



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 11/07/2018

DATE: October 15, 2018

File: AR 17-20

TO: Architectural Review and Historic Preservation Board

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

RE: Hampton Inn and Suites, new hotel building
Springfield Drive, APN 002-140-025 (portion)

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the proposed project, subject to the recommended conditions.

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 17-20 (Hampton Inn and Suites), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new 88,000 square-foot hotel building and parking area on a 2.7-acre site. The site is located on the west side of Springfield Drive, between the Chico Mall and Springfield Village (Kohl's shopping center) (see **Attachment A**, Location Map). The site is designated Regional Commercial on the General Plan Land Use Diagram and is zoned CR (Regional Commercial).

The proposed project is comprised of a four-story building that includes 148 guest rooms, off-street parking area and associated landscaping (see **Attachment B**, Project Description). On June 6, 2018, the project was presented before the Architectural Review and Historic Preservation Board, but because no project representative was in attendance the Board agreed to continue the item to a later meeting date.

The site plan illustrates the L-shaped building situated in the middle of the site, set back 15 feet from the front property line. Off-street parking would be located at the rear and sides of the building. Entry to the site is provided by two access points from Springfield Drive, as well as a 24-foot access way at the rear of the site that connects to an existing easement providing access to the Chico Mall and Springfield Village parking lots (see **Attachment C**, Overall Site Plan).

The proposed architecture utilizes the Hampton Inn standard prototype, with additional design elements such as standing seam metal roofing and brick accents (see **Attachment D**, Building Elevations and Colors). The buildings main body would be white stucco ("Aesthetic White") with tower accents in taupe ("Tony Taupe") and a single tower in burnt red ("Fireweed"). The first floor and portions of the building's main body would feature a brick veneer finish. The building's main entry tower would feature a band of turquoise blue ("Rainstorm"), matching the

color of metal roof accents applied along portions of the roofline and port-cochere. The building would feature four tower elements of varying heights with the highest tower parapet reaching approximately 57-feet tall. Decorative lighting is proposed at the top of each tower and port-cochere, shielded by the cornice overhang. No other building-mounted exterior lighting is proposed. Roof mounted HVAC systems will be screened from view by parapet walls.

An indoor pool is proposed on the northern side of the site, located within a stand-alone building adjoining the hotel through a vestibule. The pool building would feature an outdoor patio area with seating, surrounded by a low, wrought-iron fence. Adjacent to the pool building would be a large enclosed outdoor patio with decorative paving, accessed through two large meeting rooms on the interior of the building. A covered trash enclosure structure is proposed at the rear of the site featuring a stone veneer, painted to match the exterior of the main building.

A total of 153 off-street parking spaces would be provided. Eight bicycle parking spaces are proposed, with bicycle racks located at the front entry of the building and within an indoor storage locker provided near the building's front door (see **Attachment E**, Bike Rack Specifications). All parking requirements pursuant to Chico Municipal Code (CMC) 19.70 (*Parking and Loading Standards*) have been met. The photometric site plan indicates parking lot light poles proposed at 16-feet tall for parking lot illumination. Bollard lighting would be located around the building perimeter and under-canopy lights would be located under the proposed solar shade structures (see **Attachment F**, Photometric Site Plan/Lighting Detail).

The landscape plan calls for a variety of species with moderate to low water demands. A mixture of trees, shrubs and perennials is proposed around the building's site perimeter, predominantly along the public right-of-way (see **Attachment G**, Landscape Plans). Steel-frame, tilt-up solar shade structures are proposed to cover much of the off-street parking spaces (see **Attachment C**, Overall Site Plan) and a condition of approval is recommended that the base and frame of each shade structure is painted to match the main building exterior. Pursuant to CMC 19.70.060 (*Design and development standards for off-street parking*), these structures are counted towards the overall parking lot shade requirement. This calculation, including 23 large-diameter trees, is estimated to reach 62 percent at tree maturity. A condition of approval is recommended that all unspecified shade trees be selected from the City's Approved Street Tree and Parking Lot Tree List, or otherwise approved by the Urban Forest Manager.

DISCUSSION

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

Since the project was first presented at the Board on June 6, 2018, the applicant has made significant changes to the building material and color palette, including standing-seam metal

roofing, brick veneer, and rich colors which give the building a modern agro-industrial appearance. These features incorporate recognizable design elements that relate to the community, respond to potential linkages to surrounding areas and relate the design of the project to the greater Chico community, consistent with Design Guidelines (DGs) 1.1.11, 1.2.12, and 1.2.21.

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

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code, and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). This exemption applies to infill projects which: are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not create any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Architectural Review

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

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

The proposal is consistent with General Plan goals and policies that encourage the development of additional tourism businesses and industries, such as hotels (ED-2.1). The project is also consistent with policies that encourage compatible infill development (LU-4.2). The proposed site design promotes pedestrian and bicycle access by directly engaging the public sidewalk, providing safe bike parking, and situating parking toward the sides and rear of the site with distinctive pedestrian pathways, consistent with policies CD-3.2 and CD-3.3. The site is not located within the bounds of a Neighborhood Plan or area plan.

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

The project is consistent with Design Guidelines (DGs) that call for creating a pedestrian-friendly environment by placing the building near the public sidewalk and locating vehicle

parking on the interior of the site (DG 1.1.13, 1.1.14 and 1.1.15). The port cochere feature creates a dominant element at the building entry, making it obvious from the street, consistent with DG 5.1.11. Color and material choices incorporate recognizable design elements that relate to the community, respond to potential linkages to surrounding areas and relate the design of the project to the greater Chico community through historical references, consistent with Design Guidelines (DGs) 1.1.11, 1.2.12, and 1.2.21.

- 3. The architectural design of structures, including all elevations, materials and colors are visually compatible with surrounding development. Design elements, including screening of equipment, exterior lighting, signs, and awnings, have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development.*

The design, materials and colors of the proposed new building are visually compatible with the surrounding commercial developments, specifically regarding the variable parapet heights and metal roof and brick accents. Material choices such as metal roofing and exposed brick link the project to other recognizable sites in the community, such as Sierra Nevada Brewery and historic Downtown Chico. Exterior equipment will be properly screened from view by roof parapets, landscaping or painted to match approved colors.

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

The new proposed building will occupy a vacant parcel and create continuity between two developed commercial sites. At four stories, the building would be larger than the existing surrounding development but is appropriate to ensure visibility from Highway 99 and continue urban-level development of this regional-serving area. The buildings orientation places the bulk of the building toward the rear of the site, away from the streetscape. The proposed building would not unnecessarily block views or inappropriately dominate its surroundings.

- 5. The general landscape design, including the color, location, size, texture, type, and coverage of plant materials, and provisions for irrigation and maintenance, and protection of landscape elements, have been considered to ensure visual relief, to complement structures, and to provide an attractive environment.*

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

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 17-20 (Hampton Inn and Suites).
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning

staff prior to issuance of a certificate of occupancy.

3. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors.
4. All exposed shade structure columns and beams shall be painted to match the body of the main building.
5. All unspecified trees on the landscape plan shall be chosen from the City's Approved Street Tree List, or otherwise approved by the Urban Forest Manager.

PUBLIC CONTACT

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, a legal notice was published in the *Chico Enterprise Record* and a notice was posted on the project site at least 10 days prior to this ARHPB meeting. As of the date of this report no comments have been received in response to the public notice.

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Overall Site Plan
- D. Color Elevations and Materials and Colors
- E. Bike Rack Specifications
- F. Photometric Plans/Lighting Specifications
- G. Landscape Plan

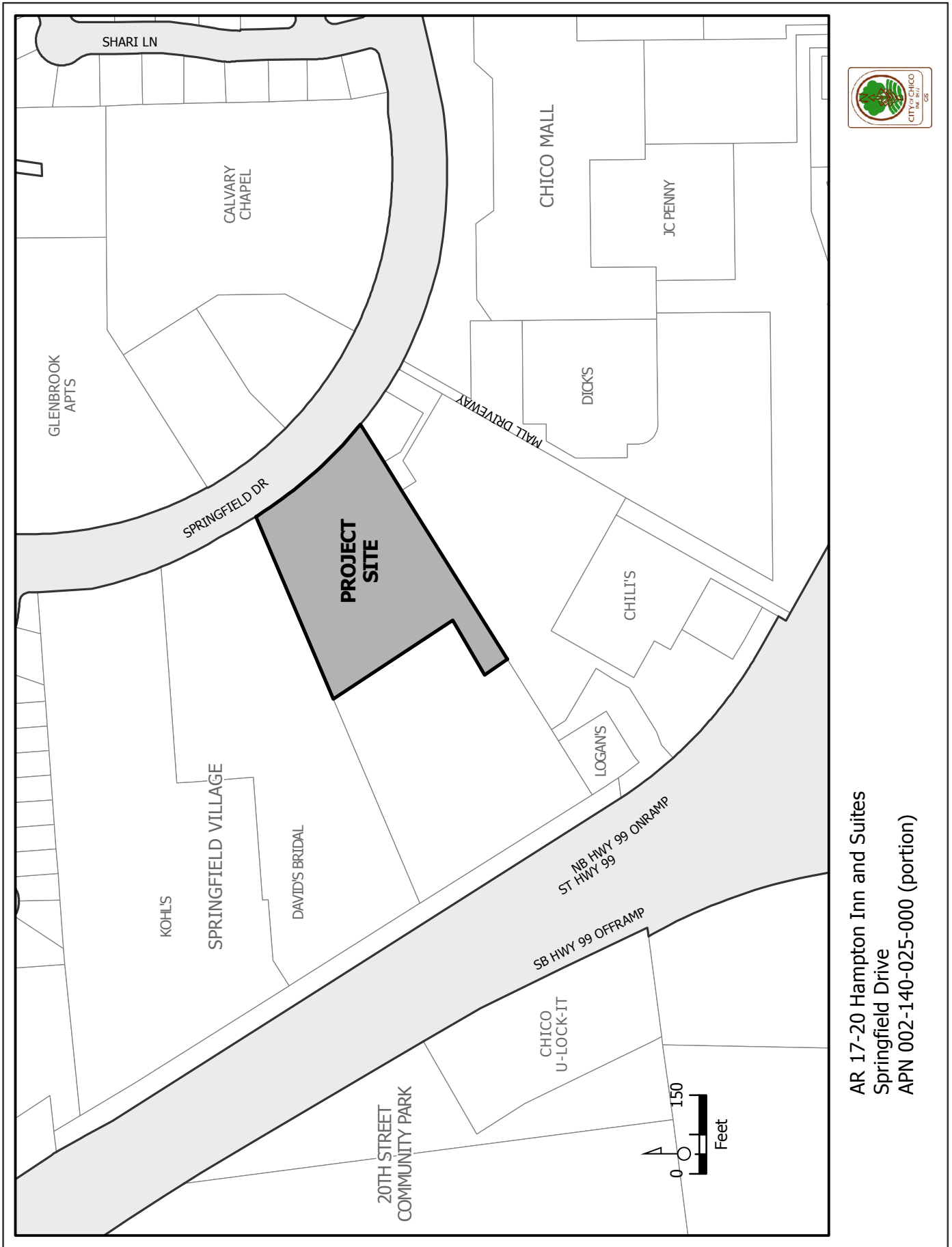
DISTRIBUTION

(Internal)

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Bruce Ambo, Principal Planner
Shannon Costa, Assistant Planner
File: AR 17-20

(External)

Scott Dewey, Architect, Lee Gage and Associates, scott@lgageinc.com
Pawan Kumar, 249 N. Humboldt Ave, Willows, CA 95988



AR 17-20 Hampton Inn and Suites
 Springfield Drive
 APN 002-140-025-000 (portion)

RDR BUILDERS, LP

General Contractor - CA License #954377
1806 W. Kettleman Ln Suite F Lodi, CA 95242
(209) 368-7561 Fax (209) 339-1334

January 25, 2018

Shannon Costa
COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING
411 Main Street
P.O. Box 3420
Chico, CA 95927

Subject: Project Description
RE: Hampton Inn and Suites, Chico, CA

Dear Shannon:

We are proposing a new four (4) story Hotel and meeting facility with 148 rooms. The new facility is situated along Springfield Drive, located north of the Chico Mall and just to the south of the Kohl's Center and will be visible from Hwy 99 as well. Our intention is to create sight lines that facilitate an attractive and inviting preservation to the street for both pedestrians and vehicular traffic.

We look to develop a high-quality building with a sophisticated architectural style that will provide both as strong sense of place and also serve as a way point in the community and maintain the brand image equity of the Hampton Inns.

Our intention is to provide design elements that are compatible with existing materials in the area, but to also bring a new aesthetic to this commercial corridor and the community.

The design guidelines and objectives outlined in chapters 1 & 2 of the Design Guidelines Manual were utilized throughout the design process:

- The patio will reinforce a pedestrian-friendly environment (DG 1.1.13) by adding a shaded outdoor sitting area.
- The design will soften and filter views into the parking lot (DG 1.1.14). The combination of the building, patio, and landscaping will assist in mitigating the street side noise and will serve to soften and reduce views into the project parking areas.
- The proposed meeting and gathering areas are defined with architectural elements as described in DG 1.1.33). For example, additional landscaping, seating, and lighting to add design interest.
- We have enhanced the pedestrian experience along Springfield Drive by providing filtered views of our project from the street (DG 1.2.11).

- This project will enhance community character with the overall quality of the project and building, including the patio and design elements which will enhance the urbanism of the area. A strong pedestrian scale and orientation is provided (DG 1.3.11 and 1.3.13).
- The project is consistent with DG 2.1.27- the patio shade elements and landscaping will minimize views of the parking areas to allow architectural significance to take precedence.
- The bicycle racks are located in close proximity to the building and provide shade so as to comply with DG 2.1.31 and 2.1.32.



Don H. Phemister
Project Manager
RDR Builders



PROJECT SITE
VICINITY MAP

GENERAL INFORMATION

SITE CRITERIA	
1. A.P.N.	002-140-022
2. ZONING	: ICR
3. ADDRESS	XX SPRINGFIELD DRIVE
4. LOT AREA	109,061 SF 2.50 ACRES
5. 1ST FLOOR AREA W/PORTE-COCHERE	16,360 SF
BUILDING AREA/LOT AREA	= 16,360/109,061 = 15%
6. LANDSCAPE AREA	19,360 SF
LANDSCAPE AREA/LOT AREA	=19,360/109,061 = 18%
7. PAVEMENT AREA	58,030 SF
PAVEMENT AREA/LOT AREA	=58,030/109,061 = 53%
8. SIDEWALKS & MISC	15,310 SF
MISC AREA/LOT AREA	= 15,310/109,061 = 14%
9. TOTAL BUILDING AREA	90,320 SF
FLOOR AREA RATIO	= 90,320/109,061 = 84%

BUILDING CRITERIA	CODE PROVISIONS (2016 CBC)	REFERENCES
1. USE GROUP	GROUP R1, B & A2	HOTELS
2. TYPE OF CONSTRUCTION	TYPE 3A 1 HR PROTECTED, SPRINKLED AS PER NFPA 13	
3. BUILDING HEIGHT	55 FEET	
4. NUMBER OF STORIES	BLDG. HT - 4 STORIES --- +65' MAX CODE ALLOWABLE	
5. NUMBER OF GUEST ROOMS	148 UNITS	
6. PARKING STALLS REQUIRED	1/GUESTROOM = 148 STALLS	

ACTUAL PARKING STALLS
 8 ADA STALLS 9X18 (INCLUDES 2 OVERHANG)
 23 COMPACT STALLS 8X16 (INCLUDES 2 OVERHANG)
 122 REGULAR STALLS 9X20 (INCLUDES 2 OVERHANG)
 153 TOTAL PARKING

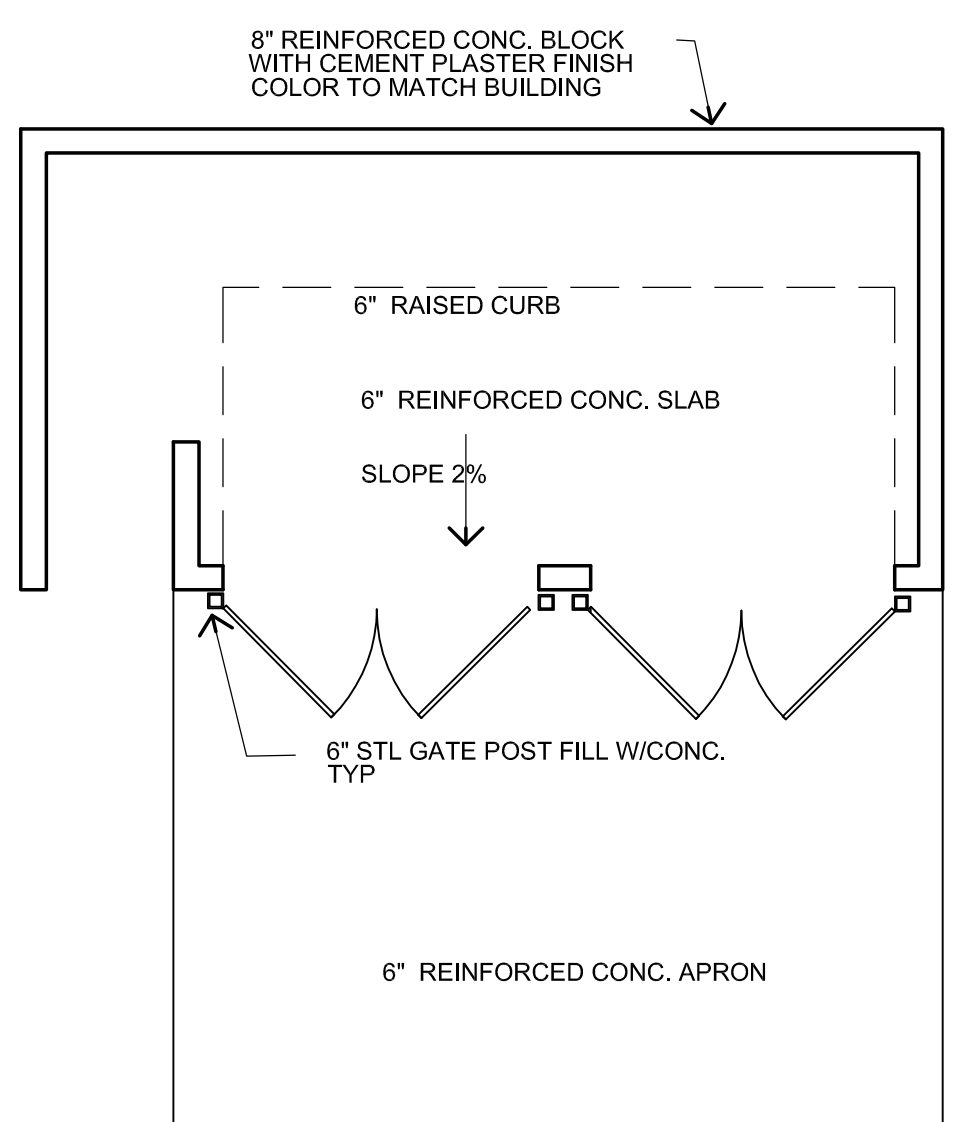
APPLICABLE CODES
 GOVERNING CODE: 2016 CA. BUILDING CODE, 2016 CA. MECHANICAL CODE
 2016 CA. PLUMBING CODE, 2016 CA. ENERGY CODE, 2016 CA. ELECTRICAL CODE
 2016 CA. PLUMBING CODE, 2016 CA. FIRE CODE, & 2016 CA. NON-RESIDENTIAL CEC ENERGY STDS.

MEANS OF EGRESS	CODE REQUIREMENT	PROVIDED
1. NUMBER OF EXITS	2 PER FLOOR MIN.	2 PER FLOOR
2. TRAVEL DISTANCE	250 FEET MAXIMUM	170 FEET MAX.
3. DEAD END CORRIDOR	50 FEET MAXIMUM	50' MAX
4. CORRIDOR WIDTH	54 INCH MINIMUM	60 INCHES MIN
5. SIZE OF EGRESS DOORS	36 INCH WIDE MIN.	36 INCHES MIN.
6. STAIR WIDTH	44 INCH WIDE MIN.	48 INCHES MIN.

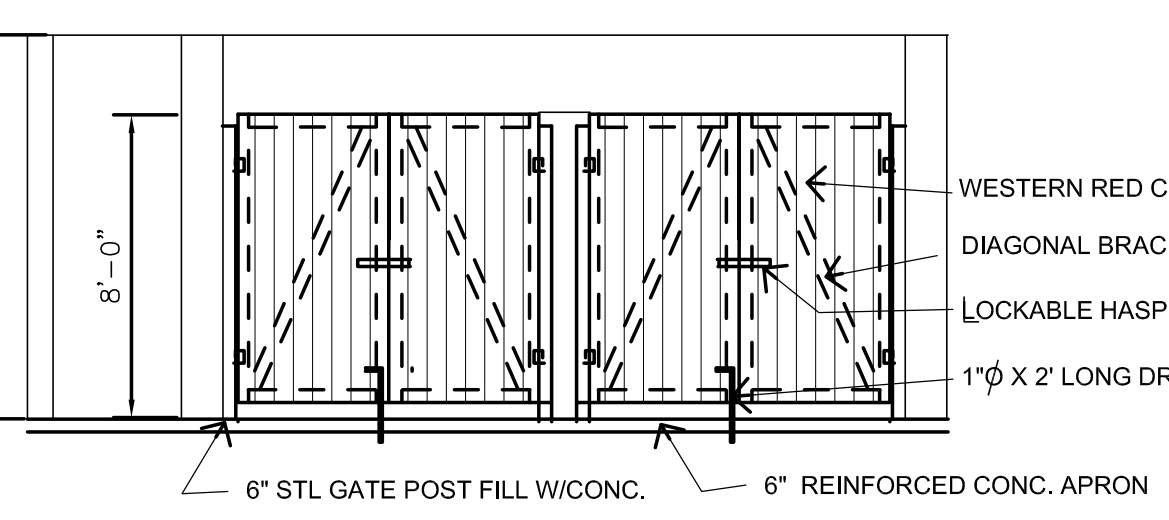
BUILDING DESCRIPTION
 HOTEL BUILDING
 FOUR STORY WOOD FRAME ONE HOUR PROTECTED WITH AUTOMATIC SPRINKLER NFPA13 SYSTEM. EXTERIOR WALLS ARE 2 HOUR NON COMBUSTIBLE (FIRE RETARDED WOOD STUDS & WALL FRAMING) STAIRS, ELEVATORS LAUNDRY CHUTE SHAFT ENCLOSURES ARE TWO HOUR RATED. THE ROOF IS CLASS 'A' (COOL ROOF).
 FIRE PROTECTION SYSTEMS (DETECTORS, ALARMS, SPRINKLERS) ARE DESIGN/BUILD. PLANS AND SPECIFICATIONS OF SPRINKLER SYSTEM SHALL BE SUBMITTED FOR LOCAL JURISDICTION'S APPROVAL.

BUILDING AREA (GROSS)

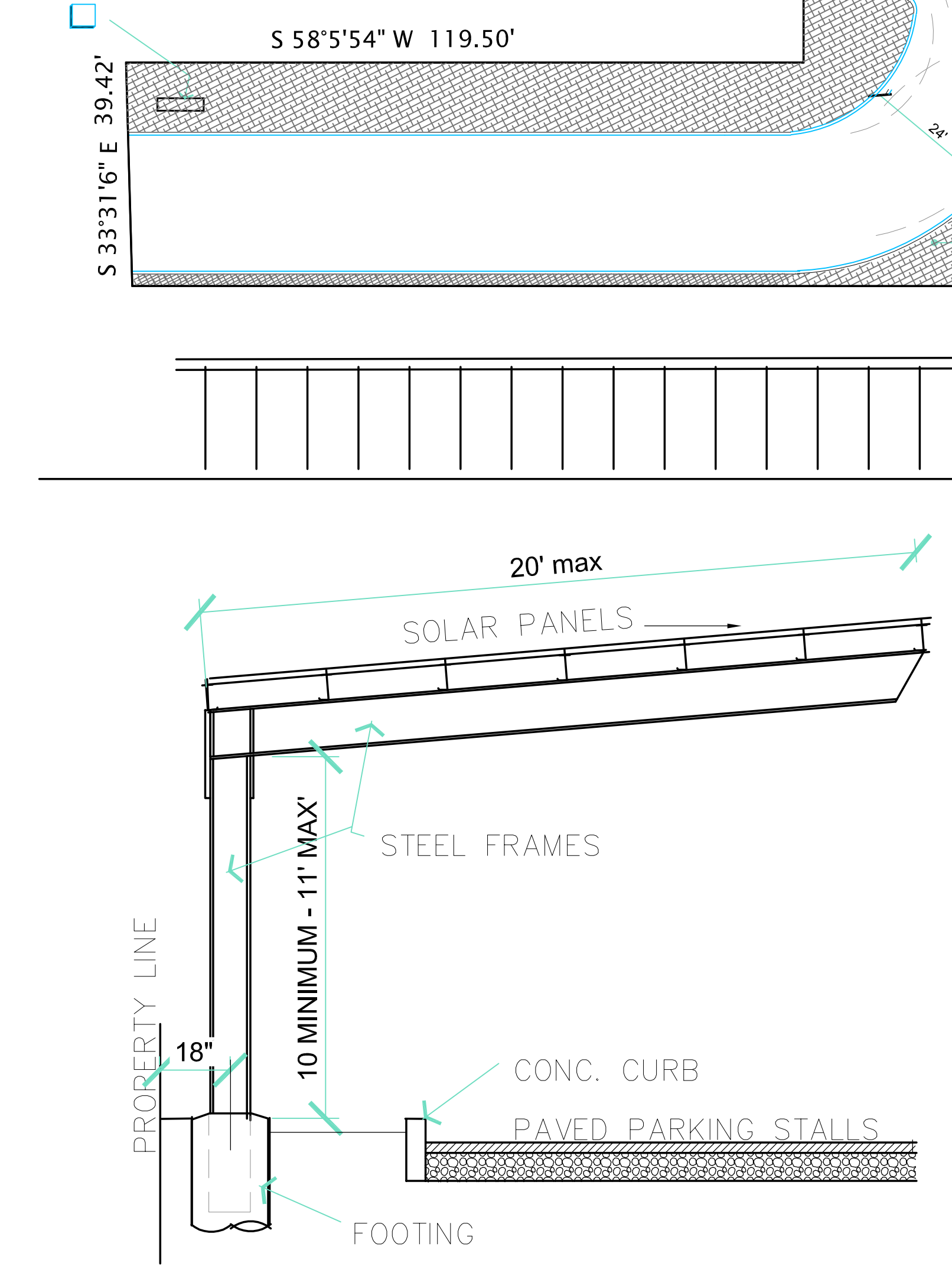
FOURTH FLOOR AREA	=	21,680	S.F.
THIRD FLOOR AREA	=	21,680	S.F.
SECOND FLOOR AREA	=	20,630	S.F.
MAIN FLOOR AREA	=	24,030	S.F.
TOTAL BUILDING AREA:	=	88,020	S.F.
PORTE-COCHERE	=	1,200	S.F.
TOTAL (INCL PORTE-)	=	89,220	S.F.



TRASH ENCLOSURE DETAILS



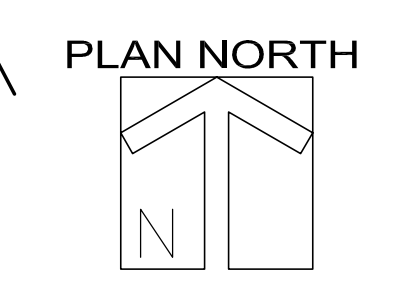
TRASH ENCLOSURE DETAILS



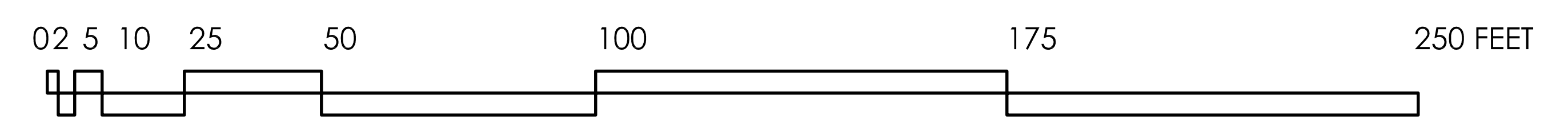
SOLAR CAR CANOPIES

KEYED NOTES

- | | |
|--|-------------------------------------|
| 1 PORTE COCHERE CANOPY AND COLUMNS | 10 FLAG POLES |
| 2 SOLAR ARRAY - PER CANOPY SECTION | 11 COLORED STAMPED CONCRETE |
| 3 BICYCLE LOCKER STORAGE | 12 SMALL ENTRY DIRECTIONAL MONUMENT |
| 4 8 BICYCLE RACKS | 13 10' UTILITY EASEMENT |
| 5 LANDSCAPE PLANTER - REFER TO LANDSCAPING SHEETS | 14 ELECTRICAL TRANSFORMER |
| 6 MEETING ROOM PATIO WITH WROUGHT IRON FENCE AND ACCESSIBLE GATE | 15 EXISTING BUILDINGS OFFSITE |
| 7 POOL PATIO WITH WROUGHT IRON FENCING | 16 EXISTING PARKING OFFSITE |
| 8 CONCRETE SIDEWALK AND FLATWORK | 17 4'SQ TREE GRATES |



SITE PLAN
SCALE: 1"=20'



REVISIONS

REVISION	DATE
1	2017

PROJECT MASTER
SITE PLAN

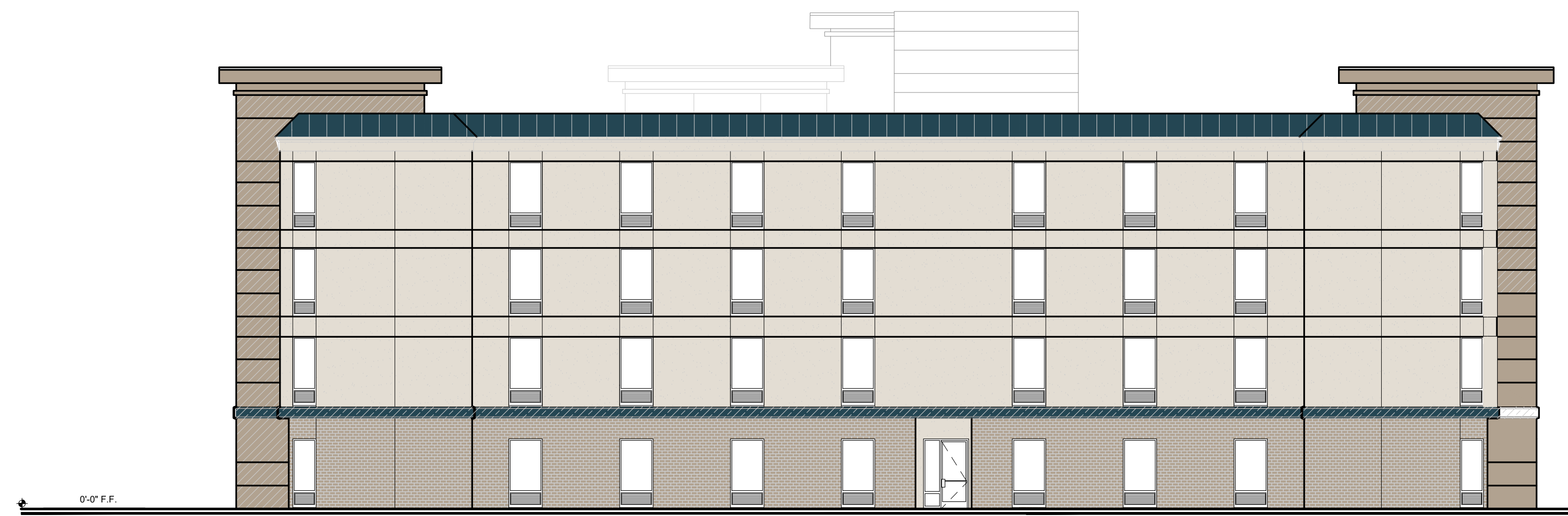
LEE GAGE & ASSOCIATES, INC.
 7635 N. Ingram Suite 107 Fresno, California 93720
 (559) 232-2222
 LEED ARCHITECT
 C-6718
 1-27-18
 STATE OF CALIFORNIA
 SD1
 SHEET
 Attachment C



SOUTH ELEVATION
SCALE: 3/32"=1'-0"



EAST ELEVATION
SCALE: 3/32"=1'-0"



WEST ELEVATION
SCALE: 3/32"=1'-0"



NORTH ELEVATION
SCALE: 3/32"=1'-0"

PAINT SCHEME INDEX
(SHERWIN WILLIAMS COLORS)

- CP-1 - FIELD COLOR - SW-7035 (AESTHETIC WHITE)
- CP-2 - ACCENT COLOR - SW-7038 (TONY TAUPE)
- CP-3 - COLOR ACCENT - SW-6328 (FIREWEED)
- CP-4 - COLOR COMPLEMENT - SW-6230 (RAINSTORM)
NOTE: COLOR BASE OF METAL ROOFING TO MATCH ADJACENT BUILDINGS

EXTERIOR FINISH INDEX

- COLOR COATED TEXTURED STUCCO
- SMOOTH ACRYLIC STUCCO
- METAL SEAM ROOF (MATCH ADJACENT PROPERTY)
- ACCENT BAND @ PERIMETER OF BUILDING

GENERAL NOTES:

1. ALL ROOF TOP EQUIPMENT, PLUMBING, VENTS, CONDENSING UNITS, EXHAUST FANS, BOILER FLUES, ETC. ARE TO BE CONCEALED FROM VIEW BEHIND PARAPET WALLS
2. DO NOT EXCEED (5) STRUCTURAL BAYS WITHOUT INTRODUCING A VERTICAL ELEMENT (I.E. BUILDING OFFSET, PILASTER, ETC.)

REVISIONS

REVISION	DATE
1	10/11/2017

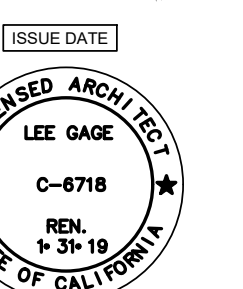
SCHEME 3R2
EXTERIOR ELEVATIONS
09 OCT 18

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architecture • engineering • planning

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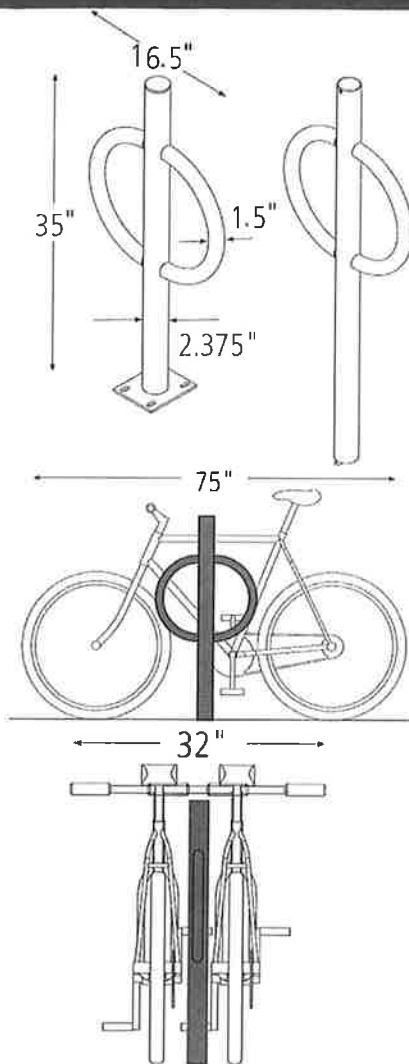


PROPOSED:
HAMPTON INN & SUITES
SPRINGFIELD DRIVE
CHICO, CA 95928



A4a
SHEET
OF

Bike Hitch



Example of rack in use



Product Bike Hitch
 Capacity 2 Bikes
 Materials Centerbeam: 2" schedule 40 pipe (2.375" OD)
 Ring: 1.5" OD 11 gauge tube
 Finishes Standard options: Galvanized Or Powder Coated

RAL 9005	Flat Black	RAL 9003	RAL 2004	RAL 1023	Bright Yellow
RAL 6016	RAL 6018	RAL 6005	RAL 5005	RAL 5015	Purple
RAL 7011	RAL 7042	RAL 9007	RAL 1001	RAL 8014	Bronze
RAL 3003	RAL 3005				

Also available in PVC, Thermoplastic, or Stainless steel.

Installation Methods **In ground mount** is embedded into concrete base. Specify in ground mount for this option.

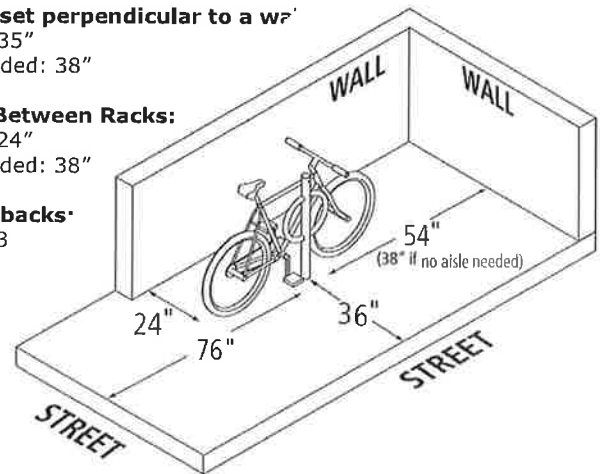
Surface Mount has one 5" x 6" foot which is anchored to the ground with four anchors (included with rack).

Space Use & Setbacks **Wall Setbacks:**
 For racks set parallel to a wall:
 Minimum: 12"
 Recommended: 24"

For racks set perpendicular to a wall:
 Minimum: 35"
 Recommended: 38"

Distance Between Racks:
 Minimum: 24"
 Recommended: 38"

Street Setbacks:
 Minimum: 3'



American Bicycle Security Company

P.O. Box 7359

Ventura, CA 93006

Ph: (800) 245-3723 or (805) 933-3688

Fax: (805) 933-1865

www.ameribike.com

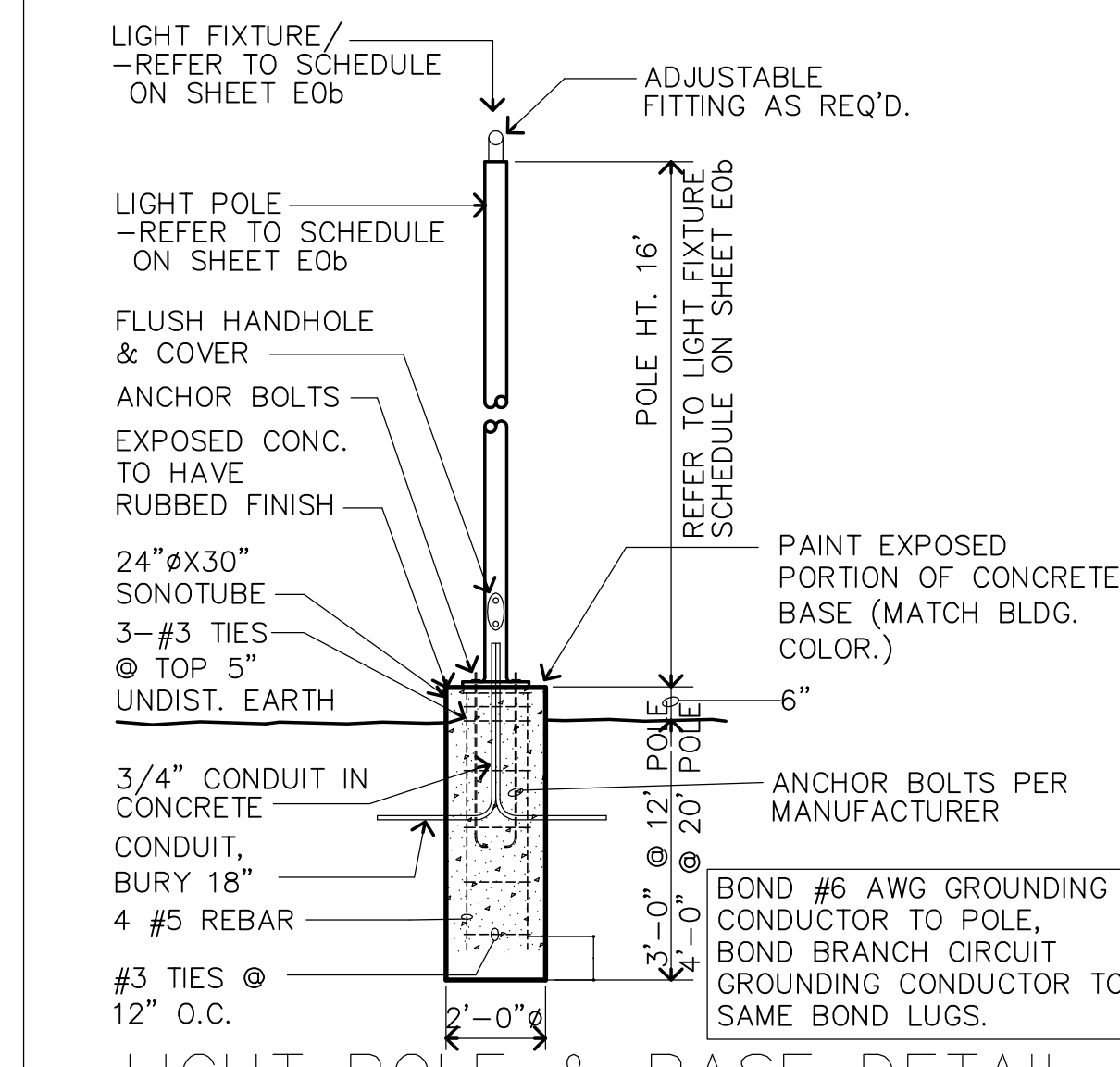
Email: turtle@ameribike.com

KEY NOTES

- PROPOSED ELECT. TRANSFORMER LOCATION / VERIFY ALL REQ'TS. W/ SERVING UTILITY CO.
- PROPOSED TELEPHONE BACKBOARD LOCATION / -4'X8'X3/4" THK. PLYWOOD BOARD W/ ELECT. OUTLET & GROUNDING PER UTILITY CO. REQ'TS. /LOCATED IN ELECTRICAL ROOM (1st FLR.)
- PROPOSED ELECTRICAL MAIN SWITCHBOARD / METER LOCATION / - VERIFY REQ'TS. W/ SERVING UTILITY COMPANY - REFER TO ELECTRICAL DWGS. FOR SIZE & ADDITIONAL REQ'TS. - REMOTE METER TO EXTERIOR OF BUILDING PER UTILITY COMPANY REQ'TS. - REFER TO SHEET E1a, E1b & E1c FOR LOCATION WITHIN BUILDING
- PROVIDE 2" CONDUIT TO MONUMENT SIGN LOCATION -VERIFY POWER REQ'TS. W/ OWNER & SELECTED SIGN COMPANY
- PROVIDE CONDUITS FOR TELEPHONE SERVICE -VERIFY W/ OWNER FOR AMOUNTS OF CONDUITS TERMINATION LOCATION TO BE IN COMMUNICATIONS AREA (VERIFY LOCATION WITH OWNER) -VERIFY W/SERVING TELEPHONE CO. FOR LOCATION OF DISTRIBUTION BOX PRIOR TO CONSTRUCTION
- PROVIDE CONDUITS FOR CABLE T.V. SERVICE -VERIFY W/ OWNER & BASS HOTELS FOR AMOUNTS OF CONDUITS TERMINATION LOCATION TO BE IN COMMUNICATIONS AREA (VERIFY LOCATION WITH OWNER) - VERIFY W/SERVING CATV CO. FOR LOCATION OF DISTRIBUTION BOX PRIOR TO CONSTRUCTION
- LOCATE TIME CLOCKS FOR IRRIGATION SYSTEM, EXTERIOR LIGHTING & BUILDING SIGNAGE (INCL. MONUMENT SIGN) INSIDE UTILITY ROOM(1st FLOOR) - REFER TO SHEET E1
- PROPOSED LOCATION OF SATELLITE DISH(es) (ON ROOF) -VERIFY CONNECTION REQ'TS., LOCATION, & CONDUIT TERMINATION LOCATIONS W/ OWNER -3"Ø CONDUIT REQ'D. FROM SAT. DISH TO COMMUNICATIONS AREA (VERIFY LOCATION WITH OWNER)
- PROVIDE 1"-ADDITIONAL 3/4"Ø CONDUIT FROM MONUMENT SIGN TO PBX ROOM
- PROVIDE PHONE LINE TO POOL AREA FOR EMERGENCY PHONE
- PROVIDE 2" CONDUIT TO ELECTRICAL VEHICLE CHARGER LOCATION VERIFY W/ OWNER ON LOCATIONS

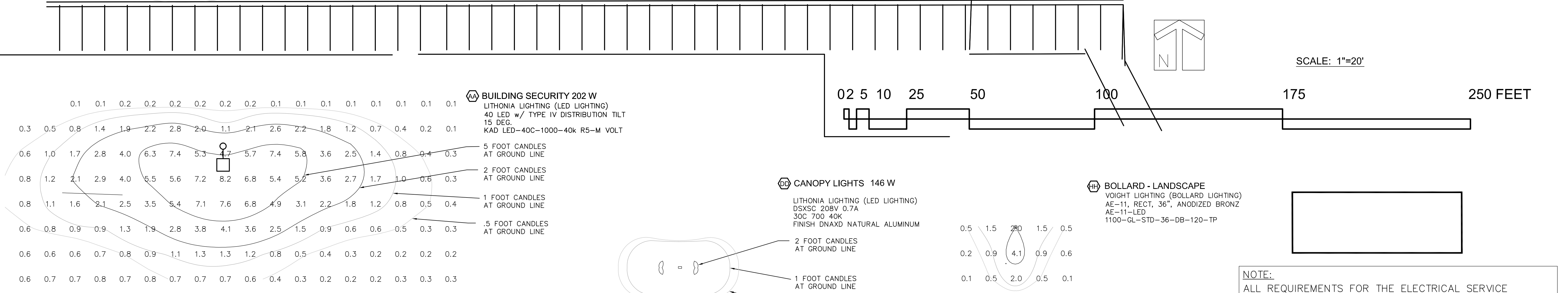
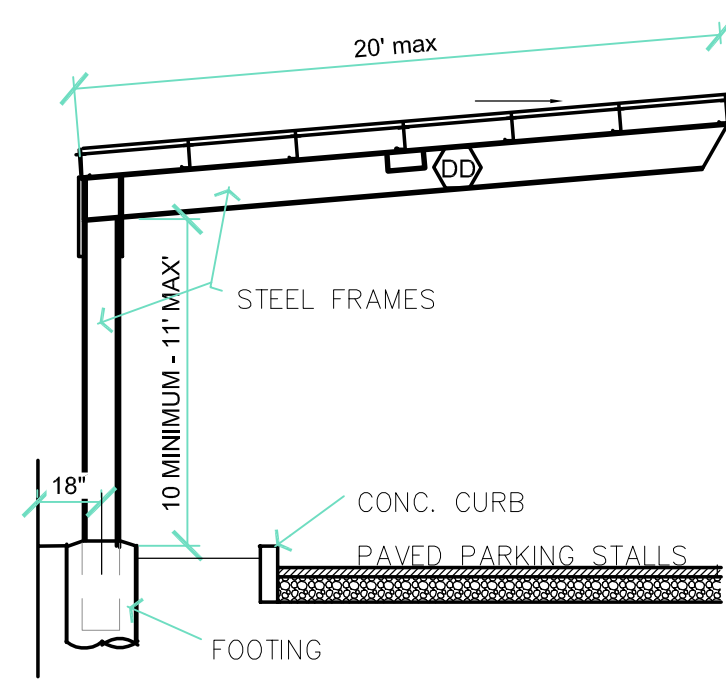
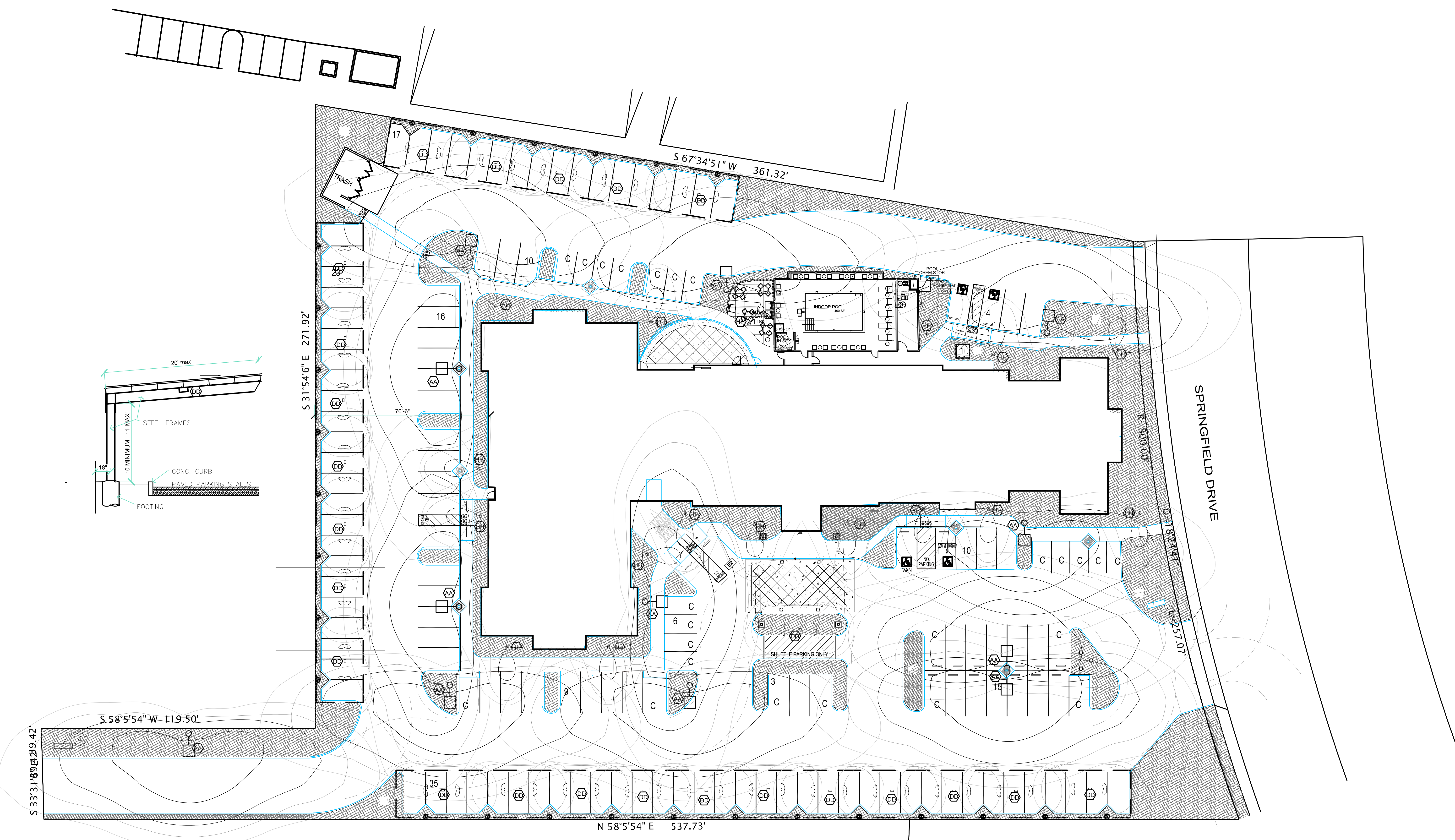
GENERAL NOTES

- ALL EXTERIOR LIGHTING SHALL COMPLY WITH LOCAL EXTERIOR LIGHTING ORDINANCES.
- COORDINATE EXACT LOCATIONS OF ALL LIGHTING FIXTURES WITH ARCHITECT, LIGHTING CONTRACTOR AND OWNER PRIOR TO ROUGH-IN
- ALL BALLAST OPERATING TEMPERATURES SHALL BE SELECTED ACCORDING TO LOCATION REQUIREMENTS. THE LIGHTING CONTRACTOR SHALL REVIEW AND VERIFY THE CONTRACT DOCUMENTS PRIOR TO BIDDING.
- THE CONTRACTOR SHALL VERIFY THE FINISH OF ALL EXTERIOR FIXTURES TO BE CONSISTENT WITH OTHER EXTERIOR FINISHES.
- THE LIGHTING INSTALLER SHALL BE RESPONSIBLE FOR ALL FINAL AIMING AND ADJUSTING OF EXTERIOR LIGHT FIXTURES.
- COORDINATE INCOMING FEEDS AND EQUIPMENT LOCATIONS FOR POWER, TELEPHONE AND CABLE TV WITH SERVING UTILITY COMPANIES AND ARCHITECT PRIOR TO ROUGH-IN.
- COORDINATE LOCATIONS OF ALL BUILDING J-BOXES WITH OWNER PRIOR TO ROUGH-IN.
- ALL EXTERIOR LIGHTS & SIGNS SHALL BE CONTROLLED BY PHOTOCELLS. - VERIFY W/OWNER PRIOR TO ROUGH-IN
- LIGHTING FROM ANY SOURCE OF THE HOTEL SHALL BE -SHIELDED OR INTENSITY REGULATED SO AS TO NOT REFLECT ON RESIDENTIAL PROPERTIES.



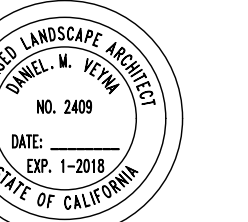
1 LIGHT POLE & BASE DETAIL

NOTE:
ALL REQUIREMENTS FOR THE ELECTRICAL SERVICE (PRIMARY, SECONDARY, PAD, METERING) REQUIRED BY THE ELECTRICAL UTILITY CO. SHALL BE INCLUDED IN THE ELECTRICAL CONTRACT.



NOTE:
SEE LIGHT SCHEDULE INFORMATION ON SHEET E0b FOR TYPE OF LIGHT FIXTURES.

NOTE:
ALL REQUIREMENTS FOR THE ELECTRICAL SERVICE (PRIMARY, SECONDARY, PAD, METERING) REQUIRED BY THE ELECTRICAL UTILITY CO. SHALL BE INCLUDED IN THE ELECTRICAL CONTRACT.



Hampton Inn & Suites

Springfield Drive
Chico, CA

A Project For:

Kumar Hotels
Hampton Inn and Suites

Don Phemister,
RDR Builders, Project
Manager

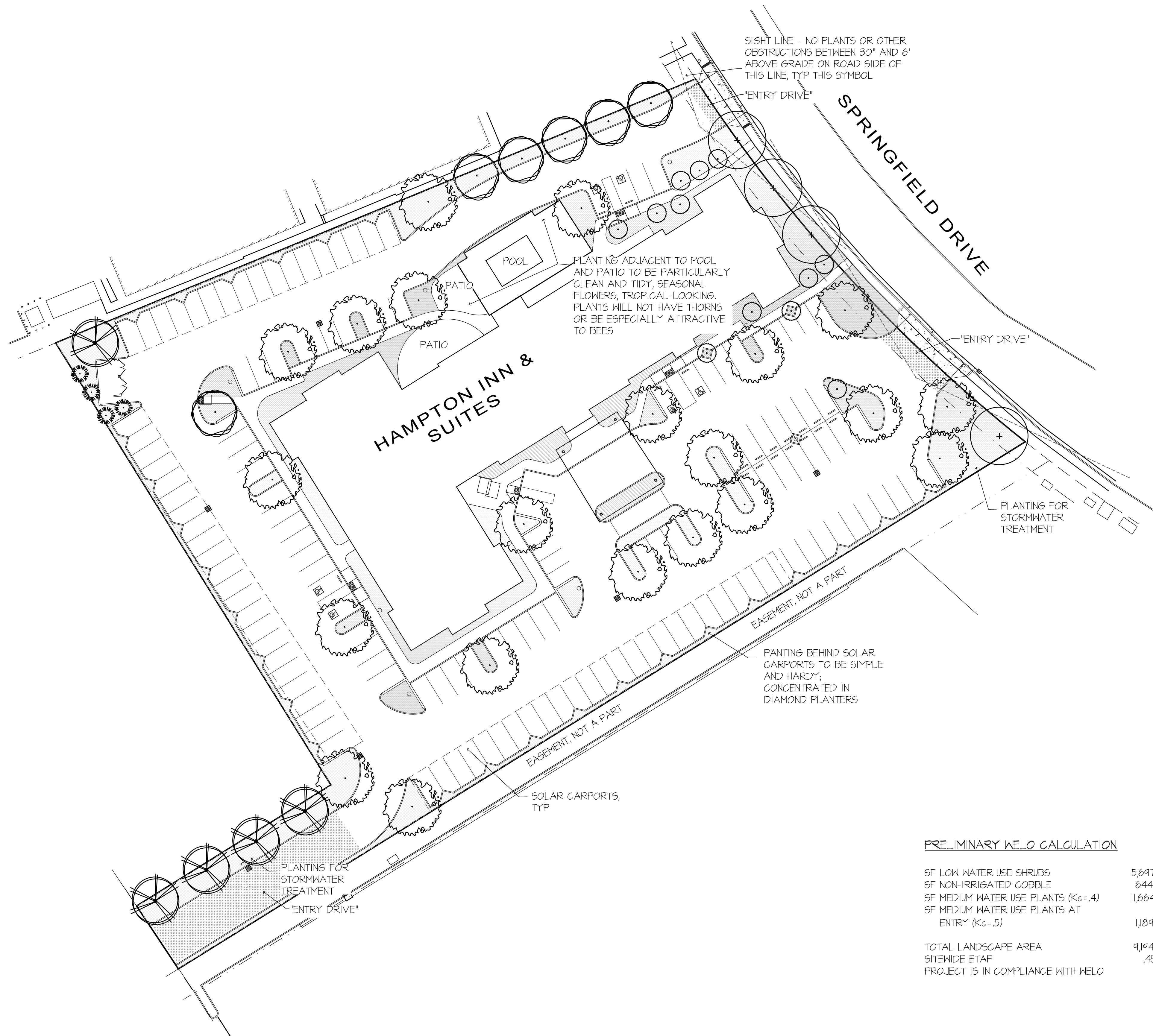
Sheet Title:

SCHEMATIC
LANDSCAPE
PLAN

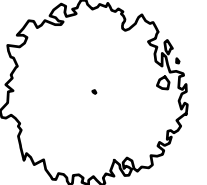
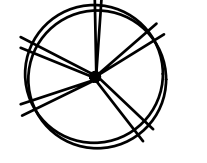
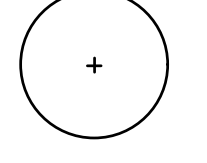
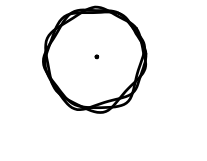
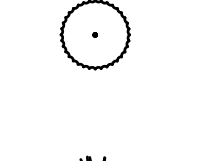

SD Job No: 17-028
Project Manager: KH
Drawn By: KH
Date: 4/15/17
Scale: 1" = 30'

Sheet:

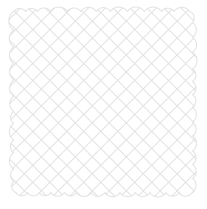
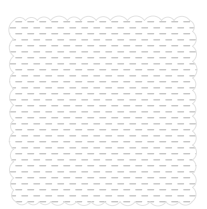
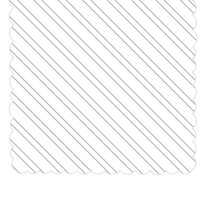
L1



TREE LEGEND

-  LARGE PARKING LOT SHADE TREE (30' + DIAMETER)
SUCH AS: OAK SPP. (EVERGREEN), CHINESE PISTACHE, GINKGO - 15 GAL & 24" BOX
-  LARGE TREE (30' + DIAMETER) NOT USED FOR SHADE CALCULATION
SUCH AS: OAK SPP. (EVERGREEN), CHINESE PISTACHE, GINKGO - 15 GAL & 24" BOX
-  LARGE CITY-SELECTED STREET TREE (30' DIAMETER)
NOT INCLUDED IN SHADE CALCULATION
-  MEDIUM EVERGREEN AND DECIDUOUS SITE TREES (25' DIAMETER)
SUCH AS: GOLDEN RAIN TREE, GRECIAN LAUREL, LITTLE GEM MAGNOLIA, AUSTRALIAN WILLOW - 15 GAL & 24" BOX
-  ORNAMENTAL TREE (12'-15' DIAMETER)
SUCH AS: GRAPE MYRTLE CV., PURPLE LEAF PLUM, ARBUTUS 'MARINA', REDBUD, - 15 GAL
-  EVERGREEN CONIFER FOR SCREENING AND ACCENT
SUCH AS PINUS SPP., CUPRESSUS SPP. 15 GAL (CONSIDERED SMALL TREES)

SHRUBS AND GROUND COVERS

-  MIXED PERIMETER SHRUBS WITH WUGOLS "LOW" WATER USE
SUCH AS: RHAPHIOLEPIS SP. ACHILLEA SP.
 EURYOP VERDIS CALLISTEMON 'LITTLE JOHN'
 BERBERIS SP. NERIUM 'PETITE RED'
 HETEROMELES ARBUTIFOLIA
-  WUGOLS "MEDIUM" PLANTINGS OF SMALL AND MEDIUM SIZE MEDITERRANEAN AND NATIVE SHRUBS. Kc AVERAGES .4
SUCH AS: HESPERALOE SP. RHAPHIOLEPIS SP.
 DIETES IRRIOIDES NANDINA SP.
 SALVIA SP.
-  WUGOLS "MEDIUM" PLANTINGS OF MEDIUM, LOW AND GROUND COVERS FOR USE AS ACCENTS NEAR MAIN ENTRANCE
SUCH AS: LAVENDAR SP. TRACHELSPERMUM SP.
 FLOWER CARPET ROSES HEMEROCALLIS SP.
INCLUDING SHADE PLANTS IN ALCOVES:
 AGAPANTHAS CLIVIA
 HEUCHERA MONDO AND LIRIOPE

NO TURF IS ANTICIPATED, BUT IF USED IN FINAL DESIGN OF POOL AREA TURF WILL BE ARTIFICIAL.

IRRIGATION WILL BE PRIMARILY DRIP AND BUBBLER, FULLY COMPLIANT WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.

PRELIMINARY WELO CALCULATION

SF LOW WATER USE SHRUBS	5,697 SF
SF NON-IRRIGATED COBBLE	644 SF
SF MEDIUM WATER USE PLANTS (Kc=.4)	11,664 SF
SF MEDIUM WATER USE PLANTS AT ENTRY (Kc=.5)	1,189 SF
TOTAL LANDSCAPE AREA	19,194 SF
SITOWIDE ETAF	.45
PROJECT IS IN COMPLIANCE WITH WELO	

PRELIMINARY PARKING LOT SHADE CALCULATION

TREE SIZE	SF	100% SHADE	75% SHADE	50% SHADE	SF OF SHADE
LARGE	462	11	4	6	16,354
MEDIUM	707		2	4	2,475
SMALL	314			2	314
					19,143 SF
TOTAL PARKING LOT PAVEMENT (EXCLUDING ENTRY DRIVE AND PORTE COCHERE)					53,345 SF
50% OF PAVEMENT REQUIRED TO BE SHADED					26,673 SF
SHADE PROVIDED BY SOLAR CARPORTS					12,025 SF
SHADE PROVIDED BY TREE CANOPY					19,143 SF
TOTAL SHADE PROVIDED					31,168 SF

31,168 > 26,673 THEREFORE PROJECT MEETS PARKING LOT SHADE REQUIREMENT

