



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 06/07/17

REPORT

DATE: May 30, 2017

File: AR 17-18

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 17-18 (Jennings) – 707 Wall Street; APN 004-385-002

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 17-18 (Jennings), subject to the recommended conditions therein.

BACKGROUND AND DISCUSSION

The applicant proposes to remodel an existing 4,000 square foot building at 707 Wall Street to create five (5) residential “live/work” units (see **Attachment A**, Location Map, and **Attachment B**, Project Description). The subject parcel is designated Residential Mixed Use in the General Plan and located in the RMU-L-COS (Residential Mixed Use with Landmark and Corridor Opportunity Site overlays) zoning district. Chico Municipal Code (CMC) Section 19.04.020 defines the land use “live/work” as “*an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity and which includes 1) a complete kitchen space and sanitary facilities and 2) a working space reserved for and regularly used by one or more occupants of the unit.*” Pursuant to CMC Section 19.40.020, live-work land uses are principally permitted in the RMU zoning district. Allowable residential densities within the City’s RMU zone and MDR General Plan designation range from 10 to 20 dwelling units per acre. The project proposes a residential density of 13.9 units per gross acre.

The 0.24 acre project site is located on the northeast corner of 7th Street and Wall Street. The site is currently developed with single-story structure containing a dance studio and warehouse space. Public improvements including curb, gutter and sidewalk exist along both street frontages. Surrounding land uses include a mix of residential dwellings, commercial businesses, and office space. Specifically, single-family houses and duplexes are located to the east, restaurants and retail uses to the west, commercial businesses to the south, and the Boys and Girls Club community center directly northwest of the project site.

The proposed development includes a façade remodel and construction of an additional story to an existing multi-tenant building. The interior of the building would be remodeled to contain five (5) separate live/work residential studio units, each having a total floor area of 1,250 square feet (see **Attachment C**, Site Plan). The ground floor would contain a full kitchen, half-bathroom, and shop space. The second story would contain the sleeping quarters, a full bathroom, closet and private balcony (see **Attachment D**, Floor Plans). The units would have a common wall and individual entries fronting E. 7th Street. In addition to the ground floor entries on the front elevation of the building, each unit would have a rear entrance and a 10-foot tall metal roll up door (see **Attachment E**, B&W Elevations). At its tallest point the structure would have a height of approximately 25 feet, well under the maximum building height permitted in the RMU zoning district (45 feet) and Corridor Opportunity Site overlay (65 feet).

The proposed site plan illustrates the layout and orientation of the apartment building, as well as the location of the trash enclosure, parking areas, parking lot lighting and landscaping. The project would keep the footprint of the existing building, therefore setbacks on the site would remain unchanged. A five-foot wooden fence exists along the south (rear yard) property line, which will remain. Existing five foot chain-link fencing along the remaining perimeter of the site would be removed and new six foot wooden fencing would be constructed along the east (side yard) property line. Landscaping would be planted in the parking area and planter islands, at the rear of each unit, and around the perimeter of the site.

Vehicle access to the site is provided via two entrance drives off of E. 7th and Wall Streets. Per CMC Section 19.70.040, a total of 5 parking spaces are required [(5 studio units x 0.75 spaces) + (1 guest space per every 5 units) = 5 spaces]. The project would provide a total of 7 vehicle parking spaces and 2 bicycle spaces, meeting this requirement. The trash enclosure would be located on the northwest corner of the site and screened with fencing and landscaping. Air condenser units would be roof mounted and screened from public view. Exterior lighting would consist of five (5) 12-foot down lights located in the parking area and adjacent to the trash enclosure. All lighting would be of low-intensity and shielded to prevent to light spillage onto adjacent properties.

The landscape plan calls for a variety of species, predominately with moderate water demands (see **Attachment F**, Landscape Plan). Parking lot shading is estimated to reach approximately 68 percent at maturity, with two red maples, five dogwoods, and one Japanese zelkova tree providing the pavement shade. In addition to the species listed, four columnar juniper trees would add ornamentation. A variety of shrubs would be planted around the perimeter of the site and parking area, and at the rear entrances to each unit. Four mature street trees – two red oaks along E. 7th Street and two Japanese zelkova trees along Wall Street – would be preserved. Evergreen shrubs and vines would screen the trash enclosure from public view.

The proposed architectural design would incorporate colors and materials found in the surrounding neighborhood. Overall, the proposed aesthetic combines industrial design elements (roll up doors, metal siding, and concrete block) with residential features, such as defined ground floor entries and covered balcony spaces (see **Attachment G**, Color Elevations). The massing of the buildings is broken up through varying the exterior with different roof lines, colors and siding materials. Front elevations provide covered entries and large windows on the ground level, and covered balconies with sliding glass doors on the second floor. Rear elevations show roll up doors and rear access entries for each unit, with bathroom and bedroom windows present on the second story. The proposed design would

utilize the existing concrete masonry block building and accent the second story addition with metal siding, awnings and rails. The main roof line would be broken up with parapets topped with decorative cornices.

The color palette proposed for the exterior of the structure consists of rich earth-tones (see **Attachment H**, Color/Material Sample Sheet). A light gray (SW 'Sedate Gray') plaster would be applied to the concrete portion of the existing building. Ground level unit entrances fronting E. 7th Street would alternate between blue (SW 'Inky Blue') and brick-red (SW 'Flower Pot') colored doors, further defined by dark gray pilasters. A dark trim color (SW 'Peppercorn') would accent the windows and a cream colored band (SW 'Whitetail') would be separate the first and second stories. The balconies, cornices and second floor windows would also be accented with the light colored trim.

The project is consistent with several General Plan goals and policies, including those that support the provision of a mix and distribution of land uses and redevelopment compatible with the surrounding neighborhood (LU-2, LU-5, CD-5 and DT-2) and providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H-3 and H-5). The design is also consistent with policies that call for a strong pedestrian orientation by promoting interactions among tenants with entryways in close proximity to one another and the public sidewalk, and including color schemes and architectural elements that will lend way-finding amongst the buildings (CD-3.2 and CIRC-4).

The building would face the street and connect the individual front entries to the public sidewalk, consistent with DGs 4.1.35 and 4.1.41, which encourage a pedestrian-oriented design. The project adds visual interest and variety to the streetscape by incorporating a new type of residential dwelling (DG 4.1.14 and 4.1.15). Ground floor covered entries and windows, second story balconies, and the variety of color and materials applied to each building help to define the individual dwelling units (DG 4.1.16, 4.2.14 and 4.2.41). The parking area is located to the rear of the building, providing vehicle visibility to residents while reducing views of automobiles from the public street (DGs 1.1.14, 4.1.52, and 4.1.53).

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 15303 (New Construction or Conversion of Small Structures). Consistent with this exemption, the project consists of the conversion of an existing structure from one use to another where only minor modifications are made to the exterior of the structure.

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 proposal is consistent with several General Plan goals and policies, including those

that encourage compatible infill development (LU-1, LU-4, and CD-5) and providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, H.3.4). The project proposes a residential density of 13.9 units per gross acre, consistent with the density range for the RMU zoning district defined in the General Plan (10 to 20 du/acre). The project also includes landscaping that is fundamental to the design, softens the structure appearance all while meeting parking lot shade requirements (CD 1.1.2). 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 proposal is consistent with Design Guidelines that encourage a pedestrian-oriented design (DGs 4.1.11, 4.1.35, and 4.1.41) and create visual interest and variety to the streetscape by including a new and unique type of residential dwelling (DG 4.1.14 and 4.1.15). Ground floor covered entries, second story windows and balconies, and the variety of color and materials applied to each building help to define the individual dwelling units (DG 4.2.11, 4.2.13, and 4.2.41). The parking area is located at the rear of the building, providing vehicle visibility to residents while reducing views of automobiles from the public street (DGs 4.1.52 and 4.1.53).

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 color palette of the proposed structure are visually compatible with the surrounding neighborhood. Utility equipment will be wall mounted and screened by landscaping or painted to match the structures. Air condenser (HVAC) units would be roof mounted and not visible from the public street. Parking lot lighting is attractive and at pedestrian scale thereby not creating any unnecessary source of glare or contribute to the night sky pollution.

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

The proposed building will not unnecessarily block views or dominate its surroundings as the peak height of the structure (24 feet, 8 inches) is below the 65-foot maximum permitted in the Corridor Opportunity Site overlay zone. Surrounding uses include a mix of residential dwellings, commercial businesses, and office space. Given the mixed use character of the area, implementation of a live/work residential project of this scale and intensity would be compatible with the surrounding sites and structures.

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 building and parking

areas, as well as provide adequate screening of the trash enclosure and wall/ground mounted utilities. Parking lot shading is adequate and the project will preserve four large, mature street trees along the perimeter of the project site, contributing to an attractive residential environment. The 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 AR 17-18 (Jennings). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All approved building plans and permits shall note that wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.

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. Floor Plans
- E. B&W Elevations
- F. Landscape Plan
- G. Color Elevations
- H. Color/Material Sample Sheet

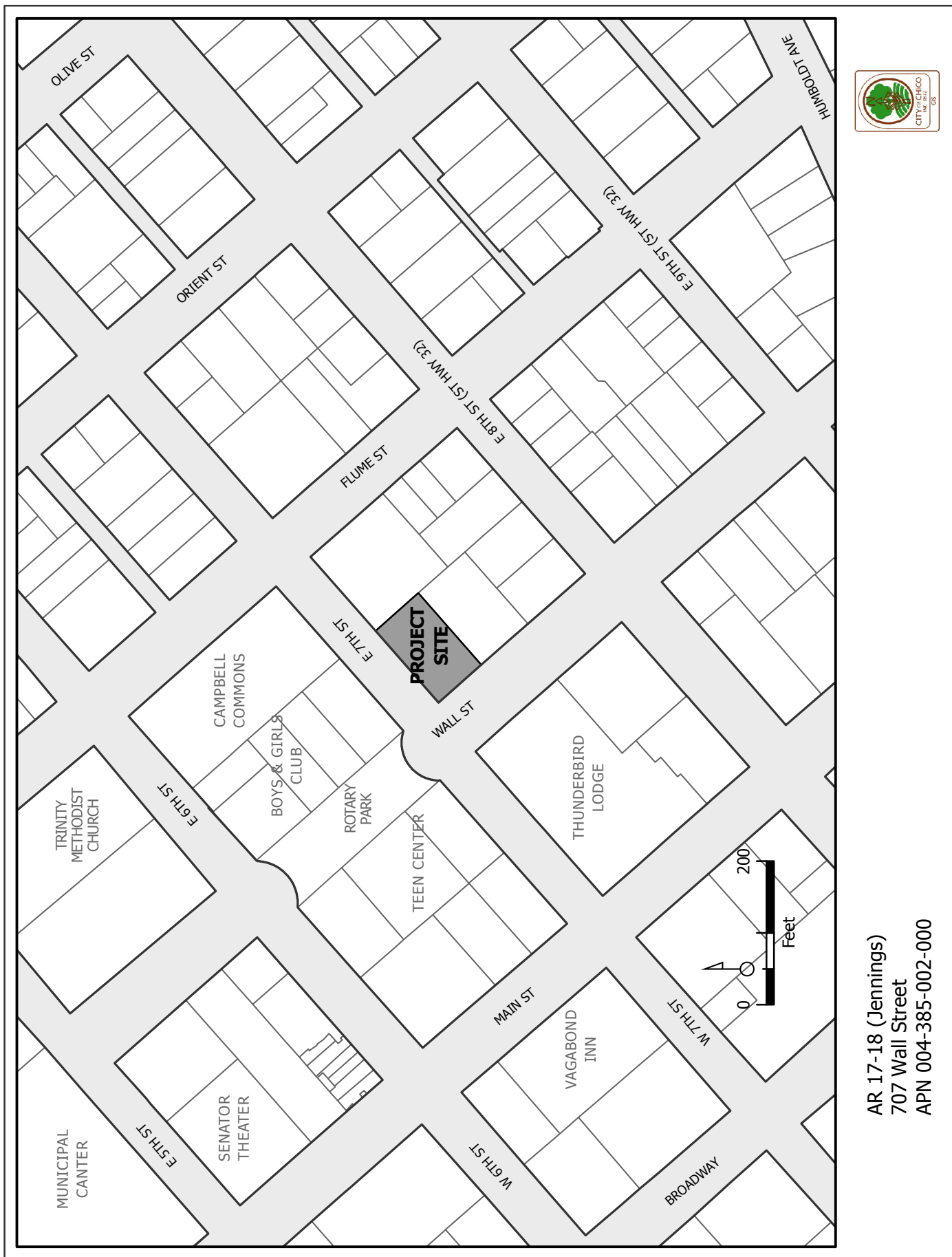
DISTRIBUTION

Internal (3)

Mike Sawley, Senior Planner
Kelly Murphy, Assistant Planner
File: AR 17-18

External (2)

Chris Jennings, 76 South La Senda, Laguna Beach, CA 92651
Gary Hawkins, 3045 Ceres Avenue, Suite 135, Chico, CA 95973



AR 17-18 (Jennings)
707 Wall Street
APN 004-385-002-000



**GARY HAWKINS
ARCHITECT**

3045 Ceres Avenue, Suite 135
Chico, CA 95973

(530) 892-2700
info@ghachico.com

May 10, 2017

Architectural Review and Historic Preservation Board
City of Chico Planning Department
411 Main Street
Chico, CA 95928

RE: Change in Use/Addition at 707 Wall Street in Chico
Consistency with the City Of Chico Design Guidelines

We are pleased to present a design concept for the enhancement of an existing building at 707 Wall Street. It is our intent that the design is consistent with the City of Chico Design Guidelines. Although strategically placed in downtown, the site is currently unattractive in the heart of downtown Chico. This design represents our client's concept for improving the visual approach to this important part of our town, and features the following design elements:

This concept provides a welcoming attraction for the downtown and is consistent with the Design Objective of the Downtown Element of the General Plan.

- Appropriate architectural design and decorative details will be added that *"utilizes elements that reinforce a sense of place, referencing architectural or cultural ties to the surrounding neighborhood and then to the greater Chico community. DG1.1.34,"* and are consistent with the City's Design Guidelines Manual Objective 1.3.1 *"Reinforce the historic urban character of Downtown Chico with the design of new development and redevelopment."*
- This façade remodel reflects our consideration of the historic architectural qualities of the neighboring buildings so as to restore the distinctive character to this space, in compliance with the DG 1.3.61. Buildings in the area use similar colors and materials such as the metal roofing, siding, CMU walls and plaster to this project. We took this into consideration with our design.
- Redesign the existing parking lot to add landscaping, shade trees, and other elements to create a pleasant space, compliant with DG2.1.28

It is our hope that you will agree that this project represents our interest in adding a significant improvement to Downtown Chico. The remodel at 701 Wall Street is an aesthetic enhancement that will restore character and charm to a section of Chico's downtown area that is currently lost.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary Hawkins'.

Gary Hawkins
Gary Hawkins Architect

Attachment B

PROJECT DESCRIPTION

- EXISTING BUILDING TO BE REMODELED AS SHOWN IN ATTACHED DRAWINGS
- EXISTING PARKING LOT TO BE MODIFIED AS SHOWN IN ATTACHED DRAWINGS
- EXISTING LANDSCAPE AREAS TO BE MODIFIED AS SHOWN IN ATTACHED LANDSCAPE DRAWINGS
- EXISTING FENCE ON SOUTHEAST SIDE TO REMAIN. EXISTING FENCE ON NORTHEAST SIDE TO BE REVISED W/ A 6' WOOD FENCE
- NEW 12" DOWN LIGHTS TO BE ADDED IN PARKING LOT. NEW DOWN LIGHTS TO BE ADDED TO THE FRONT AND REAR OF THE BUILDING AT ENTRY AREAS. EXACT TYPE OF FIXTURE TO BE DETERMINED.

PROJECT USE

- PROJECT TO BE USED BY INDIVIDUALS THAT MIGHT BE AN ARTIST, DANCE INSTRUCTOR, A PROFESSIONAL THAT WOULD WORK AT HOME, ETC.
- THE AREA HAS A MIX OF COMMERCIAL AND RESIDENTIAL USES.

CODE ANALYSIS

CODE	2016 CBC
OCCUPANCY	R-2/F
USE	RESIDENCE/SHOP
CONST.	V-N SPRINKLERED
ZONING	RMU

AREA

(E) LOT GROSS	10560 S.F. 242 AC
	15680 S.F. 36 AC (INCLUDES STREET)
(E) BUILDING	4000 S.F. (1st FLOOR)

SHEET INDEX

SHT. #	CONTENTS
1	SITE PLAN and NOTES
2	FIRST STORY FLOOR PLAN
3	SECOND STORY FLOOR PLAN
4	AS-BUILT/DEMO PLAN
5	AS-BUILT ELEVATIONS
6	ELEVATIONS

PROJECT SCOPE

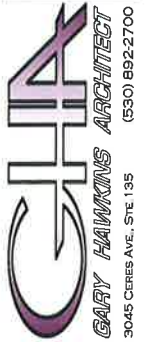
REMODEL EXISTING WAREHOUSE/DANCE STUDIO INTO (5) LIVE/WORK UNITS

RESID. DENSITY CALC

MIN. 36 AC (10) = 3.6 UNITS
 MAX. 36 AC (20) = 7.2 UNITS
 5 UNITS PROPOSED

REVISIONS

DATE



AP#: 004-385-002

INFILL FOR:
CHRIS JENNINGS
 707 WALL STREET, CHICO, CALIFORNIA 95928

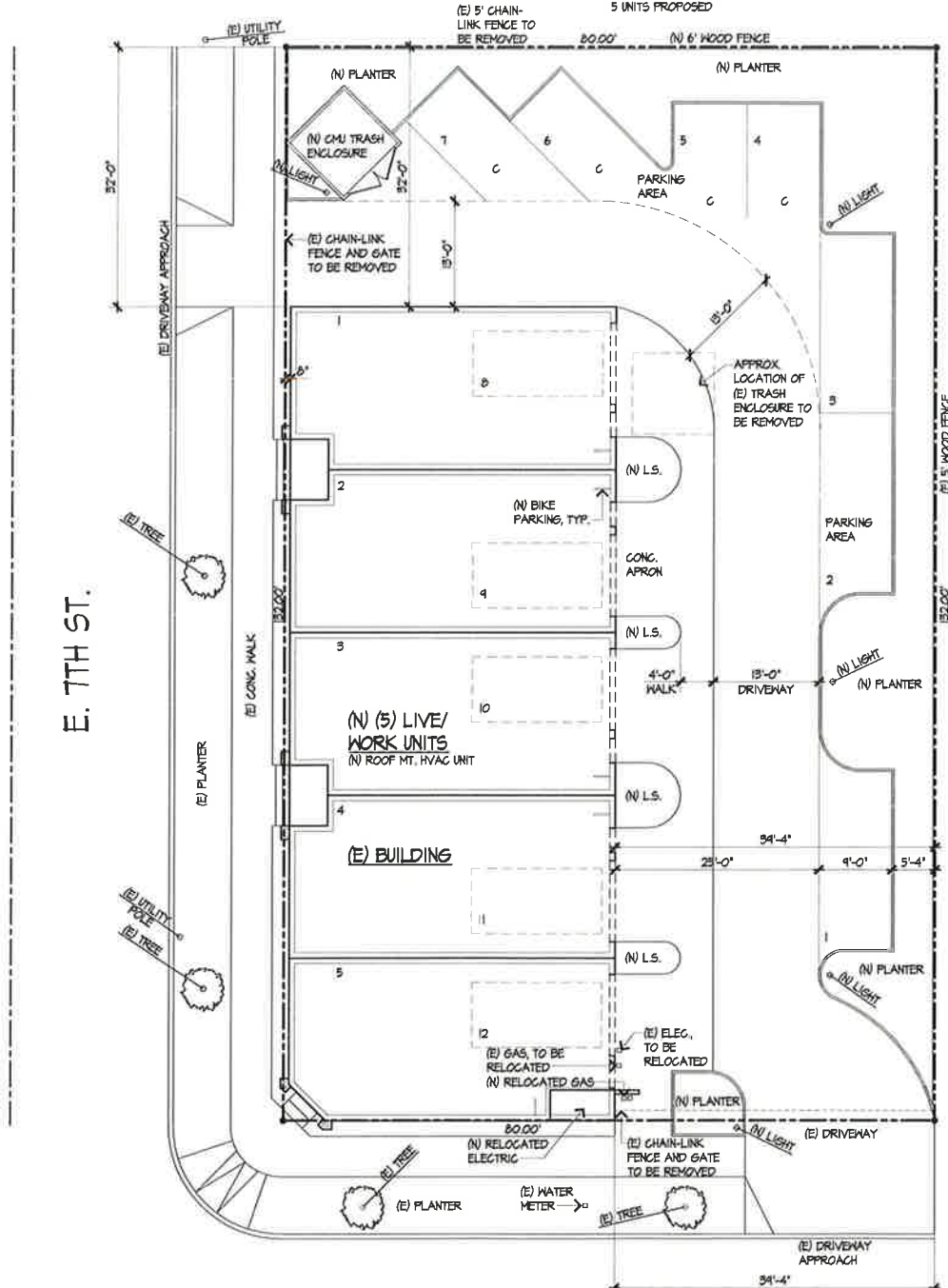
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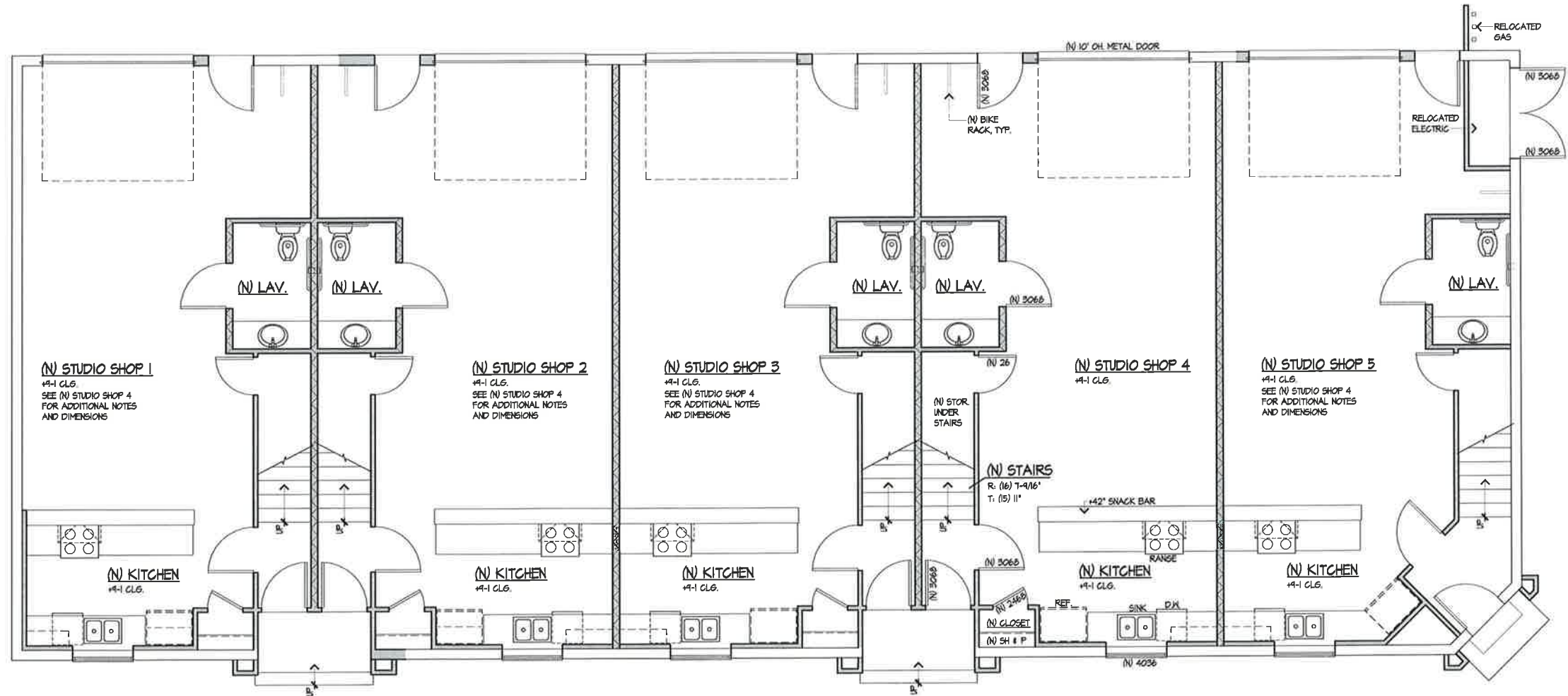


WALL ST.



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

FRAMING LEGEND	
	STD. 2x4 WALL CONST.
	STD. 2x6 WALL CONST.
	INSULATED WALL
	CRIPPLE FRAME ATOP PLATE
	CONT. FRAME TO BOT. OF SCISSOR TRUSS



(N) STUDIO SHOP 1
#4-1 CLG.
SEE (N) STUDIO SHOP 4
FOR ADDITIONAL NOTES
AND DIMENSIONS

(N) STUDIO SHOP 2
#4-1 CLG.
SEE (N) STUDIO SHOP 4
FOR ADDITIONAL NOTES
AND DIMENSIONS

(N) STUDIO SHOP 3
#4-1 CLG.
SEE (N) STUDIO SHOP 4
FOR ADDITIONAL NOTES
AND DIMENSIONS

(N) STUDIO SHOP 4
#4-1 CLG.

(N) STUDIO SHOP 5
#4-1 CLG.
SEE (N) STUDIO SHOP 4
FOR ADDITIONAL NOTES
AND DIMENSIONS

(N) KITCHEN
#4-1 CLG.

(N) KITCHEN
#4-1 CLG.

(N) KITCHEN
#4-1 CLG.

(N) KITCHEN
#4-1 CLG.

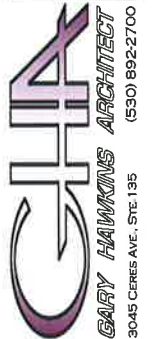
(N) KITCHEN
#4-1 CLG.

NOTES:
1. NEW WALLS SHOWN BOLD AND SHADED.

LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

(N) STUDIO SHOP 1	782 S.F.
(N) STUDIO SHOP 2	782 S.F.
(N) STUDIO SHOP 3	782 S.F.
(N) STUDIO SHOP 4	782 S.F.
(N) STUDIO SHOP 5	784 S.F.

REVISIONS	
NO.	DATE



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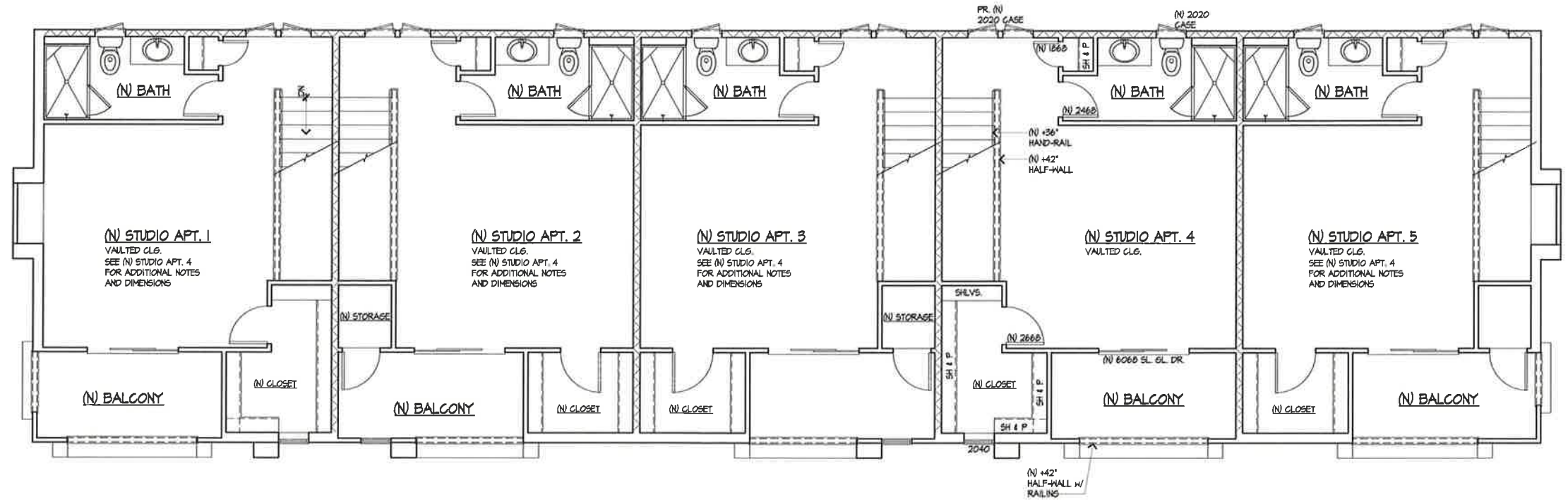
INFILL FOR:
CHRIS JENNINGS
707 WALL STREET, CHICO, CALIFORNIA 95928

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Job No.: 16-040

Sheet:
2

FRAMING LEGEND

	STD. 2x4 WALL CONST.
	STD. 2x6 WALL CONST.
	INSULATED HALL
	CRIPPLE FRAME ATOP PLATE
	CONT. FRAME TO BOT. OF SCISSOR TRUSS

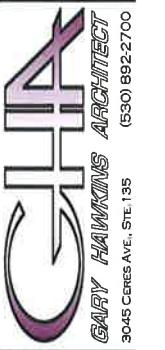


UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

(N) STUDIO APT. 1:	464 SF.
(N) BALCONY:	71 SF.
(N) STUDIO APT. 2:	464 SF.
(N) BALCONY:	71 SF.
(N) STUDIO APT. 3:	464 SF.
(N) BALCONY:	71 SF.
(N) STUDIO APT. 4:	464 SF.
(N) BALCONY:	71 SF.
(N) STUDIO APT. 5:	464 SF.
(N) BALCONY:	71 SF.

REVISIONS

NO.	DATE

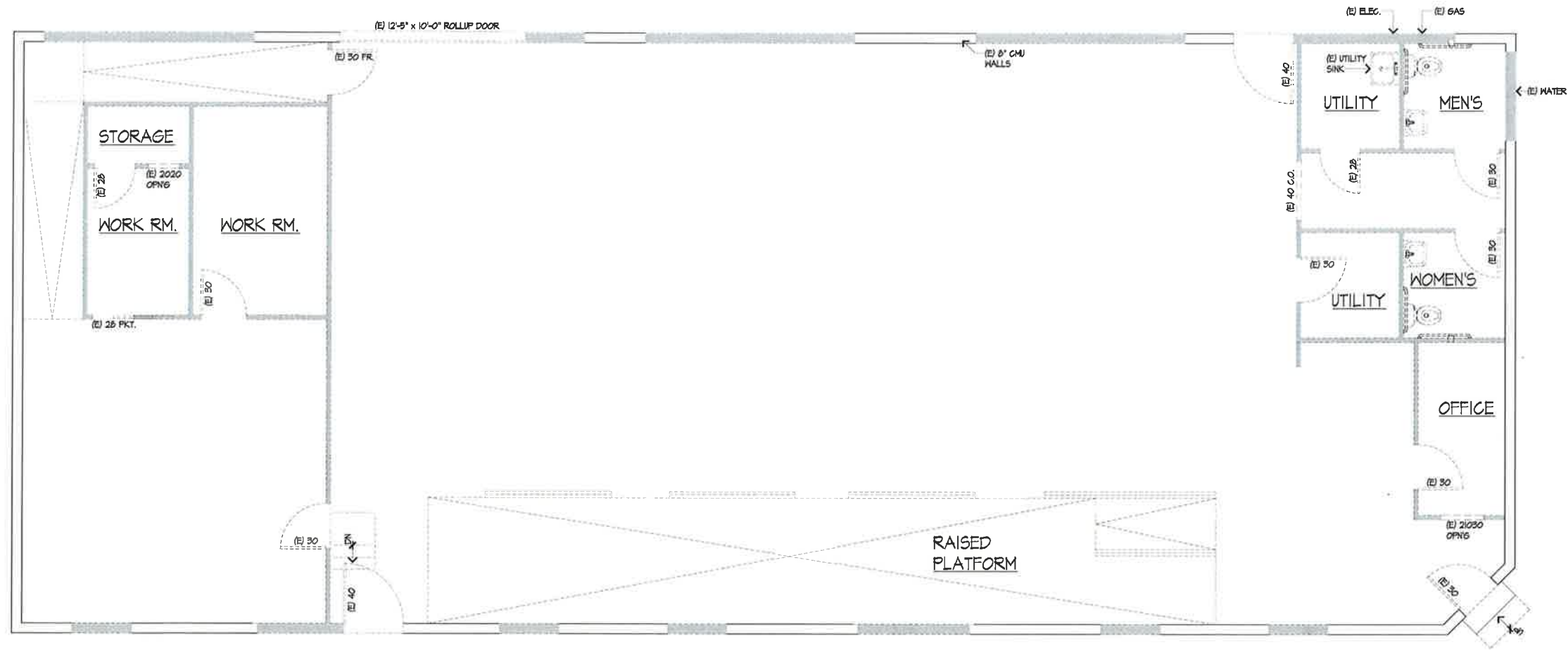


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CHRIS JENNINGS
707 WALL STREET, CHICO, CALIFORNIA 95928

Date: 05/23/2016
Drawn: J.A.
Job No.: 16-040

Sheet:
3 of:



NOTES:
 1. EXISTING WALLS TO BE REMOVED SHOWN LIGHT, DASHED, AND SHADED.

LOWER LEVEL AS-BUILT/DEMO PLAN
 SCALE: 1/4" = 1'-0"
 (E) BUILDING: 5,940 SF.

REVISIONS	DATE

GH4
GARY HAWKINS ARCHITECT
 3045 CERRES AVE., STE. 135
 (530) 892-2700

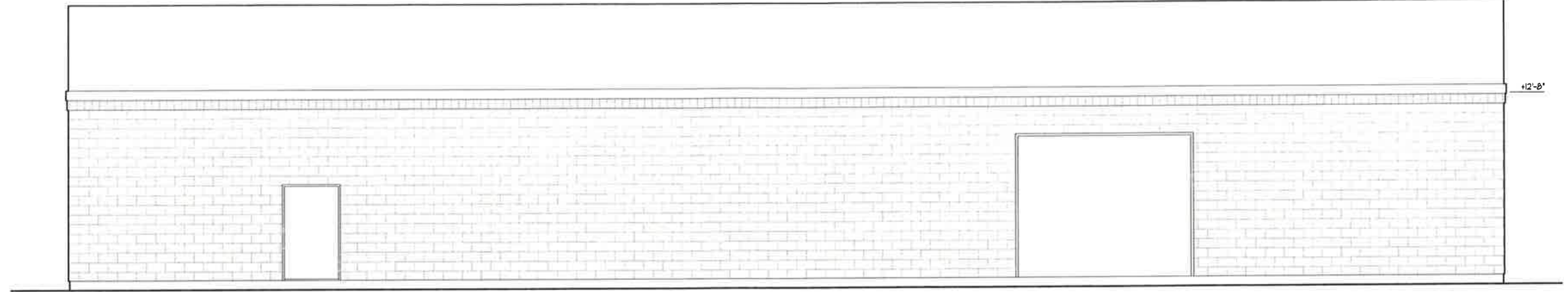


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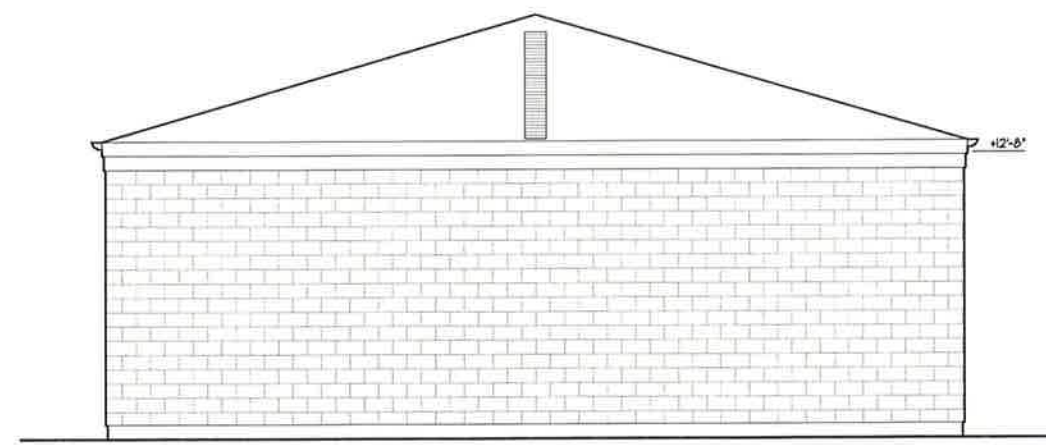
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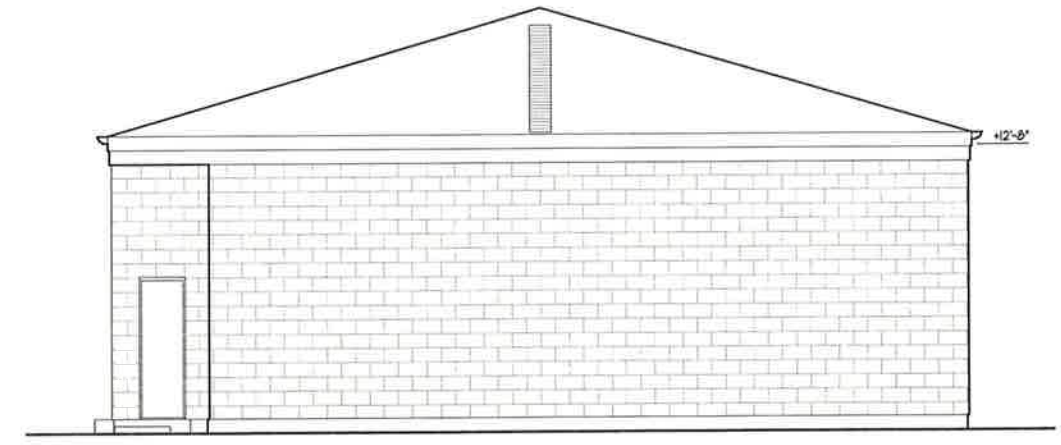
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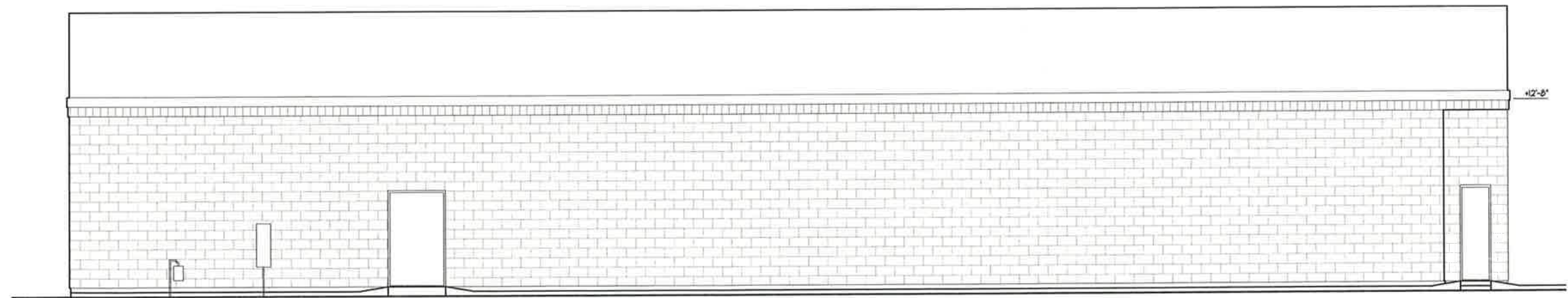
AS-BUILT
REAR ELEVATION
SCALE: 1/4" = 1'-0"



AS-BUILT
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

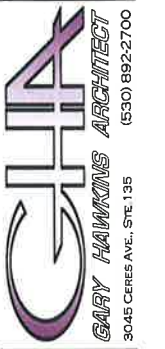


AS-BUILT
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



AS-BUILT
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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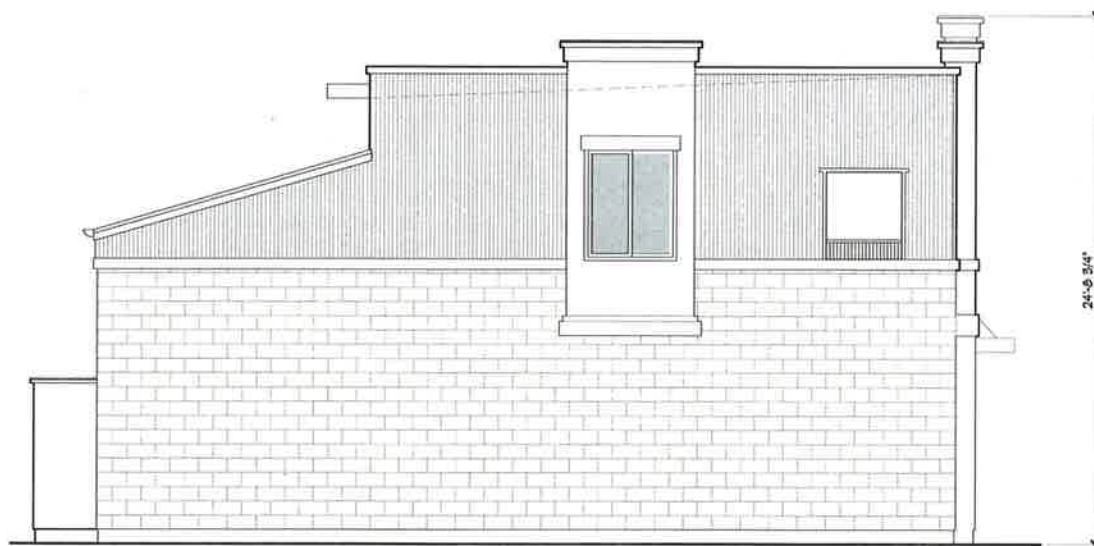
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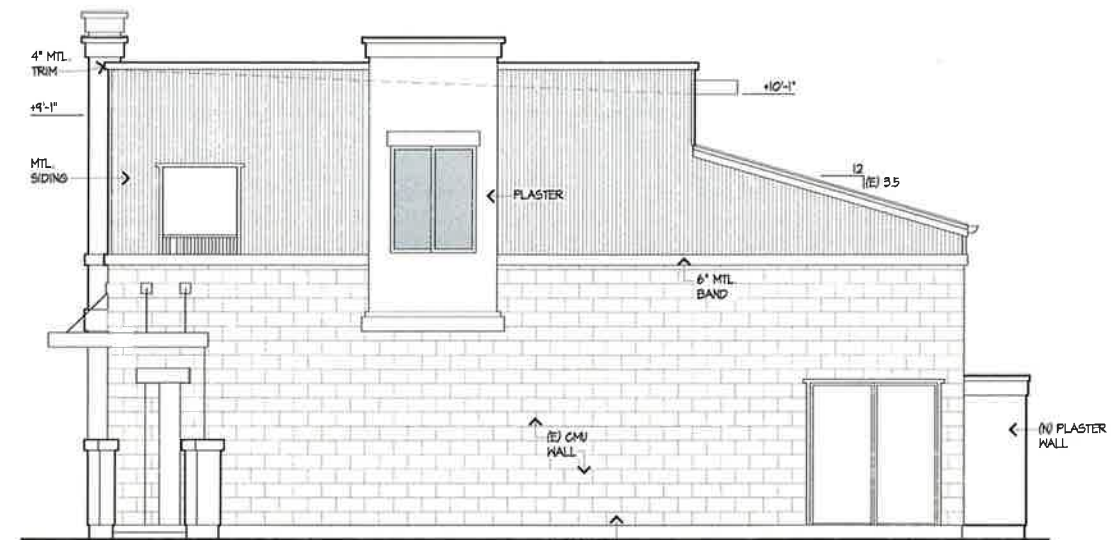
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REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	DATE

GH4
GARY HAWKINS ARCHITECT
30345 CERES AVE., STE. 135
(530) 892-2700

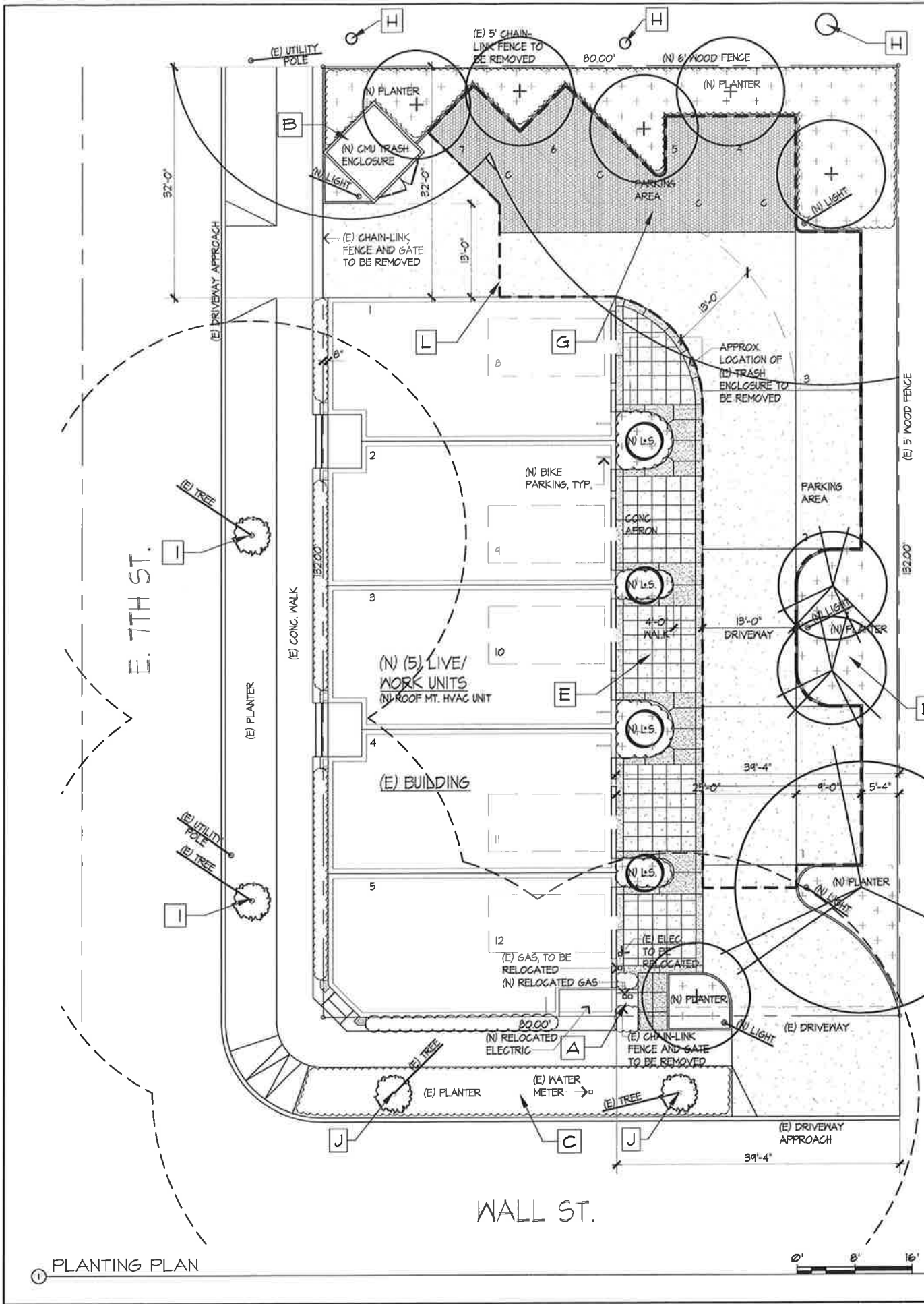


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CHRIS JENNINGS
707 WALL STREET, CHICO, CALIFORNIA 95928

Date: 09/23/2016
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Shade Calculations: Chris Jennings Project, 701 Wall Street, Chico CA

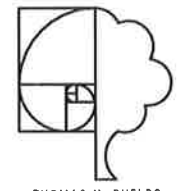
Botanical Name	Common Name	Quantity	Shade				Total
			allowed	at 25%	50%	75%	
Acer rubrum 'Sunset Red'	October Glory Red Maple	707	0	2	0	0	707.00
Cornus x 'Eddie's White Wonder'	Eddie's White Wonder dogwood	707	5	0	0	0	883.75
Zelkova serrata 'Village Green'	Japanese Zelkova	1,256	1				314.00
Total Shade Allowed			0	6	2	0	1,904.75
parking lot area to be shaded							2,800.00
Shade Provided							1,904.75
% Shade Provided*							68.03%

PLANT LEGEND - List of probable plantings to be used

Key	Botanical Name - Common Name ***	Size	Qty.*	PF**
TREES				
	Acer rubrum x 'Scarlet Sentinel' - Red Maple	#15	1	L
	Cornus 'Eddie's White Wonder' - White Flowering Dogwood	#15	8	M
	Zelkova serrata 'Village Green' - Japanese Zelkova	#15	3	M

NOTES:

- A. Place 2" depth 3/4" 'Sonoma Gold' crushed rock over landscape fabric at utility access areas, or as indicated.
- B. Trash enclosure location; screen from view with evergreen shrubs & vines
- C. Restore the existing planting & irrigation landscape area impacted by the new construction
- D. Excavate all finger island and parking field planters to a minimum depth of 30". Back fill with imported top soil. Install vertical 24" root barriers against all curbs within 10' of tree locations.
- E. Pedestrian access area with trowel finish colored concrete perimeter band accent, interior tile score pattern colored concrete.
- F. Broom finish concrete drive way
- G. pervious concrete area to allow water to permeate into the existing oak tree root zone(s).
- H. Existing Valley Oak tree
- I. Existing Red Oak tree
- J. Existing Zelkova street tree
- K. As per the WELO, The landscape contractor will submit a soil analysis report for landscape amendments post grading operations but before commencement of work. The analysis recommendations will be used for incorporating soil amendments into the proposed new landscape areas.
- L. Outline of parking area requiring 50% shade



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
THPLA, inc.
California Landscape Architect #4122
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CHRIS JENNINGS INFILL PROJECT
LANDSCAPE IMPROVEMENT PLANS
707 WALL STREET
CHICO, CALIFORNIA

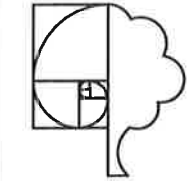
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Sheet Title
LANDSCAPE PLAN



No.	Date	Revisions
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Project Mgr.: THP	Sheet No.:
Drawn By: THP	
Scale: 1/8" = 1'-0"	
Date: 28 APR 2011	
File Name: 707_DD	



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CHRIS JENNINGS INFILL PROJECT
LANDSCAPE IMPROVEMENT PLANS
TOT WALL STREET
CHICO, CALIFORNIA

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Sheet Title
LANDSCAPE PLAN



No.	Date	Revisions

Project No.: THP
Drawn By: THP
Scale: NO SCALE
Date: 28 APR 2017
File Name: TOT_LDD of X sheets

PLANT LEGEND - List of probable plantings to be used

Key Botanical Name - Common Name *** Size Qty.* PF**

TREES

- Acer rubrum x 'Scarlet Sentinel' - Red Maple #15 2 L
- Cornus 'Eddie's White Wonder' - White Flowering Dogwood #15 5 M
- Juniperus 'Sky Rocket' - Columnar Juniper #15 4 L
- Zelkova serrata 'Village Green' - Japanese Zelkova #15 1 M

SHRUBS

- Aucuba japonica - Gold Dust Plant #5 M
- Azalea 'Gumpo Pink' - Pink Satsuki Azalea #5 M
- Camellia sasanqua 'Bonanza' - Red Sasanqua Camellia #5 M
- Daphne odora 'Aureomarginata' - Winter Daphne #5 M
- Nandina domestica 'Gulf Stream' - Heavenly Bamboo #5 L
- Loropetalum c. 'Razzle Dazzle' - Chinese Fringe Flower #5 M
- Prunus caroliniana 'Compacta' - Cherry Laurel #15 L
- Sarcococca ruscifolia - Fragrant Sarcococca #5 L

PERENNIALS

- Agapanthus africanus 'Peter Pan' - Dwarf Lily of the Nile #1 M
- Dietes vegeta - Fortnight Lily #1 M
- Hemerocallis 'Stella D'Oro' - Dwarf Yellow Day Lily #1 M
- Liriope spicata 'Silver Dragon' - Creeping Lily Turf #1 M

GROUND COVERS

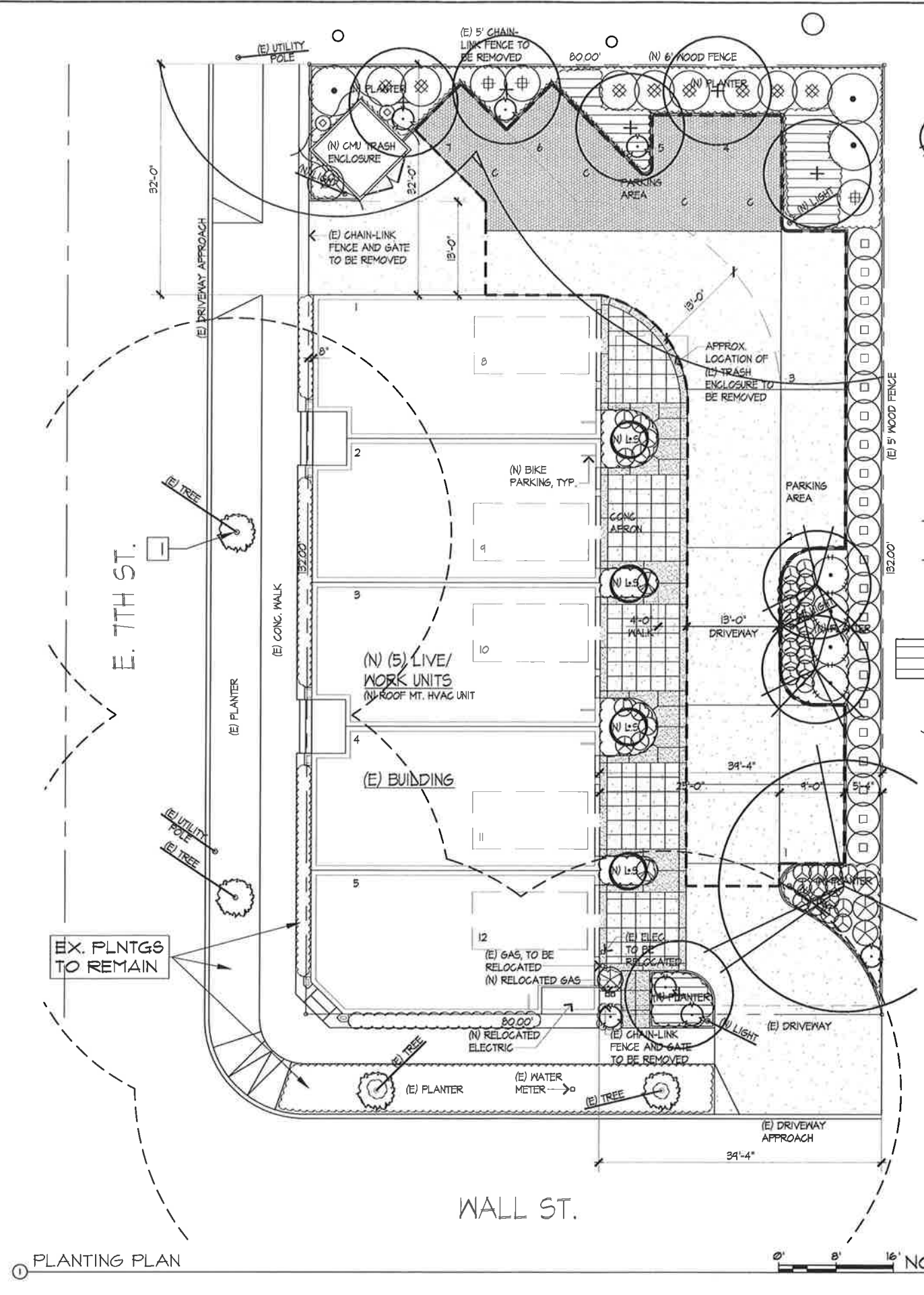
- Mahonia repens - Creeping Oregon Grape, plant 1 gal 24" o.c. L
- Plant 1 gal. @ 24" o.c. L

VINES

- Parthenocissus tricuspidata 'Veitchii' - Little Leaf Boston Ivy #5 M

* 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"



PLANTING PLAN





REAR ELEVATION

EXTERIOR FINISH SCHEDULE		
MARK	DESCRIPTION	FINISH
01	PLASTER BODY AND CMU	SHERWIN-WILLIAMS SW 6161 - SEDATE GRAY
02	PLASTER ACCENT 1	SHERWIN-WILLIAMS SW 4200 - LINK GRAY
03	PLASTER ACCENT 2	SHERWIN-WILLIAMS SW 1018 - DOVETAIL
04	LIGHT TRIM	SHERWIN-WILLIAMS SW 1013 - WHITETAIL
05	DARK TRIM	SHERWIN-WILLIAMS SW 1414 - PEPPERCORN
06	METAL SIDING	SHERWIN-WILLIAMS SW 4054 - CANYON CLAY
07	AWNINGS AND RAILINGS	SHERWIN-WILLIAMS SW 1414 - PEPPERCORN
08	METAL ROOFING	METAL SALES W38 - SLATE GREY
09	DOOR 1	SHERWIN-WILLIAMS SW 4334 - FLOWER POT
10	DOOR 2	SHERWIN-WILLIAMS SW 4141 - INKY BLUE



LEFT ELEVATION



RIGHT ELEVATION - WALL STREET



FRONT ELEVATION - E 7TH STREET

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PLANNING SERVICES

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Revisions:

Plot Date: 1/3/2017
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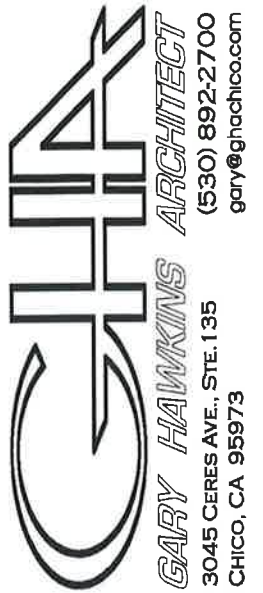
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CHRIS JENNINGS
TOT WALL STREET, CHICO CA

Date: 1-2007
Drawn: GC
Job No: 16-040

Sheet:
1
of:

COLOR & MATERIAL CHART

ITEM	SPECIFICATION		ITEM	SPECIFICATION	
01 BODY COLOR	SHERWIN-WILLIAMS SW 6169 SEDATE GRAY		07 AWNINGS AND RAILINGS	SHERWIN-WILLIAMS SW 7674 PEPPERCORN	
02 ACCENT 1	SHERWIN-WILLIAMS SW 6200 LINK GRAY		08 METAL ROOFING	METAL SALES W38 SLATE GRAY	
03 ACCENT 2	SHERWIN-WILLIAMS SW 7018 DOVETAIL		09 FRONT DOOR 1	SHERWIN-WILLIAMS SW 6334 FLOWER POT	
04 TRIM (LIGHT)	SHERWIN-WILLIAMS SW 7103 WHITETAIL		10 FRONT DOOR 2	SHERWIN-WILLIAMS SW 9149 INKY BLUE	
05 TRIM (DARK)	SHERWIN-WILLIAMS SW 7674 PEPPERCORN				
06 METAL SIDING	SHERWIN-WILLIAMS SW 6054 CANYON CLAY				



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