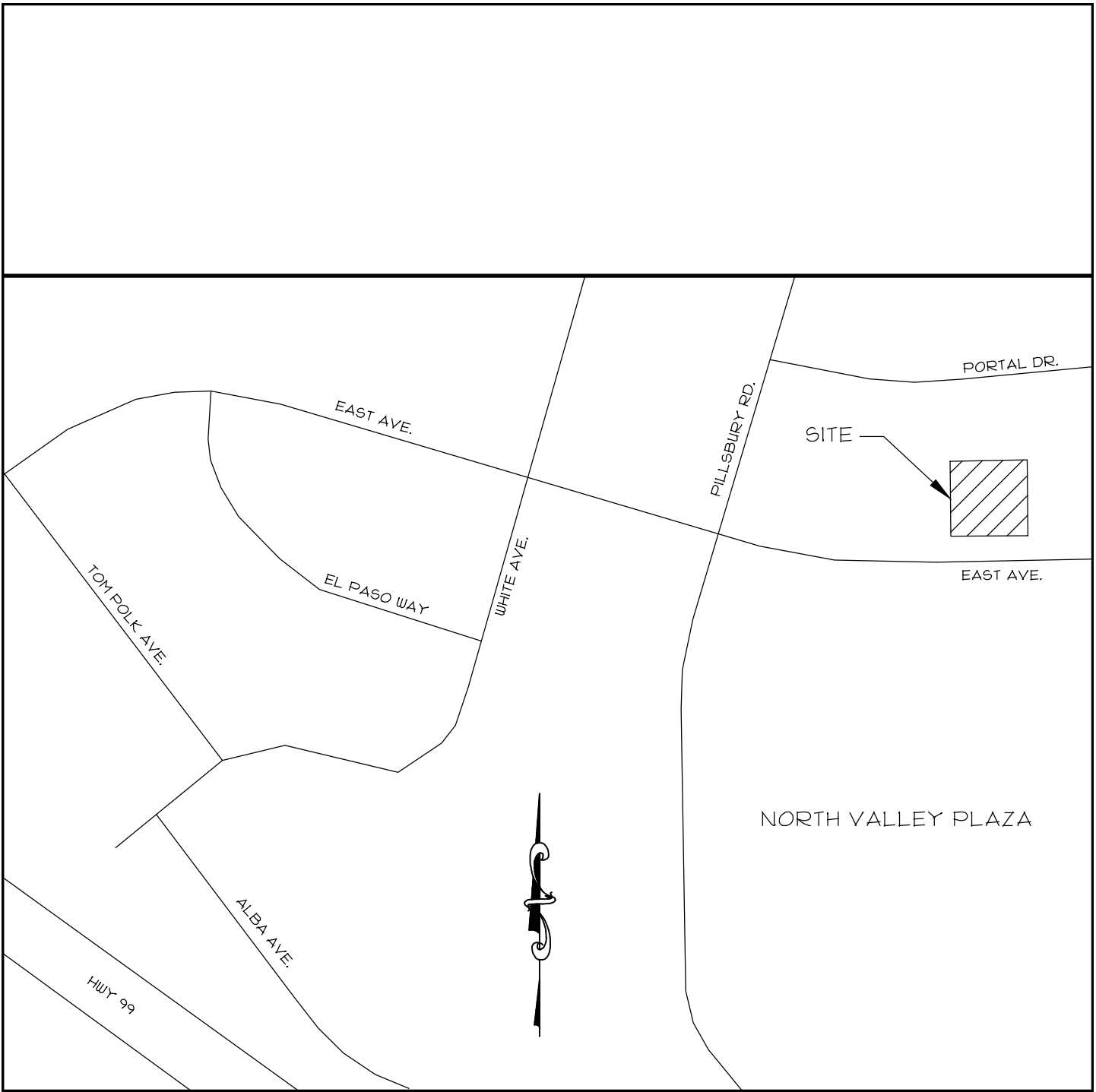
DISTRIBUTION

Internal (4)

Mark Wolfe, AICP, Community Development Department Director
Bob Summerville, Senior Planner
Kelly Murphy, Assistant Planner
File: AR 16-20

External (3)

Pat Conroy, 1350 E. 9th Street, Suite 100, Chico, CA 95928
Russel Gallaway Associates, 115 Meyers Street, Suite 110, Chico, CA 95928
Brian Firth Landscape Architect, Inc., 627 Broadway Street, Suite 220, Chico, CA 95928



CHICO, CA
NOT TO SCALE

DRAWN BY: AJA DATE: 10-25-16
 CHECKED: _____ SCALE: N.T.S.
 APPROVED: _____
 PUBLIC WORKS DIRECTOR

PROJECT: _____ SHEET 1 OF 1
**VICINITY MAP
 FOR
 CHICO DERMATOLOGY**

Robertson Erickson
 Civil Engineers and Surveyors
 888 Manzanita Court, Suite 101
 Chico, CA 95926
 530-894-3500 894-8955 fax



August 12, 2016

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

RECEIVED

AUG 17 2016

**CITY OF CHICO
PLANNING SERVICES**

RE: **Chico Dermatology Medical Office Building**
774 & 778 East Avenue
Chico CA 95926
APN: 007-110-006/007-110-007

Dear Mr. Summerville,

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

Brief History

This property currently has a Medical Office Building and a Real Estate Office. Both buildings had been converted from a former residence to commercial use. We had considered the option of a remodel/addition to the existing medical office building, but working with the existing structure and cost, a new building worked better both cost wise and aesthetically. The existing medical office building is to be demolished. The existing real estate building and two additional out buildings are to be demolished because of their dilapidated state. The existing parking lot will be demolished and redesigned with the new site layout.

Building Program

The proposed new building will allow for a larger waiting area, additional exam rooms, break room, doctors offices, manager's office, lease space as well as two accessible entrances. With a Boundary Line Modification and the removal of 4 existing buildings on the adjacent parcel, an expanded parking lot is also to be provided.

Proposed Architectural Elements

The design and use of the building materials and colors was selected to harmonize with the existing neighborhood. Most of which are former residences converted to commercial, yet across the street is a de-malled regional shopping center.

Applicable City of Chico Design Guidelines Objectives

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

The placement of the main entrance and sidewalk create easy connection for the existing structure and the addition as well as an accessible entrance.

DG 1.1.14 & 3.1.25-Minimize views of automobiles from the public right-of-way by locating the majority of parking areas and major driveways to the rear or side of sites wherever feasible.

The placement of the parking area is adjacent to the building.

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

The new building utilizes two roof types and heights. At the covered exterior areas feature the added details to draw attention to the front and entry of the building. We added details at the facades with a decorative fascia and interest for the rest of the building. Details are similar to features across the street at North Valley Plaza, creating a sense of place.

DG3.1.32-Consider covered or shaded areas for employees for uses such as work-break areas, lunches, events, or meetings.

Off the entrance is proposed a covered patio for patients and customers.

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

The bicycle parking is at the rear of the building where they will be safe.

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

The trash enclosure is enclosed and located at the north end of the property away from public view and is screened with landscaping.

DG 3.2.21- Design Concept

We utilized Metal Standing Seam Arched Roofs and stone finished wall features at the front entry to form dominate building elements.

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

We have been able to add interest, depth and shadowing to each elevation of the building with the addition of:

- Standing Seam Metal Tower.
- Angled columns at the covered entry.
- A pop out at the front of the building.
- Adding Stone finished feature walls.
- Adding belly band above storefront windows.

DG 3.2.23- Design and locate building entries to create a sense of focus so people may easily find the entrance. Roof overhangs and wall recesses, are two examples of features which help define a sense of entry for a building.

A new pop out at the front of the building and a covered patio at the recessed front of the lease space help to facilitate a focus for the front entrance.

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

This building contains 1 main roof height. The flat roof of the building is hidden from the front parapets and also the two standing seam arched roofs. The arched roofs are set at different heights to add dimension to the building.

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

The electrical panels are located at the rear of the building outside of plain sight. The downspouts for the main roof are along the west side of the building behind a fence out of the public view.

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

Through the use of three colors of 3 coat plaster with integral color, vertical glazing surfaces, stone finish, and reclaimed-looking wood band. Also incorporating multiple architectural techniques such as decorative



steel columns, plaster joints, and a stone tower feature, every elevation of this building has visual interest.

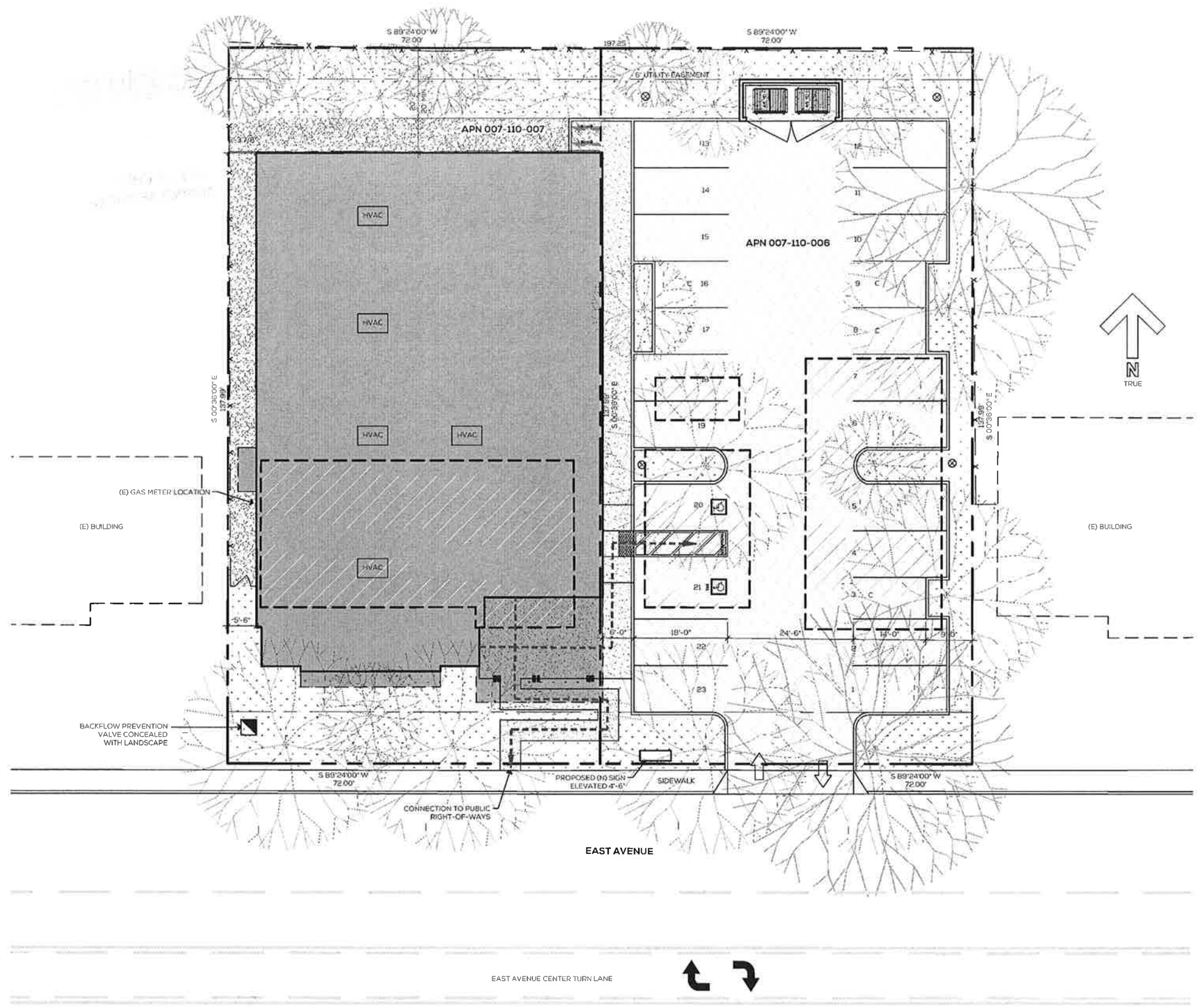
DG3.2.32- Select building colors and accent materials from a rich palette.

The Pallet selected is light to medium earth tones which blends into every neighborhood.

Thank-you for your thoughtful consideration.

Sincerely,

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



GG- SITE PLAN
SCALE: 1" = 10'-0"

LEGEND

- PROJECT AREA PROPERTY LINE
- EASEMENT
- (E) FENCE - 6' CHAIN LINK
- ADJACENT PROPERTY LINE
- ROAD BOUNDARY
- EXISTING BUILDING OUTLINE
- PAVED WALK WAY
- SANITARY SEWER
- TOPO LINES
- PROPOSED ACCESSIBLE PATH OF TRAVEL TO PUBLIC RIGHT OF WAY - SEE PATH OF TRAVEL NOTES

- CONCRETE
- LANDSCAPING
- GRAVEL
- ASPHALT PAVING
- (E) BUILDING TO BE DEMOLISHED
- (N) BUILDING
- 175.00 GRADE POINT
- SITE AREA LIGHT
- BACKFLOW PREVENTION VALVE
- EXISTING TREE - SEE LANDSCAPE PLAN
- NEW TREE - SEE LANDSCAPE PLAN
- BICYCLE PARKING

0 5' 10' 20'
SCALE: 1" = 10'-0"

PATH OF TRAVEL NOTES:
"PATH OF TRAVEL" (P.O.T.), AS INDICATED, IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES (11B-403.5.3) AT LEAST 60" X 60" ARE LOCATED NOT MORE THAN 200' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (POT) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 60" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 60" (11B-307).

PROPOSED AREA AND DESCRIPTION:	OCCUPANCY:
B = OFFICES 4,870 SQ. FT.	B OCCUPANCY (MEDICAL OFFICE)
B = LEASE SUITE 1,470 SQ. FT.	
TOTAL AREA = 6,340 SQ. FT.	OCCUPANT LOAD:
PARKING:	OFFICES @ 1:100 = 43
VEHICLE - MEDICAL - 1,250 SQ. FT. = 19	WAITING @ 1:30 = 19
LEASABLE - 1,375 SQ. FT. = 3	LEASE @ 1:200 = 8
TOTAL REQUIRED = 22	TOTAL = 70
BICYCLE - 10% OF VEHICLE SPACES = 2	PLUMBING FIXTURES:
PARKING PROVIDED = 23	MEN - 2 WATER CLOSETS
	1 LAVATORY
	WOMEN - 3 WATER CLOSETS
	1 LAVATORY
APN:	BUILDING AREAS:
007-110-006 & 007-110-007	DEMOLISHED BUILDING(S) = 1,795 SQ. FT.
ZONING:	CN NEIGHBORHOOD COMMERCIAL = 1,970 SQ. FT.
	OVERLAY ZONE = 133 SQ. FT.
	A0B2 = 612 SQ. FT.
	TOTAL = 3,900 SQ. FT.
SITE AREA CALCULATION:	
TOTAL PROPERTY AREA = 19,871 SQ. FT.	
TOTAL BUILDING AREA = 6,340 SQ. FT.	
F.A.R. = 32% BUILDING COVERAGE	

AA- NOTES & LEGEND
SCALE: NONE



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architecture + engineering

**RUSSELL,
GALLAWAY
ASSOCIATES inc.**

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SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com

**PROJECT
CHICO
DERMATOLOGY**

**OWNER
BARBARA &
OJAY ON**

**PROJECT ADDRESS
774 EAST
AVENUE CHICO,
CA 95926**

**ASSESSORS PARCEL
NUMBER
007-110-006
&
007-110-007**



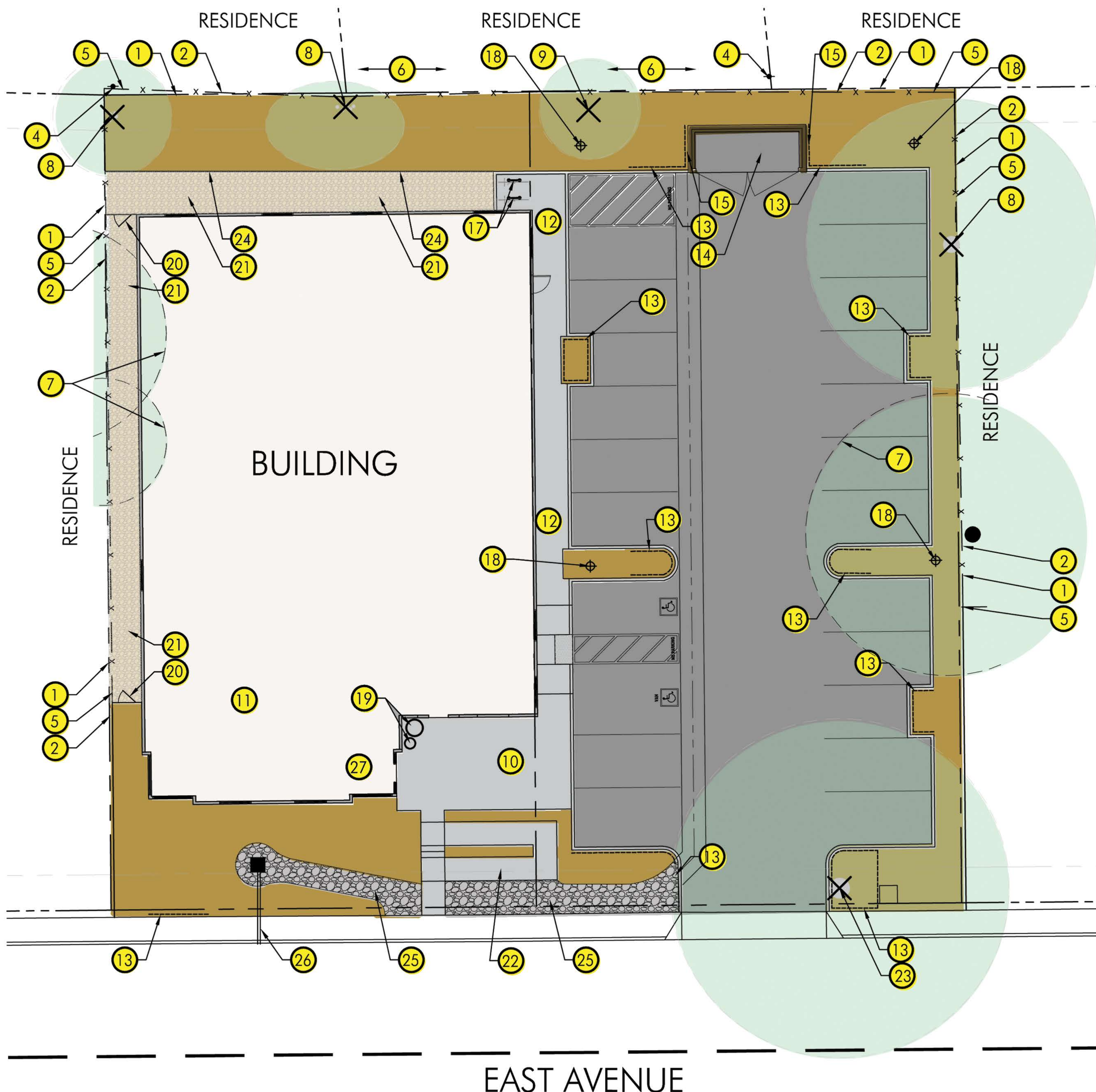
CHICO DERMATOLOGY



RGACHICO PROJECT #	15-702
DRAWN	S. COLLINS
CHECKED	MG
ARB SUBMITTAL	2016.08.12

SITE PLAN

ARB2



PLAN LEGEND

SYMBOL	DESCRIPTION
1	PROPERTY LINE
2	LIMIT OF WORK
3	EXISTING CITY SIDEWALK
4	EXISTING POWER POLE
5	EXISTING 6' HIGH WOODEN FENCE (TO REMAIN)
6	EXISTING OVERHEAD LINES
7	CANOPY OF EXISTING TREE, TRUNK LOCATED ON NEIGHBORING PROPERTY. TO REMAIN.
8	EXISTING PRIVET TREES TO BE REMOVED (TRUNKS AND CANOPIES DRAWN TO SCALE). PRIVETS ARE NOT A 'QUALIFYING TREE' UNDER THE CITY OF CHICO TREE PRESERVATION REGULATIONS (16.66) AND AS SUCH DO NOT REQUIRE MITIGATION.
9	EXISTING PECAN TREE TO BE REMOVED (TRUNK AND CANOPY DRAWN TO SCALE). PECANS ARE NOT A 'QUALIFYING TREE' UNDER THE CITY OF CHICO TREE PRESERVATION REGULATIONS (16.66) AND AS SUCH DO NOT REQUIRE MITIGATION.
10	ENTRY PATIO
11	HVAC LOCATIONS. ROOF MOUNTED. SEE ARCHITECT'S PLANS
12	CONCRETE SIDEWALK. SEE CIVIL ENGINEER'S PLANS.
13	ROOT BARRIER. TYPICAL SYMBOL.
14	TRASH ENCLOSURE. SEE ARCHITECT'S PLANS.
15	VINE TRAINED TO TRASH ENCLOSURE WALLS
16	UTILITIES. SEE ARCHITECT'S PLANS.
17	BICYCLE PARKING (INVERTED 'U' STYLE). SEE PAGE 2.
18	AREA LIGHTING. STANDARD 'SHOEBOX' STYLE LIGHT ON A 12 FOOT HIGH POST WITH GLARE CUT-OFF SHROUDS AS REQUIRED TO PREVENT GLARE ONTO ADJACENT PARCELS. SEE PAGE 2.
19	DECORATIVE PRE-CAST CONCRETE PLANTING CONTAINERS. 1, 36" DIAMETER AND 1, 24" DIAMETER. COLOR TO COMPLIMENT BUILDING- TO BE SELECTED BY OWNER.
20	6' HIGH LOCKING WOOD GATE
21	GRAVEL UTILITY AREA
22	CONCRETE ENTRY. BY OTHERS.
23	EXISTING 42" DIAMETER ASH. TO BE REMOVED (REQUIRES 7 MITIGATION TREES- 7 PROVIDED ON-SITE- 6 EASTERN REDBUD, 1 PISTACHE)
24	RECYCLED PLASTIC HEADER
25	COBBLE LINED SWALE
26	UNDER SIDEWALK DRAIN FOR STORMWATER OVERFLOW. PER CIVIL ENGINEER.
27	UTILIZE EXISTING SEWER CONNECTION FOR NEW BUILDING.

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 (NOTE SPECIES AND SIZE).	C
<input type="checkbox"/>	FENCE/ WALL LOCATIONS, HEIGHTS, DESIGNS	D
<input type="checkbox"/>	HARDSCAPE FEATURES AND MATERIALS.	E
<input type="checkbox"/>	SCREENING METHODS FOR TRASH ENCLOSURES, MECHANICAL EQUIPMENT, AND PARKING AREAS. (SEE ARCHITECT'S PLANS FOR ADDITIONAL INFORMATION)	F
<input type="checkbox"/>	PERCENTAGE OF PAVEMENT SHADING IN PARKING AREA (MINIMUM OF 50% REQUIRED).	G
<input type="checkbox"/>	OUTDOOR AMENITIES/ BREAK AREAS.	H
<input type="checkbox"/>	AB 1881 COMPLIANT / CONCEPTUAL HYDROZONES AND IRRIGATION METHODS.	I
<input type="checkbox"/>	EXTERIOR AREA LIGHTING. SEE PAGE 2.	J

SEE PAGES 2 AND 3 FOR ADDITIONAL INFORMATION

NOTE

REMOVE AND REPLACE ANY DEFICIENT IMPROVEMENTS ALONG THE EAST AVENUE FRONTAGE TO ACHIEVE COMPLIANCE WITH CURRENT ADA AND TITLE 24 ACCESSIBILITY REQUIREMENTS. SPECIFICALLY, ALL SIDEWALKS IN EXCESS OF 2% CROSS SLOPE. CONTACT DEVELOPMENT ENGINEERING AT 530-879-6910 FOR MARKING OF AREAS TO BE REPLACED.

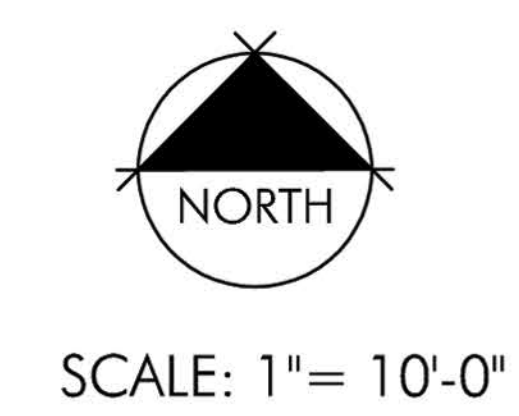
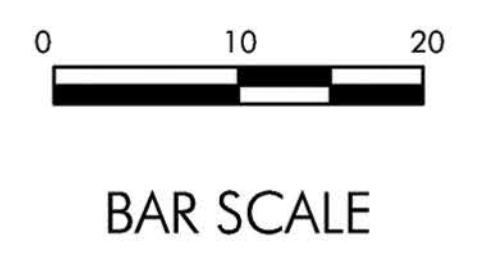
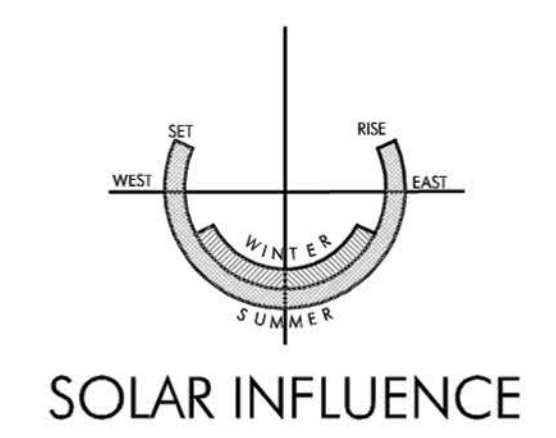
FUTURE CONSTRUCTION SHALL COMPLY WITH CITY OF CHICO LID AND POST CONSTRUCTION STANDARDS PLAN.

SEE PLANS BY CIVIL ENGINEER.

CHICO DERMATOLOGY (PAGE 1 OF 3)

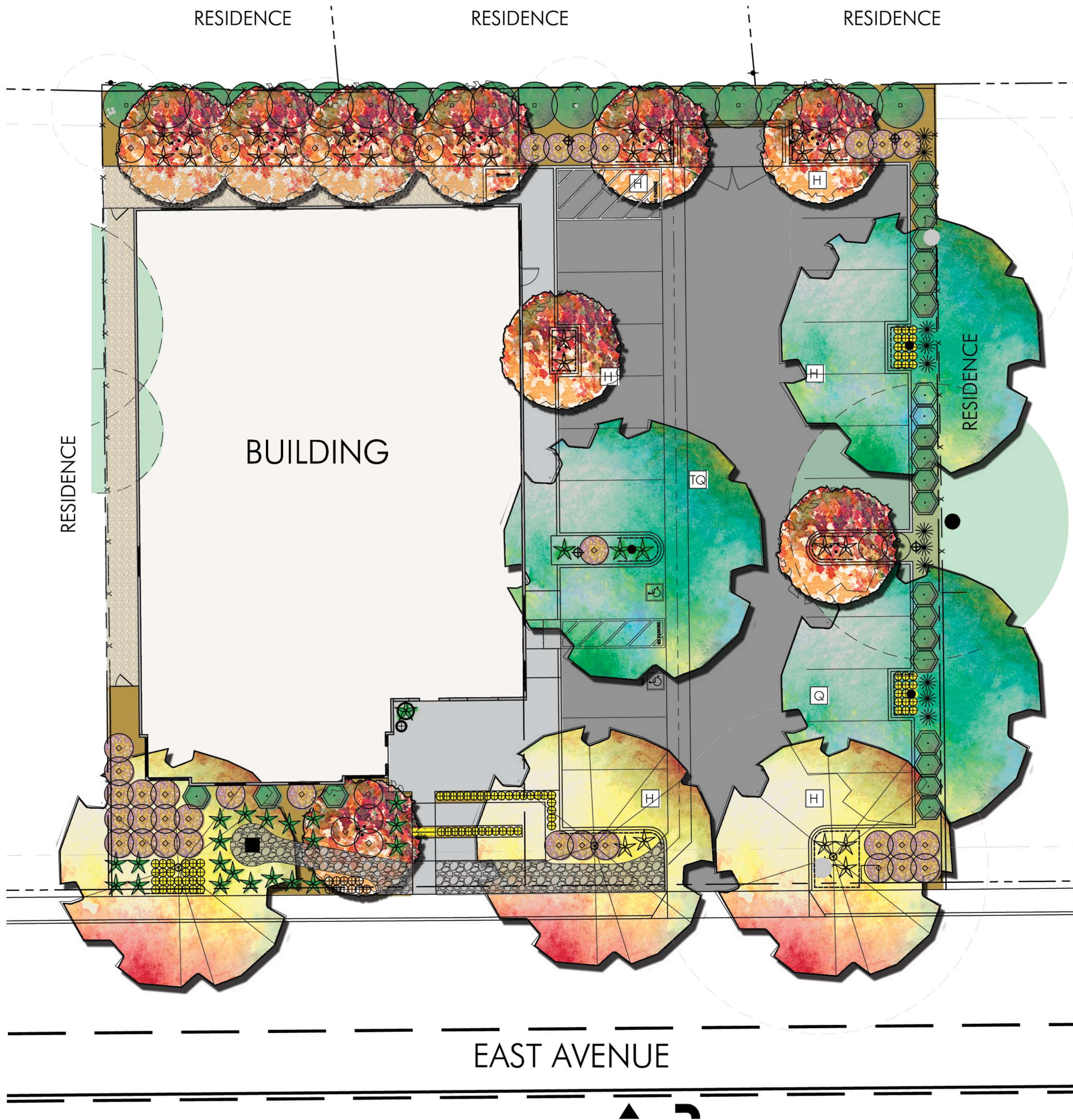
PRELIMINARY LANDSCAPE PLAN

Prepared for:
RUSSELL, GALLAWAY ASSOCIATES, INC.
 11 MEYERS STREET, SUITE 110
 CHICO, CALIFORNIA 95928



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

DATE: OCTOBER 26, 2016
 PROJECT NUMBER: 1874
 DRAWN: JBB



A TREE LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
	CERCIS CANADIENSIS EASTERN REDBUD	20'	15 GAL
	QUERCUS COCCINEA SCARLET OAK	40'	15 GAL
	PISTACHIA CHINENSIS 'KEITH DAVIES' SEEDLESS CHINESE PISTACHE	40'	15 GAL

A SHRUB LIST (MEDIUM WATER USE)

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
SHRUBS			
	ARCTOSTAPHYLOS 'HOWARD MCMINN' MCMINN MANZANITA	8'	5 GAL.
	LEPTOSPERMUM SCOPARIUM NEW ZEALAND TEA TREE	9'	5 GAL.
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FOERSTER'S FEATHER REED GRASS	3'	1 GAL
	AGAPANTHUS AFRICANUS LILY OF THE NILE	3'	1 GAL
	ACHILLEA X 'CORONATION GOLD' CORONATION GOLD YARROW	2'	1 GAL
	LOROPETALUM CHINENSE 'MONRAZ' COMPACT/ DWARF RAZZLEBERRI® FRINGE FLOWER	5'	5 GAL
	MAHONIA AQUIFOLIUM OREGON GRAPE	4'	5 GAL
VINES			
	FICUS PUMILA MINIMA DWARF CREEPING FIG	-	1 GAL.

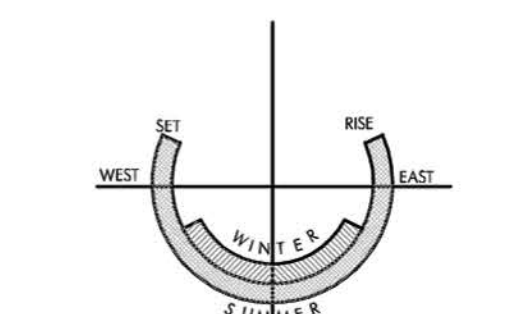
SEE PAGES 1 AND 3 FOR ADDITIONAL INFORMATION

CHICO DERMATOLOGY (PAGE 2 OF 3)

PRELIMINARY LANDSCAPE PLAN

Prepared for:

RUSSELL, GALLAWAY ASSOCIATES, INC.
11 MEYERS STREET, SUITE 110
CHICO, CALIFORNIA 95928



SOLAR INFLUENCE



BAR SCALE



SCALE: 1" = 10'-0"

DATE: OCTOBER 26, 2016
PROJECT NUMBER: 1874
DRAWN: JBB

Prepared by:

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

J PLANTING CONATINERS

planters

Inspired by the world renowned pottery of Mexico, the Baja planter from Quick Crete works beautifully in any finish from traditional terra cotta to contemporary Colorburst Glaze. Available in SRC and Lite Crete.

round

OR-DJ1624P OR-DJ2412P OR-DJ2418P OR-DJ2422P

OR-DJ3436P OR-DJ3036P OR-RJ13612P OR-RJ13618P

OR-DJ3622P OR-DJ3624P OR-DJ3628P OR-DJ3630P OR-DJ3636P OR-DJ3831P OR-DJ4048P

OR-RJ14812P OR-RJ14818P OR-RJ14822P OR-RJ14830P OR-DJ4836P OR-RJ16812P

OR-DJ6022P OR-DJ6036P OR-DJ6048P OR-DJ7236P

Planters designated with the PSP logo can be specially ordered in SRC to meet the Government K-4 L-2 Rating for Perimeter Security Protection with no construction method necessary. Inset dimensions change for PSP planters - please confirm in planting order.

QUICK CRETE

QUAL HILL RED **NATURAL** **MISSION WHITE** **LAITE**

HARVEST **FRENCH GREY** **BUNGALOW** **ADORE TAUPE**

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 (NOTE SPECIES AND SIZE).	C
<input type="checkbox"/>	FENCE/ WALL LOCATIONS, HEIGHTS, DESIGNS	D
<input type="checkbox"/>	HARDSCAPE FEATURES AND MATERIALS.	E
<input type="checkbox"/>	SCREENING METHODS FOR TRASH ENCLOSURES, MECHANICAL EQUIPMENT, AND PARKING AREAS. (SEE ARCHITECT'S PLANS FOR ADDITIONAL INFORMATION)	F
<input type="checkbox"/>	PERCENTAGE OF PAVEMENT SHADING IN PARKING AREA (MINIMUM OF 50% REQUIRED).	G
<input type="checkbox"/>	OUTDOOR AMENITIES/ BREAK AREAS.	H
<input type="checkbox"/>	AB 1881 COMPLIANT / CONCEPTUAL HYDROZONES AND IRRIGATION METHODS.	I
<input type="checkbox"/>	EXTERIOR LIGHTING	J

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	6,334 SF	
PARKING LOT LANDSCAPE	350 SF	5%

G SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			6,334 SF	
SHADE AREA PROVIDED				
SCARLET OAK (40' DIAMETER)				
F FULL	1,256 SF	0	0	0
TQ THREE QUARTER	942 SF	1	942	14%
H HALF	628 SF	1	628	9%
Q QUARTER	314 SF	1	314	4%
CHINESE PISTACHE (40' DIAMETER)				
F FULL	1,256 SF	0	0	0
TQ THREE QUARTER	942 SF	0	0	0
H HALF	628 SF	2	1,256	19%
Q QUARTER	314 SF	0	0	0
EASTERN REDBUD (20' DIAMETER)				
F FULL	314 SF	0	0	0
TQ THREE QUARTER	367 SF	0	0	0
H HALF	157 SF	3	471	7%
Q QUARTER	78 SF	0	0	0
TOTAL SHADE AREA PROVIDED			3,611 SF	57%

I LANDSCAPE IRRIGATION

ALL LANDSCAPED AREA (5,234 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 103,302 GALLONS PER YEAR AND DOES NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA), WHICH IS 130,160 GALLONS PER YEAR.

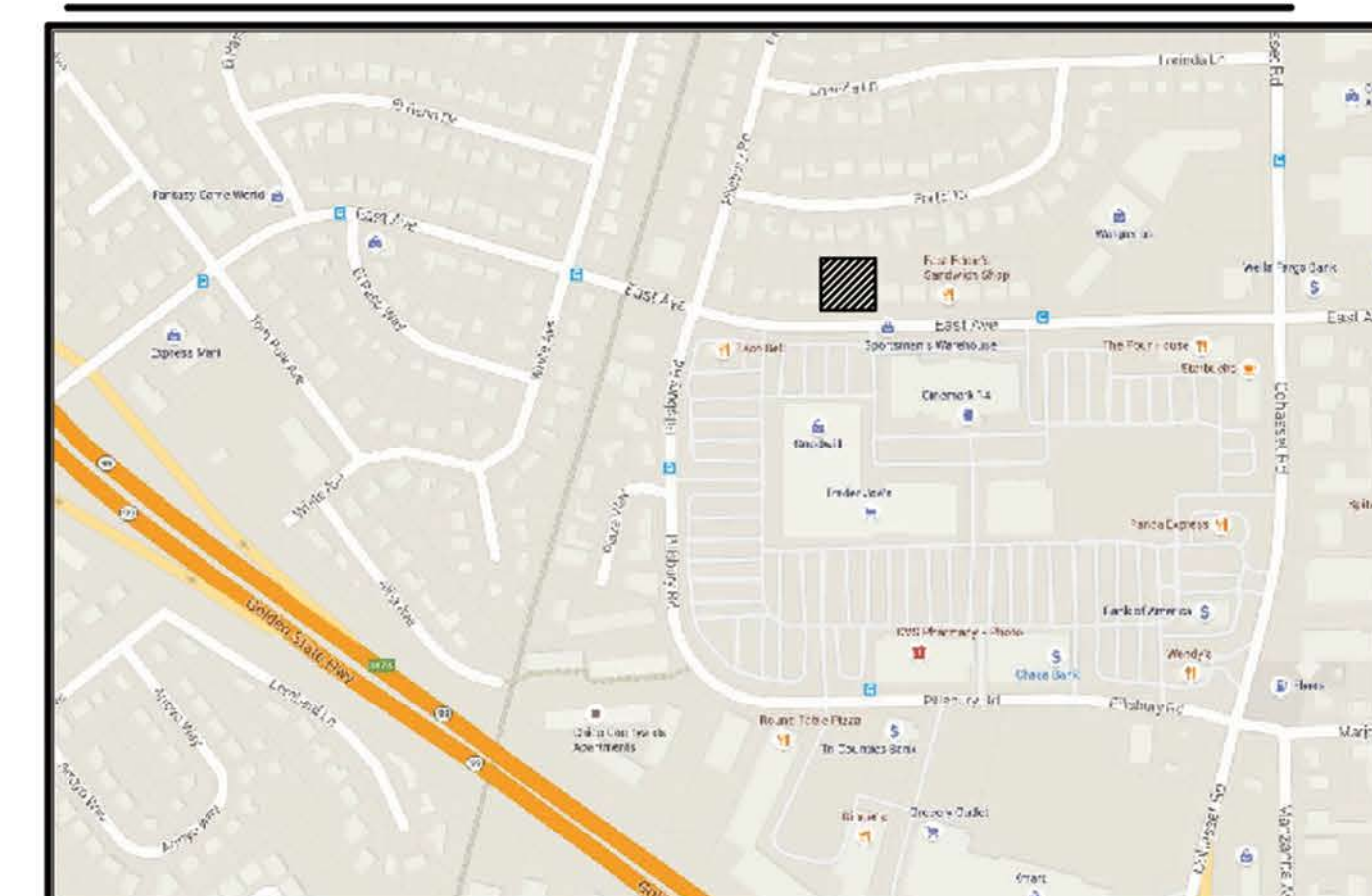
B SOILS STATEMENT

THIS SITE IS LOCATED IN A REGION FREE OF TUSCAN FORMATIONS AND LAVA CAPS. SITE SOILS ARE OF SUPERIOR QUALITY. STANDARD SOIL AMENDMENTS WILL BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS BY AN ANALYTICAL SOILS TESTING LABORATORY.

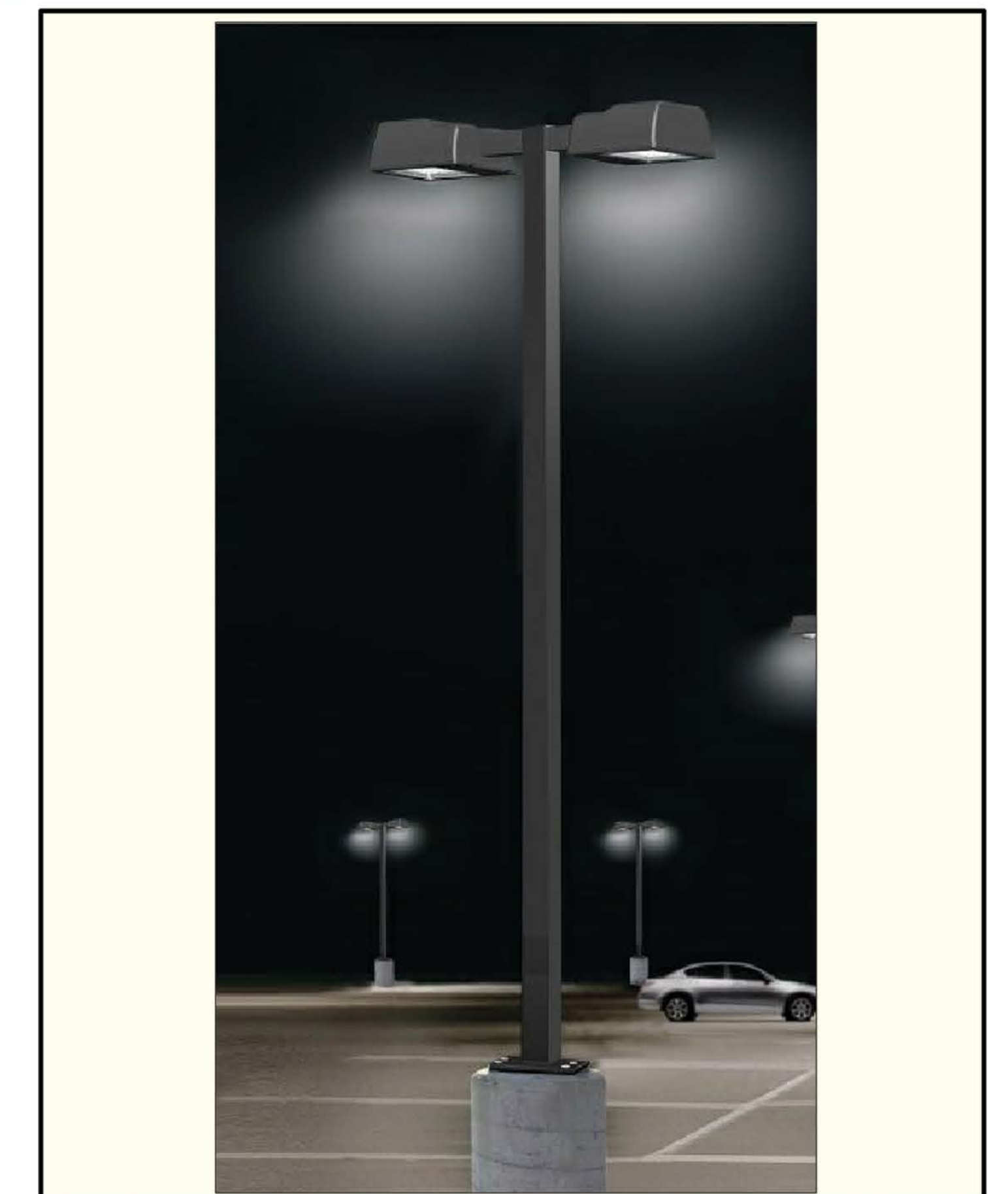
MULCH

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

VICINITY MAP



J AREA LIGHT



H BICYCLE PARKING



CHICO DERMATOLOGY (PAGE 3 OF 3)

PRELIMINARY LANDSCAPE PLAN

Prepared for:

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DATE: OCTOBER 26, 2016
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PLASTER SYSTEM

'EXTERIOR PLASTER SYSTEM' AS REFERENCED AT OTHER LOCATIONS IN THIS DRAWING SET SHALL REFER TO A (3) COAT 7/8" THICK PLASTER SYSTEM. SPATCH AND BROWN COAT (COMBINED TO FORM THE 'BASE COAT') SHALL BE INSTALLED OVER A #16 B W SELF FURRING WOVEN WIRE FABRIC CLOTH SYSTEM AND A WATER RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D 15 LB FELT. FINAL COAT SHALL BE PLASTER W/ INTEGRAL COLOR AS CALLED OUT ON THE COLORED ELEVATIONS. (OPTIONAL FINISH COAT: PAREX USA DPR ACRYLIC W/ INTEGRAL COLOR.)

INSTALL PLASTER CONTROL JOINTS AT ALL COLOR BREAKS. TYPICAL PLASTER CONTROL JOINT LAYOUT SHALL BE AS RECOMMENDED BY THE SACRAMENTO VALLEY BUREAU LATH AND PLASTER (916) 444-2997

- MAXIMUM SPACE BETWEEN JOINTS = 20'-0"
- MAXIMUM AREA BETWEEN JOINTS = 100 SQUARE FEET
- MAXIMUM RATIO OF AREAS = 2-1/2 TO 1

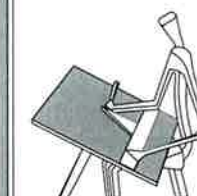
LATH MAY BE INSTALLED CONTINUOUSLY AT CONTROL JOINTS BUT MUST BE BROKEN AT EXPANSION JOINTS.

PLASTER CONTROL JOINTS, SCREEDS, EXPANSION JOINTS AND REVEALS SHALL BE GALVANIZED STEEL - NO ALUMINUM

DOOR - SEE SCHEDULE
SWING DOOR LINES POINT TO HINGE

EXTERIOR ELEVATION KEYNOTES

#	DESCRIPTION
1	DOOR - SEE FLOOR PLAN AND DOOR SCHEDULE
2	STOREFRONT - SEE FLOOR PLAN AND WINDOW SCHEDULE
3	PLASTER SYSTEM - COLOR: KEYSTONE GRAY SW 7504
4	PLASTER SYSTEM - COLOR: DRY DOCK SW 7502
5	DECORATIVE BAND - NICHHA FIBER CEMENT VINTAGE WOOD - BARK #EPC763F
6	ACCENT BORDER PLASTER SYSTEM - COLOR: MANOR HOUSE SW 7505
7	STONE FINISH - CORONADO STONE, LEDGESTONE SERIES - EASTERN MOUNTAIN LEDGE GREY QUARTZITE
8	STANDING SEAM METAL AWNING - AEP SPAN SPAN-LOK COLOR: WEATHERED COPPER
10	METAL AWNING SUPPORTS COLOR TO MATCH METAL AWNING
11	C CHANNEL FOR AWNING SUPPORTS COLOR TO MATCH METAL AWNING
12	SERVICE ENTRANCE - SEE FLOOR PLAN
13	PLANTER BOX - QUICK CRETE PRODUCTS COLOR: BUNGALOW
14	SIGNAGE TO BE DEFERRED - BY OTHERS
15	MONUMENT SIGN TO BE DEFERRED - BY OTHERS
16	STREET LIGHT - SEE SITE PLAN
17	TRASH / RECYCLING ENCLOSURE - SEE SITE PLAN
18	WOOD FENCE - SEE SITE PLAN
19	GATE - SEE SITE PLAN AND DOOR SCHEDULE
22	GUTTER - SEE ROOF PLAN



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FF - EXTERIOR ELEVATION NOTES & LEGEND

SCALE: NONE

CC - EXTERIOR ELEVATION KEYNOTES

SCALE: NONE



HH - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



GG - EAST ELEVATION

SCALE: 3/16" = 1'-0"

PROJECT
CHICO
DERMATOLOGY

OWNER
BARBARA &
OJAY ON

PROJECT ADDRESS
774 EAST
AVENUE
CHICO, CA
95926

ASSESSORS PARCEL
NUMBER

007-110-006
&
007-110-007



CHICO DERMATOLOGY



RGA PROJECT #	15-702
PLAN CHECK #	-
DRAWN	COLLINS
CHECKED	MG
ARB SUBMITTAL	2018.11.01
BLDG SUBMITTAL	

EXTERIOR
ELEVATIONS

ARB3



EXTERIOR ELEVATION KEYNOTES	
#	DESCRIPTION
3	PLASTER SYSTEM - COLOR: KEYSTONE GRAY SW 7504
4	PLASTER SYSTEM - COLOR: DRY DOCK SW 7502
5	DECORATIVE BAND - NICHIA FIBER CEMENT VINTAGE WOOD - BARK #EPC763F
6	ACCENT BORDER PLASTER SYSTEM - COLOR: MANOR HOUSE SW 7505
7	STONE FINISH - CORONADO STONE LEDGESTONE SERIES - EASTERN MOUNTAIN LEDGE, GREY QUARTZITE
8	STANDING SEAM METAL AWNING - AEP SPAN SPAN-LOK, COLOR: WEATHERED COPPER
9	PARAPET CAP FLASHING - AEP SPAN COIL STOCK, COLOR: WEATHERED COPPER
10	METAL AWNING SUPPORTS, COLOR TO MATCH METAL AWNING
11	C CHANNEL FOR AWNING SUPPORTS, COLOR TO MATCH METAL AWNING
16	STREET LIGHT - SEE SITE PLAN
17	TRASH / RECYCLING ENCLOSURE - SEE SITE PLAN
18	WOOD FENCE - SEE SITE PLAN
20	WINDOW - SEE WINDOW SCHEDULE
21	FASCIA - COLOR TO MATCH METAL AWNING
22	GUTTER - SEE ROOF PLAN
23	ELECTRICAL PANEL LOCATION - SEE ELECTRICAL DRAWINGS



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II - ISOMETRIC VIEWS
SCALE: NONE

CC - EXTERIOR ELEVATION KEYNOTES
SCALE: NONE



HH - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT
CHICO DERMATOLOGY

OWNER
BARBARA & OJAY ON

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**774 EAST AVENUE
CHICO, CA 95926**

ASSESSORS PARCEL NUMBER
007-110-006 & 007-110-007



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GG - WEST ELEVATION
SCALE: 3/16" = 1'-0"

ATTACHMENT E



RGA PROJECT #	15-702
PLAN CHECK #	-
DRAWN	COLLINS
CHECKED	MG
ARB SUBMITTAL	2016.11.01
BLDG SUBMITTAL	

EXTERIOR
ELEVATIONS

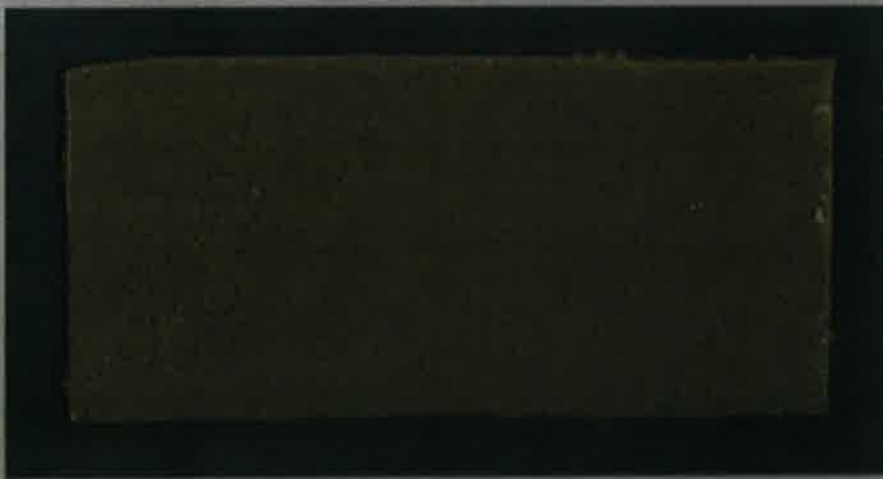
ARB4



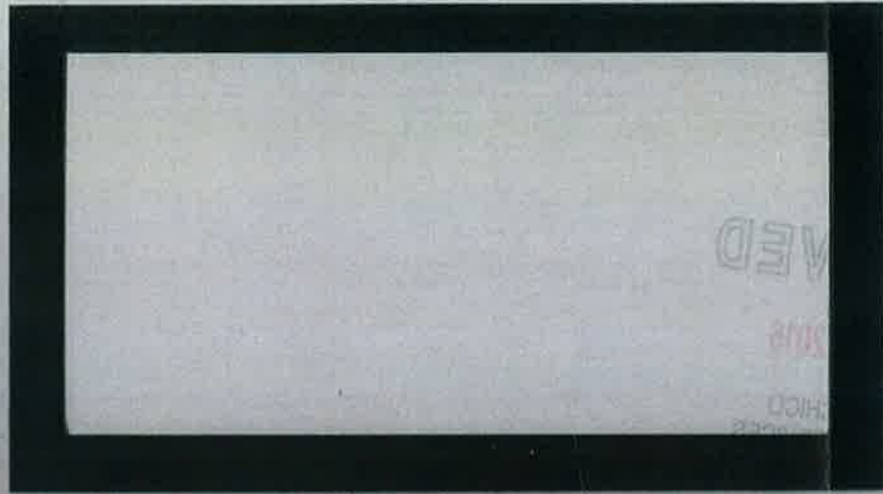
NEW 3 COAT PLASTER SYSTEM
 USE DRYVIT OR APPROVED
 EQUAL. COLOR TO MATCH
 SHERWIN WILLIAMS KEYSTONE
 GRAY SW 7504. TEXTURE TO BE
 MEDIUM SAND.



NEW 3 COAT PLASTER SYSTEM
 USE DRYVIT OR APPROVED
 EQUAL. COLOR TO MATCH
 SHERWIN WILLIAMS DRY DOCK
 SW 7502. TEXTURE TO BE
 MEDIUM SAND.



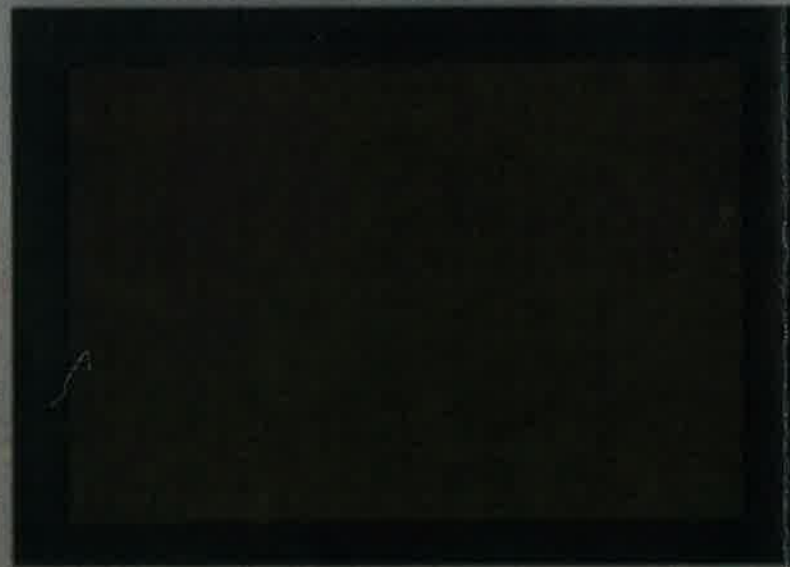
NEW 3 COAT PLASTER SYSTEM
 USE DRYVIT OR APPROVED
 EQUAL. COLOR TO MATCH
 SHERWIN WILLIAMS MANOR
 HOUSE SW 7505. TEXTURE TO BE
 MEDIUM SAND.



NEW ALUMINUM STOREFRONT
 SYSTEMS BY OLDCASTLE.
 COLOR BRIGHT SILVER WITH
 FLUROPON FINISH.



NEW DECORATIVE BAND BY NICHHA.
 STYLE: VINTAGE WOOD COLOR. BARK



NEW STANDING SEAM METAL
 AWING AND PARAPET CAP
 FLASHINGS, BY AEP SPAN
 COLOR: WEATHERED COPPER.



CHICO DERMATOLOGY

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ATTACHMENT F



LEDGESTONE VENEER BY
CORONADO STONE PRODUCTS,
STYLE EASTERN MOUNTAIN
LEDGE, COLOR: GREY QUARTZITE.

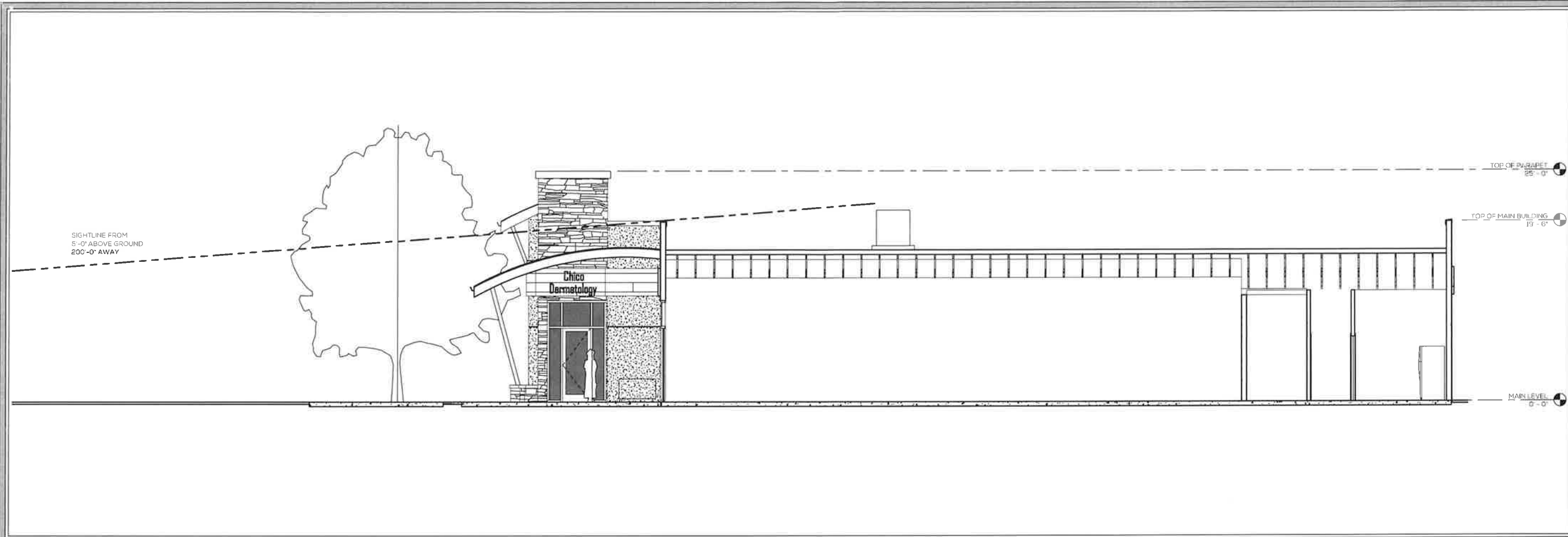


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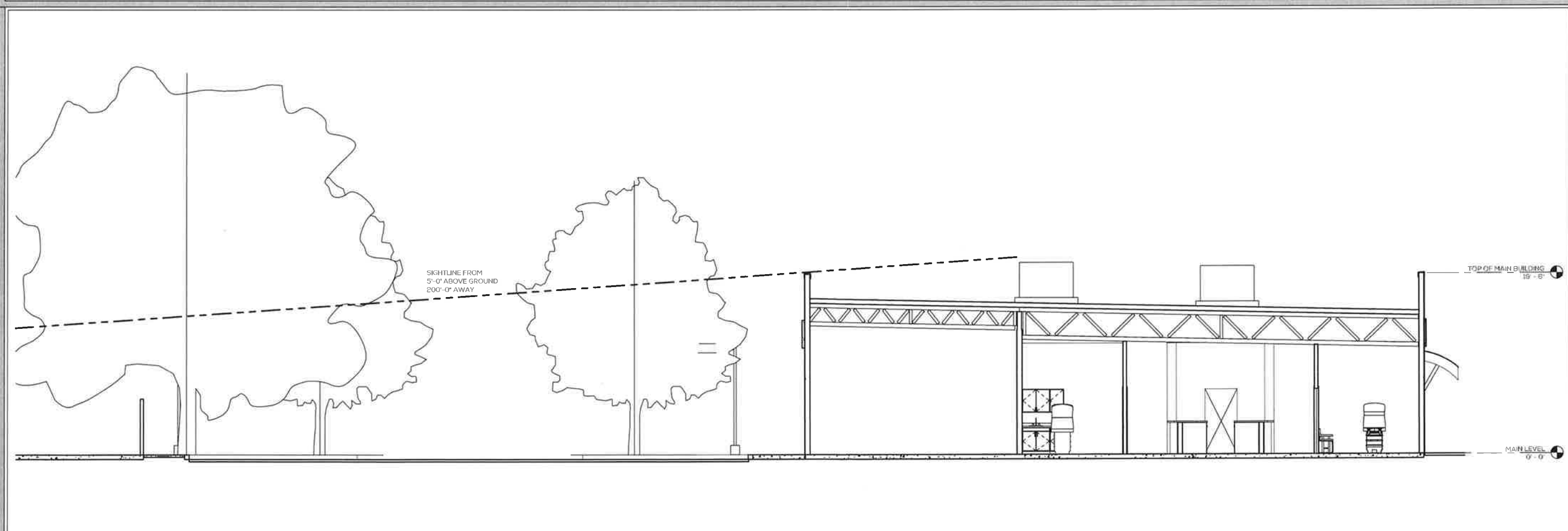
CHICO DERMATOLOGY

809

ATTACHMENT F



II - MECHANICAL SCREENING SECTION FRONT
SCALE: 3/16" = 1'-0"



GG - MECHANICAL SCREENING SECTION SIDE
SCALE: 3/16" = 1'-0"



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CHICO, CA
95926**

ASSESSORS PARCEL
NUMBER
**007-110-006
&
007-110-007**



RGA PROJECT #	15-702
PLAN CHECK #	-
DRAWN	JRJ
CHECKED	MG
STATUS DATE	2016 08 12
REVISION DATE	

**MECHANICAL
SCREENING
SECTIONS**

ARB5