



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 6/6/2018

DATE: May 21, 2018	Files: AR 17-48 UP 17-24
TO: Architectural Review and Historic Preservation Board	
FROM: Shannon Costa, Assistant Planner, (879-6807, shannon.costa@chicoca.gov) Community Development Department	
RE: Recommendation to the Planning Commission Regarding a New Veterans Village Housing Project, 1993 Bruce Road, APN 018-390-021-000	

REPORT IN BRIEF

The applicant requests that the Board forward a recommendation of approval to the Planning Commission for the design of a proposed new veterans housing project.

With a Board recommendation, the project must go before the Planning Commission for consideration of a use permit as well as final architectural design approval.

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend approval of the design for the Veterans Village housing 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 recommend approval of the design for the Veterans Village housing project, subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new multi-family veterans housing project on an undeveloped site located at 1993 Bruce Road, on the northeast corner of Bruce Road and E. 20th Street (see **Attachment A**, Location Map). The 2.5-acre site is designated Neighborhood Commercial on the City of Chico General Plan Land Use Diagram, and located in the CN zoning district. The applicant is pursuing a use permit to authorize ground-floor residential use, pursuant to Chico Municipal Code 19.44.020, Table 4-6.

The proposal consists of the construction of three two-story apartment buildings with a total of 52 residential units, landscaping, trash enclosure and associated parking (see **Attachment B**, Project Description). The site is currently vacant. Surrounding land uses include residential uses to the north and east and vacant land to the west and south.

As stated in the Project Description (**Attachment B**) the development would serve veterans and their families with income levels between 30-percent and 50-percent of the area median income. Unit mix would be 44 one-bedroom units, 8 two-bedroom units and one manager's unit. A 3,500 square-foot community building would provide support services and activities

for the residents, including a computer and laundry room and offices occupied by the Veterans Resource Center.

The site plan illustrates the three residential buildings situated in the southeasterly portion of the site, with parking located towards the easterly side and rear of the site. Building setbacks would be staggered to break up the plane of the structures. A large storm water detention basin would be located on the corner of the site nearest to the intersection of Bruce Road and E. 20th Street. The site plan depicts several outdoor amenities for residents including a covered outdoor patio and barbeque area, basketball court and raised planter beds for a community garden (see **Attachment C**, Overall Site Information).

The proposed architecture features a combination of stucco and hardi-plank siding for exterior surfaces. The buildings main body is a cream color featuring stucco on the ground-level and lap siding on the second story. Alternating building articulations would feature a chocolate brown or terra cotta brown. Window and building trim would be white and balcony railings would be brown galvanized steel. The buildings would feature varied rooflines and pitches, providing accent for the second story balconies and windows. Windows would be multipaned and slightly tinted for privacy (see **Attachment D**, Color Elevations, **Attachment E**, Aerial Perspectives, and **Attachment F**, Colors and Materials).

Ground-mounted HVAC units would be located adjacent to each building and would be screened from view by a fence. A large, steel trellis-structure would be located adjacent to the community building providing shade for the barbeque and picnic benches. A trash enclosure would be located along the northerly property line and is enclosed by a CMU brick structure with steel doors. Exterior surfaces of the structure would be painted beige to match the main buildings. The trash enclosure, while situated along the property line shared with an existing residential development, is located where adjacent buildings are setback farthest from the property lines to avoid noise conflicts (see **Attachment D**, Color Elevations).

Primary access to the site would be provided by two new driveway entrances on Belgium Avenue and a new entrance from Bruce Road. A total of 60 parking spaces would be provided on-site which exceeds the number of parking spaces generally needed for low-income housing projects (see **Attachment G**, Parking Needs). A total of 58 bicycle parking spaces are located on the site, primarily near the Community Building. As required by CMC 19.70 (Parking and Loading Standards) one-half of the bicycle parking spaces would be covered with a trellis structure. Parking lot shading is estimated to reach approximately 56 percent at tree maturity, with Chinese pistache trees providing most of the pavement shade (see **Attachment H**, Shade Analysis). Fifteen-foot-tall light poles are proposed around the parking lot perimeter and would feature full-cutoff fixtures. Light poles located on the interior of the site along pedestrian pathways and within the central courtyard would be 10-feet tall. Patios and balconies would feature wall-mounted LED fixtures with full-cutoff shields (see **Attachment I**, Photometrics Plan).

The landscape plan calls for a variety of species, predominately with low to moderate water demands (see **Attachment J**, Landscape Plan and **Attachment K**, Ground Level Perspectives). A variety of shrubs, vines and groundcover would be utilized to treat all portions of the site. Native “no-mow” grass would be located at the on-site storm-water retention area at the southwest corner of the site, surrounding by sawleaf zelkovia trees. The interior courtyard would feature lawn, with ginkgo biloba trees lining the pedestrian walkway.

Smaller, decorative trees and shrubs would provide additional screening for the barbeque and recreational areas.

DISCUSSION

The project is consistent with several General Plan goals and policies, notably those described in the Housing Element, including those that encourage the creation of housing for persons with special needs (H.4), promote a mix of dwelling types and sizes throughout the City (H.3.3), encourage the development of housing for homeless (H.4.6) and provide housing that is affordable for individuals and families with low incomes (H.2.1). Additional General Plan goals and policies achieved by the project are those that encourage compatible infill development (LU-1, LU-4, and CD-5) and direct growth into complete neighborhoods with a land use mix and distribution intended to reduce vehicle trips and support walking, biking and transit use (LU-3.1).

The project includes a shared recreational area, consistent with Design Guidelines (DGs) that call for incorporating common space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and 4.1.45). The buildings are connected to the public sidewalks provided by onsite pedestrian paths that circulate around the entire complex, consistent with DGs 4.1.11, 4.1.35, and 4.1.41, which encourage a pedestrian-oriented design. 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 to the side and rear of the buildings, 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).

The projects scale and design is consistent with surrounding residential developments, which includes the three-story Willow Oak Villas apartments to the north. The buildings, parking area and landscaping are thoughtfully and appropriately placed on the site. The projects proximity to the Meriam Park development and the existing bus turnout on Bruce Road will provide convenient services for future residents. Overall, the project would be a positive contribution to the City and provide housing for an underserved population.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

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

Architectural Review

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

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

The proposal is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5), encourage the creation of housing for persons with special needs (H.4), promote a mix of dwelling types and sizes throughout the City (H.3.3), encourage the development of housing for homeless (H.4.6) and provide housing that is affordable to low incomes (H.2.1). The project is not part of a specific plan or neighborhood 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 scale of the proposal is compatible with the site and neighborhood context. 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 call for incorporating common open space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and 4.1.45). The parking area is located to the side and rear of the buildings, providing vehicle visibility to residents while reducing views of automobiles from the public street (DGs 4.1.52 and 4.1.53). 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).

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 architectural design, materials and colors are visually compatible with the surrounding neighborhood and are selected from a rich palette that enhances the streetscape. Ground-mounted utilities would be hidden from view, and the trash area would be appropriately screened (DG 3.1.35). The parking lot features appropriate lighting that would not create unnecessary glare impacts on residents or neighboring properties (DG 4.1.44). The projects scale is consistent with surrounding residential developments, which includes the three-story Willow Oak Villas apartments to the north

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

The project configuration would not result in incompatibilities with existing nearby and adjacent residential uses. The structures overall height will not unnecessarily block views or dominate its surroundings. The trash enclosure, while situated along the property line shared with an existing residential development, is located where adjacent buildings are setback farthest from the property lines to avoid noise conflicts.

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 and additional outdoor amenities will create and attractive outdoor, useable environment. Tree and plant species have been thoughtfully and appropriately selected for their locations and the variety of plant types will provide color, texture and coverage to the overall project. Outdoor amenities and pedestrian walkways are appropriately screened and shaded by a variety of trees and plantings.

RECOMMENDED CONDITIONS OF APPROVAL FOR AR 14-05

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-48 (Veteran's Village). No building permits related to this approval shall be finalized without authorization of 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 are fulfilled by placing a notice on the project site 10 days prior to the ARHPB meeting and by posting of the agenda at least 72 hours prior to the ARHPB meeting.

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Overall Site Information
- D. Color Elevations
- E. Aerial Perspectives
- F. Colors and Materials
- G. Parking Needs
- H. Shade Analysis
- I. Photometrics Plan
- J. Landscape Plans
- K. Ground Level Perspectives

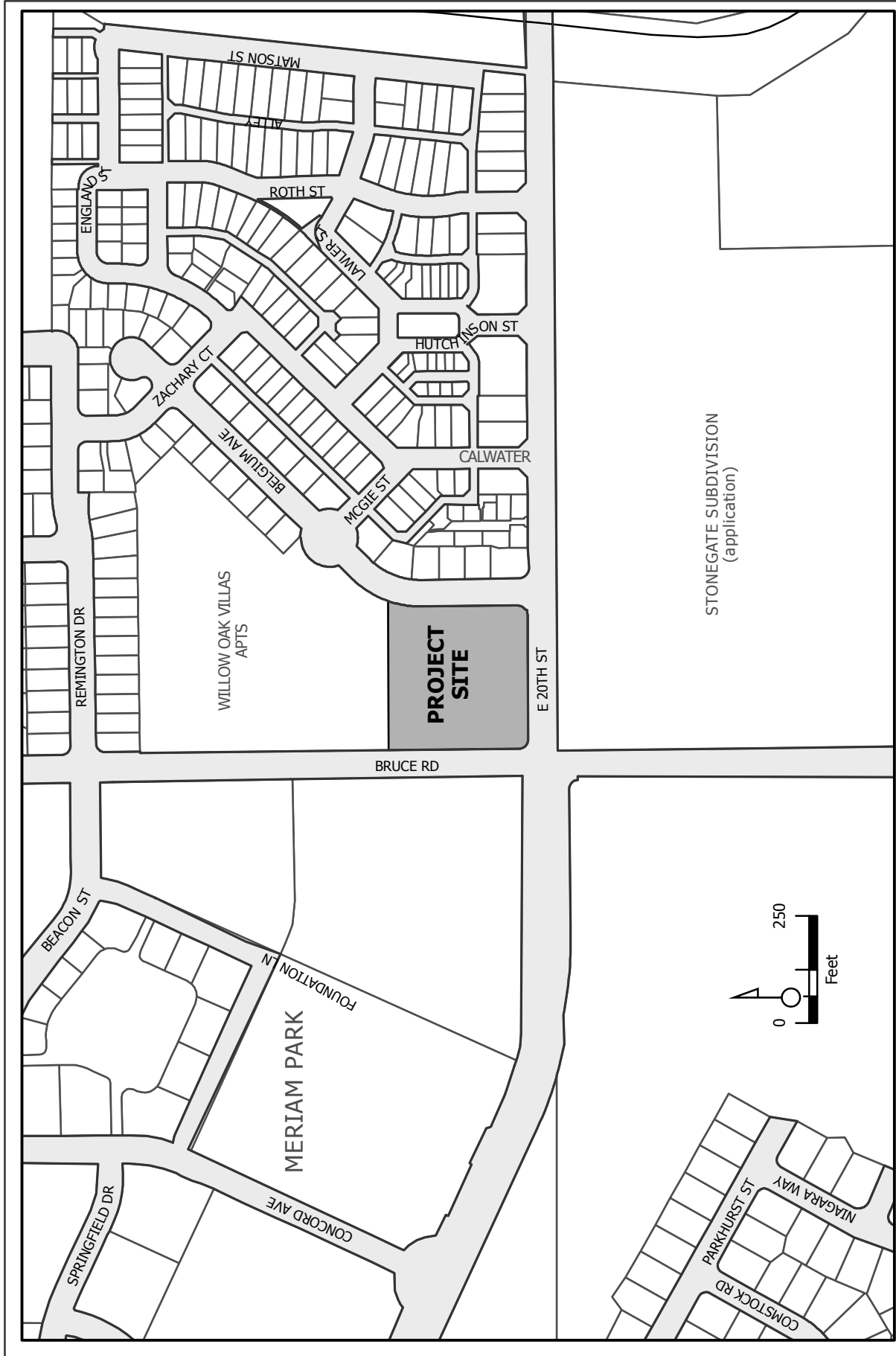
DISTRIBUTION

Internal (3)

Mike Sawley, Senior Planner
Bruce Ambo, Principal Planner
Shannon Costa, Assistant Planner
Files: AR 17-48, UP 17-24

External (3)

A0697 Chico, L.P. c/o NMR Architects, 555 Main Street, suite 300, Chico, CA 95928 email:
Kurt Jorgensen <jorgensen@nrmrdesign.com>
James E. O'Bannon and Susie C. O'Bannon Trust, 1751 Hooker Oak Avenue, Chico, CA
95926



AR 17-48, UP 17-24 (Veterans Village Housing Project)
 1993 Bruce Road
 APN 018-390-021-000



December 15, 2017

HAND DELIVERED

Architectural Review and Historic Preservation Board
c/o Mike Sawley, AICP, Senior Planner
City of Chico Community Development Department
411 Main Street
Chico, CA 95928

RECEIVED

DEC 15 2017

CITY OF CHICO
PLANNING SERVICES

RE: ARHPB Submittal for Chico Veteran's Village
1993 Bruce Road
NMR Project #17-1757

Architectural Review and Historic Preservation Board Members,

We are pleased to submit this project for your review.

The Chico Veterans Village will serve veterans and their families with income levels between 30%-50% of AMI. The Veterans Village is proposed as three, two-story walk-up buildings and an attached community building. The Veterans Village will be situated on 2.5 acres and will have a total of 52 units with 51 permanent supportive housing units and 1 manager's unit. Unit mix will be 44 one-bedroom units and 8 two-bedroom units.

The community building of the Chico Veterans Village will contain an approximately 3,500 sf space to provide services and activities to the Veterans. The activity spaces will include a lounge area, TV room, computer room, and laundry room. The VRC office space will include multiple offices and waiting areas to provide services to the veterans. The manager's leasing office will also be in this area.

The parking will be along the north side of the project behind the housing units and the community building. Please note that a majority of the veterans will not own any vehicles.

Chico Veterans Village Exterior Architecture

The Chico Veterans Village is proposed to have an exterior with a combination of hardi-plank siding and stucco. The elevation will be broken up with patios and balconies at units as well as have staggered building setbacks to break up the plane of the structures. The roofline will have a variation of pitches and modern lines.



Landscape Features

The buildings are located to create a large open space area between each other as well as provide separation from the homes along the perimeter of the property. Native drought tolerant trees and plants will be added to the site.

Green Features

“Green Building” standards will include energy efficient appliances, high-efficiency plumbing fixtures, EnergyStar Low-E double pane windows, radiant barriers, energy savings light fixtures, tankless water heaters, hardwood laminate floors, zero VOC interior paint, low VOC adhesives and sealants, and ceiling fans.

Thank you for your thoughtful consideration,

David Rogers, Principal Architect
Nichols, Melburg & Rossetto



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http://www.nmrdesign.com

CONSULTANTS

LEGEND

- PROPERTY LINE
 - - - ZONING SETBACK LINE
 - - - EXISTING UTILITY EASEMENT
 - - - CAR OVERHANG AT PARKING SPACES
 - CUT-OFF "COBRA HEAD" LIGHT FIXTURE ON CONCRETE BASE
 - CUT-OFF PEDESTRIAN WALKWAY LIGHT FIXTURE
 - ACCESSIBLE PARKING SPACE
 - ASPHALT
 - CONCRETE FLAT WORK
 - LANDSCAPED AREAS
 - APARTMENTS
 - COMMUNITY USES
- 1 (2) 2' x 6' BIKE PARKING SPACES WITH 'U' RACK EVERY TWO SPACES.
- C COMPACT PARKING SPACE, 8'-6" WIDE, 18'-0" LONG (MIN.)

PARKING CALCULATIONS

PARKING REQD PER 1870 TABLE 5-4: 74 SPACES
 PARKING NEEDED PER PROVIDER HISTORICAL EXPERIENCE: 30
 PARKING REQD BY STATE OF CALIFORNIA FUNDING SOURCE: 60
 TOTAL PARKING PROVIDED: 60 SPACES
 ACCESSIBLE PARKING REQD: 3 TOTAL (1 VAN, 2 REGULAR)
 ACCESSIBLE PARKING PROVIDED: 4 (2 VAN, 2 REGULAR)
 COMPACT SPACES PROVIDED: 13 UP TO 25% ALLOWED, OR 13
 ELECTRIC VEHICLE CHARGING REQD & PROVIDED: 3% OR 2 SPACES
 TOTAL BIKE PARKING REQD & PROVIDED: 58 SPACES, 1/2 COVERED

GENERAL NOTES

SEE L.S. DWGS. FOR CONCEPTUAL LANDSCAPE DESIGN.

PATH OF TRAVEL

1. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELLED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 3" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (ADA 307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (ADA 307.2). PATH OF TRAVEL COMPLETES WITH ADA CHAPTER 4 "ACCESSIBLE ROUTES".
2. GRATING WITHIN THE P.O.T. SHALL HAVE OPENINGS NOT TO EXCEED 1/2" IN THE DIRECTION OF TRAVEL OR EACH WAY IN PLAZAS.



ARCH'L SITE PLAN
SCALE 1" = 20'-0"

NOTES - NEW

- 1 IRRIGATED LANDSCAPED AREA, SEE L.S. DWGS.
- 2 EXTERIOR CONCRETE LANDING AT DOOR, SLOPE @ MAX. 1.9% IN ANY DIRECTION, SLOPE AWAY FROM BLDG.
- 3 PEDESTRIAN CIRCULATION - CONCRETE SIDEWALK, CROSS SLOPE MAX. 1.9%; SLOPE IN DIRECTION OF TRAVEL MAX. 4.9%.
- 4 6" HIGH SPLIT FACE C.M.U. TRASH ENCLOSURE WITH GALV. STEEL GATES AND LOCKING HASPS.
- 5 COVERED BICYCLE PARKING, 30 BICYCLES, EA. SPACE 2' x 6'.
- 6 NON-COVERED BICYCLE PARKING, EA. SPACE 2' x 6'.
- 7 VAN ACCESSIBLE PARKING.
- 8 ACCESSIBLE PARKING.
- 9 ASPHALT PAVING.
- 10 RAISED PLANTER BOXES; DECOMPOSED GRANITE ON GROUND.
- 11 ACCESSIBLE PARKING SIGN 6 FT. HIGH.
- 12 TOW-AWAY WARNING SIGNAGE PER 11B-502.8, 5 FT. HIGH.
- 13 2'-0" VEHICLE OVERHANG BEYOND CURB.
- 14 SPLIT SYSTEM HVAC CONDENSER(S) BEHIND SCREEN.
- 15 ELECTRIC VEHICLE CHARGING STATION.
- 16 ASPHALT-PAVED 1/2 BASKETBALL COURT WITH 6" CONCRETE CURB PERIMETER AND CHAIN LINK FENCE AND GATES.
- 17 7 FT. WIDE TREE PLANTER PENINSULA.
- 18 STORMWATER MANAGEMENT DETENTION BASIN.
- 19 ELECTRICAL TRANSFORMER.
- 20 TRAFFIC RATED CONCRETE PAVING.
- 21 USPS PEDESTAL MAIL BOXES.
- 23 COVERED BARBEQUE/PATIO AREA.
- 24 WATER BACKFLOW PREVENTER.
- 25 ELECTRIC VEHICLE PARKING SPACE.
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33

NOTES - EXISTING

- A (E) 8 FT. HIGH BLOCK WALL
- B WILLOW OAK APARTMENTS, 2-3 STORY BLDGS.
- C SINGLE FAMILY HOMES, 1 STORY

SITE COVERAGE SUMMARY - ZONING DISTRICT 'CN'

ITEM	LOT COVERAGE IN SQ. FT.	LOT COVERAGE IN %	SITE COVERAGE MAX. ALLOWED %	SITE COVERAGE MIN. REQD %	ZONING ORDINANCE REFERENCE
BUILDING AREA	27,310 SF	25 %	90 %	N/A	1544.030 TABLE 4-7
PARKING AND DRIVEWAYS	36,538 SF	34 %	N/A	N/A	N/A
LANDSCAPING	45,975 SF	41 %	N/A	0 %	1568.040 TABLE 5-2
TOTAL SITE AREA	108,906 SF	100 %			

* INCLUDES ALL HARDSCAPING, INCLUDING SIDEWALKS AND CURBS.

APPROVAL STAMP

Drawn By	KAJ
Date Issued	MAY 2018
Scale	1" = 20'-0"
Project No.	17-1787
Sheet No.	A101



PROJECT NAME
CHICO VETERAN'S VILLAGE
FOR
A0697 CHICO LP.

1808 BRUCE RD.
CHICO, CA 95928
SHEET TITLE
ARCHITECTURAL SITE PLAN

DRAWING STATUS
ARHPB SUBMITTAL
NOT FOR CONSTRUCTION

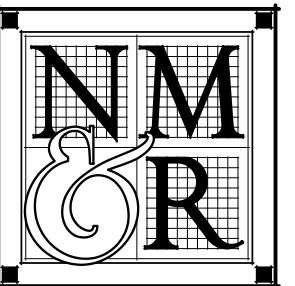
REVISIONS

Rev.	Description	Date

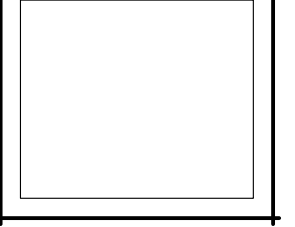
Drawn By: KAJ
Date Issued: MAY 2018
Scale: 1" = 20'-0"
Project No.: 17-1787
Sheet No.: A101

NOTES - NEW

- | | | | | | |
|----|--|----|--|----|---------------------------------|
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**CHICO
VETERAN'S
VILLAGE**

**A0697
Chico LP.**

**1993 BRUCE RD.
CHICO, CA**

SITE PLAN NOTES

**DR. KAJ
DT. 5/22/2018
SC. NONE
NO. 17-1757**

**SHT.
A101A
OF:**

NOTES - EXISTING

- A (E) 8 FT. HIGH BLOCK WALL
- B WILLOW OAK APARTMENTS, 2-3 STORY BLDGS.
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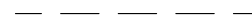






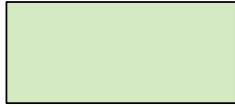




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* INCLUDES ALL HARDSCAPING, INCLUDING SIDEWALKS AND CURBS.

Plot Date: May 21, 2018 - 4:33 pm
File Name: S:\Awork\17-1757 Chico Vet Hsg\0-0 Drawings & Models\0-01 CAD Files\17-1757_A101_SITE.dwg

LEGEND

-  PROPERTY LINE
-  ZONING SETBACK LINE
-  EXISTING UTILITY EASEMENT
-  CAR OVERHANG AT PARKING SPACES
-  CUT-OFF "COBRA HEAD" LIGHT FIXTURE ON CONCRETE BASE
-  CUT-OFF PEDESTRIAN WALKWAY LIGHT FIXTURE
-  ACCESSIBLE PARKING SPACE
-  ASPHALT
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-  LANDSCAPED AREAS
-  APARTMENTS
-  COMMUNITY USES
-  (2) 2' x 6' BIKE PARKING SPACES WITH 'U' RACK EVERY TWO SPACES.
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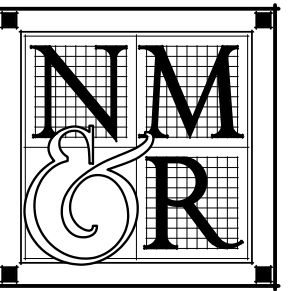
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GENERAL NOTES

SEE L.S. DWGS. FOR CONCEPTUAL LANDSCAPE DESIGN.

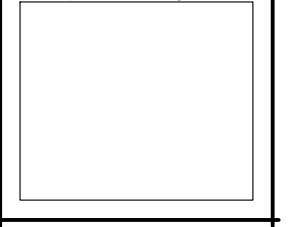
PATH OF TRAVEL

1. PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. P.O.T. SHALL MAINTAIN FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (ADA 307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (ADA 307.2). PATH OF TRAVEL COMPLIES WITH ADA CHAPTER 4 "ACCESSIBLE ROUTES".
2. GRATING WITHIN THE P.O.T. SHALL HAVE OPENINGS NOT TO EXCEED 1/2" IN THE DIRECTION OF TRAVEL OR EACH WAY IN PLAZAS



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**CHICO
VETERAN'S
VILLAGE**

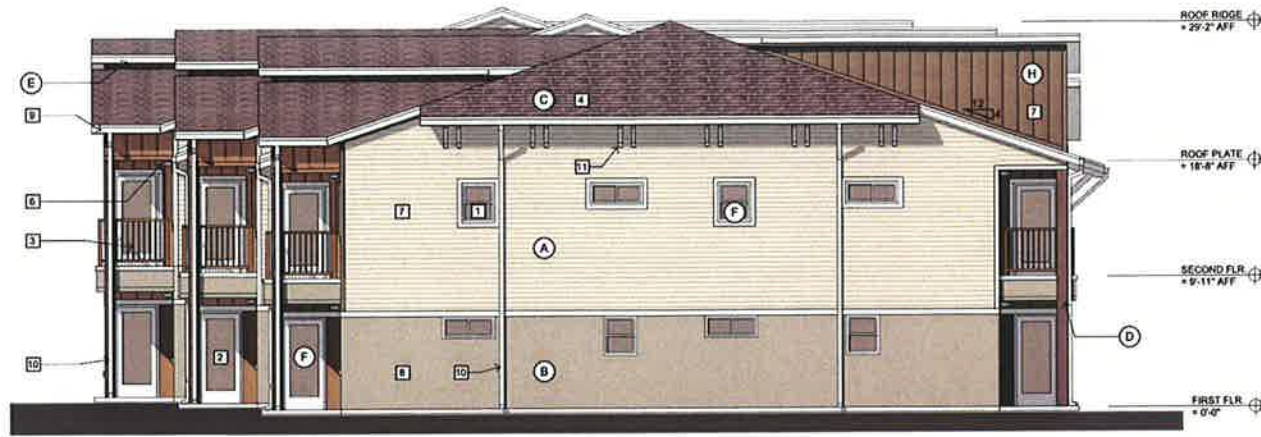
**A0697
Chico LP.**

**1993 BRUCE RD.
CHICO, CA**

SITE PLAN NOTES

DR. KAJ
 DT. 5/22/2018
 SC. NONE
 NO. 17-1757

SHT.
A101B
 OF:



1 BLDGS. 1 & 2 SOUTH; BLDG. 3 WEST (OPP.)
BLDGS 1 & 3 FACING STREET, BLDG 2 FACING COURTYARD SCALE: 3/16"=1'-0"



KEY NOTES

NOT ALL KEYNOTES ARE USED ON EVERY SHEET

- 1 VINYL HAIL FIN FIBER SLIDING OR AWNING WINDOW.
- 2 PREFINISHED INSULATED STEEL EXTERIOR DOOR WITH VISION PANEL.
- 3 PREFINISHED GALVANIZED STEEL RAILING.
- 4 PREFINISHED STANDING BEAM METAL ROOF WITH RIDGE VENT.
- 5 PREFINISHED LOUVERED WALL VENT.
- 6 LED LIGHT FIXTURE
- 7 PRE-FINISHED CEMENTITIOUS FIBERBOARD BOARD AND BATTEN SIDING.
- 8 ACRYLIC TOPCOAT STUCCO CEMENT PLASTER
- 9 PAINTED GALVANIZED RAIN BUTTER CONNECT TO DOWNSPOUT.
- 10 PAINTED GALVANIZED DOWNSPOUT DIRECTLY CONNECTED TO STORM DRAINAGE SYSTEM.
- 11 SQ. CUT CLEAR WOOD BRACKET COMPOSED OF 4 x 6 AND 4 x 4 MEMBERS.
- 12 ACRYLIC CEMENT PLASTER CLAD FORM BELL.
- 13 PINE DEPT. KEY "BOX" BOX
- 14 PAINTED GALVANIZED HOLLOW METAL STEEL DOOR.
- 15 PREFINISHED ALUMINUM STOREFRONT WINDOW & DOOR.
- 16 GFRP COLUMN COVER AROUND CONCEALED STRUCTURE.
- 17 ULPS-APPROVED SML BOXES.
- 18 PRE-FINISHED CEMENTITIOUS FIBERBOARD PANELING AND/OR TRIM.
- 19 SPLIT-FACE C.M.U. BLOCK.
- 20 PAINTED STEEL AND STEEL BEACING TRASH ENCLOSURE GATE.
- 21 PAINTED STEEL TRELIS STRUCTURE.

MAT'LS LEGEND

- | | |
|--|---|
| | COLOR 'A' - 6" HORIZONTAL LAP SIDING DE273 MISION WHITE |
| | COLOR 'B' - Lafarge 2030 FLOAT STUCCO TO MATCH DEC771 SHAGGY BARBED |
| | COLOR 'C' - CERTAINEED LANDMARK SERIES HEATHER BLEND |
| | COLOR 'D' - POSTS DEC17 ANCIENT EARTH |
| | COLOR 'E' - TRIM DE240 WHISPER |
| | TINTED INSULATED GLASS |
| | COLOR 'G' - 1" BOARD & BATTEN SIDING 1 DE218 BARREL STOVE |
| | COLOR 'H' - 1" BOARD & BATTEN SIDING 1 DE218 BARREL STOVE |
| | COLOR 'I' - 1" BOARD & BATTEN SIDING 2 DE138 DARK BEPA |
| | COLOR 'J' - 1" BOARD & BATTEN SIDING 2 DE138 DARK BEPA |

GENERAL NOTES

1. ALL FLASHING AND ROOF TOP PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF, WALL OR TRIM COLOR AS APPLICABLE. NO UNPAINTED GALVANIZED FLASHING OR VENTS TO BE VISIBLE.
2. ELEV. 0'-0" IS FOR BUILDING REFERENCE ONLY.

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COLOR 'I' - 1" BOARD & BATTEN SIDING 1 DE218 BARREL STOVE (SEE ADJUSTED PAINT SWATCH)

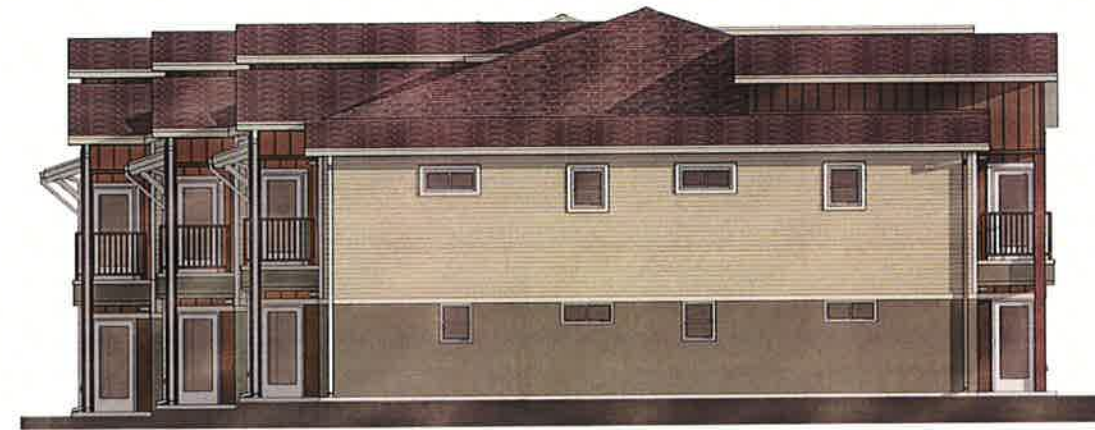
LICENSE STAMPS



2 BLDG. 3 SOUTH
FACING E. 20TH STREET SCALE: 3/16"=1'-0"



3 BLDG. 3 EAST
FACING BELGIUM AVE. SCALE: 3/16"=1'-0"



4 BLDG. 1 NORTH, BLDG. 2 NORTH (SIM.)
FACING PARKING LOT SCALE: 3/16"=1'-0"

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CITY OF CHICO
PLANNING SERVICES

PROJECT NAME
**CHICO
VETERAN'S VILLAGE**

FOR

**A0697
CHICO L.P.**

1993 BRUCE RD.
CHICO, CA 95929

SHEET TITLE
**EXTERIOR
ELEVATIONS**

DRAWING STATUS
**ARHPB
SUBMITTAL**

NOT FOR CONSTRUCTION

REVISIONS

Sym.	Description	Date

Drawn By	KAJ
Date Issued	MAY 2018
Scale	3/16" = 1'-0"
Project No.	17-1787

SHEET No.
A301



1 WEST ELEVATION - BLDG. 2
FACING COURTYARD SCALE: 3/16"=1'-0"
0 3'-0" 6'-0" 12'-0" 24'-0"

KEY NOTES	MAT'L'S LEGEND																				
<ol style="list-style-type: none"> VINYL MAIL FIN FIBER, SLIDING OR AWNING WINDOW. PREPARED INSULATED STEEL EXTERIOR DOOR WITH VISION PANEL. PREPARED GALVANIZED STEEL RAILING. PREPARED STANDING BEAM METAL ROOF WITH RIDGE VENT. PREPARED LOUVERED WALL VENT LED LIGHT FIXTURE PREPARED CEMENTITIOUS FIBERBOARD BOARD AND BATTEN SIDING. ACRYLIC TOPOGAT STUCCO CEMENT PLASTER PAINTED GALVANIZED RAIN GUTTER CONNECT TO DOWNSPOUT. PAINTED GALVANIZED DOWNSPOUT DIRECTLY CONNECTED TO STORM DRAINAGE SYSTEM. SO. CUT, CLEAR WOOD BRACKET COMPOSED OF 4 x 6 AND 2 x 6 MEMBERS. ACRYLIC CEMENT PLASTER CLAD FOAM BILL. FIRE DEPT. KEY "BACK BOX" PAINTED, GALVANIZED HOLLOW METAL STEEL DOOR. PREPARED ALUMINUM STORMPROOF WINDOW & DOOR. GFCI COLUMN COVER AROUND CONCEALED STRUCTURE. USPS-APPROVED MAIL BOXES. PREPARED CEMENTITIOUS FIBERBOARD PANELING AND/OR TRIM. SPLIT-FACE CMU BLOCK. PAINTED STEEL AND STEEL SCHEDING TRASH ENCLOSURE GATE. PAINTED STEEL TRELLIS STRUCTURE. 	<p>SEE SHEET A301 FOR MORE INFO.</p> <table border="0"> <tr> <td>A</td> <td>COLOR 'A' - 6" HORIZONTAL LAP SIDING DET873 MISSION WHITE</td> </tr> <tr> <td>B</td> <td>COLOR 'B' - Latitec 2090 FLOAT STUCCO TO MATCH DEC771 SHAGGY BARRED</td> </tr> <tr> <td>C</td> <td>COLOR 'C' - CERTNEED LANDMARK SERIES HEATHER BLEND</td> </tr> <tr> <td>D</td> <td>COLOR 'D' - POSTS DES217 ANCIENT EARTH</td> </tr> <tr> <td>E</td> <td>COLOR 'E' - TRIM DEW340 WHISPER</td> </tr> <tr> <td>F</td> <td>TINTED INSULATED GLASS</td> </tr> <tr> <td>G</td> <td>COLOR 'G' - 1" BOARD & BATTEN SIDING 1 DES218 BARREL STOVE</td> </tr> <tr> <td>H</td> <td>COLOR 'H' - 1" BOARD & BATTEN SIDING 1 DES218 BARREL STOVE</td> </tr> <tr> <td>I</td> <td>COLOR 'I' - 1" BOARD & BATTEN SIDING 2 DES138 DARK SEPIA</td> </tr> <tr> <td>J</td> <td>COLOR 'J' - 1" BOARD & BATTEN SIDING 2 DES138 DARK SEPIA</td> </tr> </table>	A	COLOR 'A' - 6" HORIZONTAL LAP SIDING DET873 MISSION WHITE	B	COLOR 'B' - Latitec 2090 FLOAT STUCCO TO MATCH DEC771 SHAGGY BARRED	C	COLOR 'C' - CERTNEED LANDMARK SERIES HEATHER BLEND	D	COLOR 'D' - POSTS DES217 ANCIENT EARTH	E	COLOR 'E' - TRIM DEW340 WHISPER	F	TINTED INSULATED GLASS	G	COLOR 'G' - 1" BOARD & BATTEN SIDING 1 DES218 BARREL STOVE	H	COLOR 'H' - 1" BOARD & BATTEN SIDING 1 DES218 BARREL STOVE	I	COLOR 'I' - 1" BOARD & BATTEN SIDING 2 DES138 DARK SEPIA	J	COLOR 'J' - 1" BOARD & BATTEN SIDING 2 DES138 DARK SEPIA
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http://www.nmrdesign.com

CONSULTANTS

COLOR 'I' - 1" BOARD & BATTEN SIDING 1 DES138 BARREL STOVE (SEE ADJUSTED PAINT SWATCH)

LICENSE STAMPS



2 EAST ELEVATION - BLDG. 1
FACING COURTYARD SCALE: 3/16"=1'-0"
0 3'-0" 6'-0" 12'-0" 24'-0"

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CITY OF CHICO
PLANNING SERVICES

PROJECT NAME
CHICO VETERAN'S VILLAGE

FOR
A0007 CHICO L.P.

1993 BRUCE RD.
CHICO, CA 95928

SHEET TITLE
EXTERIOR ELEVATIONS

DRAWING STATUS
ARHPB SUBMITTAL

NOT FOR CONSTRUCTION

REVISIONS

Sym.	Description	Date

Drawn By: **KAJ**
Date Issued: **MAY 2018**
Scale: **3/16" = 1'-0"**
Project No.: **17-1757**

SHEET No.
A302

Attachment D



3 WEST ELEVATION - BLDG. 1
FACING BRUCE ROAD SCALE: 3/16"=1'-0"
0 3'-0" 6'-0" 12'-0" 24'-0"

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CONSULTANTS

COLOR 'D' - 1" BOARD & BATTEN SIDING 1
DE218 BARREL STOVE
(SEE ADJUSTED PAINT SWATCH)

LICENSE STAMPS

KEY NOTES	MAT'L S LEGEND																				
<p>NOT ALL KEYNOTES ARE USED ON EVERY SHEET</p> <ol style="list-style-type: none"> VINYL NAIL FIN FIXED, SLIDING OR AWNING WINDOW PRE-FINISHED INSULATED STEEL EXTERIOR DOOR WITH VISION PANEL PRE-FINISHED GALVANIZED STEEL RAILING PRE-FINISHED STANDING SEAM METAL ROOF WITH RIDGE VENT PRE-FINISHED LOUVERED WALL VENT LED LIGHT FIXTURE PRE-FINISHED CEMENTITIOUS FIBERBOARD BOARD AND BATTEN SIDING ACRYLIC TOPCOAT STUCCO CEMENT PLASTER PAINTED GALVANIZED RAIN GUTTER CONNECT TO DOWNSPOUT PAINTED GALVANIZED DOWNSPOUT DIRECTLY CONNECTED TO STORM DRAINAGE SYSTEM SO. CUT, CLEAR WOOD BRACKET COMPOSED OF 4 x 6 AND 6 x 6 MEMBERS ACRYLIC CEMENT PLASTER CLAD FOAM SILL FIRE DEPT. KEY "KNOX BOX" PAINTED, GALVANIZED HOLLOW METAL STEEL DOOR PRE-FINISHED ALUMINUM STOREFRONT WINDOW & DOOR GFRG COLUMN COVER AROUND CONCEALED STRUCTURE USPS-APPROVED MAIL BOXES PRE-FINISHED CEMENTITIOUS FIBERBOARD PANELING AND/OR TRIM SPLIT-FACE C.M.U. BLOCK PAINTED STEEL AND STEEL DECKING TRASH ENCLOSURE GATE PAINTED STEEL TRELLIS STRUCTURE 	<p>SEE SHEET A501 FOR MORE INFO.</p> <table border="1"> <tr> <td>A</td> <td>COLOR 'A' - 8" HORIZONTAL LAP SIDING DET673 MISSION WHITE</td> </tr> <tr> <td>B</td> <td>COLOR 'B' - LaFabra 2000 FLOAT STUCCO TO MATCH DEC771 SHAGGY BARKED</td> </tr> <tr> <td>C</td> <td>COLOR 'C' - CERTIFIED LANDMARK SERIES HEATHER BLEND</td> </tr> <tr> <td>D</td> <td>COLOR 'D' - POSTS DE217 ANCIENT EARTH</td> </tr> <tr> <td>E</td> <td>COLOR 'E' - TRIM DEW340 WHISPER</td> </tr> <tr> <td>F</td> <td>TINTED INSULATED GLASS</td> </tr> <tr> <td>G</td> <td>COLOR 'G' - 1" BOARD & BATTEN SIDING 1 DE218 BARREL STOVE</td> </tr> <tr> <td>H</td> <td>COLOR 'H' - 1" BOARD & BATTEN SIDING 1 DE218 BARREL STOVE</td> </tr> <tr> <td>I</td> <td>COLOR 'I' - 1" BOARD & BATTEN SIDING 2 DE138 DARK SEPIA</td> </tr> <tr> <td>J</td> <td>COLOR 'J' - 1" BOARD & BATTEN SIDING 2 DE138 DARK SEPIA</td> </tr> </table>	A	COLOR 'A' - 8" HORIZONTAL LAP SIDING DET673 MISSION WHITE	B	COLOR 'B' - LaFabra 2000 FLOAT STUCCO TO MATCH DEC771 SHAGGY BARKED	C	COLOR 'C' - CERTIFIED LANDMARK SERIES HEATHER BLEND	D	COLOR 'D' - POSTS DE217 ANCIENT EARTH	E	COLOR 'E' - TRIM DEW340 WHISPER	F	TINTED INSULATED GLASS	G	COLOR 'G' - 1" BOARD & BATTEN SIDING 1 DE218 BARREL STOVE	H	COLOR 'H' - 1" BOARD & BATTEN SIDING 1 DE218 BARREL STOVE	I	COLOR 'I' - 1" BOARD & BATTEN SIDING 2 DE138 DARK SEPIA	J	COLOR 'J' - 1" BOARD & BATTEN SIDING 2 DE138 DARK SEPIA
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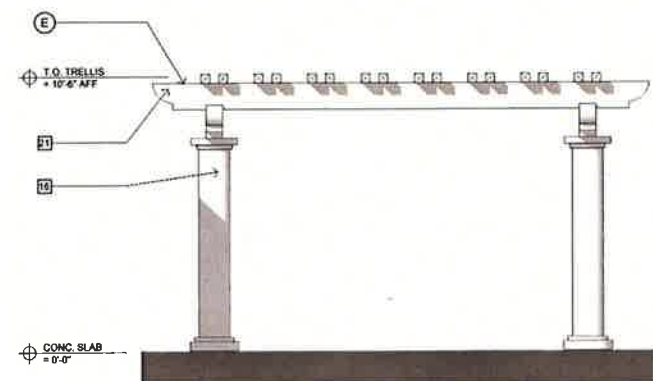
1 EAST ELEVATION - BLDG. 2
FACING BELGIUM AVE. SCALE: 3/16"=1'-0"
0 3'-0" 6'-0" 12'-0" 24'-0"



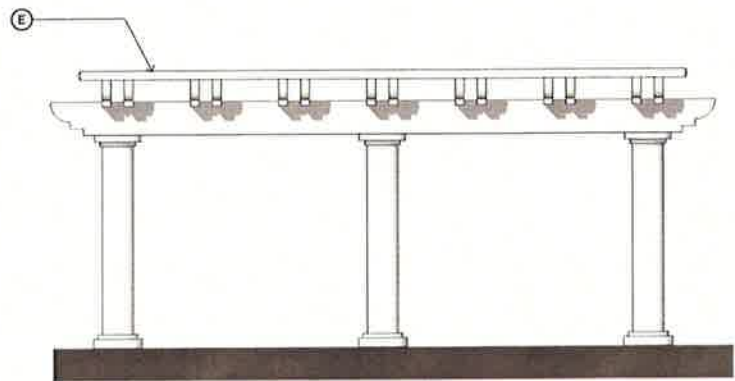
2 NORTH ELEVATION - BLDG. 3
FACING COURTYARD SCALE: 3/16"=1'-0"
0 3'-0" 6'-0" 12'-0" 24'-0"



5 EQUIPMENT SCREEN (SEE A501 FOR COLORS)
FACING PARKING LOT SCALE: 3/8"=1'-0"
0 1'-6" 3'-0" 6'-0" 12'-0"



3 NORTH & SOUTH ELEV. - TRELLIS
CORNER OF 20TH ST. & BELGIUM SCALE: 3/8"=1'-0"
0 1'-6" 3'-0" 6'-0" 12'-0"



4 WEST & EAST ELEV. - TRELLIS
CORNER OF 20TH ST. & BELGIUM SCALE: 3/8"=1'-0"
0 1'-6" 3'-0" 6'-0" 12'-0"



6 TRASH ENCLOSURE - FRONT
FACING PARKING LOT SCALE: 3/8"=1'-0"
0 1'-6" 3'-0" 6'-0" 12'-0"

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CITY OF CHICO
PLANNING SERVICES

PROJECT NAME
**CHICO
VETERAN'S VILLAGE**

FOR

**A0697
CHICO L.P.**

1993 BRUCE RD.
CHICO, CA 95928

SHEET TITLE
**EXTERIOR
ELEVATIONS**

DRAWING STATUS
**ARHPB
SUBMITTAL**

NOT FOR CONSTRUCTION

REVISIONS

Sym.	Description	Date

Drawn By: **KAJ**
Date Issued: **MAY 2018**
Scale: **3/16" = 1'-0"**
Project No.: **17-1757**

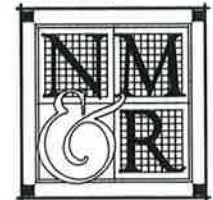
SHEET No.
A303



1 OVERHEAD VIEW OF COURTYARD
LOOKING SOUTH

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CITY OF CHICO
PLANNING SERVICES

PROJECT NAME
**CHICO
VETERAN'S VILLAGE**

FOR
**A0607
CHICO L.P.**

1993 BRUCE ROAD
CHICO, CA 95928

SHEET TITLE
EXTERIOR VIEWS

DRAWING STATUS
**ARHPB
SUBMITTAL**

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REVISIONS

Sym.	Description	Date

Drawn By	KAJ
Date Issued	MAY 2018
Scale	3/16" = 1'-0"
Project No.	17-1767

SHEET No.
A402



1 E. 20th STREET ELEVATION
LOOKING NORTHWEST



2 CORNER OF E. 20th STREET & BELGIUM AVE.
LOOKING NORTHWEST

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PROJECT NAME

**CHICO
VETERAN'S VILLAGE**

FOR

**A0687
CHICO L.P.**

1983 BRUCE ROAD
CHICO, CA 95928

SHEET TITLE

EXTERIOR VIEWS

DRAWING STATUS

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REVISIONS

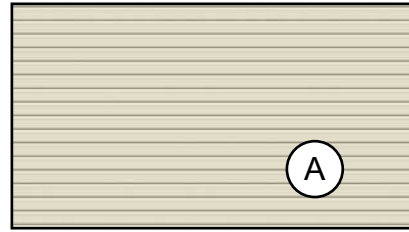
Sym.	Description	Date

Drawn By	KAJ
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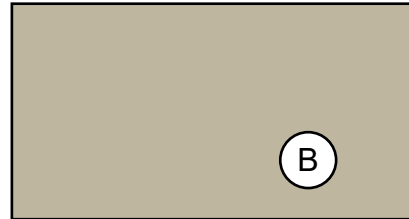
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A403

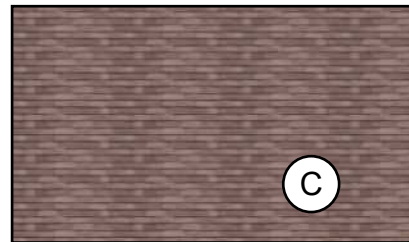
MATERIALS LEGEND



COLOR 'A' - 6" HORIZONTAL LAP SIDING DET673 MISSION WHITE



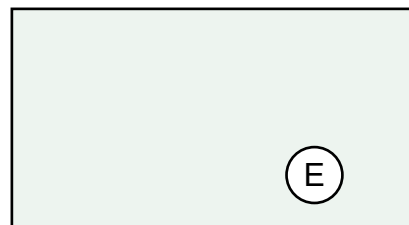
COLOR 'B' - LaHabra 20/30 FLOAT STUCCO TO MATCH DEC771 SHAGGY BARKED



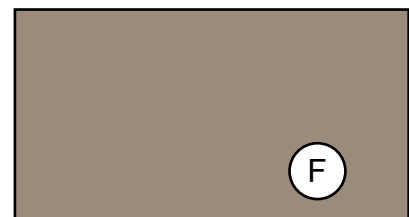
COLOR 'C' - CERTAITEED LANDMARK SERIES HEATHER BLEND



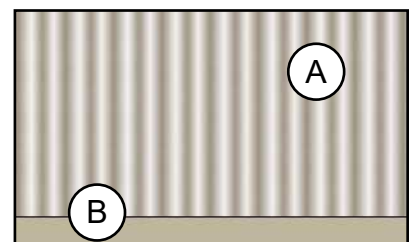
COLOR 'D' - POSTS DE6217 ANCIENT EARTH



COLOR 'E' - TRIM DEW340 WHISPER

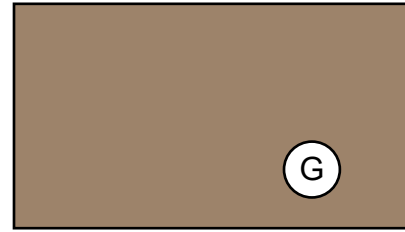


TINTED INSULATED GLASS

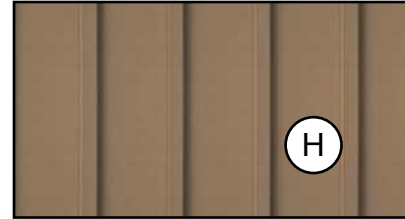


COLOR 'A' - CONDENSER SCREEN DET673 MISSION WHITE ON CORRUGATED STEEL

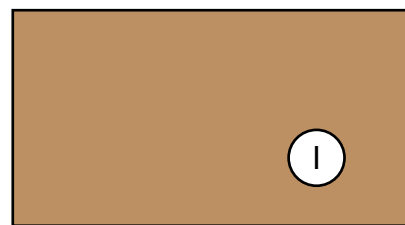
COLOR 'B' - TO MATCH DEC771 SHAGGY BARKED ON STEEL FRAME



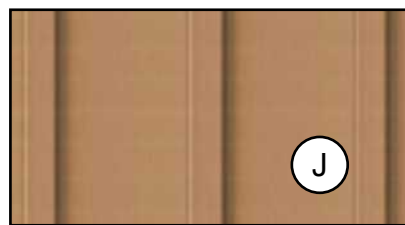
COLOR 'G' - LaHabra 20/30 FLOAT STUCCO TO MATCH DE6216 BARREL STOVE



COLOR 'H' - 16" BOARD & BATTEN SIDING 1 DE6216 BARREL STOVE



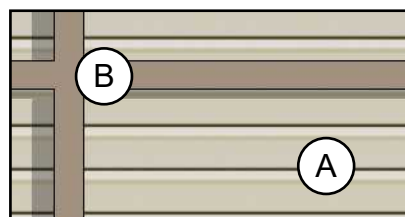
COLOR 'I' - LaHabra 20/30 FLOAT STUCCO TO MATCH DE6138 DARK SEPIA



COLOR 'J' - 16" BOARD & BATTEN SIDING 2 DE6138 DARK SEPIA



SPLIT FACE CMU AT TRASH ENCLOSURE COLOR 'B' - TO MATCH DEC771 SHAGGY BARKED



EQUIPMENT SCREEN AND TRASH ENCLOSURE DOOR PANEL/SCREEN WALL AND FRAME COLOR 'A' - DET673 MISSION WHITE

COLOR 'B' - TO MATCH DEC771 SHAGGY BARKED



PARKING LOT LIGHTING
COLOR: STANDARD BRONZE
Lumark PRV LED Light Fixture
On 15 ft. high, 4 in. sq. pole



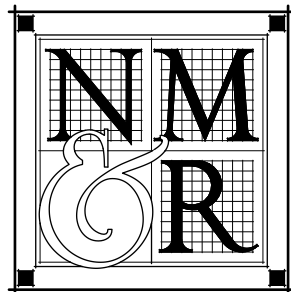
LED WALL DOWNLIGHT AT PATIOS AND BALCONIES



PATHWAY LIGHTING
COLOR: TEXTURED DARK BRONZE
Hubbell Beacon "Urban" LED Light Fixture
On 10 ft. high round pole

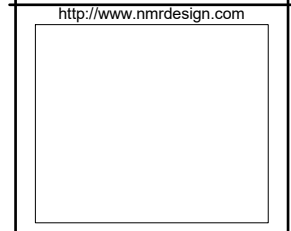


U BIKE RACK COLOR: STAINLESS STEEL
Conceptual Site Furnishings One rack every 2 spaces - 4 ft. on center



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CHICO
VETERAN'S
VILLAGE

A0697
Chico L.P.

1993 BRUCE RD.
CHICO, CA

SHEET

DR.	KAJ
DT.	5/22/2018
SC.	N.T.S.
NO.	17-1757

SHT.
A501
OF:



VETERANS HOUSING DEVELOPMENT CORPORATION

“Building a Better Future for Veterans”

January 10, 2018

To: Shannon Costa, Assistant Planner
Chico Community Development Department

From: Burt McChesney, Executive Director

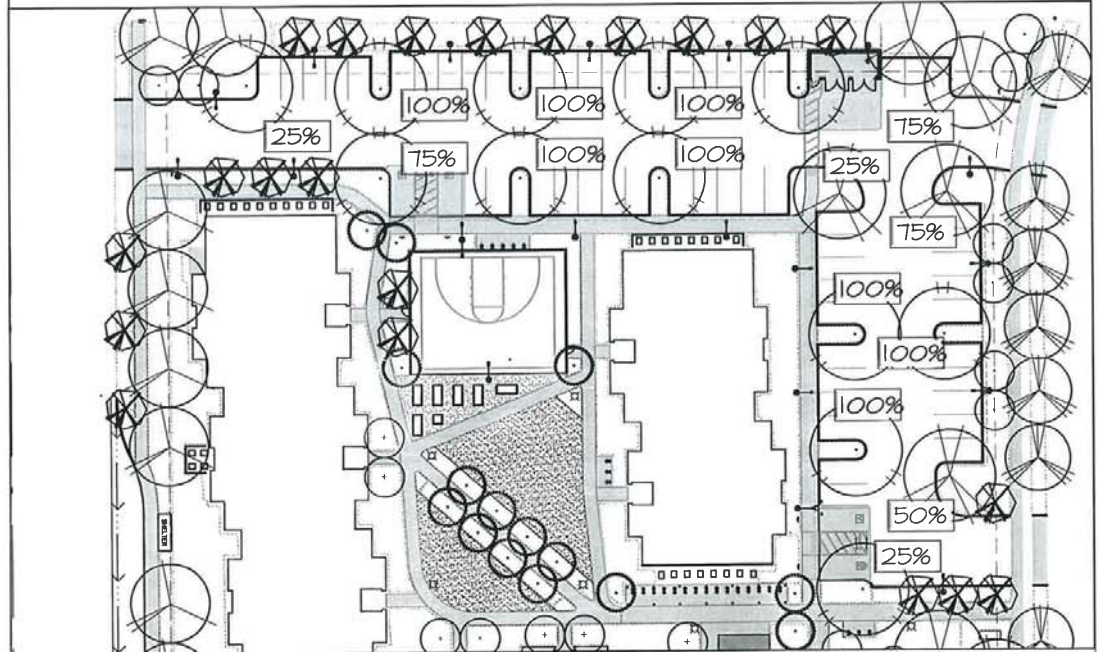
Re: Chico Veterans Village Parking Issues

Per your request for background information on tenant parking needs for Chico Veterans Village, our most relevant information comes from our Mather Veterans Village Project in Rancho Cordova, Ca.

1. Mather Veterans Village, Phase 1, 3615 Bleckely St, Mather, CA 95655. This project opened in Spring 2016. It is a 50 unit project, all 1 bedrooms. Residency is restricted to low-income veterans. Half the units are supported by project based VASH vouchers. The balance of the units are low income affordable, most with client based Section 8 and/or VASH vouchers. There are three, three story building connected by single load exterior, walkways . The buildings wrap around an interior courtyard and recreation area facing a forth building that houses the community center and service and management offices. Phase 2, a 46 unit transitional facility will share the building with the community center. Phase 3, another 50 unit permanent supportive facility will commence construction in Spring 2018. The facility is located in a suburban area on the grounds of a former air force base. The regional VA hospital is one block away. It is served by regional bus service. Van service is provided by the service provided, Veterans Resource Center of American.
2. Population it serves—As noted above, Mather Veterans Village serves low and very low-income veterans. Approximately 90 percent of the residents have a VA disability. Most were homeless before becoming residents of the Village. This is the same target population as Chico Veterans Village.

3. Parking load. Given the population, most residents begin life at Mather without a vehicle, relying on public transportation and the van service. Over time, as their lives stabilize, residents begin to acquire vehicles. Our experience to-date, is that with residents, staff and visitors our parking load is 0.75/unit – or about 38 parking spaces for 50 units.

PARKING LOT SHADE ANALYSIS



Shade Calculations: Chico VA Housing Shade exhibit

<u>Botanical Name</u>	<u>Common Name</u>	<u>@</u>	<u>Shade</u>	<u>at 25%</u>	<u>at 50%</u>	<u>at 75%</u>	<u>at 100%</u>	<u>Total</u>
Pistacia chinensis 'Keith Davey'	Chinese Pistache	12	1,256	2	0	2	8	10,676.00
Platanus x acerifolia 'Yarwood'	London Plane Tree	5	1,256	1	1	3	0	3,768.00
Total Shade Allowed			17	3	1	5	8	14,444.00
Parking lot area requiring 50%								25,779.00
% Shade Provided*								56.03%

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

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LANDSCAPE INFORMATION

PARKING LOT SHADE ANALYSIS

SHEET

L3



PLAN NOTES:

- A. PICNIC AREA: SCREEN FROM OUTSIDE VIEWS WITH EVERGREEN VINES, TREES & SHRUBS
- B. PARKING LOT SHADE TREES TO PROVIDE 50% SHADE COVERAGE AS PER THE CITY OF CHICO MUNICIPAL CODE, REFER TO TABLE THIS SHEET
- C. ACCENT TREES ALONG PEDESTRIAN ACCESS AREAS
- D. FLOWERING ACCENT TREES VEHICULAR ENTRANCE POINTS
- E. SCREEN UTILITIES WITH EVERGREEN PLANT MATERIAL OR A 4' FENCE OR WALL PLANTED WITH AN EVERGREEN VINE.
- F. SCREEN ACTIVITY COURT WITH EVERGREEN PLANT MATERIAL
- G. TRASH ENCLOSURE LOCATION: SCREEN FROM VIEW WITH A MASONRY WALL PLANTED WITH AN EVERGREEN VINE, WITH ADDITIONAL EVERGREEN TREES & SHRUBS
- H. 'NATIVE NO-MOW' GRASSES LOCATED AT ON-SITE RETENTION AREAS, REFER TO PLAN LEGEND
- I. LAWN AREA
- J. COMMUNITY GARDEN AREA
- K. COURT ACTIVITY AREA
- L. CITY STREET TREES

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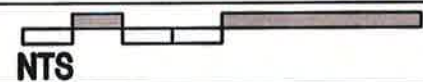
MAY 14 2018

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LANDSCAPE MASTER PLAN OF THE CHICO VA HOUSING PROJECT

SCALE



SHEET

L1

PLANT LEGEND

(proposed potential plantings)

Key	Botanical Name - Common Name ***	Size	Qty.*	PF**	Symbol
TREES					
T1	Acer x freemanii 'Autumn Blaze' - Autumn Blaze Red Maple		#15	M	
T2	Carpinus betulus 'Fastigiata' - Columnar European Hornbeam	24" box		M	
T3	Cornus 'Eddie's White Wonder' - White Flowering Dogwood		#15	M	
T4	Lagerstroemia indica 'Natchez' Std. - White Crape Myrtle		#15	L	
T5	Platanus acerifolia 'Yarwood' - Yarwood London Plane Tree	24" box		M	
T6	Pistacia chinensis 'Keith Davey' - Fruitless Chinese Pistache	24" box		M	
T7	Ginkgo biloba 'Princeton Sentry' - Columnar Princeton Sentry Maidenhair Tree	24" box		M	
T8	Zelkova serrata 'Green Vase' - Sawleaf Zelkova	24" box		M	
SHRUBS					
S1	Arctostaphylos d. 'Howard McMinn' - Manzanita Spp.		#5	L	
S2	Cistus salvifolius - Sage Leaf Rock Rose		#5	L	
S3	Heteromeles arbutifolia - California Toyon		#5	L	
S4	Mahonia aquifolium 'Compacta' - Oregon Grape		#5	L	
S5	Prunus caroliniana 'Compacta' - Compact Cherry Laurel		#5	L	
S6	Rosa 'Flower Carpet Red' - Red Flower Carpet Rose		#5	M	
S7	Rosa 'Flower Carpet White' - White Flower Carpet Rose		#5	M	
S8	Salvia clevelandii - Cleveland sage		#2	L	
S9	Teucrium fruticans - Germander		#5	L	
PERENNIALS					
P1	Achillea millefolium - Yarrow		#1	L	
P2	Carex Spp. - Sedge Grass		#1	L	
P3	Festuca ovina 'Elijah Blue' - Blue Fescue		#1	L	
P4	Iris douglasiana - Pacific Iris		#1	L	
P5	Pennisetum a. 'Little Bunnie' - Dwarf Fountain Grass		#1	L	
P6	Muhlenbergia rigens - Deer Grass		#5	L	
P7	Zauschneria californica - California Fuschia		#1	L	
P8	Nassella tenuissima - Mexican Feather Grass		#1	L	
VINES					
V1	Ficus pumila - Creeping Fig		#5	M	
V2	Parthenocissus tricuspidata 'Veitchii' - Little Leaf Boston Ivy		#5	M	

PLANT LEGEND

(proposed potential plantings)

GROUND COVERS	Size	PF**	
GC1		#1	L Myoporum parvifolium - Myoporum Plant 1 gal. @ 36" o.c.
GC2		#1	L Baccharis pilularis 'Twin Peaks #2' - Coyote Bush Plant 1 gal. @ 36" o.c.
GC3		#1	L Rosmarinus officinalis 'Prostratus' - Trailing Rosemary Plant 1 gal. @ 36" o.c.

GENERAL NOTES:

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

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PLANT LIST AND GENERAL NOTES / MWELo COMPLIANCE

SHEET

L2

Attachment J



1 ENTRY PROMENADE
LOOKING WEST



2 COURTYARD
LOOKING NORTHWEST

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PROJECT NAME
CHICO VETERAN'S VILLAGE

FOR
A8687 CHICO L.P.

1953 BRUCE ROAD
CHICO, CA 95928

SHEET TITLE
EXTERIOR VIEWS

DRAWING STATUS
ARHPB SUBMITTAL

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REVISIONS

Sym.	Description	Date

Drawn By	KAJ
Date Issued	MAY 2018
Scale	3/16" = 1'-0"
Project No.	17-1757

SHEET No.
A404

Attachment K



1 COURTYARD
LOOKING NORTH



2 COURTYARD
LOOKING EAST

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CITY OF CHICO
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PROJECT NAME

CHICO
VETERAN'S VILLAGE

FOR

A0697
CHICO L.P.

1983 BRUCE ROAD
CHICO, CA 95928

SHEET TITLE

EXTERIOR VIEWS

DRAWING STATUS

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REVISIONS

Rev.	Description	Date

Drawn By	KAJ
Date Issued	MAY 2018
Scale	3/16" = 1'-0"
Project No.	17-1767

SHEET No.

A405

Attachment K