



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 5/16/18

DATE: April 19, 2018

File: AR 17-44

TO: Architectural Review and Historic Preservation Board

FROM: Shannon Costa, Assistant Planner, (879-6807, shannon.costa@chicoca.gov)
Community Development Department

RE: AR 17-44 (Oxford Suites Phase III)
2035 Business Lane, APN 002-370-069 (portion)

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 17-44 (Oxford Suites Phase III), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new four-story hotel building and parking area on the remaining portion of a partially developed 2.25-acre site. The site is located at the northwest corner of the intersection at Baney Lane and Business Lane (see **Attachment A**, Location Map). The site is designated Regional Commercial on the General Plan Land Use Diagram and is zoned CR (Regional Commercial).

The proposed project is phase three of the Oxford Suites hotel development and is comprised of a building footprint of 82,000 square feet that includes 116 guest rooms, outdoor pool and patio area, off-street parking and landscaping (see **Attachment B**, Project Information Sheet).

The site plan illustrates the building situated in the middle of the vacant area of the site, east of the existing Oxford Suites hotel. Off-street parking would be located at the rear and sides of the building. Site circulation is designed so that guests can enter the site through one of two access points on Baney Lane and circle around the building. A connection to the existing Oxford Suites hotel parking lot is provided near the center of the site (see **Attachment C**, Overall Site Plan).

The proposed architecture is contemporary in style, utilizing a variety of rich materials and colors. Exterior wall surfaces feature brick, stucco siding, metal and glass (see **Attachment D**, Elevations and Renderings). Stucco surfaces would be a cream color, with all other surfaces and accents in red brick, black, or dark grey. Wall-mounted light fixtures would be bronze and parking lot light fixtures would be black (see **Attachment E**, Colors, Materials and Light Fixtures). A large, steel porte-cochere is proposed over the lobby entrance and black steel awnings would cover the outdoor pool area that is located on the west side of the building. The building would feature a variety of vertical tower elements with the overall height of the building

reaching 55-feet. A covered trash enclosure and cooling tower are proposed on the east side of the building; both structures would feature red brick and grey lap siding to match the main building (see **Attachment F**, Enclosure Details).

A total of 131 off-street parking spaces would be provided. Seven bicycle parking spaces are proposed, with hoop-style bicycle racks located at the buildings easterly entrance (see **Attachment G**, Bike Rack Specifications). All parking requirements pursuant to Chico Municipal Code (CMC) 19.70 (*Parking and Loading Standards*) have been met. Parking lot light poles are proposed at 20-feet tall, consistent with the existing adjacent parking lot light poles (see **Attachment D** for lighting detail).

The landscape plan calls for a variety of species with moderate to low water demands. A mixture of trees, shrubs and perennials is proposed around the site perimeter and in landscape planters near the front of the building (see **Attachment H**, Landscape Plans). Parking lot shade is estimated to reach 74-percent a full tree maturity utilizing valley oak trees as the primary species.

DISCUSSION

The proposal is consistent with General Plan goals and policies that encourage the development of additional tourism businesses and industries, such as hotels (ED-2.1). The project is also consistent with policies that encourage compatible infill development (LU-4.2, CD-5.1) and positive contributions to the neighborhood with its enhanced architectural quality and materials (LU-4.4). The proposed site design promotes pedestrian and bicycle access by directly engaging the public sidewalk, providing safe bike parking, and situating parking toward the sides and rear of the site with distinctive pedestrian pathways, consistent with policies CD-3.2 and CD-3.3.

The project is also consistent with Design Guidelines (DGs) that call for creating a pedestrian-friendly environment by placing the building near the public sidewalk and locating vehicle parking on the interior of the site (DG 1.1.13, 1.1.14 and 1.1.15). The port cochere feature creates a dominant building entry feature which is obvious front the street, consistent (DG 5.1.11). The projects design includes a rich color palette, variations in depth and height and changes in surface materials, consistent with DG 2.2.31 and DG 2.2.32.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code, and 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 proposal is consistent with General Plan goals and policies that encourage the development of additional tourism businesses and industries, such as hotels (ED-2.1). The project is also consistent with policies that encourage compatible infill development (LU-4.2). The proposed site design promotes pedestrian and bicycle access by directly engaging the public sidewalk, providing safe bike parking, and situating parking toward the sides and rear of the site with distinctive pedestrian pathways, consistent with policies CD-3.2 and CD-3.3. 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's scale and mass are consistent with the existing hotel to the west, and the architectural design uses a variety of colors and quality material offering high aesthetic quality and variety. The project is compatible with existing surrounding uses and promotes orderly, harmonious development of the City. The project is consistent with Design Guidelines (DGs) that call for creating a pedestrian-friendly environment by placing the building near the public sidewalk and locating vehicle parking on the interior of the site (DG 1.1.13, 1.1.14 and 1.1.15). The porte-cochere feature creates a dominant element at the building entry, making it obvious from the street, consistent with DG 2.2.23 and DG 2.1.13.

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 colors of the proposed new building are visually compatible with the surrounding commercial developments and offer high-quality, contemporary accents like black metal paired with red brick, consistent with DGs 2.2.11, 2.2.22 and 2.2.32. All elevations have received equal consideration and architectural treatment. Exterior equipment will be properly screened from view by structures designed to match the main building.

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 new proposed building will occupy an undeveloped portion of a partially developed site and is consistent with surrounding development. At four stories, the building is of a similar size to the existing hotel building to the west. The buildings orientation at the center of the site is appropriately placed so not to dominate surrounding development.

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 a variety of seasonal color, while minimizing irrigation demands. The new landscaping will extend along the Baney Lane frontage, erasing a gap that has persisted in that area for several years, and overall improving the attractiveness of the neighboring shopping centers.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-44 (Oxford Suites Phase III).
2. All 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. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. All signage shall be reviewed and approved under a separate permit.

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. Project Information Sheet
- C. Site Plan
- D. Color Elevations and Renderings
- E. Colors, Materials and Light Fixtures
- F. Enclosure Details
- G. Bike Rack Specifications
- H. Landscape Plan

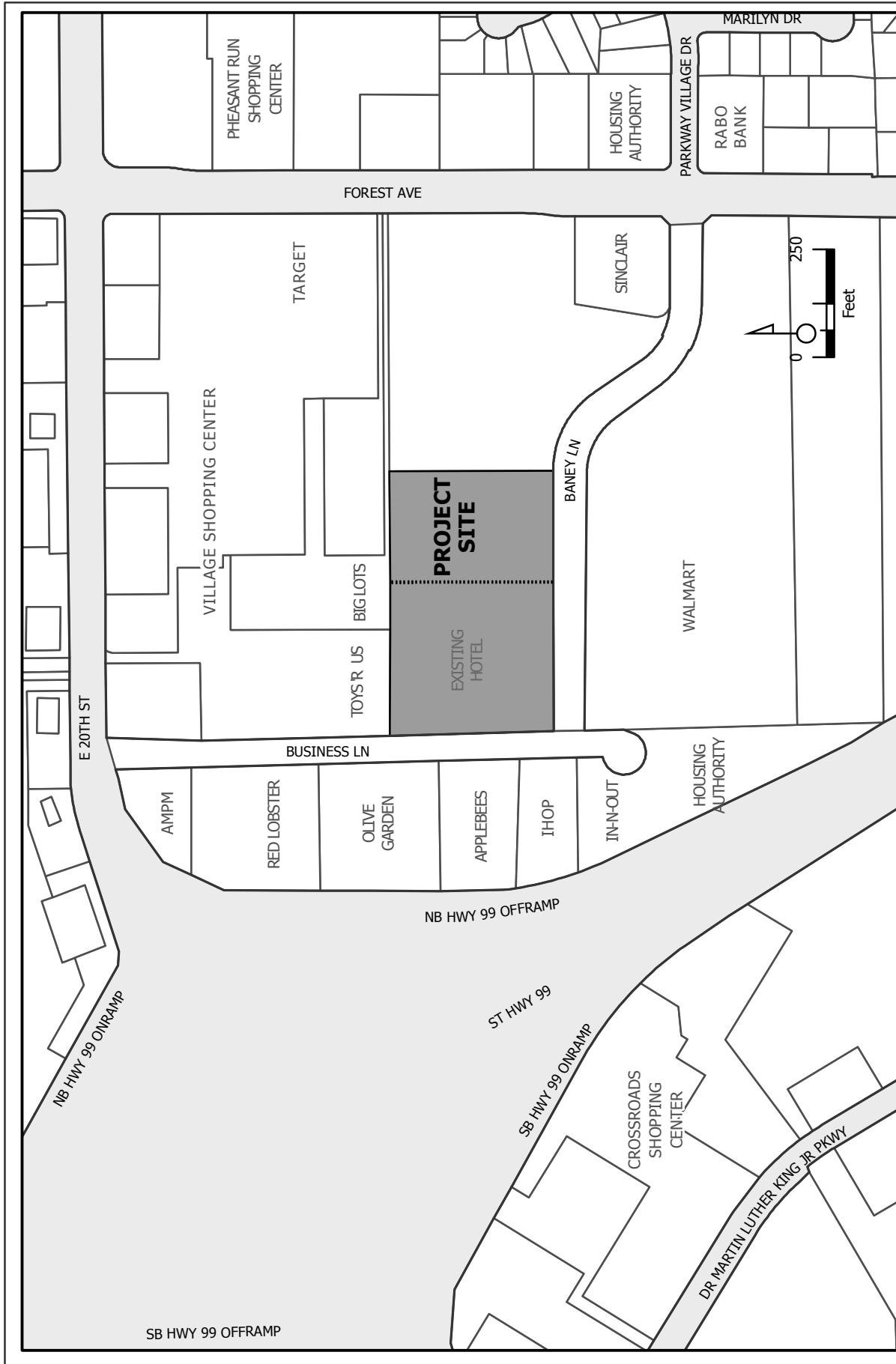
DISTRIBUTION

Mike Sawley, Senior Planner

File: AR 17-44 (Oxford Suites Ph III)

Baney Corporation, 475 NE Bellevue Drive, Suite 210, Bend, OR 97701

Ten Over Studio, Inc, Attn: Greg Crabtree, 1001 SW Emkay Drive, Suite 100, Bend, OR 97702
(gregc@tenoverstudio.com)



AR 17-44 (Oxford Suites Phase III)
 2035 Business Lane
 APN 002-370-069-000 (portion)

PROJECT DATA

PROJECT ADDRESS 2035 BUSINESS LANE,
CHICO, CA 95928

APN 002-370-069
ZONING CR REGIONAL COMMERCIAL
CURRENT USE EXISTING 184 ROOM 4 STORY HOTEL
LOT SIZE 5.257 ACRES

TOTAL PROJECT AREA 2.25 ACRES = 97,980 SF
BUILDING FOOTPRINT 20,621 SF
BUILDING COVERAGE 20,621 SF / 97,980 = 21%

LANDSCAPE REQUIRES 5% X 97,980 = 4,899 SF
LANDSCAPE PROVIDED 17% X 97,980 = 16,774 SF
IMPERMEABLE TOTAL 83% X 97,980 = 81,323 SF

BUILDING CODE DATA

SPRINKLERS REQUIRED: YES
PROPOSED: YES

CONSTRUCTION TYPE
OCCUPANCY GROUP

SQUARE FOOTAGE 1ST FLOOR = 20,621 SF
2ND FLOOR = 19,961 SF
3RD FLOOR = 20,873 SF
4TH FLOOR = 20,873 SF

TOTAL SQUARE FOOTAGE 82,328 SF

CALIFORNIA CODE REFERENCE

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

- 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA HISTORICAL BUILDING CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA EXISTING BUILDING CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2016 CALIFORNIA REFERENCE STANDARDS CODE

CITY OF **Chico** MUNICIPAL CODE: TITLE 15 BUILDINGS AND CONSTRUCTION
CITY OF **Chico** TITLE **19** ZONING REGULATIONS

PARKING CALCULATION

LAND USE TYPE

HOTELS & MOTELS 1 SPACE FOR EACH GUEST ROOM AND
REQUIRED SPACES TO ACCOMMODATE
ANCILLARY USES.

TOTAL NUMBER OF GUEST ROOMS 116 1 SP / ROOM
LAUNDRY & OFFICE 888 SF
KITCHEN 562 SF
BAR & CHECK IN 300 SF
OFFICES 599 SF
TOTAL 2349 SF / 375 = 6.3 SPACES

PARKING REQUIRED 116 + 6.3 = 122
(WITH 5 ACCESSIBLE SPACES)

PARKING PROVIDED 131 SPACES (INCLUDING 6 ACCESSIBLE)

BICYCLE PARKING REQUIRED 5% OF PROVIDED PARKING SPACES
.05 X 131 = 6.55 BIKE SPACES = 7 SPACES

BICYCLE PARKING PROVIDED 7 SPACES.

PROJECT DESCRIPTION

THIS PROJECT PROPOSES A NEW 4 STORY HOTEL BUILDING WITH ASSOCIATED PARKING, LANDSCAPING, SWIMMING POOL, & SITE GRADING, LOCATED AT 2035 BUSINESS LANE IN CHICO, CALIFORNIA. THE PROJECT IS PROPOSED ON THE VACANT (EAST) PORTION OF AN EXISTING 5.2 ACRE LOT. THE LOT IS CURRENTLY PARTIALLY DEVELOPED AND HAS AN EXISTING HOTEL, LANDSCAPING, & PARKING AREA TO REMAIN TO THE WEST.

THE EXISTING PARCEL FRONTS ON BUSINESS LANE TO THE WEST AND BANEY LANE TO THE SOUTH. THE PROPOSED AREA OF WORK FRONTS ON BANEY LANE ONLY AND WILL HAVE ACCESS TO BANEY LANE VIA TWO DRIVEWAYS.

THE PARCEL IS SURROUNDED BY CR REGIONAL COMMERCIAL ZONED PROPERTIES. TOYS R US / BIG LOTS SHOPPING CENTER IS LOCATED TO THE NORTH. A VACANT LOT LIES TO THE EAST. ACROSS BANEY LANE AND TO THE SOUTH IS PARKING AND WALMART. ACROSS BUSINESS LANE AND TO THE WEST ARE SEVERAL RESTAURANTS.

THE NEW HOTEL'S DESIGN INSPIRATION COMES FROM EXISTING CHICO BUILDINGS BOTH HISTORICAL AND CONTEMPORARY IN STYLE. THE FACADE MAKES USE OF CLASSIC AND RICH MATERIALS USED WITH CONTEMPORARY LINES TO DRAW ON CHICO'S BEST PAST AND PRESENT BUILDINGS. BRICK, STUCCO, SIDING, METAL, & GLASS ARE COMBINED TO REDUCE MASS AND BREAK UP THE BUILDING FACADE. THE PROJECT IS COMPRISED OF BOTH HORIZONTAL TOWER ELEMENTS AND LINEAR HORIZONTAL ELEMENTS TO ADD INTEREST. A LARGE STEEL PORTE COCHE AND COVERED WALKWAYS WITH METAL SIDING CREATE A STRONG BASE AND A SENSE OF WAYFINDING FOR PATRONS ENTERING THE FIRST FLOOR. THE UPPER LEVEL ROOMS ARE DESIGNATED WITH MATERIAL CHANGES AS WELL. THE FACADE IS DESIGNED TO HAVE AREAS THAT POP IN AND OUT IN ORDER TO BREAK DOWN THE FACADE FURTHER AND CREATE INTERESTING SHADOW LINES. THE ROOF IS TOPED BY A HORIZONTAL CAP CREATING A BASE, MIDDLE, & TOP TO THE BUILDING. FINALLY THE COLOR PALLETTE HAS BEEN KEPT SIMPLE AND MUTED TO BEST FIT IN WITH ITS SURROUNDINGS & TONES OF FOOTHILLS TO THE EAST, AS WELL AS DEMONSTRATE ITS CONTEMPORARY STYLING AND EASE OF USE FOR ITS FUTURE PATRONS

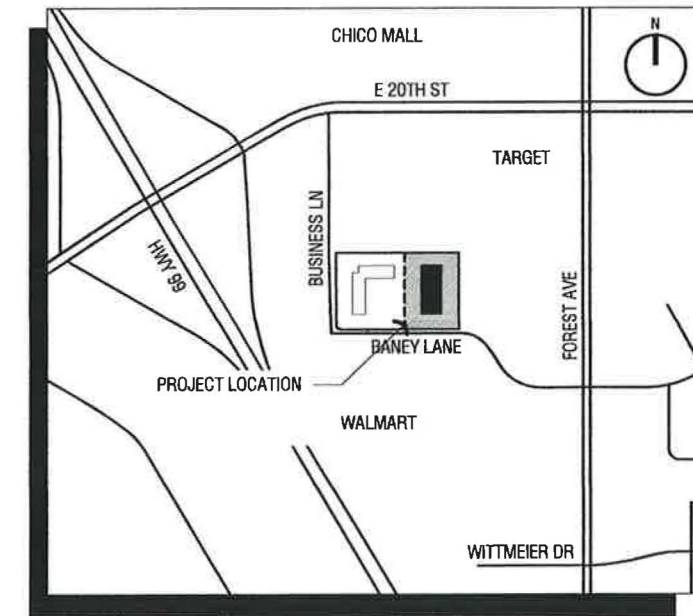
EXISTING HOTEL BUILDING DATA

TOTAL NUMBER OF ROOMS 184
BUILDING HEIGHT 38'-9"
BUILDING SQUARE FOOTAGE 93,612 SF
PARKING REQUIRED 187
PARKING PROVIDED 204

INDEX

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ENLARGED LANDSCAPE PLAN 17

VICINITY MAP



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OXFORD SUITES PHASE III
2035 BUSINESS LANE - CHICO, CALIFORNIA
02.06.2018

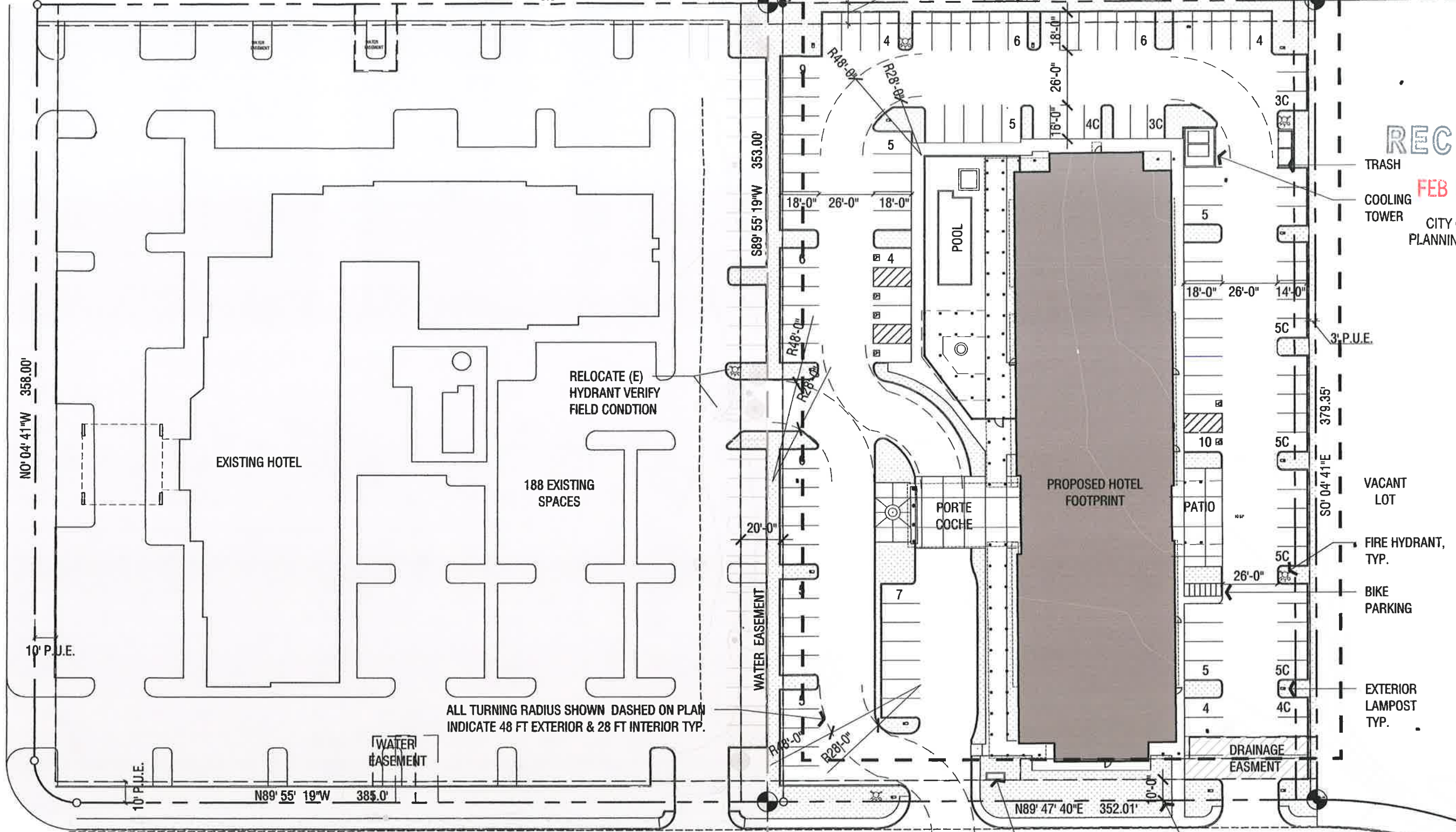
BUSINESS LANE

N0° 04' 41"W 358.00'

N89° 47' 40"E 353.00'

N89° 47' 40"E 352.01'

EXISTING HOTEL, PARKING, & LANDSCAPE PROPOSED HOTEL, PARKING, & LANDSCAPE



EXISTING HOTEL

188 EXISTING SPACES

RELOCATE (E) HYDRANT VERIFY FIELD CONDITON

PROPOSED HOTEL FOOTPRINT

PORTE COCHE

POOL

PATIO

WATER EASEMENT

DRAINAGE EASEMENT

ALL TURNING RADIUS SHOWN DASHED ON PLAN INDICATE 48 FT EXTERIOR & 28 FT INTERIOR TYP.

BANEY LANE

MONUMENT SIGN

10 FT SIDE SETBACK

APPROXIMATION OF FUTURE PROPOSED RIGHT TURN ONLY MODIFICATION BY WALWART.

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- TRASH
- COOLING TOWER
- 3 P.U.E.
- VACANT LOT
- FIRE HYDRANT, TYP.
- BIKE PARKING
- EXTERIOR LAMPOST TYP.



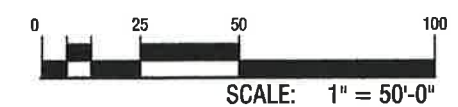
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SITE PLAN





WEST ELEVATION

NTS

KEYNOTES

- | | | |
|---|--|---|
| ① STUCCO-MAIN BODY COLOR | ⑩ LANDSCAPING | ⑱ FOUNTAIN BY OTHERS |
| ② METAL C-CHANNEL AWNING - DOWN LIGHTING BELOW | ⑪ DOOR WITH SOLID PANEL | ⑲ ALUMINUM WINDOW WITH TRANSPARENT PANELS |
| ③ ALUMINUM CLAD STOREFRONT WITH TRANSPARENT GLASS | ⑫ SIGNAGE & HVAC BEYOND | ⑳ WALL SCNCE |
| ④ ALUMINUM CLAD STOREFRONT WITH FULL LITE DOOR | ⑬ PARAPET ROOF | ㉑ C-CHANNEL PORTE COCHERE WITH TIMBER SOFFIT |
| ⑤ WINDOW WITH TRANSPARENT GLASS PANEL & ROOM VENT | ⑭ BRICK CLAD STAIR TOWER | ㉒ ALUMINUM SLIDING DOOR WITH TRANSPARENT PANEL TO BALCONY |
| ⑥ WINDOW WITH TRANSPARENT GLASS PANELS | ⑮ 5'-0" BRICK WALL - POOL FENCE AND POOL DECK BEYOND | |
| ⑦ BRICK VENEER | ⑯ EXTRIOR POLE LIGHT | |
| ⑧ BLACK METAL CLADDING | ⑰ BALCONY | |
| ⑨ LAP SIDING | ⑱ ALUMINUM ENTRY STOREFRONT | |

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SOUTH ELEVATION

NTS

NORTH ELEVATION

NTS

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KEYNOTES

- | | | |
|---|--|---|
| ① STUCCO-MAIN BODY COLOR | ⑩ LANDSCAPING | ⑰ FOUNTAIN BY OTHERS |
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| ⑨ LAP SIDING | ⑱ ALUMINUM ENTRY STOREFRONT | |



EAST ELEVATION

NTS

KEYNOTES

- | | | |
|---|--|---|
| ① STUCCO-MAIN BODY COLOR | ⑩ LANDSCAPING | ⑲ FOUNTAIN BY OTHERS |
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| ⑨ LAP SIDING | ⑱ ALUMINUM ENTRY STOREFRONT | |

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PERSPECTIVE 1

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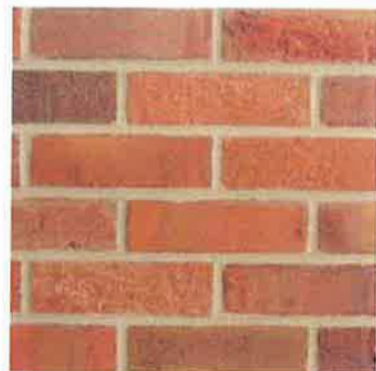
AWNINGS & CANOPIES
SW 6258 TRICORN BLACK



ACCENT - TOP FLOOR
ALLURA FIBER CEMENT DUTCH LAP
COLORMAX PEWTER



AWNING SOFFIT
NICHHA VINTAGE WOOD
CEDAR EPC762F



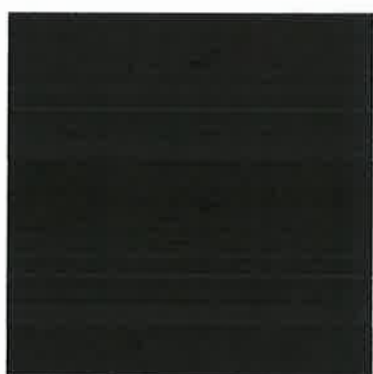
ACCENT - MAIN BODY
BRICK VENEER
SIMILAR TO ABOVE



ACCENT METAL CLADDING
BLACK METAL CLADDING
SIMILAR TO ABOVE



STUCCO - MAIN BODY
LA HABRA FALLBROOK



STOREFRONT- FIRESTONE
UNA CLAD, ANODIZED ALUM.
TO MATCH AWNINGS & CANOPIES



1 LIGHT
ADA COMPLIANT
LED PATH LIGHT

BRONZE

SIDE MOUNTED PATH LIGHT
HINKLEY 58508



1 LIGHT
24" TALL
LUNA
HIGH INTEGRATED LED
WALL SCONCE

BRONZE

LARGE WALL SCONCE
HINKLEY LUNA 1669SK
OR SIMILAR



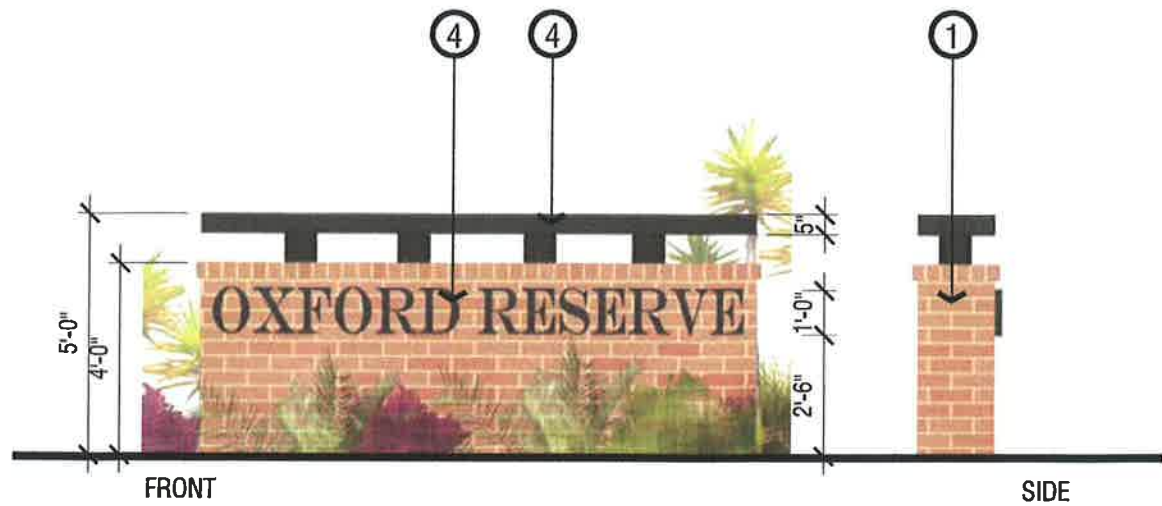
EXTERIOR POLE LIGHT
LITHONIA LIGHTING
D-SERIES AREA SIZE 1
OR SIMILAR

FIXTURE HEIGHT TO MATCH
EXISTING APPROX. 20FT

SEE SITE PLAN FOR POLE
LOCATIONS

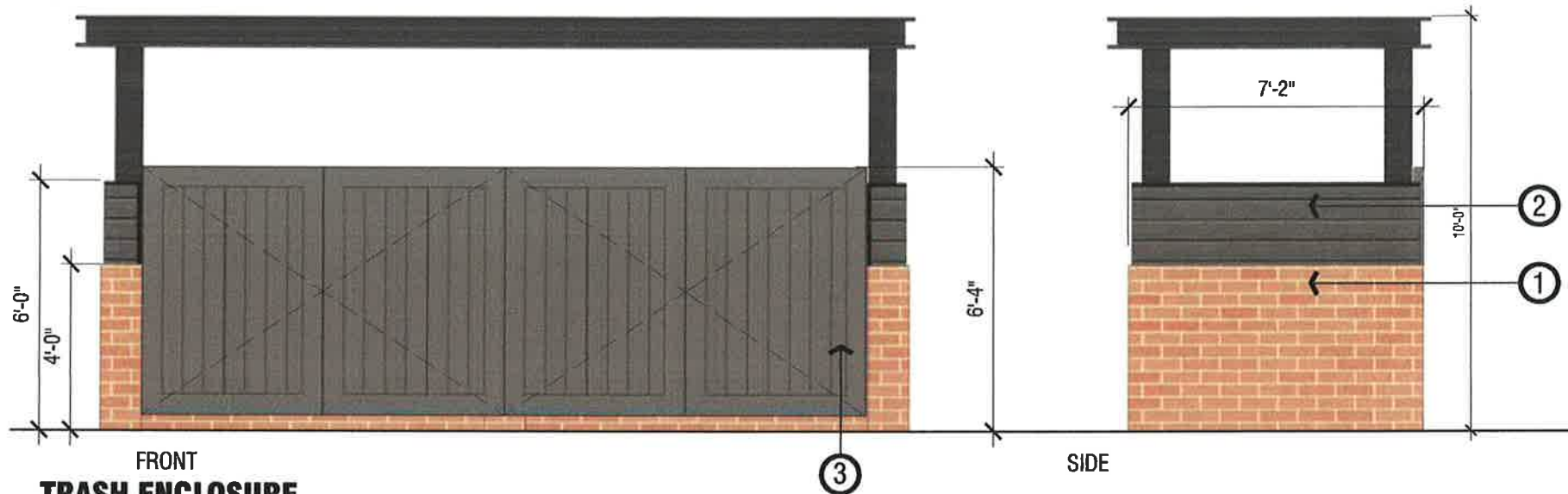
FINAL LIGHT FIXTURE
SELECTION, LOCATION, HEIGHT
& PHOTOMETRICS TO BE
APPROVED BY STAFF LEVEL
PLANNING APPROVAL AT TIME
OF SUBMITTAL FOR BUILDING
PERMIT





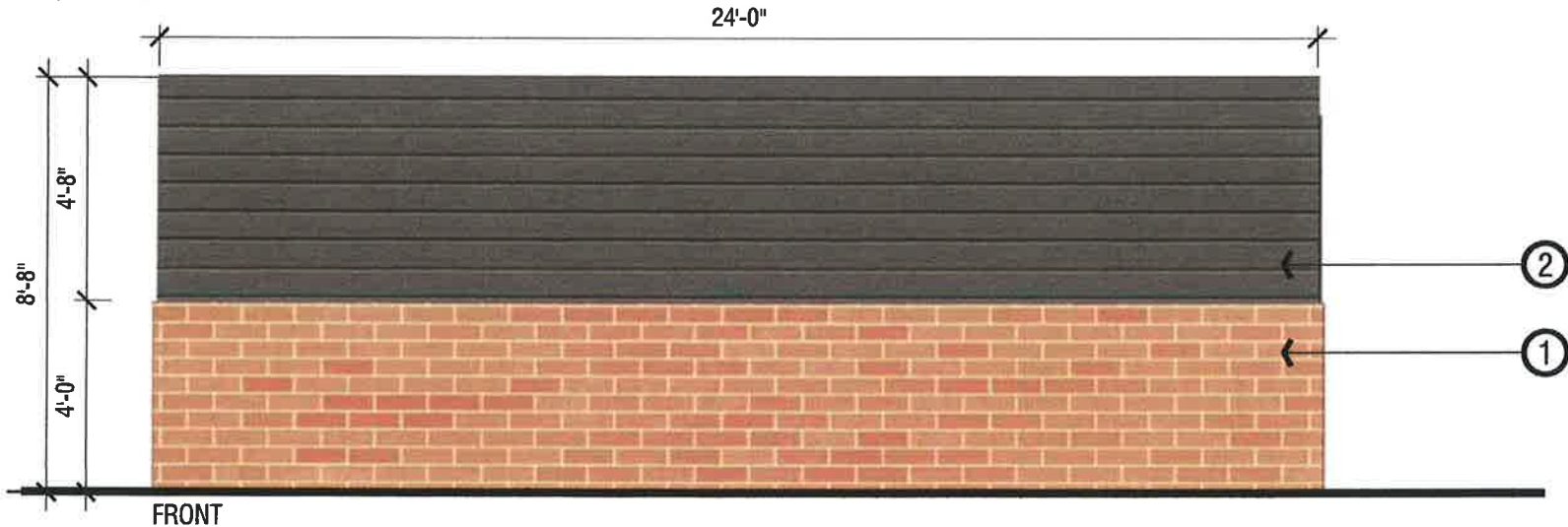
MONUMENT SIGN

1/4" = 1'-0"



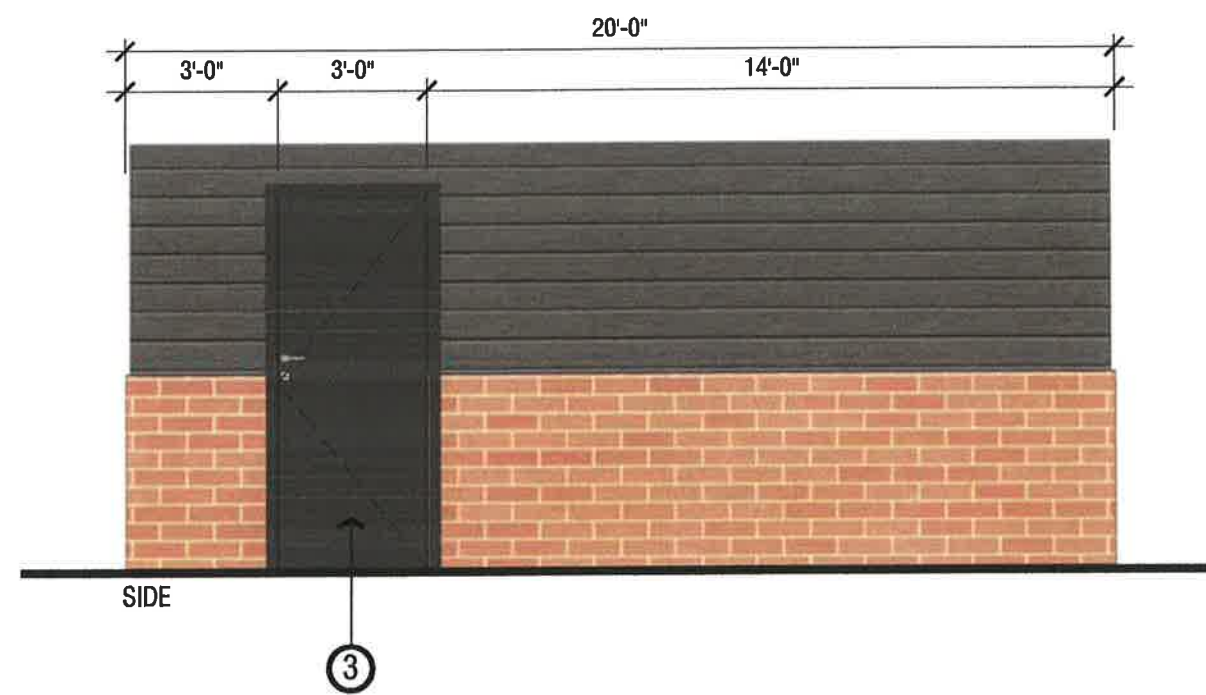
TRASH ENCLOSURE

1/4" = 1'-0"



COOLING TOWER ENCLOSURE

1/4" = 1'-0"



KEYNOTES

- ① BRICK VENEER
- ② FIBER CEMENT DUTCH LAP SIDING
- ③ ALUMINUM DOORS
- ④ POWDER COATED METAL

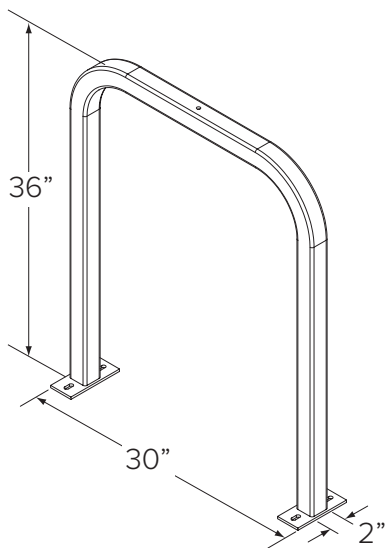
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DOWNTOWN RACK

Submittal Sheet

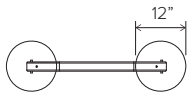


CAPACITY 2 Bikes

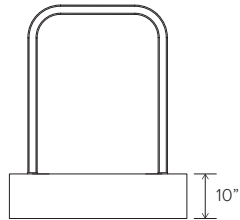
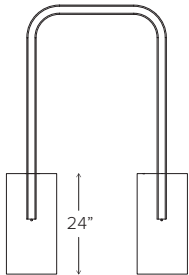
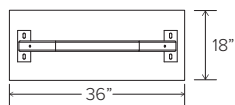
- MATERIALS**
- Standard**
2" x 2" x .188" square tube - mild steel
2" x 2" x .120" square tube - stainless steel
 - Lightweight**
***Powder coat or galvanized only**
2" x 2" x .083" square tube - mild steel

- FINISHES**
- Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
 - Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

IN-GROUND MOUNT

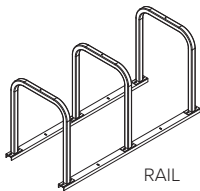


SURFACE MOUNT



MOUNT OPTIONS

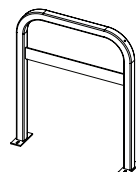
- Thermoplastic**
In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
- PVC Dip (plastisol)**
Other colors available by special order (minimum orders apply)
- Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
- In-ground**
In ground mount is embedded into concrete base. Specify in ground mount for this option.
- Surface**
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.
- Rail**
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.



RAIL

OPTIONAL LEAN BAR

- Add Lean Bar**



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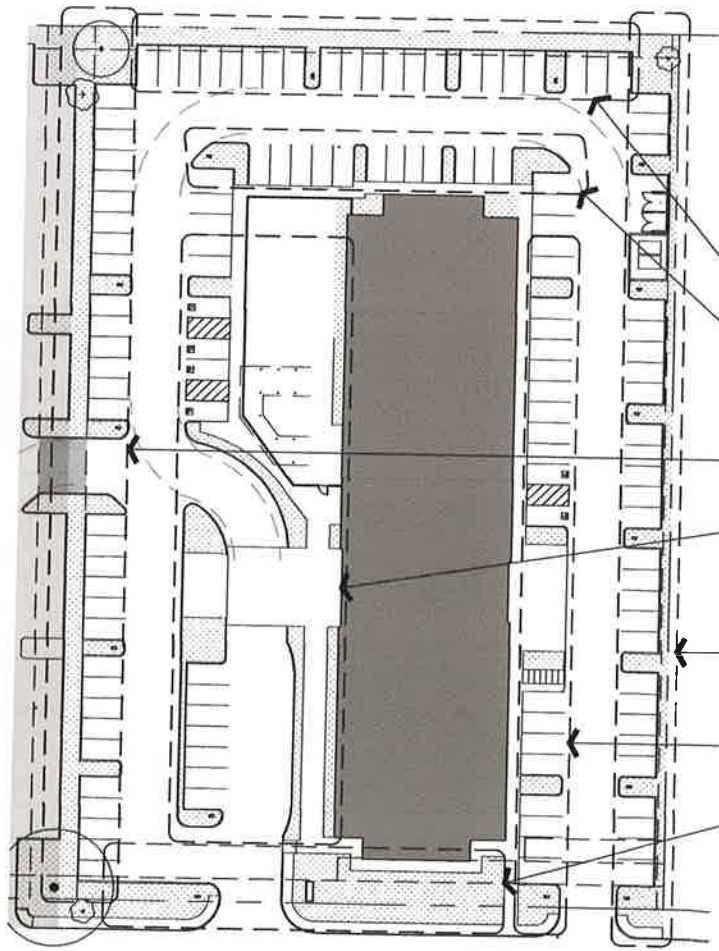
LANDSCAPE PROJECT DATA

LANDSCAPE REQUIRED:	5% X 97,980 SF	4,899 SF
LANDSCAPE PROVIDED:	17% X 97,980 SF	16,774 SF
IMPERMEABLE TOTAL:	83% X 97,980 SF	81,323 SF

IRRIGATION TYPE / METHOD: DRIP IRRIGATION THROUGHOUT @ 91% EFFICIENCY
 SOILS TYPE: A SOILS MANAGEMENT REPORT WILL BE OBTAINED PRIOR TO ISSUANCE OF BUILDING PERMIT. ANY AREAS FOUND THAT ARE MOSTLY LAVA CAP OR ARE DIFFICULT IN NATURE SHALL BE REMEDIATED.

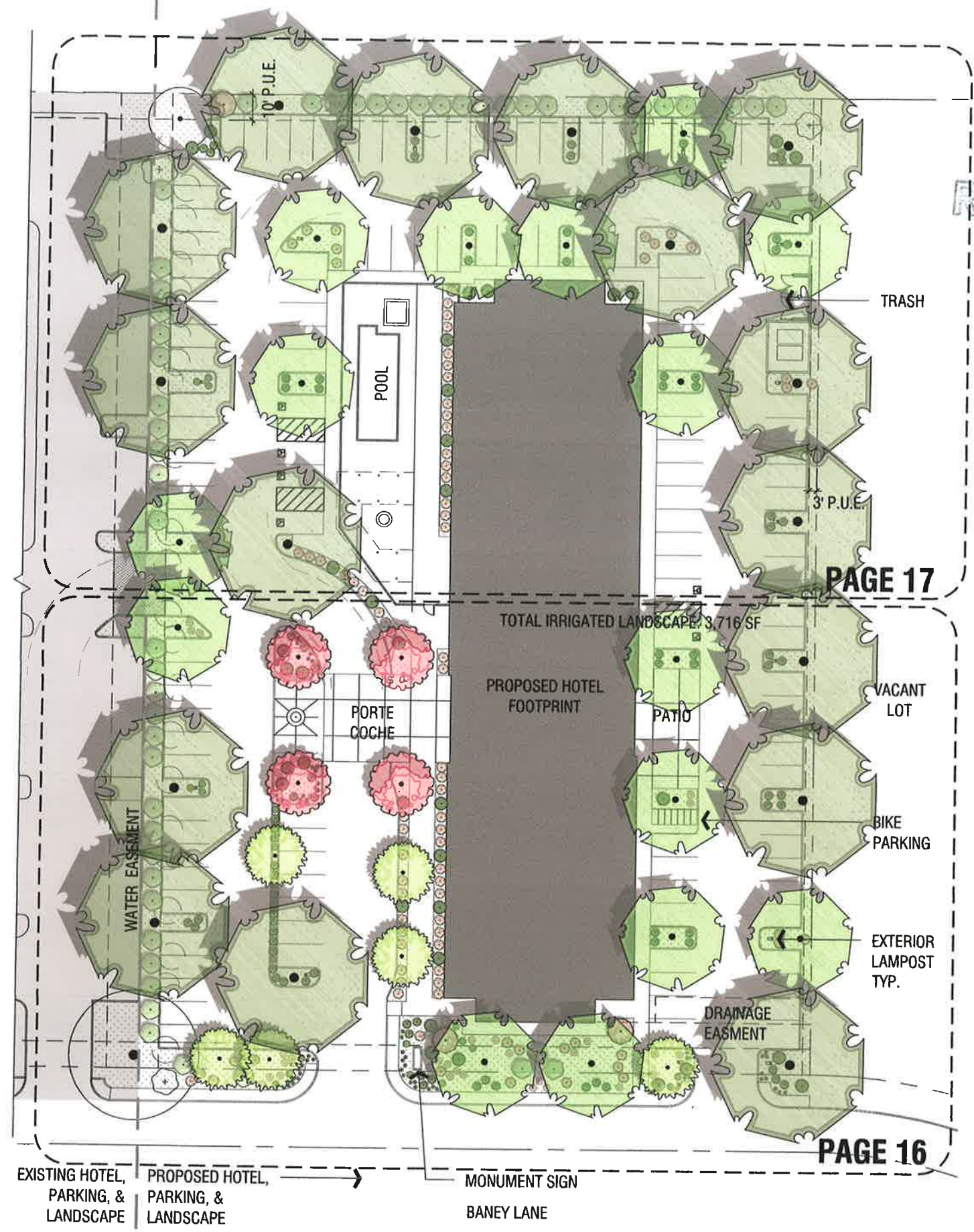
HYDROZONE MAP

HYDROZONE AREAS OUTLINED BELOW CONTAIN PLANT TYPES WITH SIMILAR WATER NEEDS. IN ADDITION, REFER TO THE PLANT SCHEDULE FOR INFORMATION ON THE PLANT FACTOR ASSIGNED TO EACH PLANT AS IDENTIFIED IN THE DEPARTMENT OF WATER RESOURCES WUCOLS III RESOURCE GUIDE

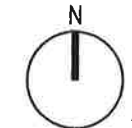
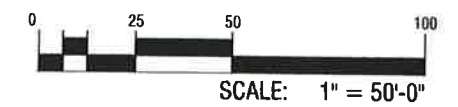


- HYDROZONE AREA MAP**
- 1 / BANEY LANE STREET FRONTAGE
 - 2 / HOTEL ENTRY / PORTE COCHE
 - 3 / WESTERN EDGE PARKING PLANTING
 - 4 / HOTEL NORTH SIDE
 - 5 / NORTHERN EDGE PARKING PLANTING
 - 6 / EASTERN EDGE PARKING PLANTING
 - 7 / HOTEL EAST SIDE

- ZONE 5
- ZONE 4
- ZONE 3
- ZONE 2
- ZONE 6
- ZONE 7
- ZONE 1



EXISTING HOTEL, PARKING, & LANDSCAPE | PROPOSED HOTEL, PARKING, & LANDSCAPE | MONUMENT SIGN BANEY LANE



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PLANT SCHEDULE

TREES

QTY	BOTANICAL NAME / COMMON NAME	CONT
3	<i>Acer palmatum</i> `Atropurpureum Burgundy Lace` / Red Japanese Maple Size: 10`-12` tall and wide WUCOLS PF: .4 - .6	15 gal
15	<i>Acer platanoides</i> `Summershade` / Summershade Maple Size: 45` tall x 40` wide WUCOLS PF: .4 - .6	24"box
4	<i>Cercis canadensis</i> `Forest Pansy` TM / Forest Pansy Redbud Size: 20 tall x 25` wide WUCOLS PF: .4 - .6	24"box
6	<i>Cornus kousa nuttallii</i> / Starlight Dogwood Size: 20`-25` tall x 20`-30` wide WUCOLS PF: .4 - .6	15 gal
16	<i>Quercus lobata</i> / Valley Oak Size: 80` tall and 60` wide WUCOLS PF: .1 - .3	24"box

SHRUBS

QTY	BOTANICAL NAME / COMMON NAME	SIZE
88	<i>Berberis thunbergii</i> `Atropurpurea` / Red Leaf Japanese Barberry Size: 3`-6` tall and wide	1 gal
85	<i>Dietes iridioides</i> / Fortnight Lily WUCOLS PF = .1 - .3	1 gal
55	<i>Feijoa sellowiana</i> / Pineapple Guava Size: 10`-12` tall and wide WUCOLS PF: .1 - .3	5 gal
67	<i>Festuca glauca</i> `Siskiyou Blue` / Siskiyou Blue Fescue WUCOLS PF = 1. - .3	1 gal
35	<i>Hydrangea quercifolia</i> / Oakleaf Hydrangea Size: 4`-6` tall and wide WUCOLS PF: .4 - .6	5 gal
38	<i>Pennisetum setaceum</i> `Atropurpurea` / Red Fountain Grass WUCOLS PF = .1 - .3	1 gal
22	<i>Phormium x</i> `Platt`s Black` / New Zealand Flax WUCOLS PF = .1 - .3	1 gal



ACER PALMATUM



ACER PLATANOIDES



CERCIS CANADENSIS



CORNUS KOUSA NUTTALII



QUERCUS LOBATA



BERBERIS THUNBERGII



DIETES IRIDIOIDES



FEIJOA SELLOWIANA



FESTUCA GLAUCA



HYDRANGEA QUERCIFOLIA



PENNISETUM SETACEUM


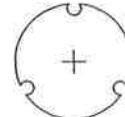
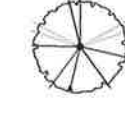



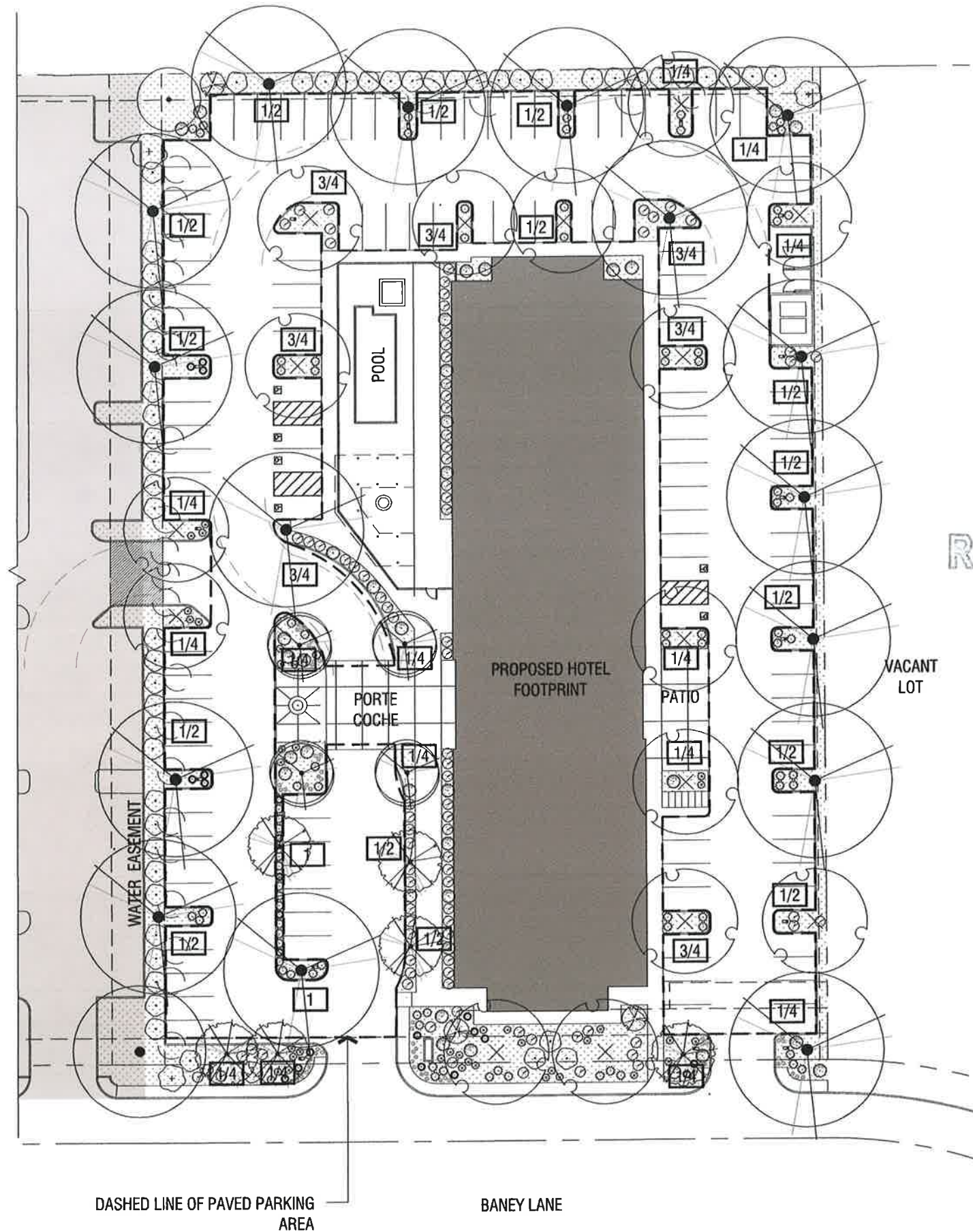
PHORMIUM

PARKING LOT TREE SHADING CALCULATION

TOTAL PAVED PARKING AREA*:
1. PAVED AREA EXCLUDES ENTRY DRIVEWAY

46,270 SF

TREE SPECIES:	SIZE:	CANOPY QNTY:	QNTY:	SHADE AREA:	TOTAL SHADE AREA:
Quercus Lobata / Valley Oak 	60' DIAM.	1	1	2,827 SF	2,827 SF
		3/4	2	2,120 SF	4,240 SF
		1/2	11	1,413 SF	15,543 SF
		1/4	2	706 SF	2,824 SF
Acer Platanoides 'Sumershade' / Sumershade Maple 	40' DIAM.	1	0	1,256 SF	0 SF
		3/4	5	942 SF	4,710 SF
		1/2	2	628 SF	1,256 SF
		1/4	6	314 SF	1,884 SF
Cornus kousa nuttallii / Starlight Dogwood 	20' DIAM.	1	1	314 SF	314 SF
		3/4	0	236 SF	0 SF
		1/2	2	157 SF	314 SF
		1/4	3	79 SF	237 SF
Cercis canadensis 'Forest Pansy' /Forest Pansy Redbud 	20' DIAM.	1	0	314 SF	0 SF
		3/4	0	236 SF	236 SF
		1/2	0	157 SF	0 SF
		1/4	3	79 SF	237 SF
TOTAL SHADE AREA PROVIDE:					34,622 SF
PERCENT SHADE COVERAGE:					74 %

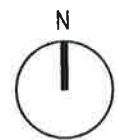
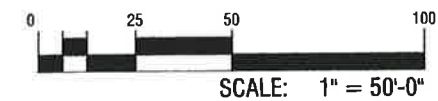


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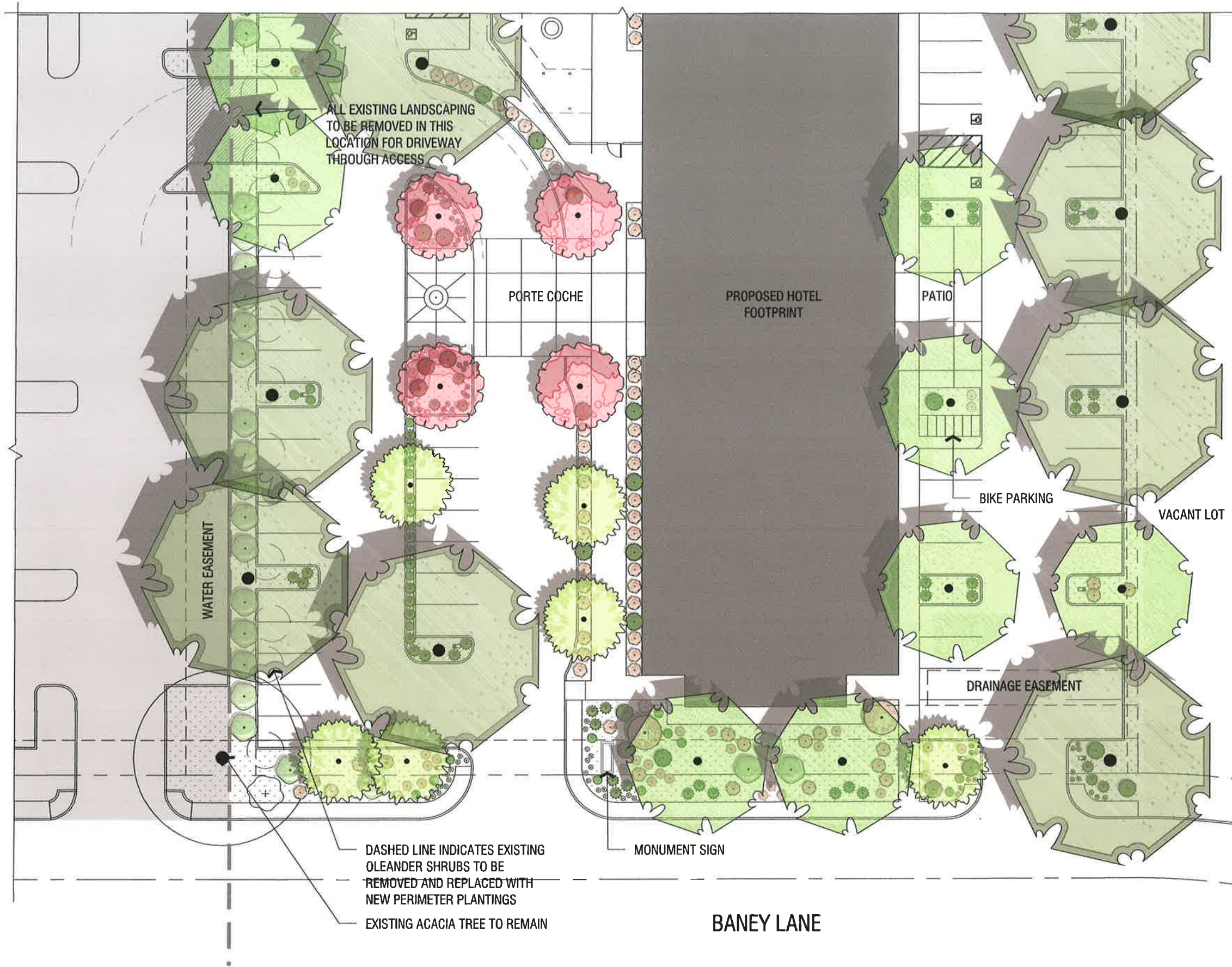


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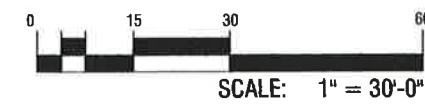
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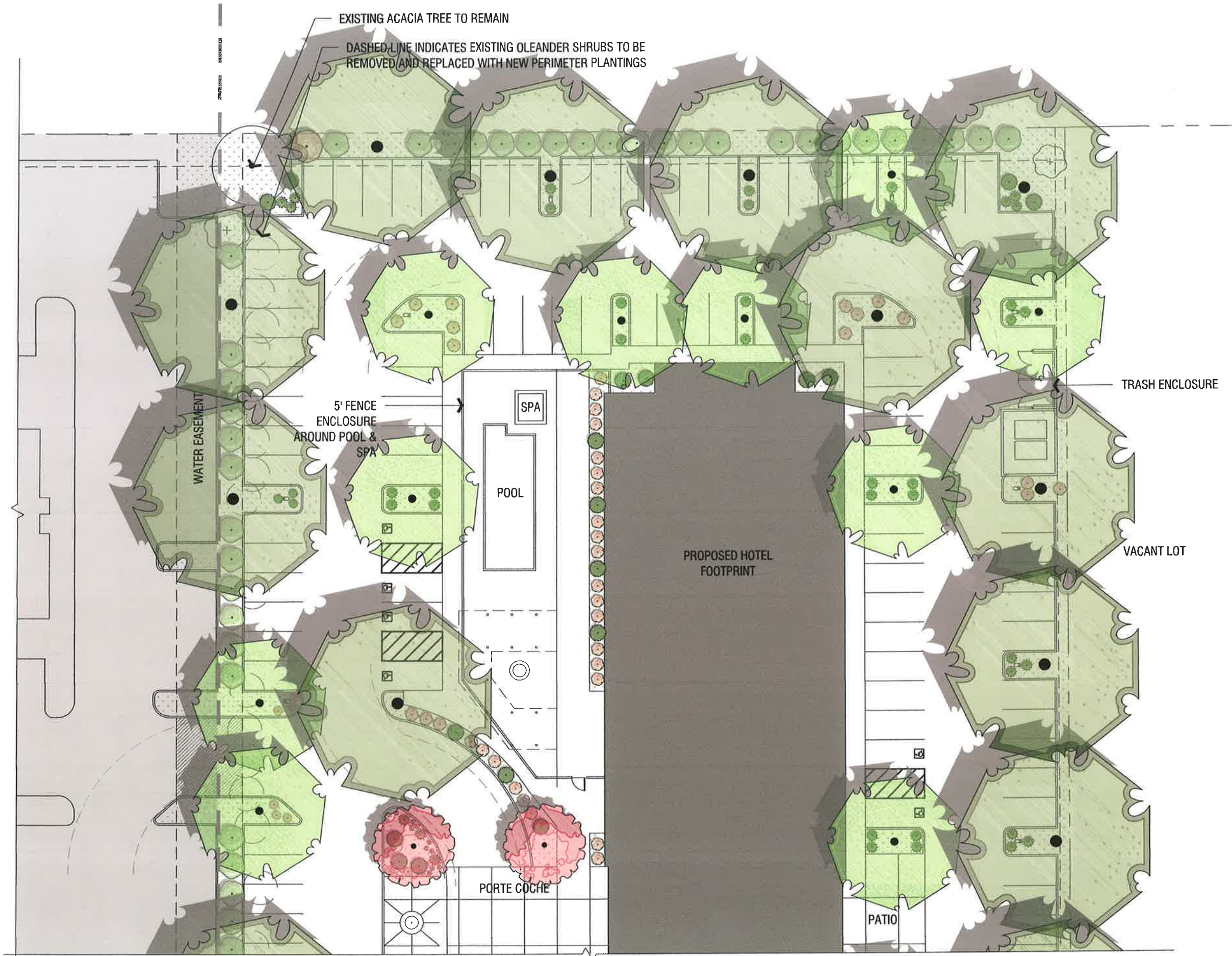
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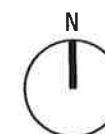
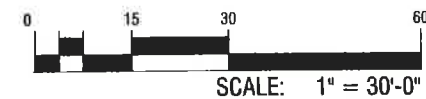
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