



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 6/20/2018

DATE: April 13, 2018

Files: AR 18-01, UP
18-01, GPA/RZ 16-02

TO: Architectural Review and Historic Preservation Board

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

RE: New medical office building for Enloe Medical Center (Enloe Medical Office Building), vacant parcel located on West East Avenue, APN 006-530-026

REPORT IN BRIEF

The applicant requests that the Board forward a recommendation of approval to the Planning Commission for the design of a new medical office building. The Planning Commission will forward a recommendation to the City Council for final consideration of the General Plan Amendment, Rezone, and Use Permit, including the 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 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 recommend approval of the Enloe Medical Office Building (AR 18-01), subject to conditions.

BACKGROUND

The proposed project is located on a vacant 6.67-acre parcel, located easterly of the existing Enloe Rehabilitation Center on West East Avenue, approximately .25-miles west of the intersection at East Avenue and Esplanade (see **Attachment A**, Location Map). The site is currently designated Residential Mixed Use on the City of Chico General Plan Land Use Diagram and is zoned RMU (Residential Mixed Use). The project includes three main components:

1. A General Plan Amendment (GPA) and rezone (RZ) to change the land use designation and zoning of the property from Residential Mixed Use and RMU zoning to Office Residential and OR zoning (see Plats, **Attachment B**), and
2. A Use Permits are needed to allow 1) Medical service hours that extend beyond Monday through Friday, 8 a.m. to 6 p.m., 2) Perimeter fencing that exceeds the allowable 6-feet in height and 3) To allow off-site parking at an off-site location.

The project is a largely unimproved, disturbed, vacant property approximately 6.67 acres in size located on West East Avenue. The property is bordered by residential development

including a mobile home park to the north, the Chico Town and Country Shopping Center to the east, the Enloe Rehabilitation Center to the west, and West East Avenue to the south. Much of the surrounding area is developed. The property on the south side of West East Avenue is unimproved.

The project involves a new 3-story medical office building with a footprint of approximately 45,000 square feet. Interior floor spaces will accommodate a primary care clinic, radiology/imaging department, physical and cardiac therapy space, hyperbaric clinic, cardiology clinic, spine and joint clinic, GI/Urology clinic and associated support services. Other improvements to the site include new parking, lighting, landscaping and trash enclosure (see **Attachment C**, Project Description and Needs Description).

Architecture

The proposed architecture for the new building is consistent with Enloe Medical Center's traditional mission revival characteristics, including towers with tile roofing and arched window frame accents (see **Attachment D**, Black and White Elevations, Perspectives, and Color and Material Labels). The building's main body features stucco surfaces in a variety of cream and beige. The main body would feature a lighter beige, with building masses and towers in darker beige. An elevator tower reaching 63-feet in height is proposed towards the main-entry of the building, providing a prominent way-finding feature. The exterior of the elevator tower consists mostly of multi-pane windows with arch details and a tile roofing. Three shorter towers (approximately 25-feet in height) are located on the west, south and east sides of the building's exterior, covering patient entry doors. Towers would feature black trim and the roof tile would be a traditional orange clay.

Site Design and Parking

The proposed building is situated at the center of the site, aligned with the existing rehabilitation center to provide convenient access between the buildings. Primary public entrance to the building is situated at the southeast corner of the building identified by a patient-drop off area (see **Attachment E**, Overall Site Plan).

A six-foot-tall 'good-neighbor' wood fence is proposed along the rear property line and would adjoin an existing five-foot-tall CMU brick wall located at the northeast corner of the site. To address neighbor concerns regarding aesthetics, light and glare spillage, and noise, staff is recommending a condition of approval (see Condition of Approval #3) to increase the height of the fence to seven-feet tall, and to extend the fence the entire length of the rear property line, including behind the existing adjacent rehabilitation facility site. The applicant is pursuing a use permit to allow the fence to reach up to eight-feet in height, however, they did not want to create a 'fortress' appearance for the adjacent residential neighbors. Therefore, staff agrees that a seven-foot tall wood fence is appropriate.

Access to the site provided by driveway from W. East Avenue, or through the existing driveway serving the rehabilitation center and the proposed project. Parking would be located primarily to the rear and sides of the building, providing a buffer of approximately 165-feet between residents located north of the project site and the proposed building. A total of 392 vehicle parking spaces are provided on the site with an additional 67 new vehicle parking spaces to be located on the adjacent rehabilitation center site. Pursuant to Chico Municipal

Code (CMC) 19.70.040, Table 5-4, a total of 481 parking spaces is required based on the use of the building. CMC 19.70.060.G requires that all parking be located on the same parcel as the main use, unless granted a use permit. The applicant is pursuing a use permit to allow 67 required vehicle parking spaces to be located on the adjacent rehabilitation facility site. In total, all parking requirements pursuant to CMC 19.70 have been satisfied.

Bicycle racks are located near the buildings front entry and beneath solar shade structures within the parking lot. A total of 86 bicycle parking spaces are provided. Designated staff parking would be located at the rear of the parking lot, limiting come-and-go traffic that may affect the adjacent residential neighborhood. Truck delivery parking spaces are identified at the rear (northwest) corner of the building (see **Attachment F**, Shade Structures and Bike Racks).

Exterior lighting would include parking lot pole lighting, depicted at a height of 25-feet tall on the site plan (see **Attachment G**, Photometrics Plan). To reduce light glare and spillage that may disturb the neighboring residential development, staff is recommending a condition of approval (see Condition of Approval #4) to limit parking lot light poles located along the rear perimeter of the site to 12-feet in height, and all interior light poles to 18-feet in height. Twelve-foot parking lot light pole heights at the rear of the site would match the existing light poles on the adjacent rehabilitation facility site. Bollards, fixtures mounted under solar shade structures and building-mounted wall sconce lighting would provide additional lighting throughout the site (see **Attachment H**, Lighting Details).

A double-unit trash enclosure is proposed along the westerly property line, aligning with the back wall of an adjacent existing commercial building. The trash enclosure would feature CMU brick walls painted to match the main building and metal doors (see **Attachment I**, Trash Enclosure). On-site circulation is designed so that garbage trucks can enter and exit the site without having to loop around the back of the building, limiting noise disturbances to the residential neighborhood. A generator and O2 enclosure is proposed at the buildings northwest corner and features 12-foot-tall CMU brick walls (see **Attachment F** for details). Roof mounted HVAC equipment would be sufficiently hidden from view by parapet walls.

Landscaping

The landscape plans show treatment throughout the site, with particular attention to areas in front of the building, along the W. East Avenue frontage and at the rear of the site, adjacent to the existing residential development (see **Attachment J**, Landscape Plan). The W. East Avenue frontage would include a mixture of trees, shrubs, perennials and ground cover, providing a multi-layered appearance with splashes of seasonal color. A line of shrubs and intermittent trees is proposed along the rear property that would, over time, buffer noise and light for adjacent residences. A total of 9-percent parking lot landscaping is provided. A flagpole plaza is proposed near the front of the building and would feature an outdoor seating area with a decorative trellis and two flagpoles.

Parking lot shading is estimated to reach 50-percent at tree maturity and includes a combination of shade trees and solar shade structures. Valley oak and evergreen elm trees would provide the majority of the parking lot shading and tilt-up photovoltaic shade structures would cover the rear parking area (see **Attachment K**, Shade Calculations and Design Elements).

A total of 18 trees are proposed for removal, seven of which qualify for mitigation subject to tree removal permit requirements and in-lieu payment requirements set forth by CMC 16.66.

DISCUSSION

In cases where a project requires a discretionary approval by the Planning Commission or City Council in addition to design review, such as a General Plan Amendment/Rezone and Use Permit in this case, CMC 19.18.024(B), requires the Board to forward a recommendation regarding the site and architectural design.

The project is consistent with Design Guidelines (DGs) that call for incorporating recognizable cultural motifs and referencing cultural ties to the community (DG 1.1.11, 1.1.34, and 1.2.21). Building materials, such as light stucco and terra cotta tile give a Spanish feel to the building, reinforcing a sense of permanence, history and place (DG 1.2.32). The design achieves a pedestrian-friendly environment by locating vehicle parking to the side and rear of the site (DG 1.1.13, 1.1.14 and 1.1.15) and the main entry tower creates a sense of focus so people can easily find the entrance (DG 3.2.23). Design Guideline consistency is further enhanced by the trash enclosure to match the main building with solid metal doors, as well as proper screening of HVAC units behind rooftop parapet walls, as called-for by DG 2.1.36.

The proposal is consistent with General Plan goals and policies that encourage architectural designs that exhibit timeless character and create a culturally relevant sense of place (CD-3.1 and CD-4.1.3). The proposed design promotes pedestrian and bicycle access by directly engaging the public sidewalk, providing convenient bike parking, and situating parking toward the side and rear of the site, consistent with policies CD-3.2 and CD-3.3. The native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). Overall, the project supports efforts to improve and expand health and social services for all segments of the community (PPFS 7.2). Locating the proposed medical office building adjacent to an existing medical facility will result in land use, parking and traffic efficiencies that would ultimately reduce vehicle miles traveled and benefit the community.

Neighborhood Meeting and Outreach

In accordance with CMC 19.16.020, a neighborhood meeting was held on May 23, 2018 at the project site. There were approximately 30 people in attendance, including the applicant team, City staff, and 20 members of the public. Issues identified at the neighborhood meeting included fencing and screening, hours of operation, landscape improvements, and noise concerns in regard to garbage trucks and deliveries. The applicant, design team, and contractor were available to answer questions and address concerns.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

Based on the results of an Initial Study a Negative Declaration was prepared for the project

and circulated for a 20-day comment period, commencing on May 30, 2018 and extending until June 19, 2018. No correspondence has been received during and prior to the public review period as of the date of this report. Any correspondence received after the date of this report will be presented at the public hearing. The Negative Declaration discusses the projects introduction of new light sources to the site and change in visual character to the site. The Aesthetics section of the Initial Study is included as **Exhibit I** of this report. The document in its entirety can be found on the City's website.

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 would be consistent with several General Plan if the Planning Commission and City Council approve the General Plan Amendment and Rezone. In addition, the project would be consistent with goals and policies that encourage architectural designs that create a culturally relevant sense of place, and promote pedestrian-oriented development (CD-3.1, CD-4.1.3, CD-3.2 and CD-3.3). Further, the native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). The site is not located within the bounds of a Neighborhood Plan or area plan.

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

The project is consistent with Design Guidelines (DGs) that call for incorporating recognizable cultural motifs and referencing cultural ties to the community (DG 1.1.11, 1.1.34, and 1.2.21). The design achieves a pedestrian-friendly environment by locating vehicle parking to the side and rear of the site (DG 1.1.13, 1.1.14 and 1.1.15) and the main entry tower creates a sense of focus so people can easily find the entrance (DG 3.2.23). Building materials, such as light stucco and terra cotta tile give a Spanish feel to the building, reinforcing a sense of permanence, history and place (DG 1.2.32). Design Guideline consistency is further enhanced by the trash enclosure to match the main building with solid metal doors, as well as proper screening of HVAC units behind rooftop parapet walls, as called-for by DG 2.1.36.

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 development. Exterior equipment will be properly screened from view by roof parapets or landscaping. The height reduction of parking lot

pole lighting will reduce potential impacts to adjacent residential neighbors associated with light spillage and glare.

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 appropriately placed on the site to promote compatibility with the surrounding commercial development and adjacent residential neighbors. With the addition of a seven-foot tall good-neighbor fence that will provide aesthetic quality and visual relief for the adjacent residential development, the building will not unnecessarily block views or visually dominate its surroundings by its placement on the center of the site and next to the existing facility. The overall building design a three-stories tall incorporates elements that emphasize the lower pedestrian level while building articulation deemphasizes the mass of the building.

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. Native plantings are appropriately located to ensure visual relief and provide an attractive environment around the new building.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 18-01 (Enloe Medical Office Building).
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. The rear property line fence shall be constructed of wood or cement block and at a minimum height of seven feet tall. The fence or wall shall extend the entire length of the project site, and the adjacent rehabilitation center site.
4. All parking lot light poles located along the rear perimeter of the site shall be limited to 12-feet in height and all interior parking lot light poles shall be limited to 18-feet in height.
5. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches in DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three

years after the date of planting and shall be verified by the applicant upon request by the director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.

- b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
- c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
- d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
- e. All trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.

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

1. Exhibit I – Aesthetics Section of Initial Study
 - A. Location Map
 - B. Rezone Plat
 - C. Project Description and Needs Description
 - D. B&W Elevations, Perspectives, and Color and Material Labels
 - E. Overall Site Plan
 - F. Shade Structures and Bike Racks
 - G. Photometrics Plan
 - H. Lighting Details
 - I. Trash Enclosure
 - J. Landscape Site Plan
 - K. Shade Calculations and Design Elements

DISTRIBUTION

Internal (3)

Shannon Costa, Assistant Planner

Bruce Ambo, Principle Planner

Files: GPA/RZ 16-02, AR 18-01, UP 18-01 (Enloe Medical Office Building)

External (2)

Enloe Medical Center, c/o Bill Seguire, 1531 Esplanade, Chico CA, 95926
(bill.seguire@enloe.org)

Modern Building, attn.: Mike Wyrauch (mikew@modernbuildinginc.com) and James Seegart
(james@modernbuildinginc.org)

Kelly Maves, 6528 Lonetree Blvd, Rocklin, CA 95765

Jim Stevens (jstevens@northstareng.com)

A. Aesthetics	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Will the project or its related activities:				
1. Have a substantial adverse effect on a scenic vista, including scenic roadways as defined in the General Plan, or a Federal Wild and Scenic River?				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3. Affect lands preserved under a scenic easement or contract?				X
4. Substantially degrade the existing visual character or quality of the site and its surroundings including the scenic quality of the foothills as addressed in the General Plan?			X	
5. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

DISCUSSION:

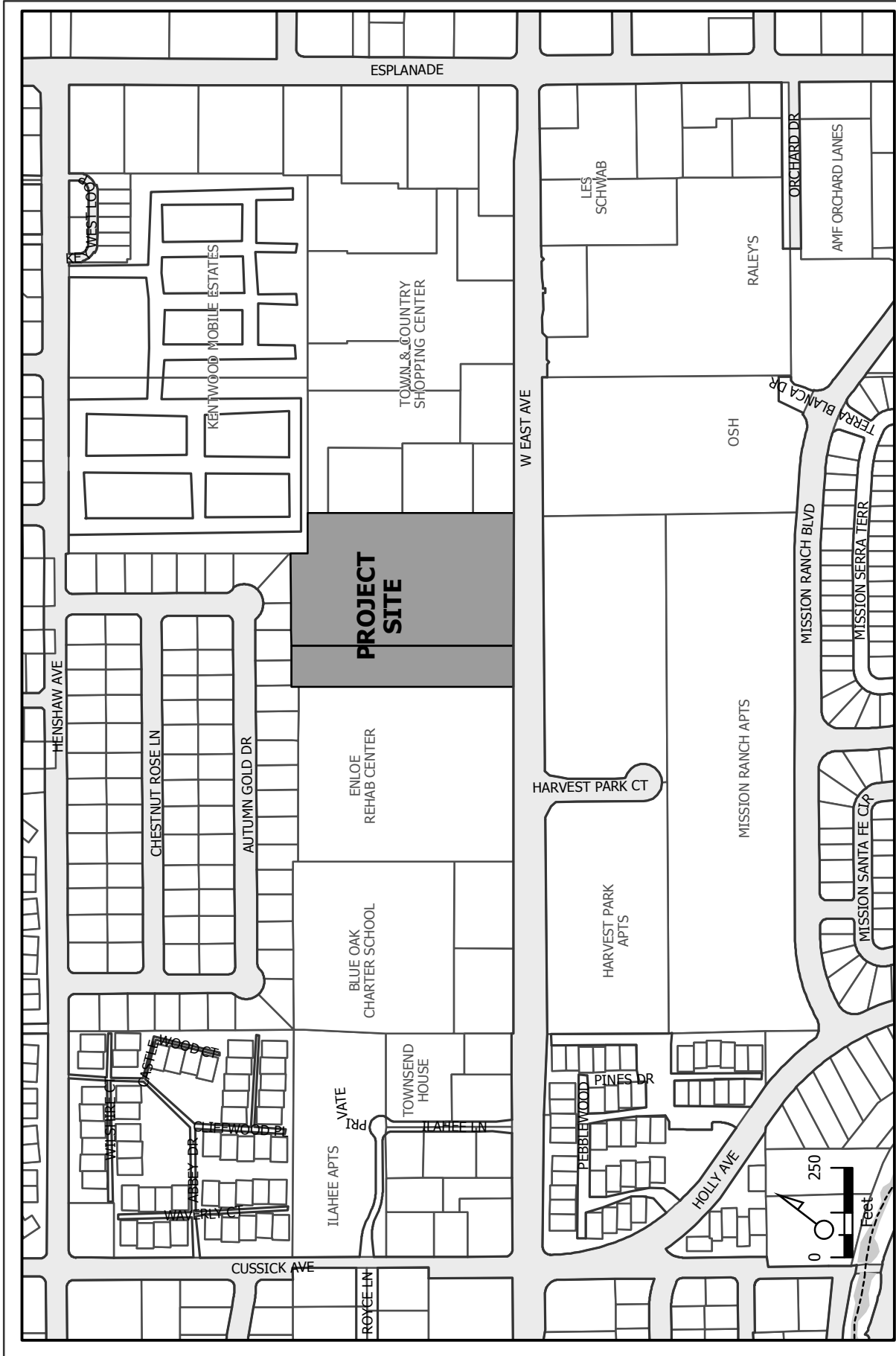
A.1-3. The project will not have a substantial adverse effect on a scenic vista, including scenic roadways as defined in the General Plan, Federal Wild and Scenic River, historic buildings, or state scenic highway as there are no designated scenic vistas or designated scenic resources associated with or neighboring the project site. The project site is neither located in the vicinity of a designated Wild and Scenic River, nor is it preserved under a scenic easement or contract. The project will have **No Impact** on any scenic vista, roadway, or resource, and **No Impact** on any lands preserved under a scenic easement or contract.

A.4. The project will not substantially degrade the existing visual character or quality of the site and its surroundings. The project consists of a GPA and rezone of a vacant 6.67-acre property located in an urbanized area within the City of Chico from a GP designation of RMU to OMU and a rezone from RMU to OR to accommodate development of an approximate 120,000 square foot medical office building project. The proposed three-story building would introduce new visual characteristics to a vacant, undeveloped site that is covered with grasses, shrubs and a few trees. The design of the medical office building would be required to adhere to the City of Chico Design Guidelines Manual (December 2009) and obtain approval by the City of Chico Architectural Review and Historic Preservation Board prior to construction of the project. The review process includes an assessment of detailed design aspects to ensure potential aesthetic impacts are avoided or minimized. The applicant is pursuing a use permit to allow perimeter fencing to reach seven-feet in height, which would shield lighting and potentially screen views of the building, reducing impacts for the adjacent residential neighborhood. Therefore, impacts on the existing visual character or quality of the site and its surroundings would be considered **Less Than Significant**.

A.5. Development of the project will include lighting sources not currently present at the site. Lighting sources will include lighting in the parking area surrounding the medical office building, exterior lighting on the building façade, and lighting sources inside the building. Because of the nature of the intended medical office use, it can be expected that new light sources could occur continuously over a 24-hour period. All exterior lighting is required to adhere to the City of Chico Municipal Code (CMC) standards regarding full cut off designs and downward orientation to reduce glare. Proposed lighting does have the potential to spill onto neighboring properties and result in substantial sources of light and glare. Incorporation of a condition requiring the reduction in height of parking lot light poles would reduce the potential for impacts for substantial light and glare affecting day or nighttime views to a level that is **Less Than Significant**.

Condition A.1 (Aesthetics)

The applicant shall reduce the height of all parking lot light poles located along the rear property line adjacent to the residential neighborhood to 12-feet in height and all interior parking lot light poles shall be reduced to 18-feet in height. All fixtures shall comply to CMC standards including full cut off design and downward orientation.

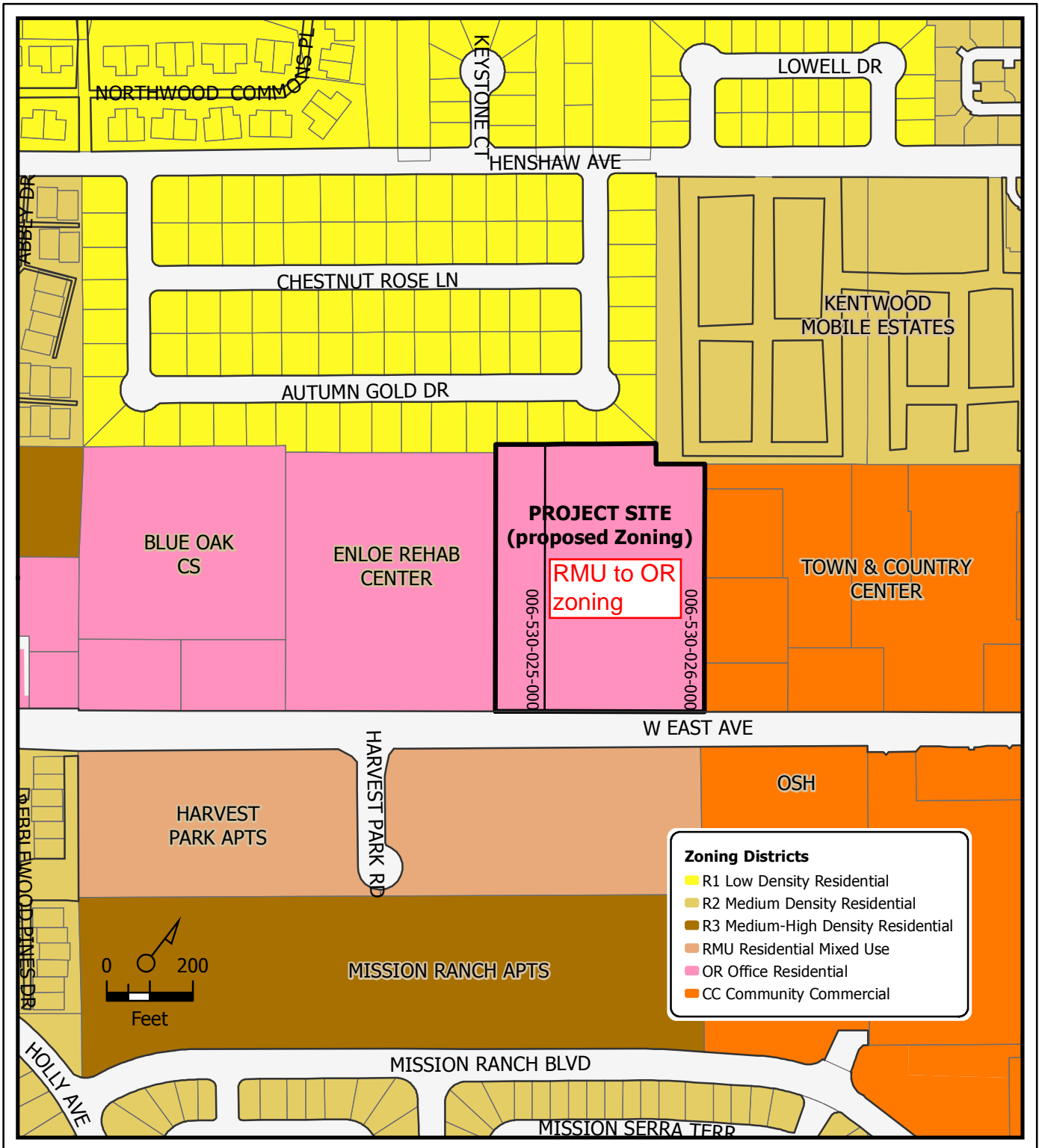


AR 18-01, UP 18-01, GPA/RZ 16-02 (Enloe Medical Office)
 West East Avenue
 APN 006-530-(025, 026)-000

Rezone **16-02**

Approval Recommended by
Chico Planning Commission on
by Resolution No. _____.

Approved by Chico City Council on
by Ordinance No. _____.



Rezone 16-02 (Enloe)
250 W East Avenue, APNs 006-530-025-000 and 006-530-026-000
From: RMU Residential Mixed Use
To: OR Office Residential
-AOD, -COS overlay zoning to remain on both parcels





June 4, 2018

Shannon Costa
City of Chico, Planning Services
Assistant Planner
411 Main Street, 2nd Floor
P.O. Box 3420
Chico, CA 95927

Subj: 250 W East Ave, Proposed Medical Office Building Development

Mrs. Costa,

Enloe currently has outpatient clinics and ancillary services in 18 locations spread throughout Chico. These hospital based clinics provide critical services and in most cases the only services for our community. To make these services readily available and to allow them to expand in scope to meet the future needs of the community, we are in need of consolidating them in a new 126,000 SF Medical Office Building (MOB).

In looking at this project Enloe had a few primary goals; preserve inpatient capabilities at the Esplanade campus, reduce the outpatient volume at the Esplanade campus, create additional capacity at the Rehab campus, reduce lease costs, and improve the overall patient experience and access to critical services. This new project allows us to move approx. 16,000 outpatient visits from the Esplanade campus into a commercial development on a primary traffic corridor with ample parking. It will eliminate approx. \$1 mil annually in lease costs, and by combining the physician and ancillary services in one location it eliminates the need of patients to travel to multiple locations to receive care.

The building will house 135 exam rooms, 5 minor procedure rooms, 60 providers, staff support, and utility spaces. The new design is planned to house an Urgent Care, Pharmacy, Cafe, Outpatient Rehab, Cardiac Rehab, Pulmonary Rehab, Sports Medicine, Cardiology, Heart Surgeon, Primary Care (including Transitional Care, Pre-Surgical Testing, and Diabetes Education), Wound/Ostomy Clinic, Pain Clinic, ENT Clinic, Urology Clinic, GI Clinic, Colorectal Clinic, Joint Clinic, Neuro and Spine Clinic, and Vascular Clinic. The normal hours of operation for the building are anticipated to be M-F 8am to 5pm. The Prompt Care would be open 7 days a week running from 10am to 9pm (to allow relief for the extremely high usage that occurs in the Emergency Department currently at 65,000 patients annually). The building is planned to have full time security provided by Enloe's Security department.

These clinics are currently located in the spaces available at the time they were acquired by Enloe and are not able to expand or grow to meet current and future community needs. The new space is designed to allow flexibility for the various clinics to expand and contract within a common footprint so on days where one clinic has high volume and another has low volumes we can flex to meet the patient needs. As

part of the project we are creating 444 parking spaces between this site and the adjacent Rehab Hospital, along with a complete landscaping plan that incorporates both buildings. The goal is to make parking easy and convenient for the patients traveling from all over Butte County to receive these critical services and to enhance the overall beauty of the area.

If you have any questions or need further information, please do not hesitate to contact me at (530) 332-4590.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Seguine', is written over a light gray rectangular background.

William Seguine
Enloe Medical Center
Director Property Development
And Facilities Management

Cc: Mike Wiltermood, CEO Enloe Medical Center
Mike Wyrach, Modern Building

January 5, 2018

City of Chico
Planning Division
411 Main Street
Chico, CA 95927

RECEIVED

JAN 05 2018

CITY OF CHICO
PLANNING SERVICES

RE: Enloe Medical Center
Site Design and Architectural Review
New OSHPD 3 Medical Office Building

Project Description

The proposed Enloe Medical Center New OSHPD 3 Medical Office Building Project located at 250 West East Avenue, Chico, California, 95926 consists of construction of a New (3) Story – approximately 120,000 square foot, OSHPD 3 Medical Office Building. Interior floor spaces will include Primary Care Clinic, Radiology/Imaging Department, Physical and Cardiac Therapy Space, Hyperbaric Clinic, Cardiology Clinic, Spine and Joint Clinic, GI/Urology Clinic and associated Support Services. Site improvements include Utilities, New Parking, Site Lighting, and Landscaping.

The concept for the new medical office building centers around utilizing a cost-effective design approach that would complement both Enloe Medical Center's traditional features while providing modern elements to the building. A friendly, welcoming front architectural introduction to the building along with the food/beverage service areas provide visitors and patients with a warm and open space.

The building placement on site is similar to the existing and adjacent Enloe Rehabilitation Center. The new building will align with the existing Rehabilitation Center and provide a sense of continuity between the two buildings.

The proposed building will have a clear entrance from the street as well as an obvious and dominant front entrance to the building. (DG3.1.11)

Safe and convenient bicycle parking and lockers will be located convenient to building entrances. (DG 3.1.34) Pedestrian connections from the public way and parking with safe crossings and textural and color changes are located throughout the site. (DG 3.1.21 & DG 3.1.22)

Landscaping will be incorporated to provide screening from the street of parking areas. The majority of parking will be located to the sides and back of the building as viewed from the frontage street. (DG 3.1.24 & DG 3.1.25)

Trash and generator enclosures will be screened from public view. (DG 3.1.35) Other than public utility services that may be required above ground, utility entrances will be placed underground. (DG 3.1.36)

The Design Objective for the building was to provide features into the surrounding neighborhood that both complemented the Enloe Medical architectural base as well as articulate colors and materials into the properties surroundings. The sweeping front glazing and columns provide an open feel to both visitors and staff. Concrete tile roofs provide a historic accent complementing Enloe's traditional architectural. Elevation changes in the roof parapet along with color accents to keep interest in the length of building.

APR 03 2018



Client:
 Enloe Medical Center
 Medical Offices Building
 250 W. East Avenue
 Chico, CA 95926

Project Name:
 New OSHPD 3
 Medical Office Building
 Submittal:
 ARCHITECTURAL
 DESIGN REVIEW



Date Signed: 4/2/18

Consultant

Revisions	Description
△	
△	
△	
△	
△	

Approvals

Key Plan



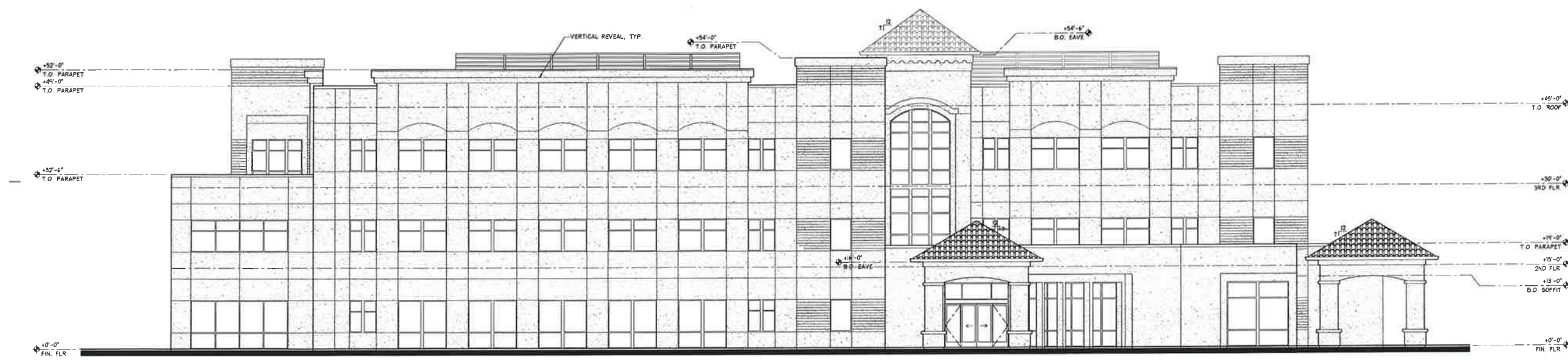
KAP Job No. 240.00
 Scale: As Noted
 Date: 04/06/2018
 Drawn By: AG/RJS
 Checked By: KM/SJ

Sheet Name
 EXTERIOR
 ELEVATIONS

Sheet Number
 A7.00
 Attachment D



1 EXTERIOR ELEVATION - EAST
 Scale: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH
 Scale: 1/8" = 1'-0"

Project: Enloe Medical Center 240.00 BMO MOROC Designer: Devin DeBarnes Date: 4/2/2018 10:27 PM, revision: 15

Revisions

Revisions	Description
△	
△	
△	
△	
△	

Approvals

Key Plan



KAP Job No: 240-00
 Scale: As Noted
 Date: 04/06/2018
 Drawn By: AGR/JS
 Checked By: KM/JS

Sheet Name

EXTERIOR
 ELEVATIONS

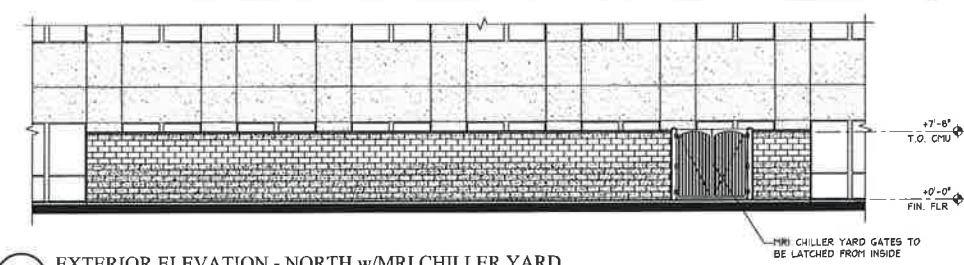
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 Attachment D

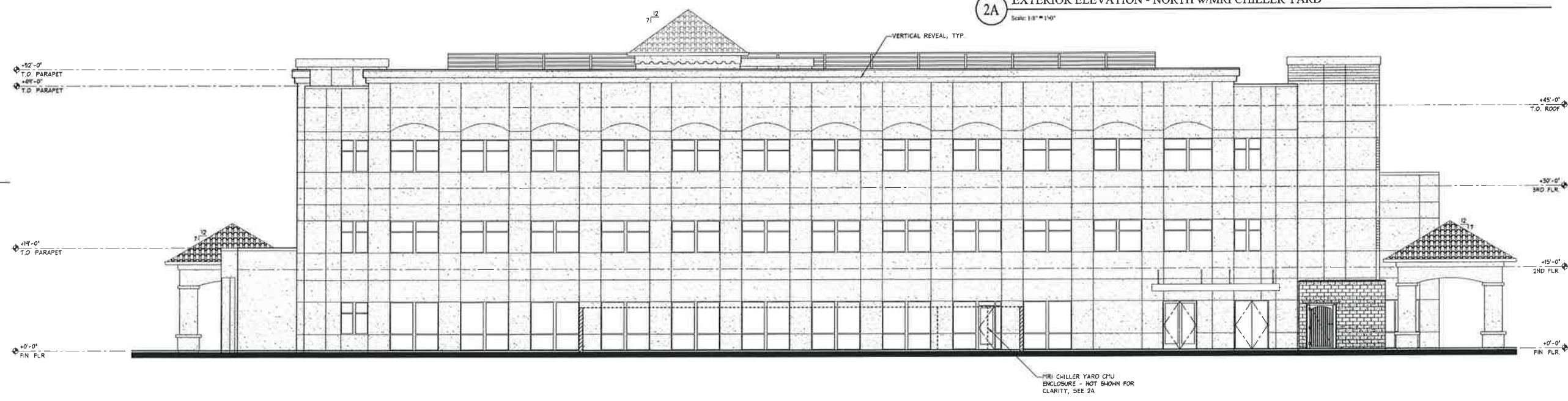
APR 03 2018



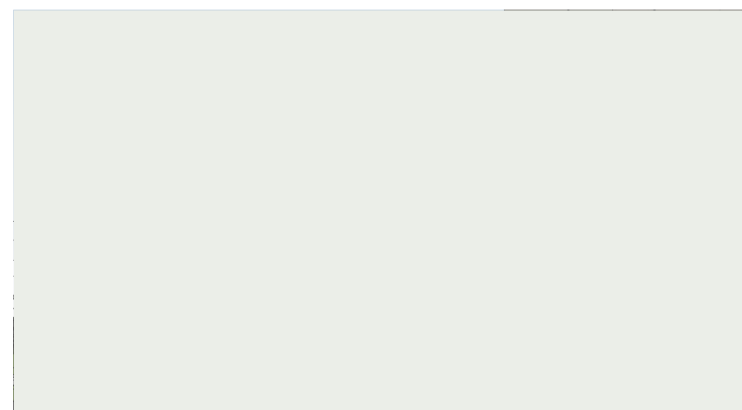
1 EXTERIOR ELEVATION - WEST
 Scale: 1/8" = 1'-0"



2A EXTERIOR ELEVATION - NORTH w/MRI CHILLER YARD
 Scale: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
 Scale: 1/8" = 1'-0"



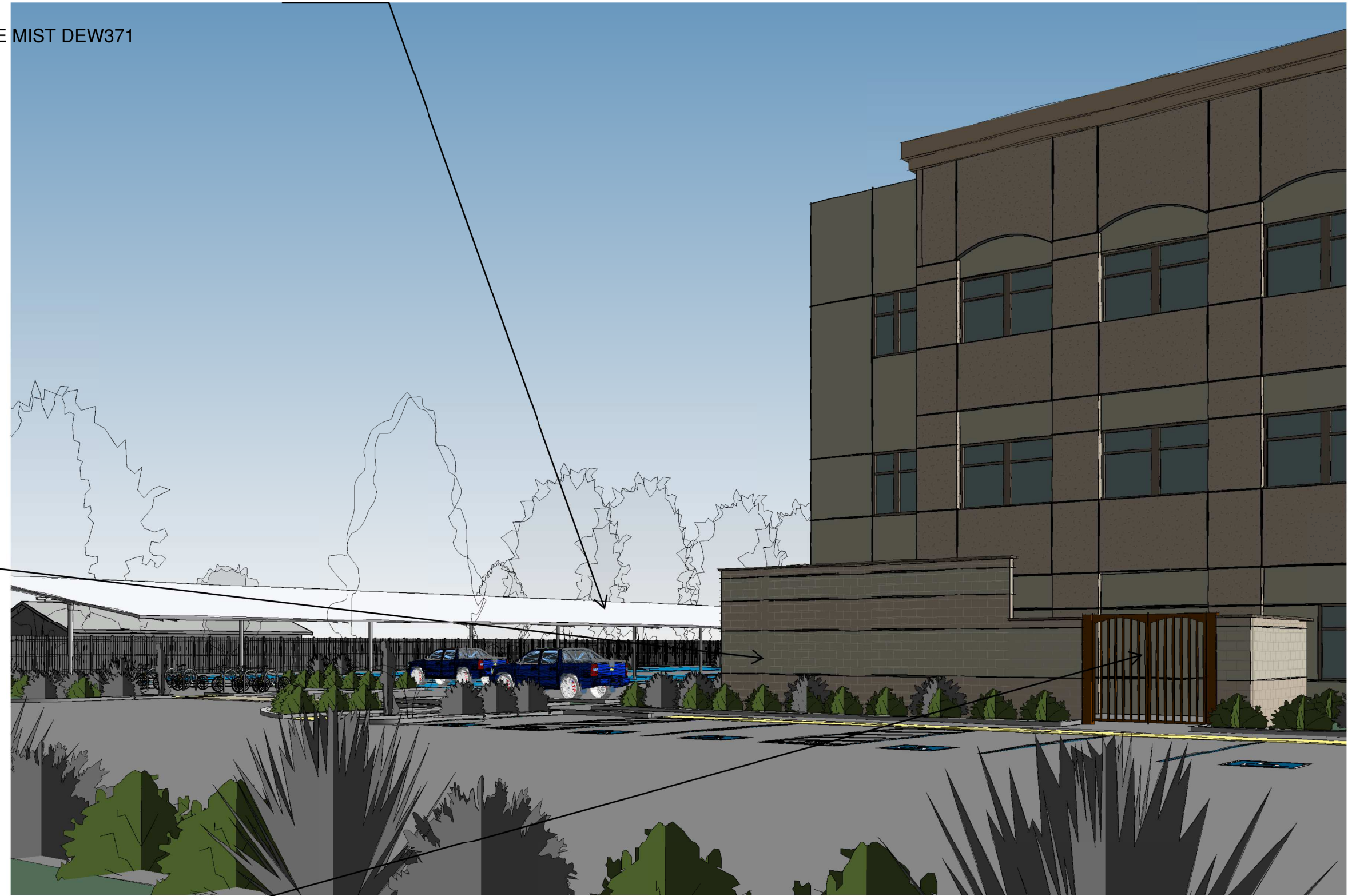
SOLAR PANEL STRUCTURE - COLOR #6
 MNFR: DUNN EDWARDS
 COLOR: HURRICANE MIST DEW371



TRASH ENCLOSURE
 MNFR: BASALITE
 STYLE: SHOT BLAST
 COLOR: 113
 LIGHTWEIGHT STANDARD



GATES - COLOR #9
 MNFR: DUNN EDWARDS
 COLOR: GEORGIA CLAY DE 5181





Facility:
 Enloe Medical Center
 Medical Offices Building
 250 W. East Avenue
 Chico, CA 95926

Project Name:
 New OSHPD 3
 Medical Office Building
 Subtitle:
**ARCHITECTURAL
 DESIGN REVIEW**



Date Signed: 4/8/2018

Consultant



1 SOUTHEAST VIEW

APR 08 2018



2 EAST VIEW

Revisions

Description
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△
△
△

Approvals

Key Plan

KAP Job No. 240.00
 Scale: As Noted
 Date: 03/30/2018
 Drawn By: AG/RIS
 Checked By: KM/SJ

Sheet Name
 BUILDING
 RENDERINGS

Sheet Number
 A7.20
 Attachment D



Facility:
 Enloe Medical Center
 Medical Offices Building
 250 W. East Avenue
 Chico, CA 95926

Project Name:
 New OSHPD 3
 Medical Office Building

Submittal:
**ARCHITECTURAL
 DESIGN REVIEW**



Architect of Record
 Date Signed: 4/1

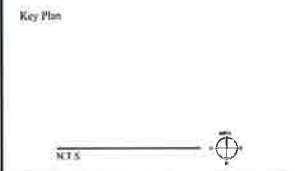
Consultant

APR 03 2018

Revisions

△	Description
△	
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△	
△	

Approvals



KAP Job No. 240.00
 Scale: As Noted
 Date: 03/30/2018
 Drawn By: AG/RJS
 Checked By: KM / SJ

Sheet Name:
 BUILDING
 RENDERINGS

Sheet Number:
A7.21
Attachment D



3 WEST VIEW



4 NORTHWEST VIEW

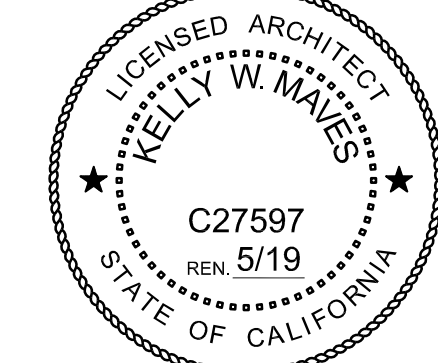


Client:
Enloe Medical Center
 Medical Offices Building
 250 W. East Avenue
 Chico, CA 95926

Project Name:
New OSHPD 3
 Medical Office Building

Submital:
ARCHITECTURAL
DESIGN REVIEW

Architect of Record



Date Signed: _____

Consultant

Revisions	Description
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△	
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Approvals

Key Plan

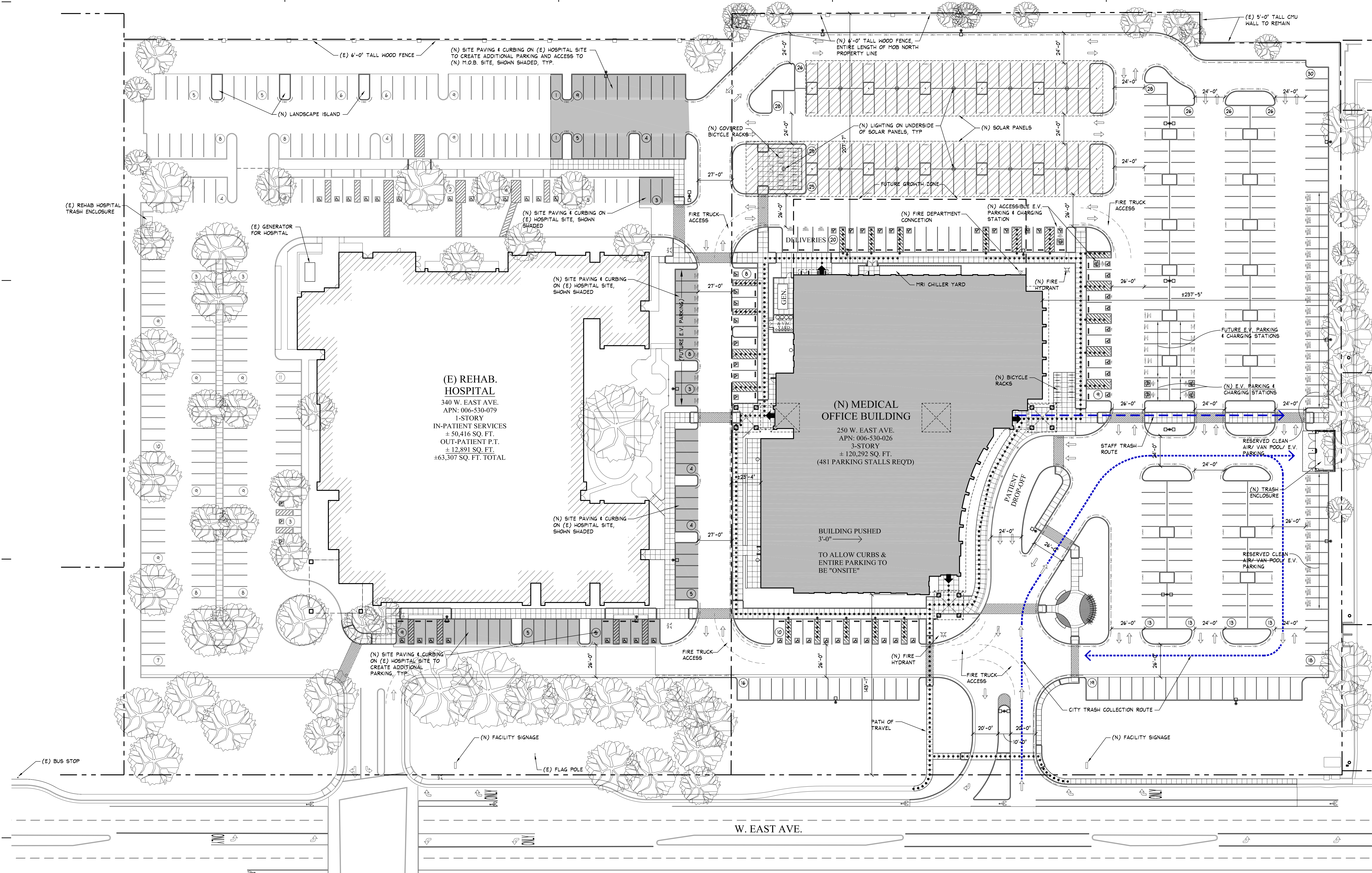
KAP Job No. 240.00
 Scale: As Noted
 Date: 04/06/2018
 Drawn By: AG/RJS
 Checked By: KM / SJ

Sheet Name

OVERALL SITE
CODE REVIEW

Sheet Number

A0.10
 Attachment E



(E) ENLOE REHAB HOSPITAL - PARKING ANALYSIS				
BUILDING	SQUARE FOOT / BED PROGRAM	PARKING ANALYSIS	PARKING ANALYSIS	
	GROSS SF	BEDS	FORMAT	# REQ'D
(E)ENLOE REHAB. HOSPITAL	(E) 50,416	42	1 STALL / LIC. BED	42
MAIN FLOOR				
IN-PATIENT SERVICES (42 PATIENT BEDS), P.T. POOL, KITCHEN, PATIENT DINING, EXAM ROOMS, CENTRAL SUPPLY			ADDITIONAL ANCILLARY SUPPORT	50
OUT-PATIENT PHYSICAL THERAPY (P.T.) (18 BEDS)	(E) 12,891	18	1 STALL / 250 SQ. FT.	52
TOTAL REQUIRED:	63,307	60		144
PARKING PROVIDED				
OFF-STREET PARKING				PARKING PROVIDED
(E) HOSPITAL PARKING LOT				191
(N) STALLS ON (E) HOSPITAL PARKING LOT				67
TOTAL				258
IN-PATIENT REHAB ADA STALLS REQ'D: (PER 2016 CBC TABLE 11B-208.2)				7
OP. P.T. ADA STALLS REQ'D: (20% PER 2016 CBC 11B-208.2.2)				11
ADA STALLS PROVIDED:				23

GREEN BLDG CODE ANALYSIS	
TOTAL (N) PARKING SPACES PROVIDED:	421
BICYCLE PARKING	43
SHORT TERM BICYCLE PARKING REQUIRED: (CGBC SECTION 5.104.1 & LOCAL ORDINANCE) (10% OF VEHICULAR SPACES - CHICO CODE OF ORDINANCE TABLE 5-4)	21
BICYCLE RACKS REQUIRED: COVERED LOCKABLE BICYCLE PARKING REQUIRED: (BICYCLE PARKING TO BE WITHIN 200 FEET OF VISITOR ENTRANCES - CGBC 5.106.4.1.1)	22
SHOWER FACILITIES REQUIRED: (CHICO CODE OF ORDINANCE TABLE 5-4)	2
CLEAN AIR / VAN POOL / E.V. PARKING DESIGNATED PARKING STALLS REQUIRED: (CGBC TABLE 5.106.5.2)	34
FUTURE ELECTRIC VEHICLE CHARGING SPACES	26
64 FUTURE E.V. CHARGING STATIONS: (CGBC TABLE 5.106.5.3.3)	6
ACTUAL CHARGING STATIONS PROVIDED: FUTURE CHARGING STATIONS REQUIRED: (PROVIDE ELECTRICAL INFRASTRUCTURE FOR FUTURE E.V. CHARGING STATIONS - CGBC TABLE 5.106.3.2)	20

(N) ENLOE M.O.B. - PARKING ANALYSIS				
BUILDING	SQUARE FOOT / BED PROGRAM	PARKING ANALYSIS	PARKING ANALYSIS	
	GROSS SF	BEDS	FORMAT	# REQ'D
ENLOE MEDICAL OFFICE BUILDING	44,945	0	1 STALL / 250 SQ. FT.	180
MAIN FLOOR				
PROMPT CARE, LAB / IMAGING, COFFEE SHOP, PHARMACY, BUILDING SERVICES, P.T. & CARDIAC REHAB.				
2ND FLOOR	39,270	0	1 STALL / 250 SQ. FT.	157
PRIMARY CARE, PMR, WOUND CLINIC/HYPERBARIC, ANTI-COAG, HEART, CARDIOLOGY				
3RD FLOOR	36,077	0	1 STALL / 250 SQ. FT.	144
ADMIN, PMR, ENT, TOTAL JOINT, NEURO SPINE, O.P. PHYSICAL THERAPY, CARDIAC REHAB.				
TOTAL REQUIRED:	120,292	0		481
PARKING PROVIDED				
OFF-STREET PARKING				PARKING PROVIDED
(N) MEDICAL OFFICE BUILDING PARKING LOT				392
TOTAL				392
ADA STALLS REQ'D: (10% TOTAL STALLS PER 2016 CBC 11B-208.2.1)				39
ADA STALLS PROVIDED:				39

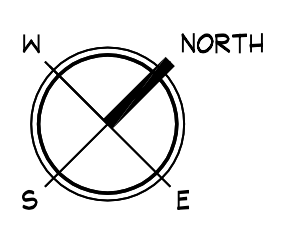
SITE COVERAGE		
LOT SIZE: 6.67 ACRES (290,545 SQ. FT.)	COVERAGE	
	SQ. FT.	% OF SITE
BUILDING PAD AREA	45,015 S.F.	16%
ASPHALT/PARKING	160,547 S.F.	55%
CONCRETE	19,812 S.F.	7%
LANDSCAPE	65,178 S.F.	22%
TOTAL:	290,545 S.F.	100%

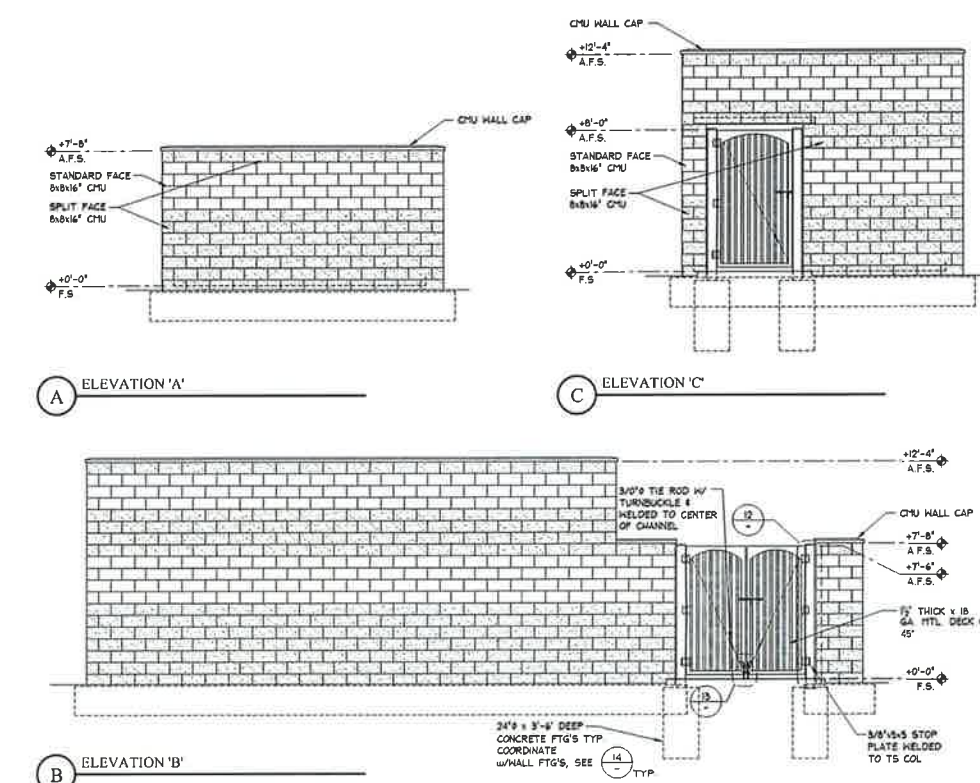
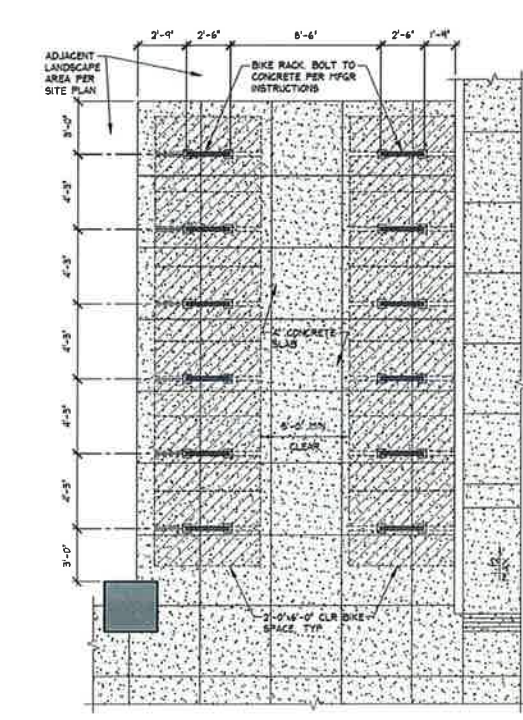
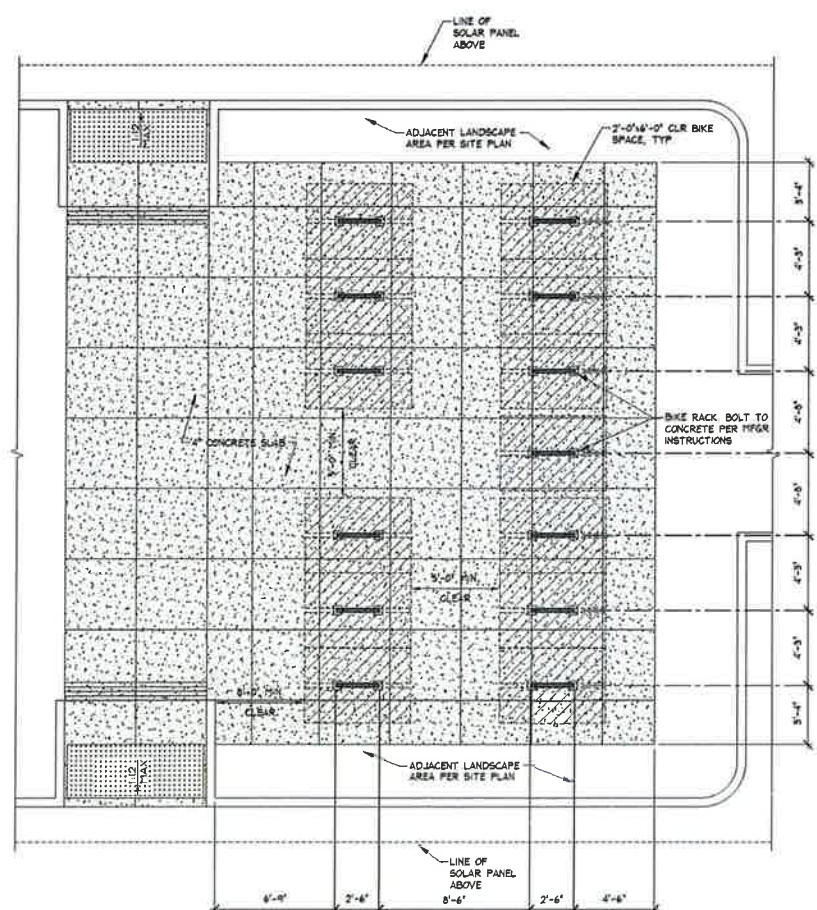
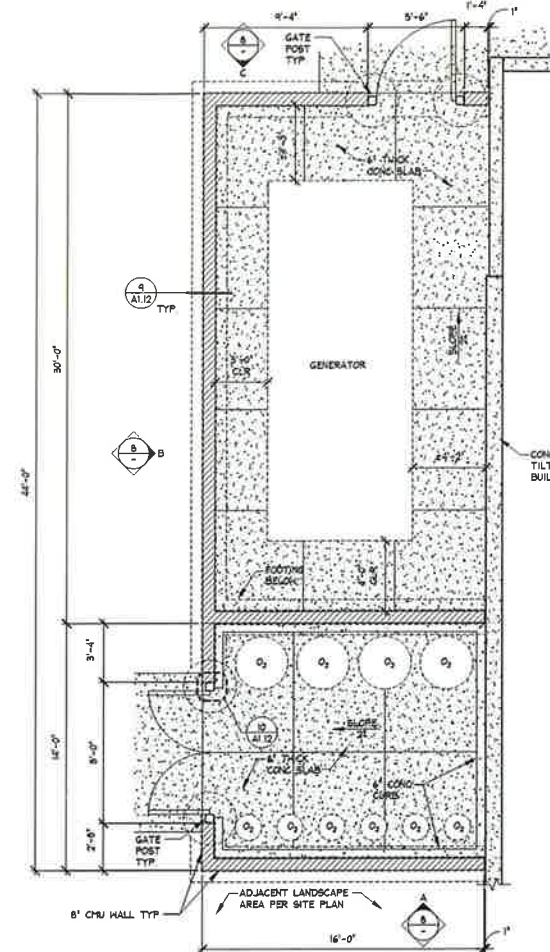
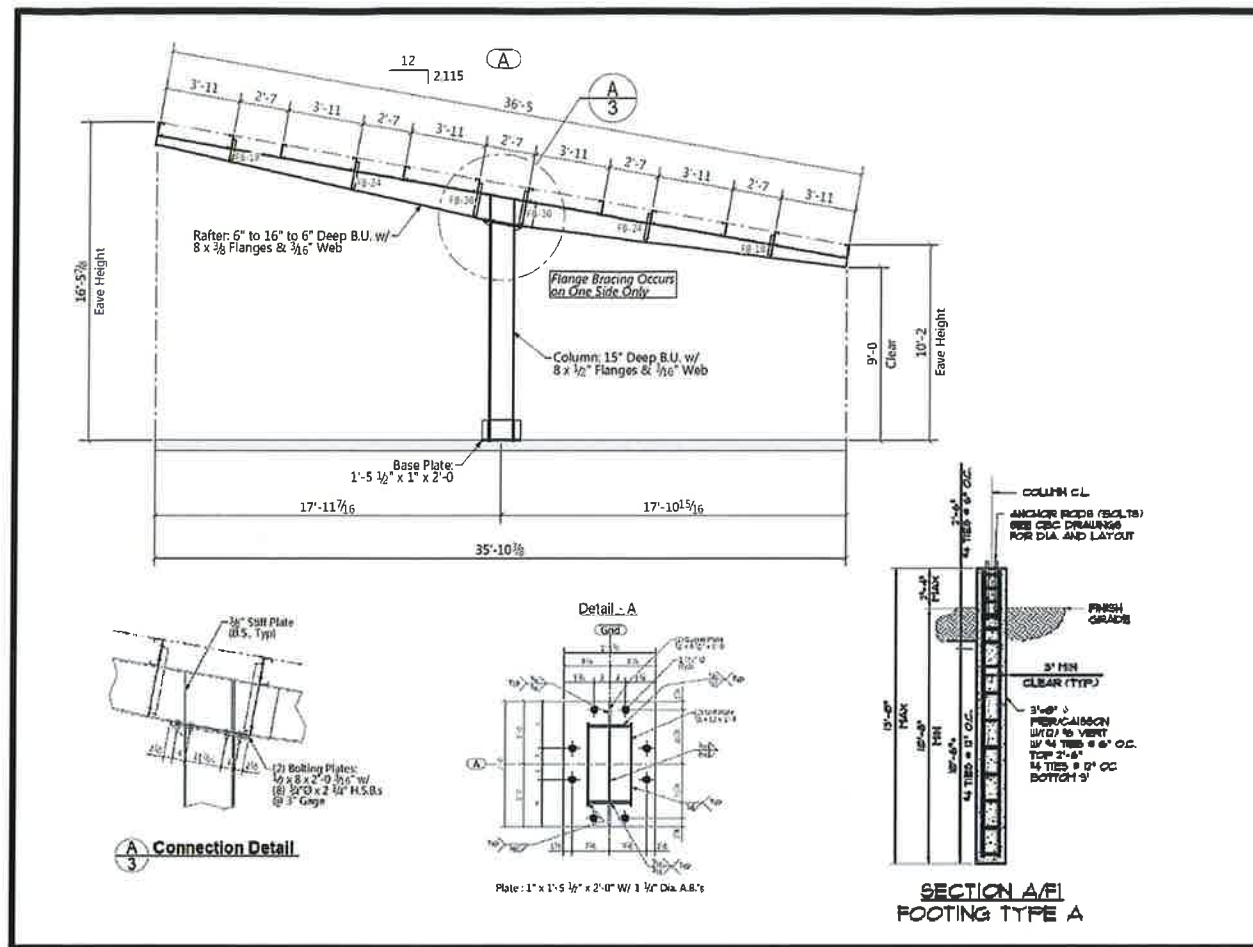
LEGEND:

- (E) ACCESSIBLE PATH OF TRAVEL
- (E) ACCESSIBLE EXIT TO EXTERIOR
- (E) PARKING STALL COUNT
- (E) PROPERTY LINE
- (N) FIRE LANE PAINTED CURBS

1 OVERALL SITE CODE REVIEW
 Scale: 1" = 30'-0"

UPDATED: 04-23-2018

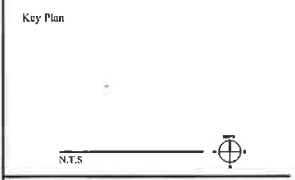




Revisions

Revision	Description
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Approvals



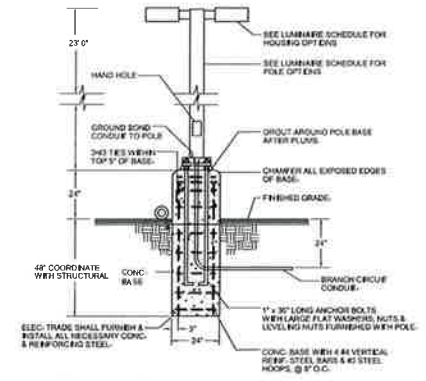
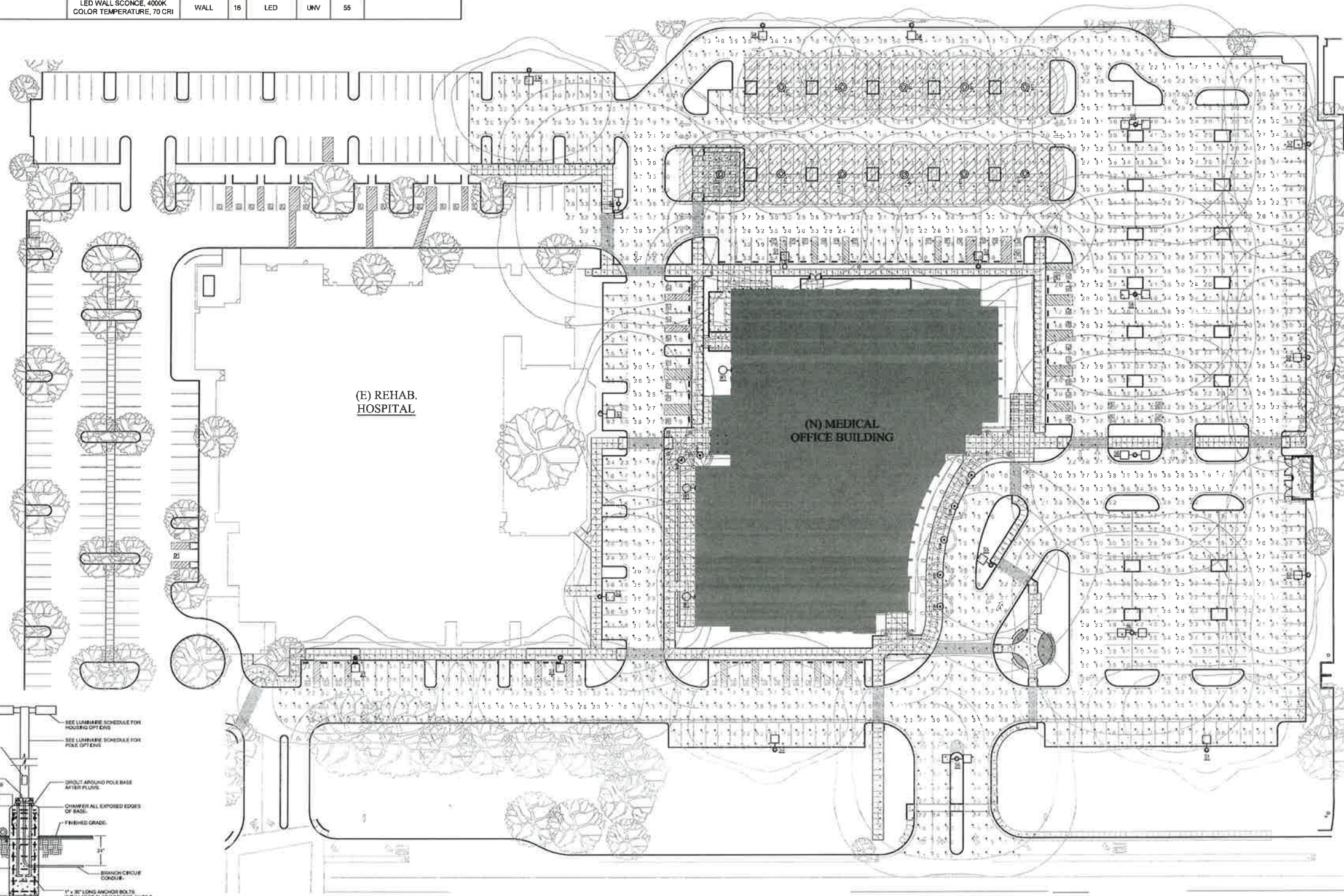
KAP Job No: 240.00
Scale: As Noted
Date: 04/06/2018
Drawn By: AG/RUS
Checked By: KM/SJ

Sheet Name:
**GENERATOR YARD
AIR/VAC/O2 YARD
& SOLAR PANELS**

Sheet Number:

LUMINAIRE SCHEDULE

TYPE	MANUFACTURER/CATALOG	DESCRIPTION	MOUNTING	LAMP		VOLTS	WATTS	REMARKS
				NO.	TYPE			
B	WILLIAMS DSABR-L20-840-AC-FT-XX-DRV-UNV	8" ROUND ALUMINUM BOLLARD, 4000K, 80 CRI	POLE		LED	UNV	28	
C	PHILIPS GARDCO SVPG-168L-1800-NW-SM-5-UNV	ROUND SURFACE MOUNT, 4000K COLOR TEMPERATURE, 80 CRI	POLE	168	LED	UNV	85	
S1	PHILIPS GARDCO ECF-L-80L-900-NW-G2-AR-3-120-IMR13-F1	25 FEET POLE LIGHT, 4000K COLOR TEMPERATURE, 70 CRI	POLE	80	LED	UNV	225	
S2	PHILIPS GARDCO ECF-L-80L-900-NW-G2-AR-3-120-IMR13-F1-HS	25 FEET POLE LIGHT, 4000K COLOR TEMPERATURE, 70 CRI	POLE	80	LED	UNV	225	PROVIDED HOUSE SIDE SHIELD
S3	PHILIPS GARDCO ECF-L-80L-900-NW-G2-AR-4-120-IMR13-F1	25 FEET POLE LIGHT, 4000K COLOR TEMPERATURE, 70 CRI	POLE	80	LED	UNV	225	
S4	PHILIPS GARDCO ECF-L-80L-900-NW-G2-AR-4-120-IMR13-F1-HS	25 FEET POLE LIGHT, 4000K COLOR TEMPERATURE, 70 CRI	POLE	80	LED	UNV	225	PROVIDED HOUSE SIDE SHIELD
S5	PHILIPS GARDCO ECF-L-80L-900-NW-G2-AR-5W-120-IMR13-F1	25 FEET POLE LIGHT, 4000K COLOR TEMPERATURE, 70 CRI	POLE	80	LED	UNV	225	
S6	PHILIPS GARDCO ECF-L-80L-900-NW-G2-AR-5W-120-IMR13-F1	25 FEET POLE LIGHT, 4000K COLOR TEMPERATURE, 70 CRI	POLE	80	LED	UNV	450	2 LAMPS @ 180 DEG
W1	PHILIPS GARDCO 101L-16L-1000-NW-G1-3	LED WALL SCONCE, 4000K COLOR TEMPERATURE, 70 CRI	WALL	16	LED	UNV	55	



2 POLE LIGHT MOUNTING DETAIL

1 OVERALL SIGHT PLAN - LIGHTING

TYPE 'B' - BOLLARD LIGHTING
 Scale: N.T.S.

OSABR LED
 1" ROUND ALUMINUM BOLLARD

SPECIFICATIONS
 • 1" Round Aluminum Bollard
 • 12" Height
 • 1200lm
 • 1200lm
 • 1200lm

FEATURES
 • 1" Round Aluminum Bollard
 • 12" Height
 • 1200lm
 • 1200lm
 • 1200lm

ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

TYPE 'C' - UNDER SOLAR STRUCTURE LIGHTING
 Scale: N.T.S.

OSABR LED
 1" ROUND ALUMINUM BOLLARD

SPECIFICATIONS
 • 1" Round Aluminum Bollard
 • 12" Height
 • 1200lm
 • 1200lm
 • 1200lm

FEATURES
 • 1" Round Aluminum Bollard
 • 12" Height
 • 1200lm
 • 1200lm
 • 1200lm

ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

TYPE 'C' - UNDER SOLAR STRUCTURE LIGHTING
 Scale: N.T.S.

PHILIPS GARDCO
SWPG
 SolView IHD

SPECIFICATIONS
 • 1" Round Aluminum Bollard
 • 12" Height
 • 1200lm
 • 1200lm
 • 1200lm

ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

TYPE 'C' - UNDER SOLAR STRUCTURE LIGHTING
 Scale: N.T.S.

PHILIPS GARDCO
SWPG
 SolView IHD

SPECIFICATIONS
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 • 12" Height
 • 1200lm
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ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

TYPE 'C' - UNDER SOLAR STRUCTURE LIGHTING
 Scale: N.T.S.

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SWPG
 SolView IHD

SPECIFICATIONS
 • 1" Round Aluminum Bollard
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 • 1200lm
 • 1200lm
 • 1200lm

ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

1 TYPE 'B' - BOLLARD LIGHTING
 Scale: N.T.S.

2 TYPE 'C' - UNDER SOLAR STRUCTURE LIGHTING
 Scale: N.T.S.

2 TYPE 'C' - UNDER SOLAR STRUCTURE LIGHTING
 Scale: N.T.S.

2 TYPE 'C' - UNDER SOLAR STRUCTURE LIGHTING
 Scale: N.T.S.

TYPE 'C' - UNDER SOLAR STRUCTURE LIGHTING (CONT.)
 Scale: N.T.S.

SVPG SoftView LED
 Parking garage luminaires

SPECIFICATIONS
 • 1" Round Aluminum Bollard
 • 12" Height
 • 1200lm
 • 1200lm
 • 1200lm

ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

TYPE 'C' - UNDER SOLAR STRUCTURE LIGHTING (CONT.)
 Scale: N.T.S.

SVPG SoftView LED
 Parking garage luminaires

SPECIFICATIONS
 • 1" Round Aluminum Bollard
 • 12" Height
 • 1200lm
 • 1200lm
 • 1200lm

ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

TYPE 'C' - UNDER SOLAR STRUCTURE LIGHTING (CONT.)
 Scale: N.T.S.

PHILIPS GARDCO
SWPG
 EcoForm large

SPECIFICATIONS
 • 1" Round Aluminum Bollard
 • 12" Height
 • 1200lm
 • 1200lm
 • 1200lm

ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

TYPE 'C' - UNDER SOLAR STRUCTURE LIGHTING (CONT.)
 Scale: N.T.S.

PHILIPS GARDCO
SWPG
 EcoForm large

SPECIFICATIONS
 • 1" Round Aluminum Bollard
 • 12" Height
 • 1200lm
 • 1200lm
 • 1200lm

ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

TYPE 'C' - UNDER SOLAR STRUCTURE LIGHTING (CONT.)
 Scale: N.T.S.

PHILIPS GARDCO
SWPG
 EcoForm large

SPECIFICATIONS
 • 1" Round Aluminum Bollard
 • 12" Height
 • 1200lm
 • 1200lm
 • 1200lm

ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

2 TYPE 'C' - UNDER SOLAR STRUCTURE LIGHTING (CONT.)
 Scale: N.T.S.

3 TYPE 'S' - PARKING LOT "POLE" LIGHTING
 Scale: N.T.S.

3 TYPE 'S' - PARKING LOT "POLE" LIGHTING
 Scale: N.T.S.

3 TYPE 'S' - PARKING LOT "POLE" LIGHTING
 Scale: N.T.S.

TYPE 'S' - PARKING LOT "POLE" LIGHTING (CONT.)
 Scale: N.T.S.

ECF-L EcoForm large
 Site & Area

SPECIFICATIONS
 • 1" Round Aluminum Bollard
 • 12" Height
 • 1200lm
 • 1200lm
 • 1200lm

ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

TYPE 'S' - PARKING LOT "POLE" LIGHTING (CONT.)
 Scale: N.T.S.

ECF-L EcoForm large
 Site & Area

SPECIFICATIONS
 • 1" Round Aluminum Bollard
 • 12" Height
 • 1200lm
 • 1200lm
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ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

TYPE 'S' - PARKING LOT "POLE" LIGHTING (CONT.)
 Scale: N.T.S.

ECF-L EcoForm large
 Site & Area

SPECIFICATIONS
 • 1" Round Aluminum Bollard
 • 12" Height
 • 1200lm
 • 1200lm
 • 1200lm

ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

TYPE 'S' - PARKING LOT "POLE" LIGHTING (CONT.)
 Scale: N.T.S.

ECF-L EcoForm large
 Site & Area

SPECIFICATIONS
 • 1" Round Aluminum Bollard
 • 12" Height
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ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

TYPE 'S' - PARKING LOT "POLE" LIGHTING (CONT.)
 Scale: N.T.S.

ECF-L EcoForm large
 Site & Area

SPECIFICATIONS
 • 1" Round Aluminum Bollard
 • 12" Height
 • 1200lm
 • 1200lm
 • 1200lm

ORDERING GUIDE

PHOTOGRAPHY

SECTION DETAIL

3 TYPE 'S' - PARKING LOT "POLE" LIGHTING (CONT.)
 Scale: N.T.S.

3 TYPE 'S' - PARKING LOT "POLE" LIGHTING (CONT.)
 Scale: N.T.S.

3 TYPE 'S' - PARKING LOT "POLE" LIGHTING (CONT.)
 Scale: N.T.S.

3 TYPE 'S' - PARKING LOT "POLE" LIGHTING (CONT.)
 Scale: N.T.S.

PHILIPS
GARDCO

Wall Mount

LED

Philips Scence LED Wall Mount is a premium product designed for professional use. It features a sleek, modern design and is available in various sizes and finishes to suit your needs. The fixture is designed for easy installation and provides a long, reliable life span.

Model	Power (W)	Beam Angle	Mounting Height
WLM-100	100	30°	8-10 ft
WLM-150	150	30°	8-10 ft
WLM-200	200	30°	8-10 ft
WLM-300	300	30°	8-10 ft
WLM-400	400	30°	8-10 ft
WLM-500	500	30°	8-10 ft
WLM-600	600	30°	8-10 ft
WLM-800	800	30°	8-10 ft
WLM-1000	1000	30°	8-10 ft

101L Scence LED
Wall Mount

Technical specifications and diagrams for the 101L Scence LED Wall Mount fixture.

101L Scence LED
Wall Mount

Technical specifications and diagrams for the 101L Scence LED Wall Mount fixture.

101L Scence LED
Wall Mount

Technical specifications and diagrams for the 101L Scence LED Wall Mount fixture.

101L Scence LED
Wall Mount

Technical specifications and diagrams for the 101L Scence LED Wall Mount fixture.

1 TYPE 'W' - WALL SCENCE
Scale: N.T.S.

101L Scence LED
Wall Mount

Technical specifications and diagrams for the 101L Scence LED Wall Mount fixture.

101L Scence LED
Wall Mount

Technical specifications and diagrams for the 101L Scence LED Wall Mount fixture.

1 TYPE 'W' - WALL SCENCE (CONT.)
Scale: N.T.S.



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Medical Offices Building
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Chico, CA 95926

Project Name:
New OSHPD 3
Medical Office Building
Submital:
ARCHITECTURAL
DESIGN REVIEW



Consultant

Revisions	Description
△	
△	
△	
△	
△	

Approvals

APR 03 2013

Key Plan

N.T.S.

KAP Job No: 240.00
Scale: As Noted
Date: 04/06/2018
Drawn By: AGI/US
Checked By: KM/SJ

Sheet Name
SITE LIGHTING
TYPE 'W'

Sheet Number
E1.2
Attachment H

Revisions

Revision	Description
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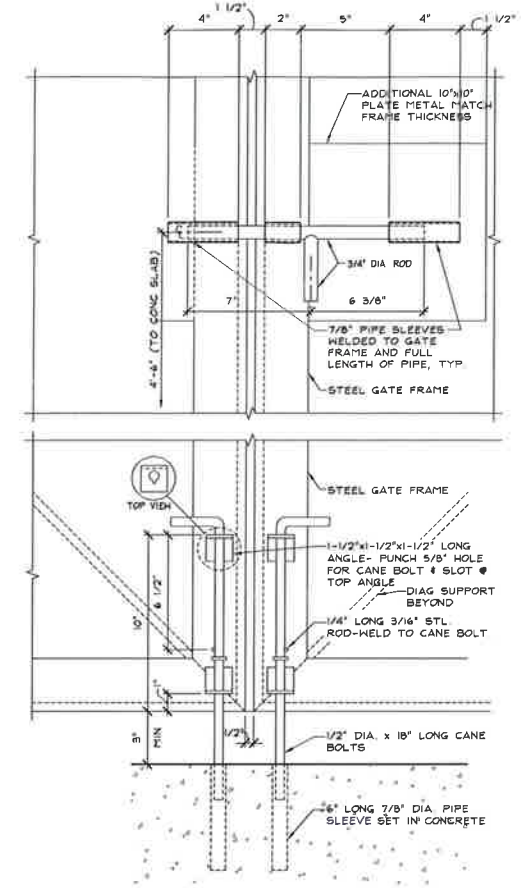
Approvals

Key Plan

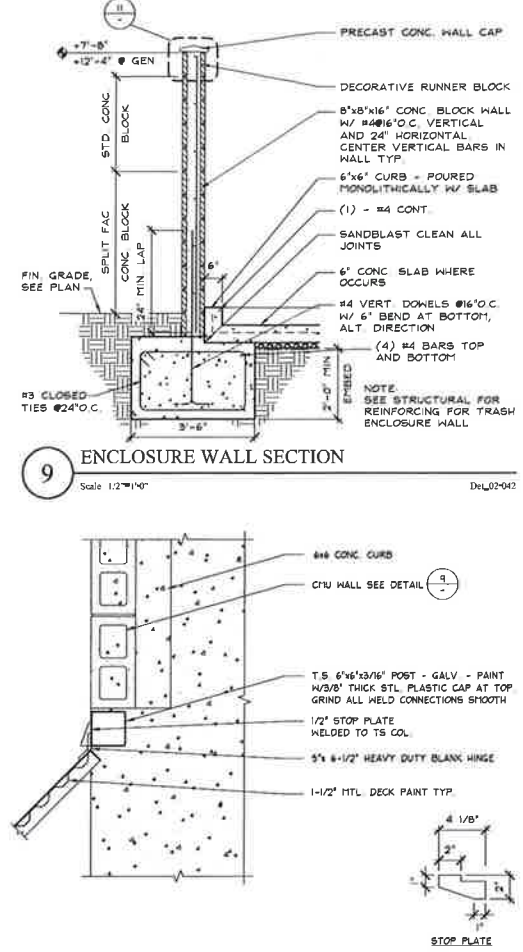
KAP Job No. 240.00
 Scale: As Noted
 Date: 04/06/2018
 Drawn By: AG/RJS
 Checked By: KM / SJ

Sheet Name
**TRASH ENCLOSURE &
 CMU WALL DETAILS**

Sheet Number

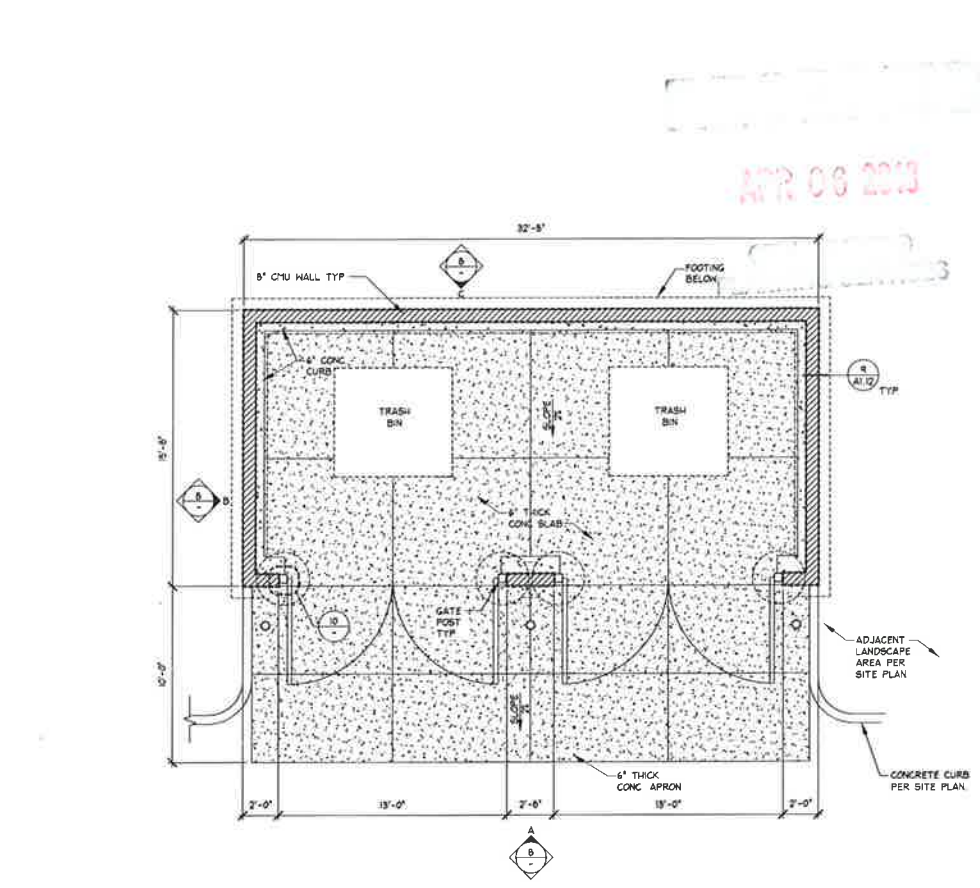


13 CANE BOLT AT TRASH ENCLOSURE
 Scale: 3/4"=1'-0"
 DeL02-038

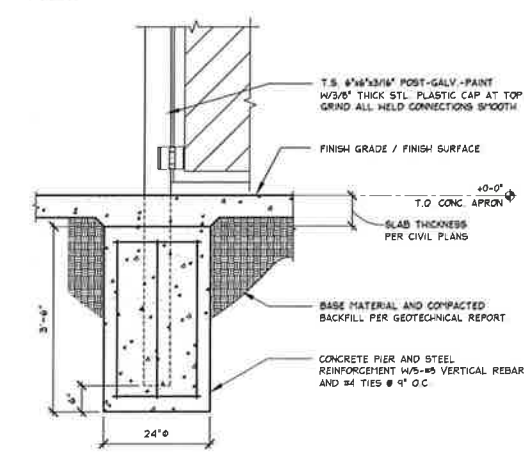


9 ENCLOSURE WALL SECTION
 Scale: 1/2"=1'-0"
 DeL02-042

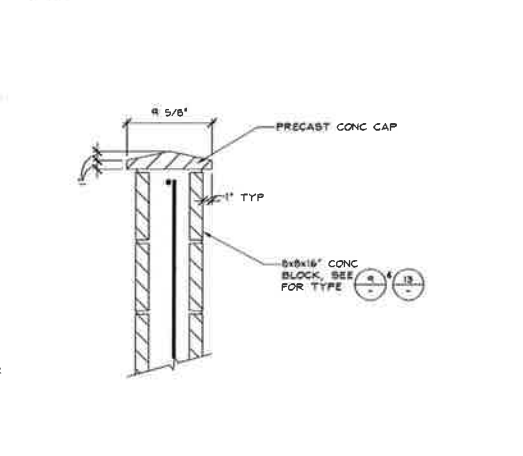
10 GATE JAMB
 Scale: 1"=1'-0"
 DeL02-045



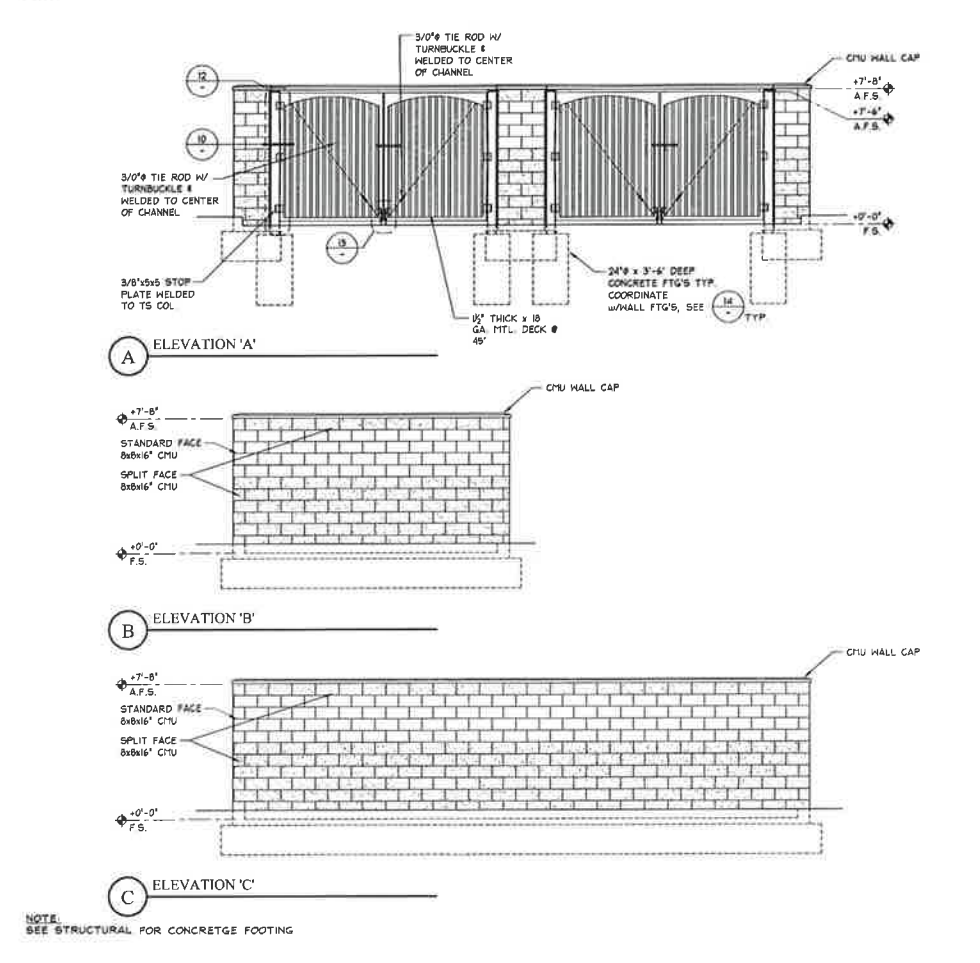
6 CMU TRASH ENCLOSURE PLAN - DOUBLE UNIT
 Scale: 1/4"=1'-0"
 DeL02-031A



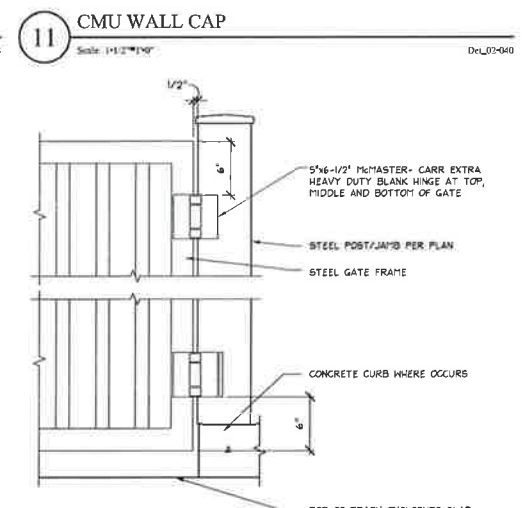
14 GATE POST FOOTING DETAIL
 Scale: 3/4"=1'-0"
 DeL02-035



11 CMU WALL CAP
 Scale: 1 1/2"=1'-0"
 DeL02-040

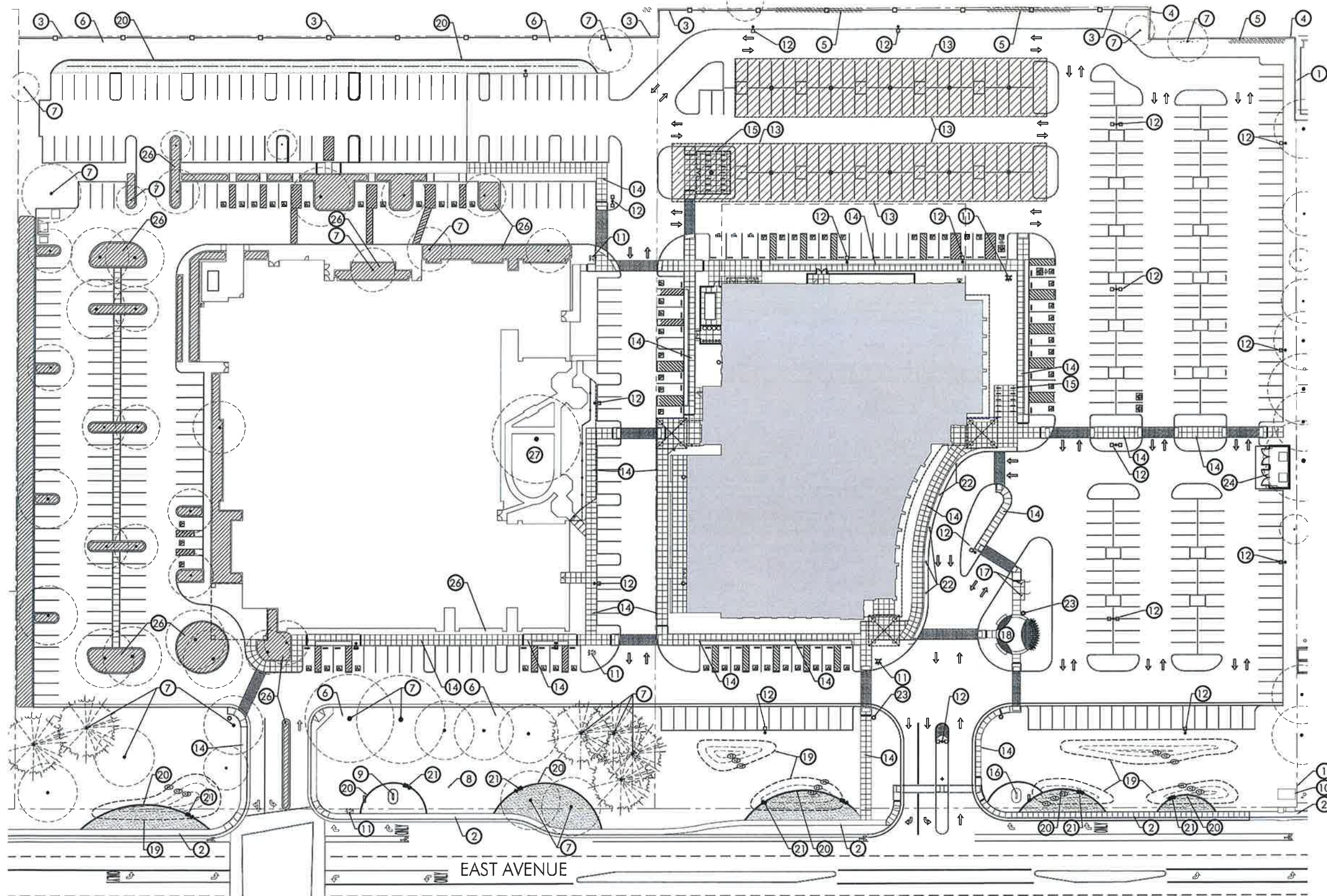


8 CMU TRASH ENCLOSURE - DOUBLE UNIT
 Scale: 1/8"=1'-0"
 DeL02-031A



12 TRASH ENCLOSURE DOOR HINGE
 Scale: 1"=1'-0"
 DeL02-041

Project: Enloe Medical Center OSHPD 3 (Rev. 04/06/2018) Drawn By: AG/RJS (Rev. 04/06/2018) Checked By: KM/SJ (Rev. 04/06/2018) Date: 04/06/2018



PLAN LEGEND

SYMBOL	DESCRIPTION	REMARKS
1	PROPERTY LINE	SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
2	CITY SIDEWALK	SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
3	EXISTING FENCE	TO REMAIN. RETAIN AND PROTECT.
4	EXISTING WALL	TO REMAIN. RETAIN AND PROTECT.
5	EXISTING ITALIAN CYPRESS SCREEN	TO REMAIN. RETAIN AND PROTECT.
6	EXISTING LANDSCAPE BERM	TO REMAIN. RETAIN AND PROTECT.
7	EXISTING TREES	TYPICAL SYMBOL. TO REMAIN. RETAIN AND PROTECT. SEE SHEET 1 FOR SPECIES.
8	EXISTING FLAGPOLE	TO REMAIN. RETAIN AND PROTECT.
9	EXISTING SIGN	TO REMAIN. RETAIN AND PROTECT.
10	EXISTING UTILITIES	TO REMAIN. RETAIN AND PROTECT.
11	FIRE HYDRANT	SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
12	AREA LIGHTING	SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
13	SOLAR ARRAY	SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
14	PEDESTRIAN WALKWAY	SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
15	BICYCLE PARKING	RACKS AND LOCKERS. SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
16	SIGNAGE	SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
17	FLAGPOLE	2 POLES. SEE SHEET 4.
18	FLAGPOLE PLAZA	DECORATIVE HARDSCAPE WITH SEATWALLS AND OVERHEAD TRELLIS. SEE SHEET 4.
19	LANDSCAPE MOUNDING	-
20	CONCRETE MOW BANDS	-
21	FIELDSTONE BOULDERS	TYPICAL SYMBOL. 30'-36" DIAMETER, MOSS AND LICHEN COVERED FIELDSTONE BOULDERS.
22	BOLLARD LIGHTS	TYPICAL SYMBOL. SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
23	TRASH RECEPTACLE	POWDER COATED TRASH RECEPTACLE. TIMBERFORM RENAISSANCE SERIES. TIMBERFORM MODEL: 2811-DT. POWDER COAT COLOR: BROWN.
24	TRASH ENCLOSURE	SHOWN FOR REFERENCE ONLY. SEE PLANS BY OTHERS.
25	NOT USED	-
26	EXISTING LANDSCAPE	TYPICAL SYMBOL. TO REMAIN. RETAIN AND PROTECT.
27	EXISTING PHYSICAL THERAPY YARD	TO REMAIN. RETAIN AND PROTECT.

SEE SHEET 4 FOR PARKING LOT SHADE AND LANDSCAPE CALCULATIONS, LANDSCAPE IRRIGATION NOTE, SOILS STATEMENT, TOP DRESSING NOTE, AND OTHER INFORMATION.

RECEIVED
APR 06 2018
CITY OF CHICAGO
PLANNING SERVICES

ENLOE MEDICAL OFFICE BUILDING

PRELIMINARY LANDSCAPE SITE PLAN

Prepared for:



0 30 60
SCALE: 1" = 30'-0"



Prepared by:

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

SHEET 2 OF 4

DATE: MARCH 28, 2018
PROJECT NUMBER: 1944
DRAWN: JBB

EXHIBIT " "

Attachment J

WATER USE CALCULATIONS FOR ENTIRE SITE

Enloe MOB and Rehab
Chico, California

System Capacity
1,993,208 Gallons per Year

Design Capacity
1,993,208 Gallons per Year

Maximum Applied Water Allowance (MAWA) - Calculation
MAWA = (Reb) (0.7) (6.4) (0.82)
MAWA = 1,790,638 Gallons per Year

Submitted Water Use for Hydrozones (DEWU) - Calculation
DEWU = (Reb) (0.7) (9.4) (0.82) (0.75)
DEWU = 1,488,131 Gallons per Year

WATER USE CALCULATIONS FOR MOB ONLY

Enloe MOB Only
Chico, California

System Capacity
1,993,208 Gallons per Year

Design Capacity
1,993,208 Gallons per Year

Maximum Applied Water Allowance (MAWA) - Calculation
MAWA = (Reb) (0.7) (6.4) (0.82)
MAWA = 1,790,638 Gallons per Year

Submitted Water Use for Hydrozones (DEWU) - Calculation
DEWU = (Reb) (0.7) (9.4) (0.82) (0.75)
DEWU = 1,488,131 Gallons per Year

SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			193,208 SF	
SHADE AREA PROVIDED				
VALLEY OAK				
F FULL	1,256 SF	0	0	0
TQ THREE QUARTER	942 SF	2	1,884 SF	1.0%
H HALF	628 SF	24	15,072 SF	7.8%
Q QUARTER	314 SF	1	314 SF	0
SCARLET OAK				
F FULL	1,256 SF	2	2,512 SF	1.3%
TQ THREE QUARTER	942 SF	7	6,594 SF	3.4%
H HALF	628 SF	7	4,396 SF	2.3%
Q QUARTER	314 SF	0	0	0
CHINESE PISTACHE				
F FULL	1,256 SF	16	20,096 SF	10.4%
TQ THREE QUARTER	942 SF	0	0	0
H HALF	628 SF	0	0	0
Q QUARTER	314 SF	0	0	0
EVERGREEN ELM				
F FULL	1,256 SF	4	5,024 SF	2.6%
TQ THREE QUARTER	942 SF	22	20,724 SF	10.7%
H HALF	628 SF	2	1,256 SF	0.7%
Q QUARTER	314 SF	0	0	0
HOLLY OAK				
F FULL	1,256 SF	8	10,048 SF	5.2%
TQ THREE QUARTER	942 SF	2	1,884 SF	1.0%
H HALF	628 SF	1	628 SF	0.3%
Q QUARTER	314 SF	0	0	0
CRAPE MYRTLE				
F FULL	314 SF	8	0	0
TQ THREE QUARTER	235 SF	2	0	0
H HALF	157 SF	2	314 SF	0.2%
Q QUARTER	78 SF	0	0	0
EASTERN REDBUD				
F FULL	314 SF	0	0	0
TQ THREE QUARTER	235 SF	0	0	0
H HALF	157 SF	0	0	0
Q QUARTER	78 SF	6	468 SF	0.2%
SHADE AREA PROVIDED BY NEW TREES			90,900 SF	47%
SHADE AREA PROVIDED BY EXISTING TREES			6,103 SF	3.2%
TOTAL SHADE AREA PROVIDED			97,003 SF	50.2%

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	193,208 SF	
PARKING LOT LANDSCAPE	19,755 SF	9.7%

CALCULATIONS HAVE BEEN PERFORMED FOR THE SITE IN ITS ENTIRETY (COMBINING BOTH THE REHABILITATION BUILDING LANDSCAPE AND THE PROPOSED MEDICAL OFFICE BUILDING (MOB) LANDSCAPE).

SOILS STATEMENT

STANDARD SOIL AMENDMENTS WILL BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS BY AN ANALYTICAL SOILS TESTING LABORATORY.

MULCH

A UNIFORM 3" MINIMUM LAYER OF 1" - 1-1/2" WALK-ON FIR BARK MULCH SHALL BE APPLIED TO ALL LANDSCAPE AREAS EXCEPT WHERE OTHERWISE NOTED.

FLAGPOLE PLAZA



FLAGPOLE PLAZA



FLAGPOLES



OVERHEAD TRELLIS



STAMPED CONCRETE



SEATWALL



TRASH RECEPTACLE



APR 06 2018
CREATED
PLANNING SERVICES

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**ENLOE MEDICAL OFFICE BUILDING
PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT**

