



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 09/20/2017

DATE: September 12, 2017

File: AR 17-28

TO: Architectural Review and Historic Preservation Board

FROM: David Young, Senior Planner, (879-6535, david.young@chicoca.gov)
Community Development Department

RE: Architectural Review 17-28 (JR Homes Offices and Apartments)
269/271 E. 3rd Street (APN 004-171-002)

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve of the project, subject to 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 17-28 (JR Homes Offices and Apartments), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct vertical, mixed-use building with offices and apartments on the 3,200 square foot-site, located on E. 3rd Street, between Wall and Flume Streets, in downtown Chico. The ground level would contain two office suites, with two townhouse apartments comprising the second and third floors. The existing on-site duplex would be demolished and removed. The site is designated Office Mixed Use (OMU) on the General Plan Land Use Diagram and located in an Office Commercial (OC) zoning district. The site is also located in a Landmark (-L) and Corridor Opportunity Site (-COS) overlay zone. Surrounding land uses include City parking lot (north), single-family residence (east), and Office/Commercial uses (south and west) (see **Attachment A**, Location Map).

According to Chico Municipal Code (CMC) 19.44.020, multi-family housing and two-family housing/duplexes are allowable in the OC zoning district subject to the approval of a Use Permit (UP). The UP for this project (UP 17-16) will go before the Zoning Administrator at a future meeting.

The proposed structure is a two-story building with classic Craftsman styling. The exterior finishes feature would colors and building materials representative of the Craftsman Bungalow era, which began in the late 19th century and ended in the 1930's. The overall design elements are consistent with existing structures in the immediate vicinity, which include residences and residential buildings that have been converted for commercial uses.

The building footprint would be approximately 1,900 square feet and result in approximately 59 percent lot coverage. Side and rear yards would be enclosed with a combination of wood and wrought iron fencing. Doors and window trim would be stucco. All HVAC units, utilities and trash and recycling would be located at ground level, on the side and rear of the building,

shielded from public view. Electric meters would be stacked and located behind the entrance wall, also shielded from public views. Other proposed site improvements include landscaping and hard scape features (see **Attachment B**, ARB1 Site Plan).

The building would be approximately 40-feet in height. The front elevation would feature a stucco stone planter, trellis, balcony with stucco railing and concrete cap, and a wrought iron gate and railings (**Attachment C**, Front and Rear Elevations) and (**Attachment D**, Side Elevations and First Level Floor Plan).

Exterior elevation materials would include board and batt siding and “Appalachian Sky” composition shingles. The stucco would be “Silverado Beige” and the stucco stone would be “Country LedgeStone” cultured shale. The trim and doors would be in “Stone Wall” green. Vent screens and barges would be placed at the gable ends (see **Attachment E**, Color Elevations). A board with full color reproductions of the exterior colors and building materials will be provided at the meeting. Exterior lighting would include three sconces with full cut-off paks (see **Attachment G**, Exterior Lighting).

Vehicle access to the site would be maintained via an existing concrete driveway off of E. 3rd Street. The site is located within the Downtown In-lieu Parking Benefit Area. No parking is required for non-residential uses. One space is required for each residential unit. The project would include one exterior space in the driveway and one space within an enclosed garage. A four-foot wide walkway would connect the entrance to the existing sidewalk on E. 3rd Street for safe and easy pedestrian access. Access to the second floor would be through a wrought iron gate and a staircase leading to a second floor balcony. Both units would share a covered balcony (see **Attachment H**, Second and Third Level Floor Plans).

Chico Municipal Code 19.68.040, Table 5-2 specifies that a minimum of 15 percent of the site is required to be landscaped in the OC zoning district. The applicant has proposed a combination of landscaping and open space totaling approximately 850 square feet. The applicant proposes landscaped planter boxes, landscaping in the parkway strip on E. 3^d Street, and a landscaping strip along the driveway/outdoor parking. Hedges are proposed along the perimeter of the planter boxes and between the building and the driveway. The landscaping plan includes a mixture of ornamentals, boxwood hedges, and heavenly bamboo. Total proposed landscaping and open space is approximately 850 square feet, resulting in approximately 20 percent site coverage (see **Attachment I**, Preliminary Landscaping Plan).

DISCUSSION

The existing structure is not on the City’s Historic Inventory and is not known to be historically significant. The proposal is consistent with several General Plan goals and policies and the City’s Design Guideline Manual which encourage architectural designs that exhibit timeless character and creates a culturally relevant sense of place (CD-3.1 and CD-4.1.3). The project achieves consistency with General Plan Downtown Element polices related to promoting mixed-use development (DT-2.1) and ensuring that new construction in Downtown matches or increases the development intensity of its block (DT-3.1).

The proposed architecture is classic craftsman and utilizes pitched roofs, barges and gable ends to add character and reinforce neighborhood compatibility (DG 1.2.22, 1.1.34, and 1.3.97). The project achieves consistency with DG 1.1.34 as it incorporates design elements

that reference architectural ties to the surrounding neighborhood. Additionally, the building has distinctive elements that are consistent with the scale and general character of the area and does not overwhelm the surrounding neighborhood (DG 1.3.61 and 2.1.11).

The project utilizes colors complimentary of the overall streetscape and as accents to architectural details of the craftsman style. Additionally, the color and materials palette reinforce a sense of history and permanency (DG 1.3.66 and 3.2.32). The building also incorporates varied depths and shadowing to avoid unarticulated elevations (DG 2.2.22). All elevations were given equal and careful attention resulting continuity in design (DG 3.2.33).

The project's exterior lighting fixtures would minimize glare impacts and energy consumption and are equipped with full cut-off features (DG 1.5.14 and 1.5.15). The porch and second story balcony provide covered and shaded areas for customers, employees, and residents (DG 2.1.35, 3.1.31, and 3.1.32). The project's signage reflects the building's architectural characteristics and would be subtly integrated as to not dominate the front elevation (DG 1.3.51). All mechanical equipment would be shielded and screened from on-site and off-site views (DG 2.1.36, 2.1.37, 2.1.38, and 3.1.35). The site design maintains and enhances strong pedestrian scale and orientation and promotes pedestrian and bicycle access by directly engaging the public sidewalk. The site is directly accessible from the public right-of-way, reinforcing a pedestrian-friendly environment regarding building placement and orientation (DG 1.1.13, 1.1.15).

Additional consistency analysis with the City's Design Guidelines is provided in the applicant's project description (see **Attachment J**, ARHPB Project Description).

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 15332 (In-Fill Development Projects). This exemption applies to infill projects which: are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not create any significant effects relating to 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 project is consistent with the General Plan and zoning in that it exhibits timeless character and achieves consistency with General Plan policies related to promoting mixed-use development and ensuring that new construction in Downtown matches or increases the development intensity of its block. There are no other specific or neighborhood plans applicable to the project or site.

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.*

As indicated, the proposed project was designed to achieve consistency with several General Plan policies related to design character, neighborhood compatibility, and maintaining the character of downtown Chico. The proposed architecture is classic craftsman and continues the development pattern in the downtown area, transitioning from historical residential areas to more urbanized land uses north and west of the site.

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's overall design concept, elevations, and color and materials are consistent with other existing development in the immediate vicinity and downtown area. Additionally, all lighting, screening methods, and signage is compatible with surrounding development and consistent with several Design Guidelines related to commercial, mixed-use and residential development.

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

The proposed structure is compatible with the site in that it will fully occupy a site located in the downtown area. The building size and scale are consistent with nearby development and would 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.*

Landscaping opportunities in the downtown area are limited. The proposed landscaping plan includes a mixture of ornamentals, boxwood hedges, and heavenly bamboo. The landscaping compliments the building and overall site design by providing subtle and well integrated visual relief.

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 Architectural Review 17-28 (JR Homes Offices and Apartments). No building permits related to this approval shall receive final approval 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.

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.

DISTRIBUTION

Internal (3)

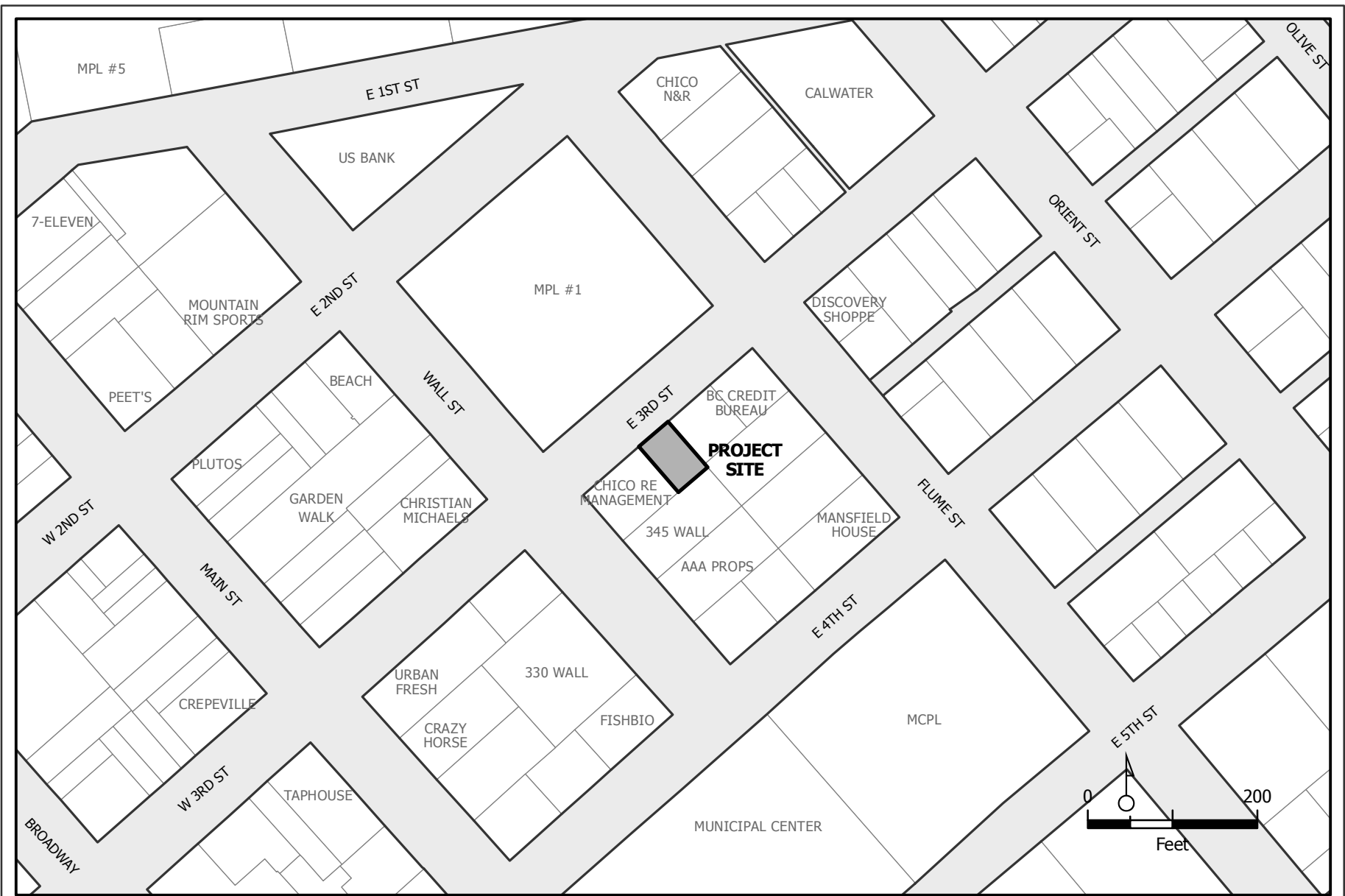
Mike Sawley, Senior Planner
David Young, Senior Planner
File: AR 17-28

External (2)

JR Homes, 1907 Mangrove Avenue, Suite E, Chico Ca. 95926
Chico Chamber of Commerce, 441 Main Street, Suite 150 P.O. Box 3300, ZIP 95927
Melanie Bassett, Downtown Chico Business Association, 330 Salem Street, Chico CA 95928

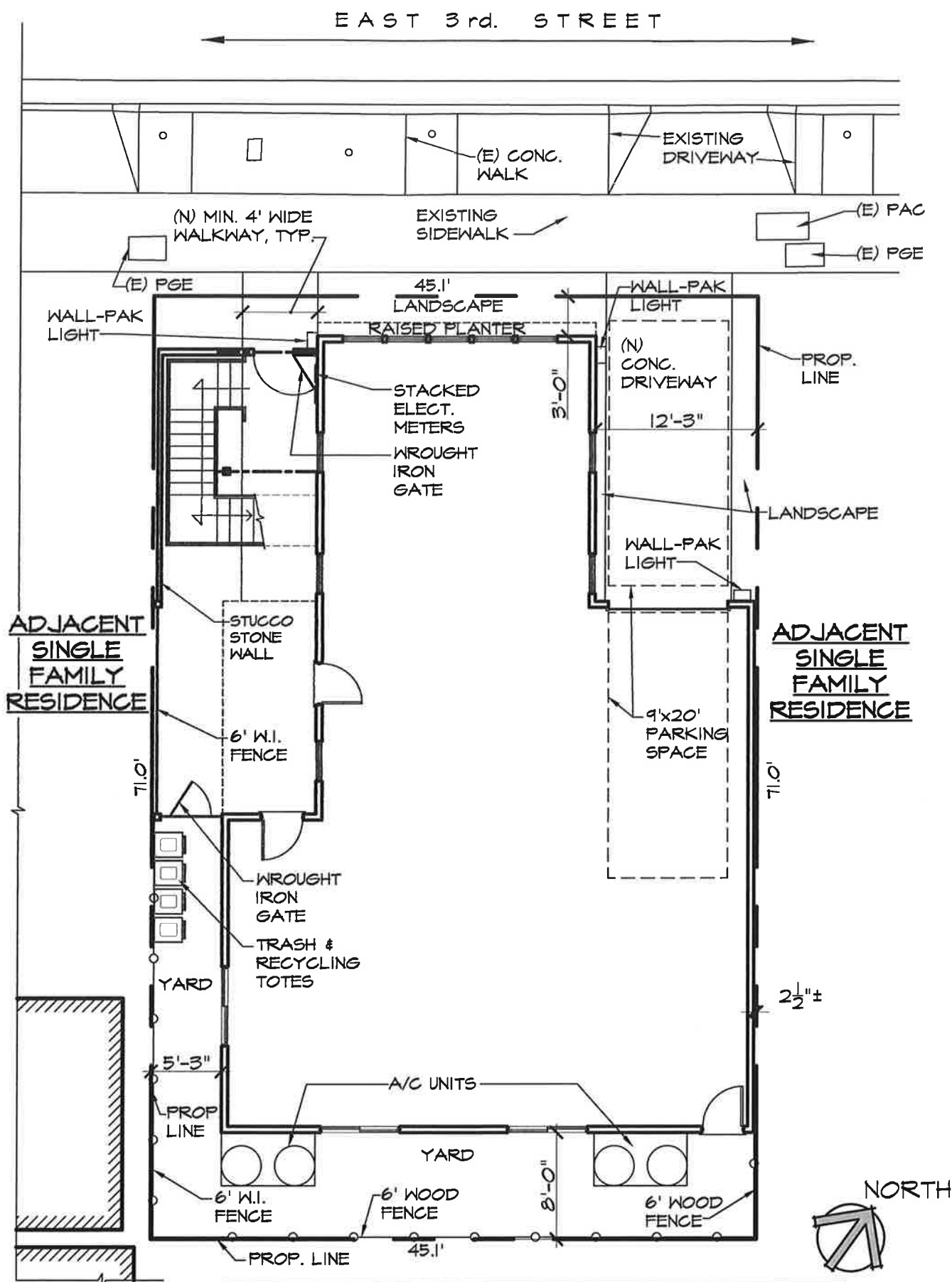
ATTACHMENTS

- A. Location Map
- B. Architectural Site Plan
- C. Front and Rear Elevations
- D. Side Elevations and First Level Floor Plan
- E. Color Elevations
- F. Color Board Reproduction
- G. Exterior Lighting
- H. Second and Third Level Floor Plans
- I. Preliminary Landscaping Plans
- J. Project Description



AR 17-28 & UP 17-16 (JR Homes)
269, 271 E 3rd Street
APN 004-171-002-000





SITE PLAN
1" = 10'-0"

PARKING

THE PROJECT IS LOCATED IN THE DOWNTOWN IN-LIEU PARKING BENEFIT AREA. NO PARKING IS REQUIRED FOR NON-RESIDENTIAL USES. ONE SPACE PER UNIT IS REQUIRED FOR RESIDENTIAL USES.

TOTAL REQUIRED: 2
PARKING PROVIDED: 2

SITE:
APN: 004-171-002, 0.08 ACRES

LOT COVERAGE CALCS:

LOT AREA:	3228 S.F.
BUILDING AREA:	1908 S.F.
LOT COVERAGE:	59.1%
MAX. PERCENTAGE ALLOWED:	85.0%

LANDSCAPE OPEN SPACE:

LOT AREA:	3228 S.F.
LANDSCAPE AREA:	1101 S.F.
PROPOSED LANDSCAPE AREA:	34.1%
REQUIRED LANDSCAPE AREA:	15.0%

DENSITY:

GROSS LOT AREA:	4728 S.F.
ACREAGE:	.109 ACRES
MIN. DENSITY (6 UNITS PER ACRE):	1 UNITS
MAX. DENSITY (20 UNITS PER ACRE):	2 UNITS

Revision	Date	By

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

Offices and Apartments
For: J.R. Homes
At: 269/271 E. 3rd Street
Chico, California



J.R. HOMES
OFFICES &
APARTMENTS

Date: July 2017
Drawn: DAVID S.
No: 16-2222



Revision	Date	By

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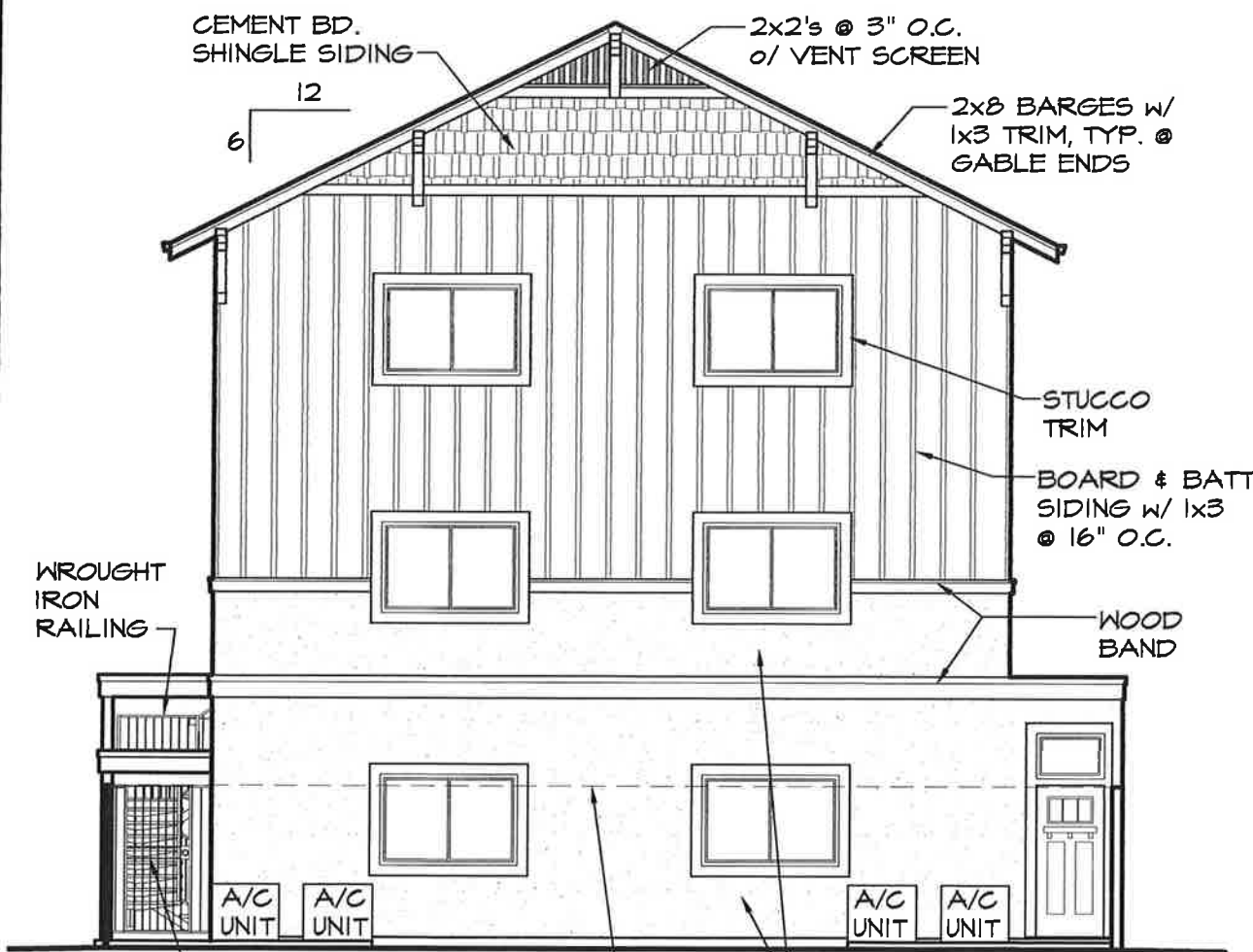


J.R. HOMES
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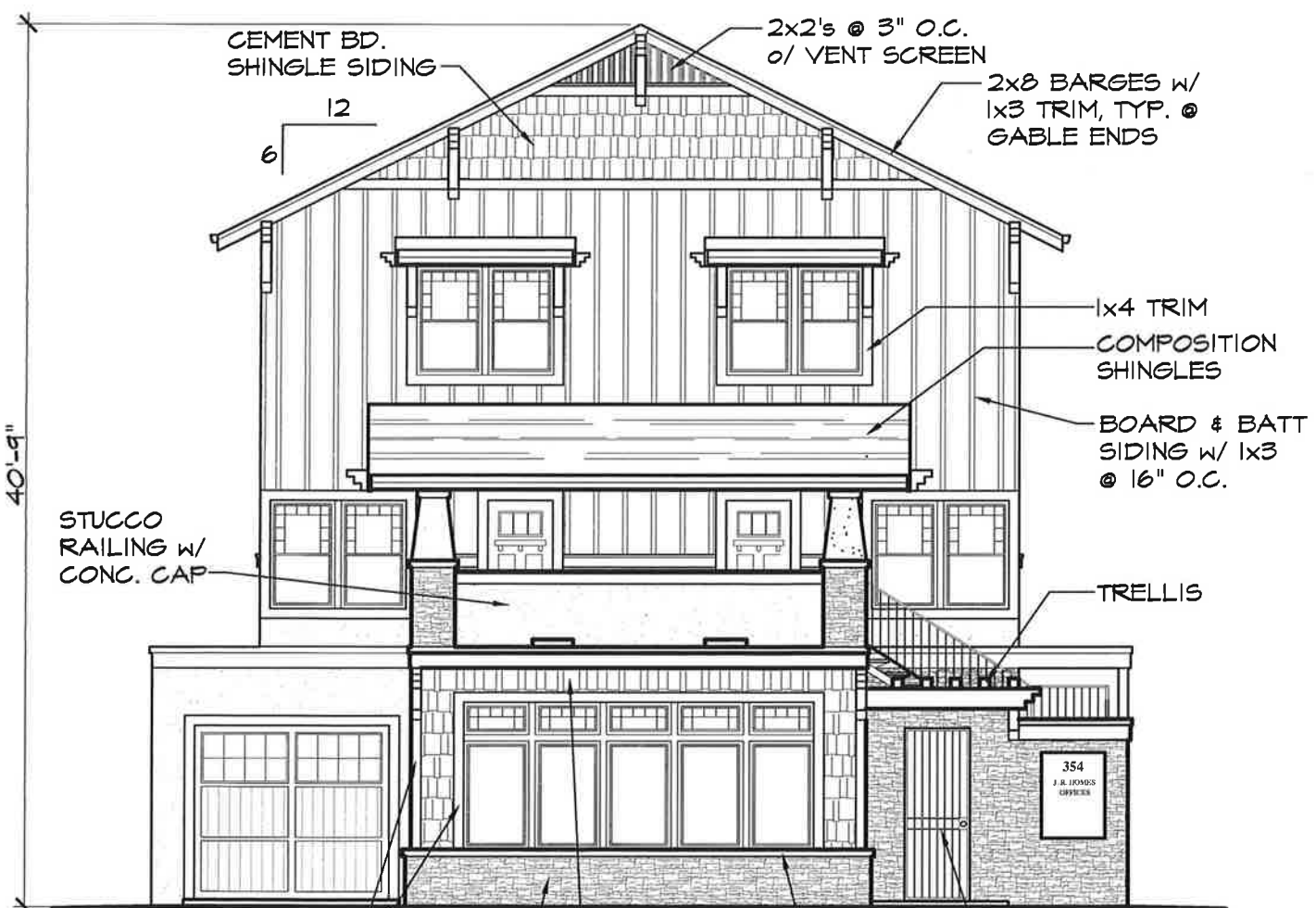
Date: July 2017
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 Drawn: DAVID S.
 Job: 16-2222

Sheet
ARB2

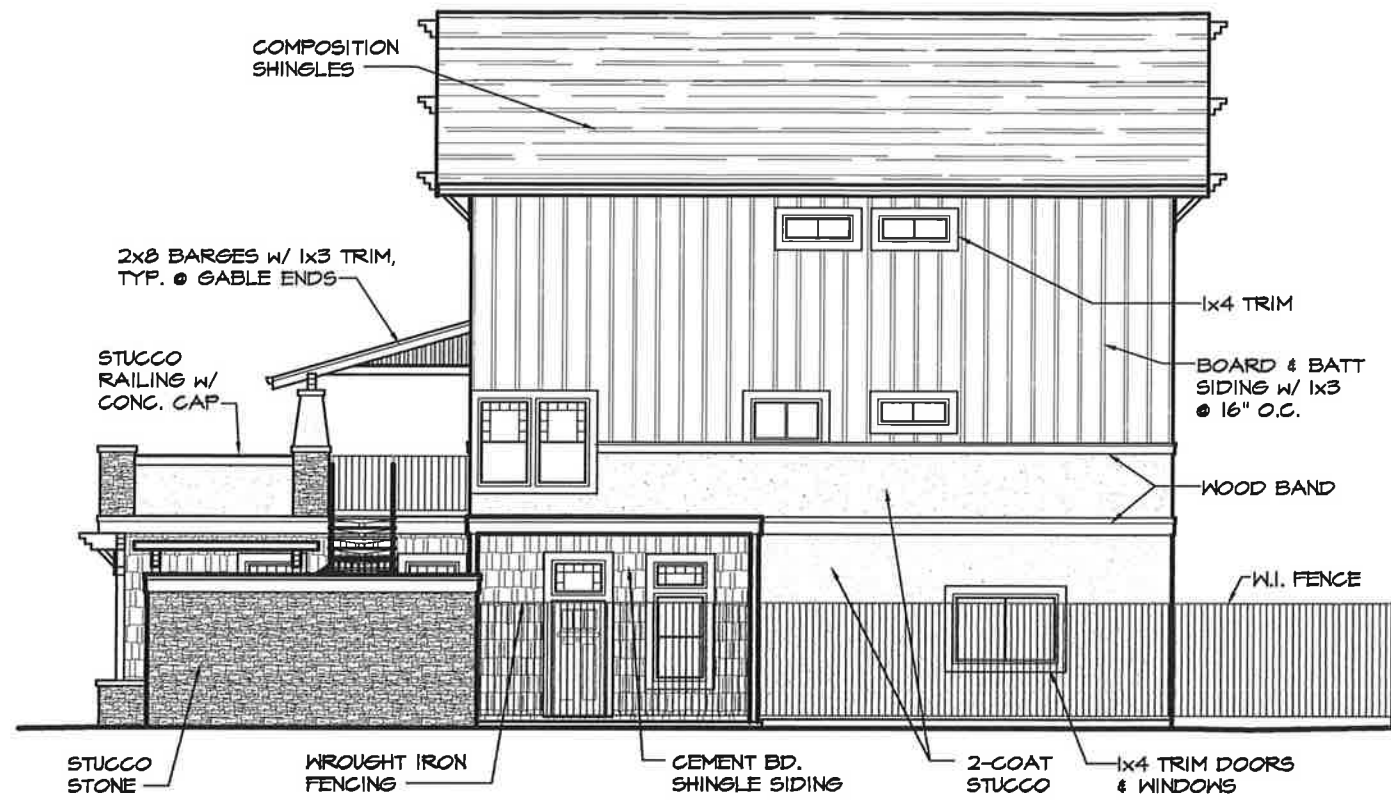
Attachment C



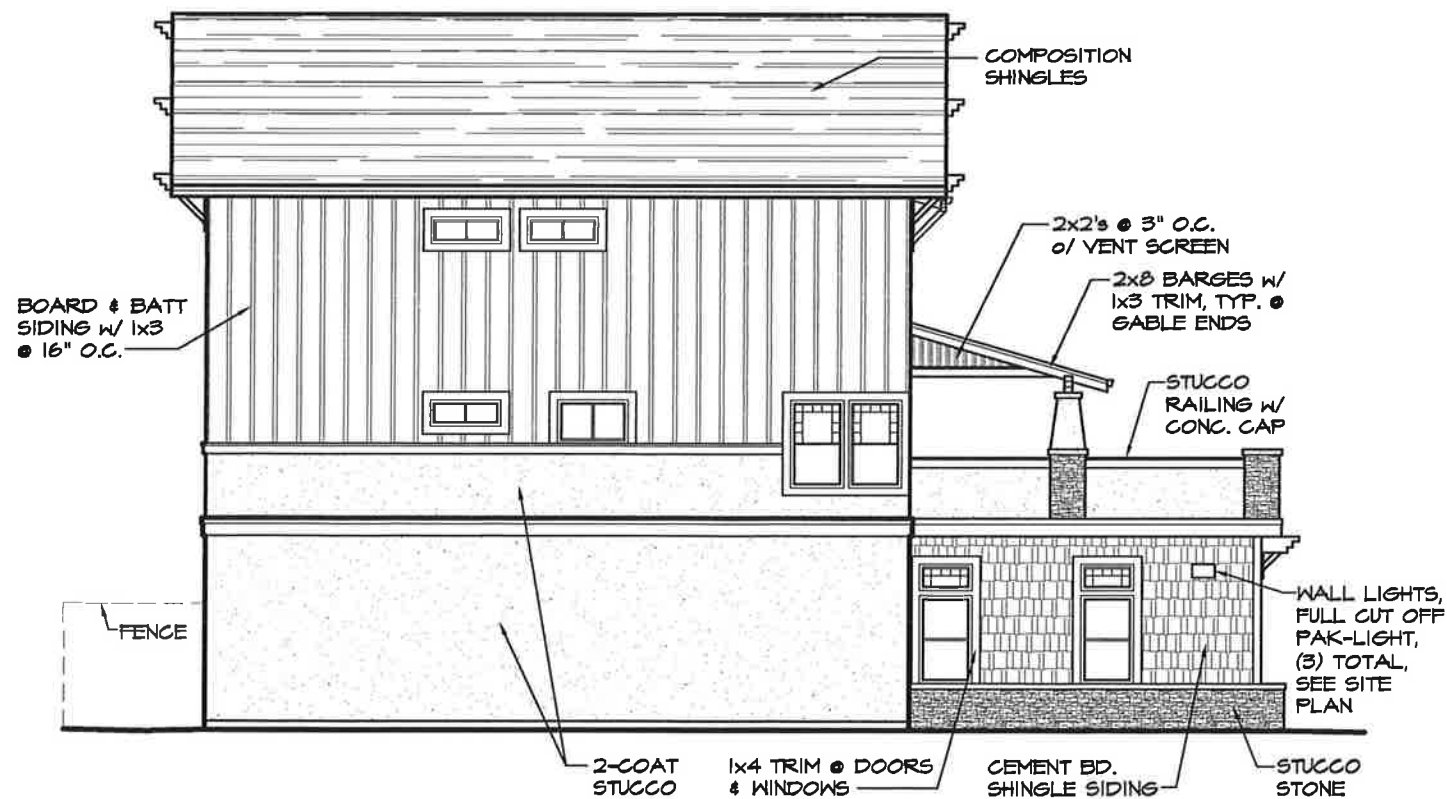
REAR ELEVATION 1/8" = 1'-0"



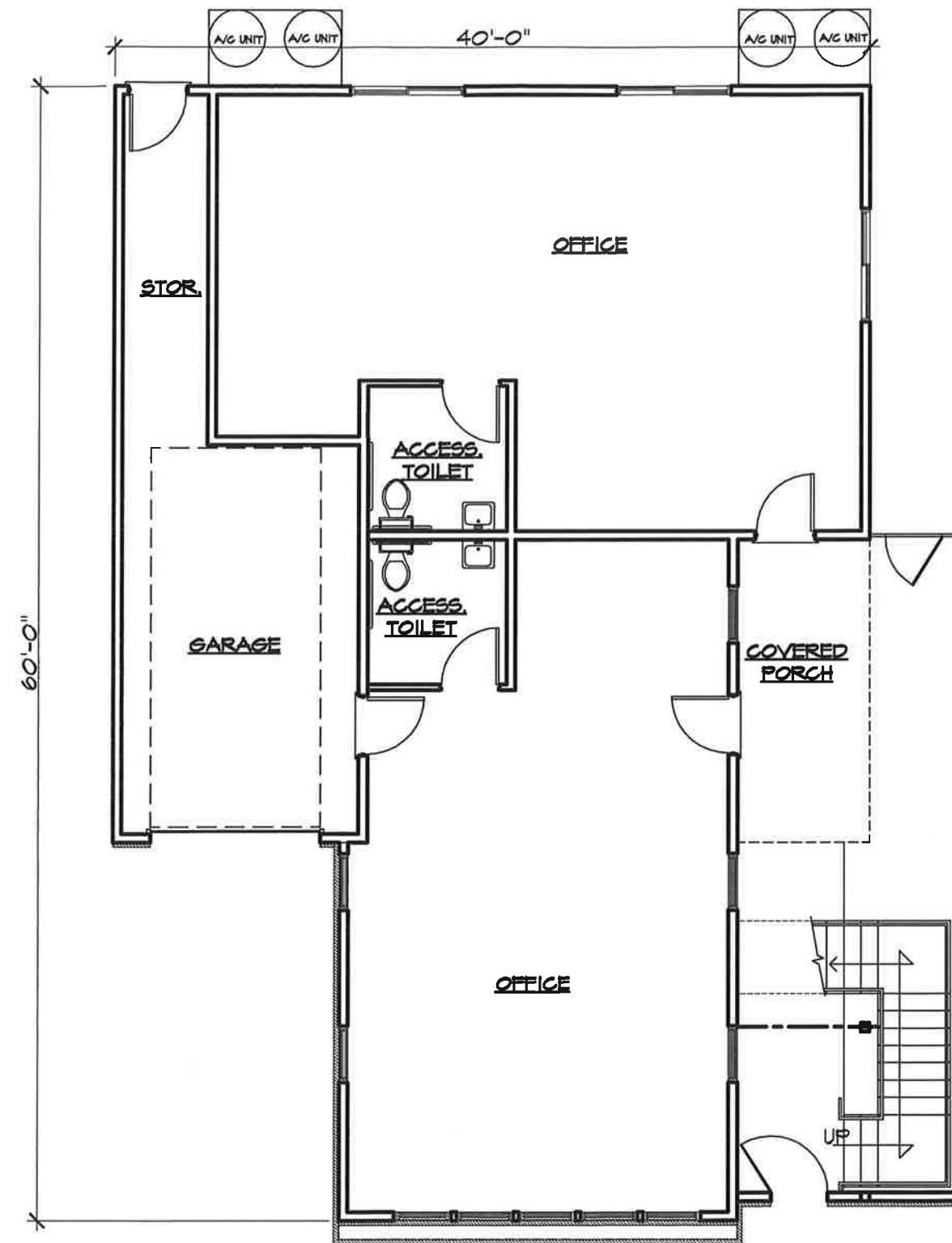
FRONT ELEVATION 1/8" = 1'-0"



RIGHT SIDE ELEVATION 3/32" = 1'-0"



LEFT SIDE ELEVATION 3/32" = 1'-0"



FIRST LEVEL FLOOR PLAN 1/8" = 1'-0"

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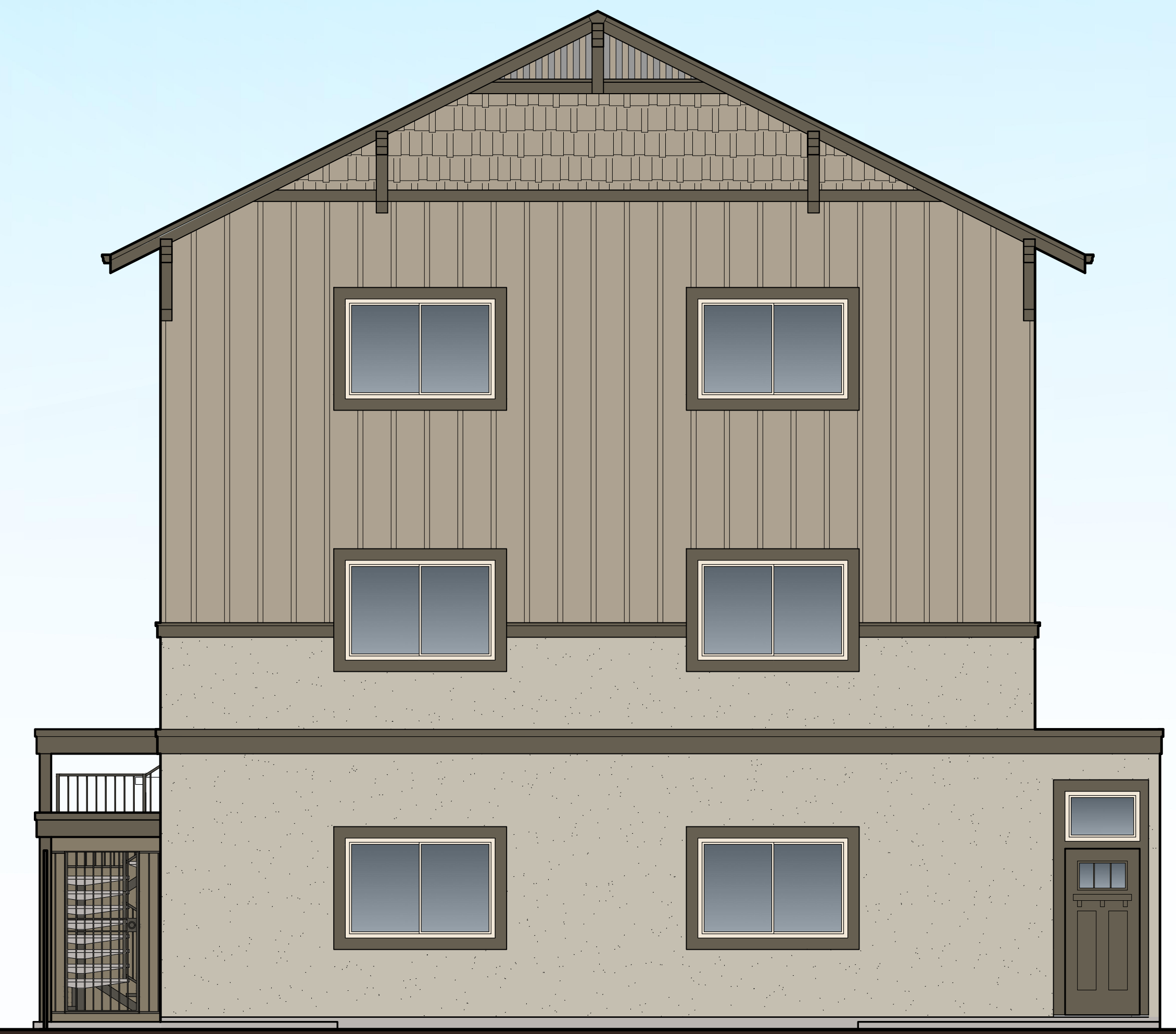
J.R. HOMES
OFFICES & APARTMENTS

Date: July 2011
 Drawn: DAVID S.
 Job: 16-2222

ARB3



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

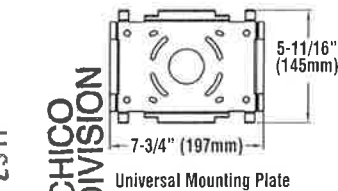
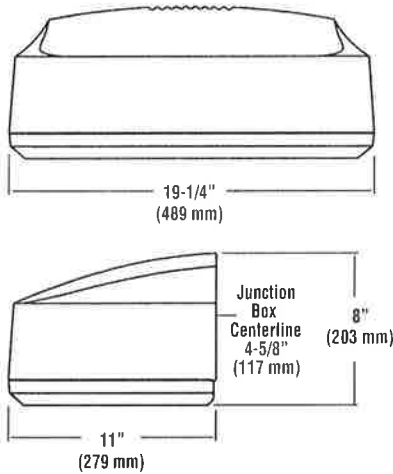
**J.R. HOMES
OFFICES & APARTMENTS**

Attachment F
(Color/Materials Board)
will be available at the
Architectural Review
and Historic
Preservation Board
meeting.

PATRIOT WALL SCONCE (Various reflectors are protected by U.S. Patent No. 6,464,378.)



DIMENSIONS



RECEIVED

AUG 28 2017

**CITY OF CHICO
BUILDING DIVISION**

SHIPPING WEIGHTS - Patriot Wall Sconce

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
PTWS-HID	11/25	616/24.25	394/15.5	362/14.25
PTWS-CFL	9/20	616/24.25	394/15.5	362/14.25

HOUSING - The one-piece die-cast aluminum housing is a multi-ribbed rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel.

WALL MOUNT - A galvanized-steel universal wall mounting plate easily mounts directly to a 4" octagonal or square junction box. An EPDM gasket is supplied to be installed between the mounting plate and junction box, sealing the junction box from entrance of water. The galvanized-steel universal plate allows the fixture to be suspended while making wiring connections. A unique clamping design securely locks the fixture to the wall mounting plate by utilizing two hex head screws. The universal plate permits the fixture to be mounted in the uplighting or downlighting position. Both positions are listed for wet locations. The standard housing/door seal design prevents external contaminants from entering the PTWS, resulting in an IP65 rating.

DOOR FRAME - The die-cast aluminum door frame with two black stainless steel captive fasteners allows easy access into the fixture. A one piece extruded silicone closed-cell sponge gasket seals the door frame against the housing. The door hinges open for ease of lamp and ballast maintenance.

LENS/GASKET - A flat clear tempered glass lens is sealed to the door frame with silicone closed-cell sponge gasketing.

SOCKETS - HID lampholders are glazed porcelain, medium base, 4KV pulse rated. The Compact Fluorescent fixtures feature a one-piece thermoplastic socket.

LIGHT SOURCES - The fixture is designed to operate with horizontal Ceramic Metal Halide, Metal Halide, High Pressure Sodium, and single or double Compact Fluorescent lamps. Lamps supplied as standard – HID (clear, shipped installed), and Compact Fluorescent (coated, 4100K, not installed).

BALLASTS/ELECTRICAL COMPONENTS

- Electrical components are factory-mounted in housing and prewired with voltage specific leads which extend out the back of the unit through a rubber grommet. This grommet prevents the entry of insects, dust, and moisture into the fixture. The need to open the fixture to make wiring connections is eliminated, thus making installation quick and easy. UL listed HID components with high-power factor ballasts rated for -20° F starting. Compact Fluorescent ballasts are Electronic Universal Voltage (120-277V, 50/60Hz) or 347V (60Hz), 0° F starting. Compact Fluorescent fixtures with UE (Universal Electronic) voltage are available with an optional dimming ballast for multiple types of controls such as building lighting controls and occupancy sensors. Available battery back-up of BB (32° starting temperature) and CWBB (0° starting temperature) are 120 or 277 voltage specific for U.S. applications for 26 watt through 42 watt lamps. Consult factory for available wattages and voltages for use in Canada

EMERGENCY OPERATION - A variety of integral emergency options are available to comply with Life Safety Codes which require emergency lighting along the path of egress on the building's exterior, so building occupants can exit safely. Integral Emergency Battery Back-up options are available on Compact Fluorescent units. Emergency Quartz options are offered on HID units. Options for one or two 12 volt separate circuit(s), for use with up to 35 watt Halogen lamp(s) are available on both Compact Fluorescent and HID units.

REFLECTORS/DISTRIBUTION PATTERNS

- Forward Throw (FTM, FT), Type III (3), and Wall Wash (WW) reflectors are available. All are high performance, full cut-off distribution as defined by the IESNA (downlight position only). Photometric data is tested in accordance with IESNA guidelines.

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester-powder finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, white, satin verde green, metallic silver, and graphite.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.



IP65

ARRA
Funding Compliant



Project Name _____ Fixture Type _____

Catalog # _____

Attachment G ^{2/21/15}

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LSI INDUSTRIES INC.

PATRIOT WALL SCONCE

LUMINAIRE ORDERING INFORMATION



TYPICAL ORDER EXAMPLE: **PTWS FTM 42 CFL2 F UE BRZ BB**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
PTWS	3 - Type III	50	CMH - Ceramic Metal Halide	F - Flat Clear Tempered Glass	120	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	PCI120 - Button-Type Photocell PCI208 - Button-Type Photocell PCI240 - Button-Type Photocell PCI277 - Button-Type Photocell PCI347 - Button-Type Photocell DIM - CFL Control Voltage Dimming Ballast ⁴ C - Coated MH Lamp SQT - Stand-by Quartz (Time Delay) ⁵ SQN - Stand-by Quartz (Non Time Delay) ⁵ EQ - Emergency Quartz (Separate 120V Circuit - HID only) ⁵ EQ2 - Two Emergency Quartz (2 separate 120V circuits - HID only) ⁶ BB - CFL Battery Back-up ⁷ CWBB - CFL Cold Weather Battery Back-up ⁷ EMR1 - One Emergency 12V Circuit Provision with 35 Watt Halogen Lamp ⁸ EMR1LL - One Emergency 12V Circuit Provision - Less Halogen Lamp ⁸ EMR2 - Two Emergency 12V Circuit Provisions with (2) 35 Watt Halogen Lamps ⁸ EMR2LL - Two Emergency 12V Circuit Provisions - Less Halogen Lamps ⁸ LL - Less Lamp PMA - Pole Mounting Adaptor w/fixture backplate for square poles ⁹ PMAR - Pole Mounting Adaptor w/fixture backplate for round poles ⁹
	FT - Forward Throw	70	150 Watt		208		
	WW - Wall Wash	100	MH - Metal Halide		240		
		150	70, 100 ¹ , 150 Watt	277			
			HPS - High Pressure Sodium	347			
			50 ² , 70, 100, 150 Watt	480			
	FTM - Forward Throw Medium	26	CFL - Compact Fluorescent	UE - Universal Electronic (120-277V 50/60Hz)	347 ³		
		32	Single 26, 32, 42, 57, 70 Watt				
		42	CFL2 - Compact Fluorescent Double 26, 32, 42 Watt				
		57					
		70					
	WW - Wall Wash		CFL - Compact Fluorescent				
			Single 26, 32, 42 Watt				

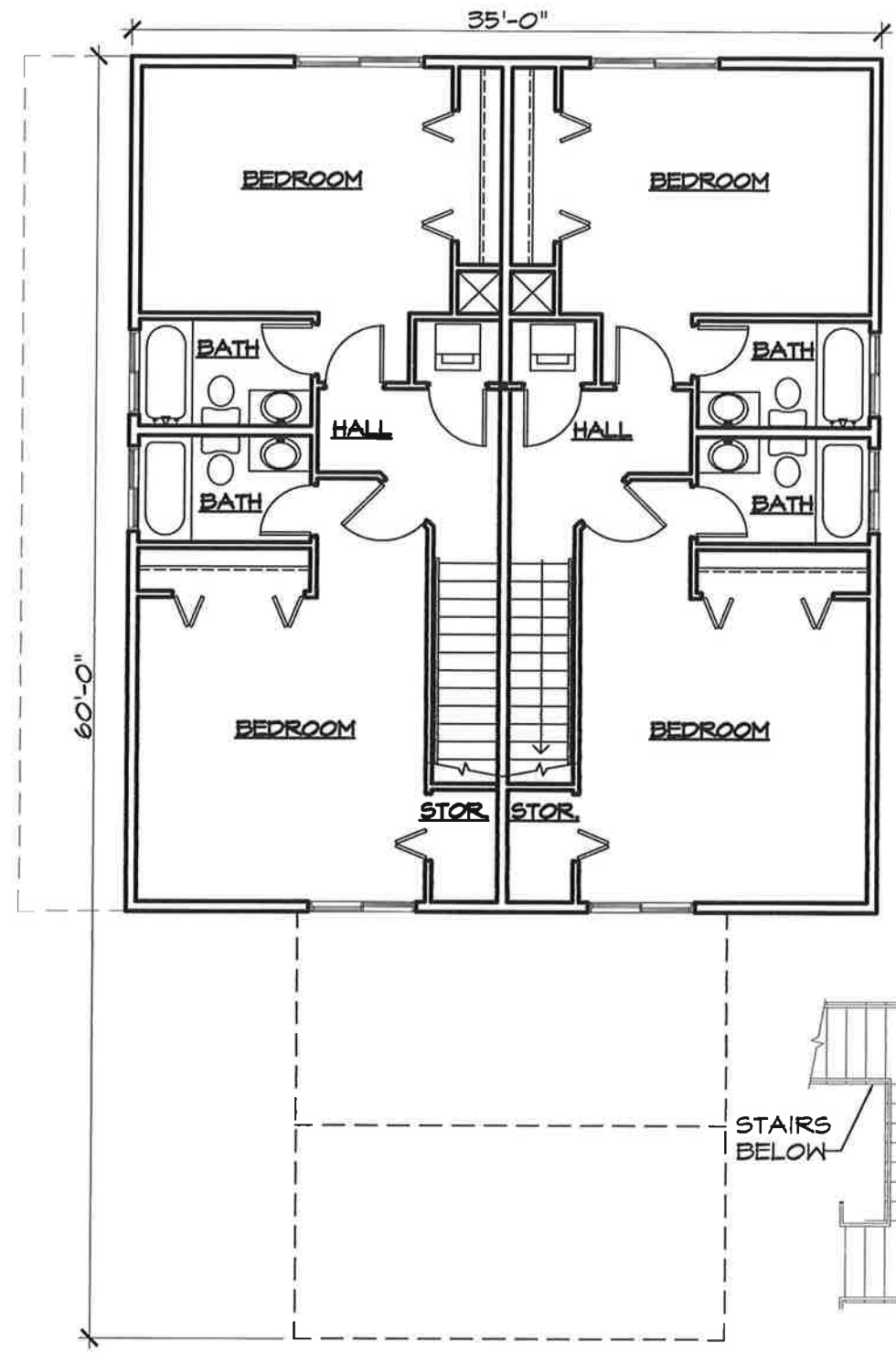
Consult Factory for International Voltages and Light Sources

ACCESSORY ORDERING INFORMATION (Accessories are field installed)		Description	Order Number	Description	Order Number
FK120 - Single Fusing	FK120 ¹⁰	FK347 - Single Fusing	FK347 ¹⁰	PTWS SW BLK - Surface Wiring Box (black only)	356915BLK
FK277 - Single Fusing	FK277 ¹⁰	PTWS PLS - Polycarbonate Shield	244657		
DFK208, 240 - Double Fusing	DFK208, 240 ¹⁰				
DFK480 - Double Fusing	DFK480 ¹⁰				

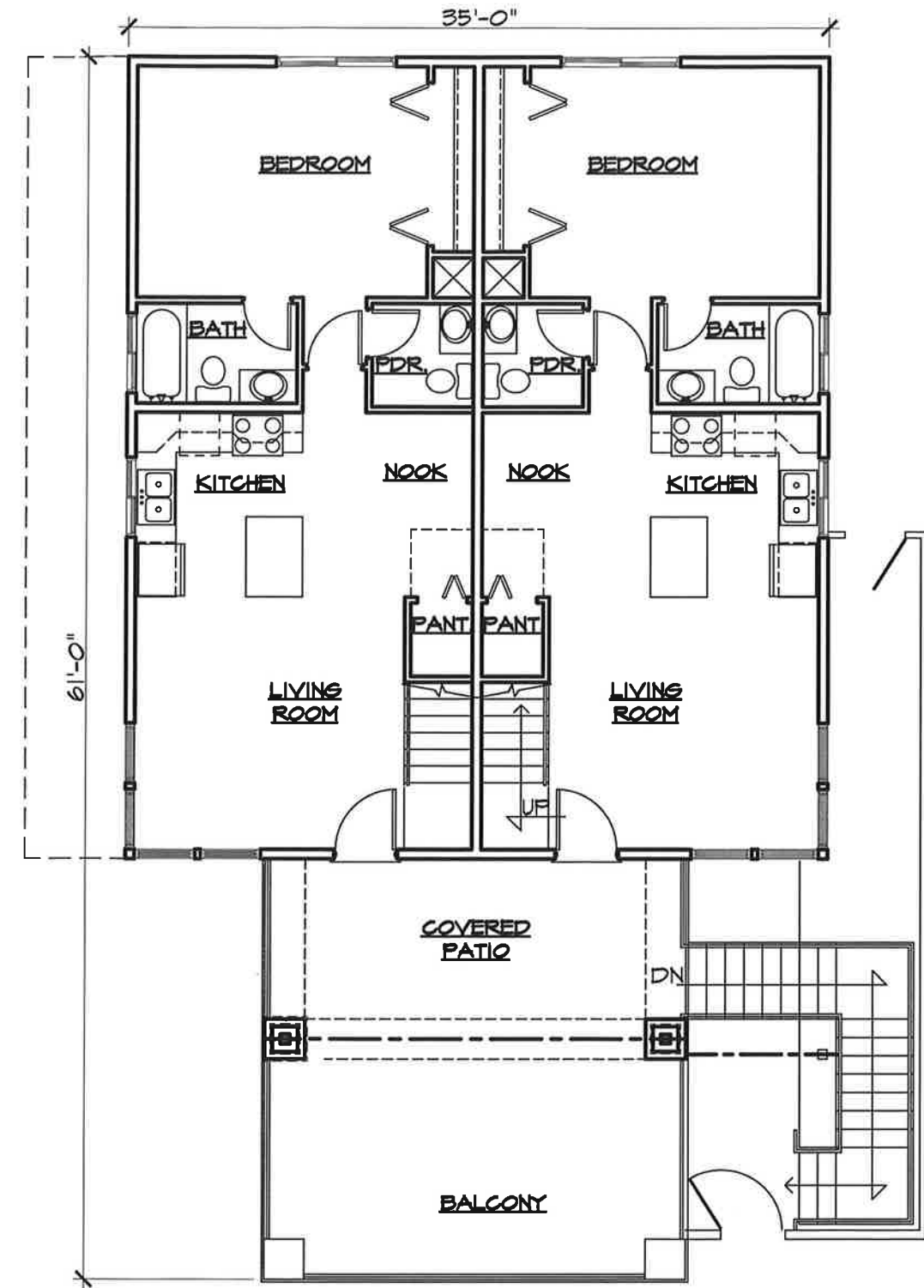
- FOOTNOTES:**
- Supplied with an HX-HPF transformer as standard. Also available with a 120/277 volt CWA transformer - consult factory.
 - 50 watt is not available in 347V.
 - 347 volt CFL is not available with dimming ballast (DIM) option or battery back-up options (BB, CWBB).
 - CFL Dimming Control by others.
 - HID lamp wattages 50 and 70 are supplied with a 50 watt, 120V quartz lamp. HID lamp wattages 100 through 175 are supplied with a 100 watt, 120V quartz lamp. EQ option is not compatible with EMR options.
 - Available on 100 watt minimum HID fixtures. HID lamp wattages 100 through 175 are supplied with two 50 watt, 120V quartz lamps. Not compatible with EMR options.
 - Battery Back-up available on single and double 26, 32 or 42 watt CFL units with 120 or 277 voltage specific units for U.S. applications. Please change Line Voltage of UE to 120 or 277 when ordering this option. On double units, one lamp will be energized by Battery Back-up. Consult factory for specific Means of Egress job application compliance.
 - Utilizes G24 socket(s). 12 volt separate circuit(s) required. Not compatible with EQ, EQ2, PMA or PMAR options.
 - For single and D180 mounting configurations only. Not compatible with EQ, EQ2, and all EMR options. Use with 5" traditional drilling pattern.
 - Available on HID fixture only. Fusing to be installed in a compatible junction box supplied by contractor.



Project Name _____ Fixture Type _____
 Catalog # _____



THIRD LEVEL FLOOR PLAN 1/8" = 1'-0"



SECOND LEVEL FLOOR PLAN 1/8" = 1'-0"

Revision	Date	By

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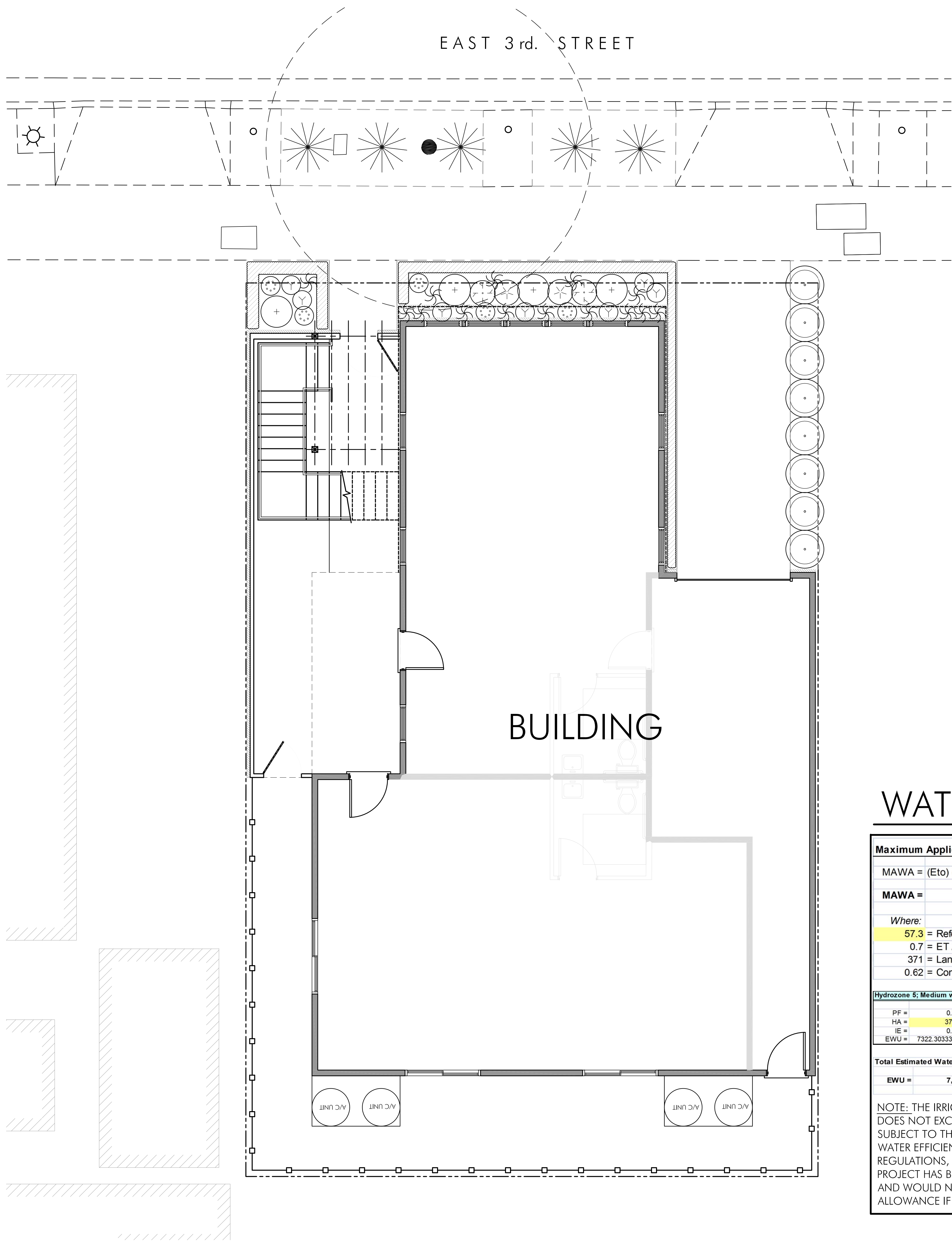
Offices and Apartments
 For: J.R. Homes
 At: 269/271 E. 3rd Street
 Chico, California



J.R. HOMES
OFFICES & APARTMENTS

Date: July 2017
 Scale:
 Drawn: DAVID S.
 Job: 16-2222

Sheet:
ARB4
 Of _____ Sheets



SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
(+)	PIERIS JAPONICA LILY OF THE VALLEY	3'	1 GAL
(⊙)	ACHILLEA 'MOONSHINE' MOONSHINE YARROW	2'	1 GAL
(⊙)	ZANTEDESCHIA 'RUBY SENSATION' RUBY SENSATION CALLA LILY	2'	1 GAL
(⊙)	HYDRANGEA QUERCIFOLIA 'PEE WEE' PEE WEE OAKLEAF HYDRANGEA	3'-4'	1 GAL
(⊙)	HEMEROCALLIS X 'MOND' STARBURST RED EVERGREEN DAYLILY	3'	1 GAL
(⊙)	TULBAGHIA VIOLACEA 'TRICOLOR' TRI-COLOR SOCIETY GARLIC	2'	1 GAL
(⊙)	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	-	1 GAL.
(⊙)	NANDINA DOMSETICA HEAVENLY BAMBOO	3'-4'	5 GAL.
(⊙)	DIETES FORTNIGHT LILY	4'	1 GAL

WATER USE

Maximum Applied Water Allowance (MAWA) - Calculation			
MAWA = (Eto) (0.7) (LA) (0.62)			
MAWA =	9,226 Gallons per Year		
<i>Where:</i>			
57.3 = Reference Evapotranspiration (ETo)			
0.7 = ET Adjustment Factor (percent)			
371 = Landscape Area (LA) (square feet)			
0.62 = Conversion factor (inches to gallons)			
Hydrozone 5; Medium water use trees, shrubs and ground cover; drip. PR= 0.21			
PF = 0.5			
HA = 371 (square feet)	0.008517 Acres		
IE = 0.9			
EWU = 7322.303333 (gallons per year)	0.022471 acre-feet/year	9.789176 cc/year	
Total Estimated Water Use for All Hydrozones (EWU) - Sum			
EWU = 7,322 (gallons per year)	0.022471 Acre-Feet per Year		
	10 (100 cubic feet per year)	0.000225 Acres	
NOTE: THE IRRIGATED LANDSCAPE AREA FOR THIS PROJECT DOES NOT EXCEED 500 SQUARE FEET AND AS SUCH IS NOT SUBJECT TO THE CONDITIONS SET FORTH BY THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (CA CODE OF REGULATIONS, TITLE 23, DIV 2, CHAP 2.7). THAT SAID, THE PROJECT HAS BEEN DESIGN TO BE MINDFUL OF WATER USE AND WOULD NOT EXCEED THE MAXIMUM APPLIED WATER ALLOWANCE IF IT WERE TO BE SUBJECT TO SUCH.			



PIERIS JAPONICA
LILY OF THE VALLEY



HYDRANGEA QUERCIFOLIA 'PEE WEE'
PEE WEE OAKLEAF HYDRANGEA



BUXUS MICROPHYLLA JAPONICA
'WINTER GEM' WINTER GEM BOXWOOD



ACHILLEA 'MOONSHINE'
MOONSHINE YARROW



HEMEROCALLIS X 'MOND'
STARBURST RED EVERGREEN DAYLILY



NANDINA DOMSETICA
HEAVENLY BAMBOO



ZANTEDESCHIA 'RUBY SENSATION'
RUBY SENSATION CALLA LILY



TULBAGHIA VIOLACEA 'TRICOLOR'
TRI-COLOR SOCIETY GARLIC



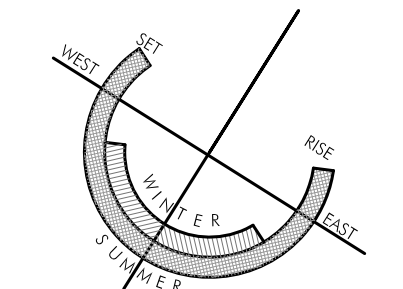
DIETES
FORTNIGHT LILY

OFFICES AND APARTMENTS FOR J.R. HOMES (PAGE 1 OF 1)

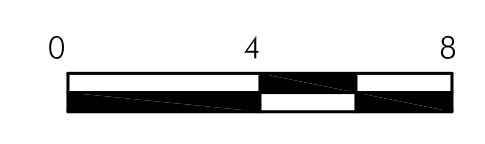
PRELIMINARY LANDSCAPE PLAN

Prepared for:

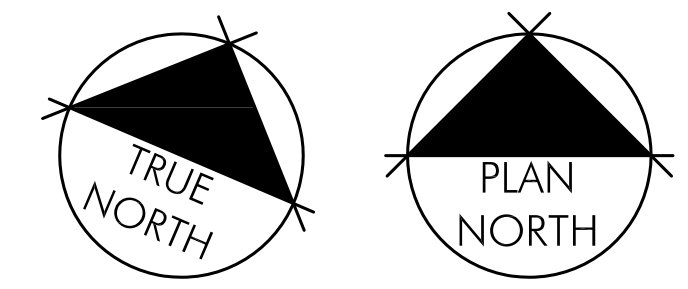
JR HOMES INC.
1907 MANGROVE AVE SUITE E
CHICO CA 95926



SOLAR INFLUENCE



BAR SCALE



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

Prepared by:

Attachment I

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: 5-10-17
PROJECT NUMBER: 1927
DRAWN: JBB

GREGORY A. PEITZ ARCHITECT

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5719

J.R. HOMES OFFICES AND APARTMENTS

ARHPB PROJECT DESCRIPTION

The proposed office/apartment building for J.R. Homes is a vertical mixed use building that will replace an existing one story duplex. The ground level will provide two office suites, one to be occupied by J.R. Homes, with two townhouse apartments comprising the second and third floors.

The site, located on the perimeter of downtown, provides a unique opportunity to effectively utilize vertical mixed use. The downstairs office space is one story in scale at the front to better blend with the one and two story adjacent residential and office buildings. (DG 2.1.11) The craftsman style elements of the apartments give them a residential quality similar to the adjoining buildings.

The roof of the front portion of the office provides an outdoor lounge area for both office staff and apartment tenants. (D.G. 2.1.35)

A main entrance to the courtyard is located in the front to provide a very pedestrian friendly and secure entrance to the building. (D.G. 2.2.23)

The varying building mass and roof elements are designed to create an interesting streetscape, together with varying siding materials and colors to avoid a monotonous appearance. (D.G. 2.2.24, 25, 32)

The trash containers and mechanical equipment are all located to the side and rear of building obscured from sight.