



# Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 10/16/2019

DATE: October 4, 2019

File: AR 19-18

TO: Architectural Review and Historic Preservation Board

FROM: Dexter O'Connell, Associate Planner  
530-879-6810, dexter.oconnell@chicoca.gov

RE: AR 19-18 (Truhe Office) -- Cohasset Road at Elisha Court, APN 015-120-076

## RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve the 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 19-18 (Truhe Office), subject to the recommended conditions.

## BACKGROUND

The applicant proposes construction of an office building of 5,094 square feet on a 0.4 acre site at the northwest corner of Cohasset Road and Elisha Court, about 350 feet north of Lupin Avenue (see **Attachment A**, Location Map and **Attachment B**, Architect's Project Description). Proposed alongside the building is a parking lot providing a total of 18 parking spaces and connecting to Elisha Court. The site is designated Office Mixed Use on the City's General Plan Land Use Diagram and zoned OR-AOB2 (Residential Office with Airport Overflight Zone B2 Overlay).

The proposed building would be set back 18 feet from Cohasset Road and 10 feet from Elisha Court (see **Attachment C**, Site Plan). A new parking area would be located to the west of the proposed building. Of the 18 spaces mentioned, one is accessible. The required number of spaces for the proposed office is 14. Additionally, four bike parking spaces are provided on the south side of the structure, adjacent to Elisha Court.

The proposed building would feature a simple appearance (see **Attachment E**, Colored Elevations). The front (easterly) elevation would have two entrances, separated by about half the total width of the structure and allowing for the potential divisibility of the space. The lightly-gabled roof is in grey shingle, with (SW "Jade Dragon") green accents on the hardi-plank cross panels. The south and west elevations would feature a repetition of large windows. Windows and windowed doors would appear on the east elevation as well. Accent trim and doors would be in a maroon shade (SW "Fireweed"), and the lower three feet of the structure would be belted with a veneer of mixed stone. The majority of the exterior of the building would be a (SW "Choice Cream") buff stucco (see **Attachment F**, Color Board).

The conceptual landscape plan adds a variety of trees including Elms, Ashes, and Pistaches (see **Attachment G**, Landscape Plan). Shrubs and groundcover would meet the city's

requirements, and two new street trees (crepe myrtles) would be planted as well. Parking lot shade is estimated to reach 52 percent at full tree maturity. A new trash enclosure would be located at the northeasternmost corner of the property. The enclosure would be CMU block, stuccoed to match the façade of the principal building and covered with a metal shed roof.

## **DISCUSSION**

The proposal would result in development of a vacant lot along the Cohasset Road corridor with a utilitarian structure. The proposed office shell is very similar to other nearby one-story stucco- or brick-finished office buildings. The proposal is consistent with several General Plan policies, importantly those that encourage airport compatibility, compatible infill development, and neighborhood compatibility (LU-4.2, LU-4.3, LU-4.4, LU-7.1.1, LU 7.1.2, and CD-5). Condition #3 has been added to ensure General Plan consistency by requiring the recording of the avigation easement. Though the building is proposed as a shell, conversations with the architect and members of the public strongly suggest that dental offices will be the primary occupants upon construction.

The project is marginally consistent with the City's adopted Design Guidelines (DGs). The building design offers continuity throughout all four elevations in both colors and materials, consistent with DGs 1.2.22 and 3.2.33. The project incorporates appropriate massing, fenestration, and materials (DG 2.2.11), and avoids a monotonous roof design (DG 2.2.25).

The design is challenged by several DGs that encourage a pedestrian orientation and discourage providing excessive automobile parking (DGs 1.1.13, 1.1.14, 1.1.15 and 2.1.27). The design encourages visitors to walk through the parking area to enter the building, resulting in partial consistency with DGs 2.1.21 and 2.1.22. Bicycle parking is located close to the main entrance (DG 2.1.32), though it would not be covered and protected from the elements as encouraged by DG 2.1.31. The scale and character of the project would not overwhelm the neighborhood (DG 1.2.13), and its massing, scale, and form respond to the context of surrounding structures (DG 3.2.12).

To achieve better consistency with Design Guidelines, Condition #5 has been added to require a structural cover over the bicycle parking area. Because of consistency with the surrounding auto-oriented neighborhood context, it is somewhat justified for the site design to be auto-oriented. Therefore, with conditions to improve DG consistency, staff supports approval of the project.

The proposed plan meets all applicable setback, parking, and landscaping requirements.

## **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 (Infill 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; are 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 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 policies, importantly those that encourage airport compatibility both generally (LU-7.1.1), and more specifically through Condition #3 to require an aviation easement (LU-7.1.2) for new development within the Airport Overflight zone. Further General Plan consistency is with policies that encourage compatible infill development (LU-4.2, LU-4.4, and CD-5) and encourage neighbor compatibility (LU-4.3).

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 sufficiently consistent with the City's adopted Design Guidelines (DGs). The building design offers continuity throughout all four elevations in both colors and materials, consistent with DGs 1.2.22 and 3.2.33. The project incorporates appropriate massing, fenestration, and materials (DG 2.2.11), and avoids a monotonous roof appearance (DG 2.2.25).

The design is challenged by several DGs that encourage a pedestrian orientation and discourage providing excessive automobile parking (DGs 1.1.13, 1.1.14, 1.1.15 and 2.1.27). However, the scale and character of the project would not overwhelm the neighborhood (DG 1.2.13), and its massing, scale, and form respond to the context of surrounding structures (DG 3.2.12).

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 proposed structure's orientation away from the street is compatible with surrounding development, which is also primarily utilitarian, single-story, and automobile-oriented. The proposed structure is adjacent to similar small single-story office buildings and, though those are primarily clad in brick instead of stucco, their character is compatible. The proposed structure is also adjacent to a subdivision of garage-forward homes, and its utilitarian appearance is also compatible with those structures. Appropriate lighting is proposed, and exterior equipment will be properly screened from view by walls and

fencing.

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 location and configuration of the proposed structure is compatible with the surrounding development, which is primarily single-story. No views will be blocked and most surrounding development is auto-oriented, meaning that this does not represent a change to the principal development pattern of the area.

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 visual relief around the new parking area, and retaining the large existing tree will provide an important transition as new trees grow to full maturity. The variety of trees selected will provide an attractive environment to the west of the structure, with water use patterns that meet the city's requirements.

#### **RECOMMENDED CONDITIONS OF APPROVAL**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 19-18 (Truhe Office). The approval documents for this project are date stamped August 21, 2019.
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 in the field prior to issuance of a certificate of occupancy.
3. Prior to issuance of a Certificate of Occupancy, record as a separate instrument an Avigation Easement granting the right of continued use of the airspace above the proposed parcel by the Chico Municipal Airport and acknowledging any and all existing or potential airport operational impacts.
4. Proposed project signage shall be permitted through a separate sign permit in compliance with CMC 19.74 (Signs).
5. Provide a structural cover over the bicycle parking area, or relocate the bicycle parking to a covered location within 20 feet of the front building entrance.
6. 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 or the Urban Forest manager prior to any ground-disturbing activities.

7. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

## **PUBLIC CONTACT**

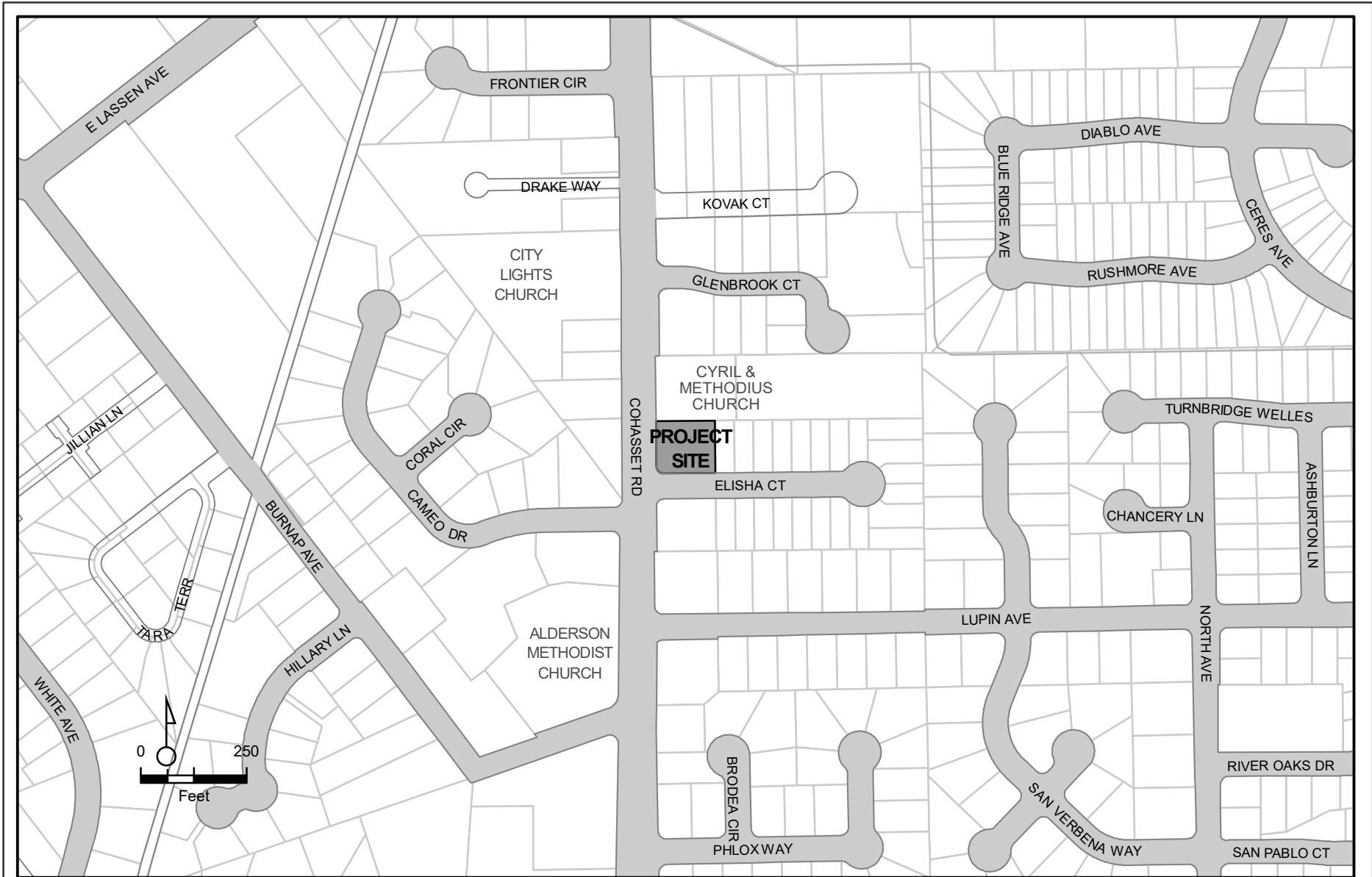
A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, notices were mailed out to all property owners and tenants within 500 feet of the project site, and a notice was placed on the project site. The meeting agenda was posted at least 10 days prior to the Architectural Review and Historic Preservation Board meeting.

## **ATTACHMENTS**

- A. Location Map
- B. Architect's Project Description
- C. Floor and Site Plan
- D. Elevations
- E. Colored Elevations
- F. Color Board
- G. Landscape Plan

## **DISTRIBUTION**

Greg Peitz. 383 Rio Lindo Ave, Chico, CA 95926. gregpeitz@sbcglobal.net  
Hood Family Trust. 2373 Oak Way, Chico, CA 95973  
Brian Firth, Landscape Architect. 627 Broadway, Suite 220 Chico, CA 95928  
Dr. Mark Truhe. 650 Rio Lindo Ave #10 Chico, CA 95926 matruhe@sbcglobal.net  
File: AR 19-18  
PP Ambo  
SP Sawley  
AP O'Connell



AR 19-18 (Truhe)  
 1 Elisha Ct  
 APN 015-120-076-000



# GREGORY A. PEITZ

## ARCHITECT

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

**Re: Architectural Review  
Truhe Office Building**

The Truhe office building is a commercial office building shell with anticipated tenants being dentist offices.

The building's architecture is intended to have a residential form and scale to help fit in with the surrounding residential and low rise office character of this stretch of Cohasset Road. (DG 3.2.11) The building exterior has a dutch hip style roof with architectural composition shingles. The gables are sided with shingle style cement board siding and painted with an accent color with the fascias and gutters painted a contrasting color for accent. The main body of the building has a smooth texture stucco siding with a faux stone wainscot around all visible portions of the building. (DG 3.2.31)

Parking is located on the east side of the parcel to minimize its' visual impact from Cohasset Road and to provide safer ingress and egress onto the public street. (DG 3.1.24) The trash enclosure is located at the rear of the parking to provide easy access and minimum visual impact. Utility meters and AC units are all located on the north side of the building hidden from view by a 6' solid cedar fence. (DG 3.2.28)

The two building entrances have a prominent elevated cover and accent colored doors for easy identification and architectural identity. (DG 3.1.11, 3.2.23) Both of the building entrances have easy pedestrian access from the public sidewalk at Elisha Court, making the use of public transportation very convenient. (DG 3.1.21)

# PROJECT SPECIFICATIONS:

COHASSET RD. & ELISHA CT.  
 APN: 015-120-076  
 GENERAL PLAN: OMU  
 ZONE: OR

## SETBACKS:

FRONT: 15'-0" SETBACK  
 SIDES: 5'-0" SETBACK & 10'-0" SETBACK ON STREET SIDE  
 REAR: 15'-0" SETBACK

## PARKING:

PARKING REQ'D: OFFICE : (1) SPACE / 375 SQ. FT. GROSS FLOOR AREA  
 4,664 SQ. FT. / 375 SQ. FT. = 12 SPACES REQUIRED

PARKING PROVIDED: 18 SPACES PROVIDED

BICYCLE SPACES REQUIRED: 10% OF VEHICLE SPACES  
 = 2 SPACES

BICYCLE SPACES PROVIDED: 4 SPACES PROVIDED

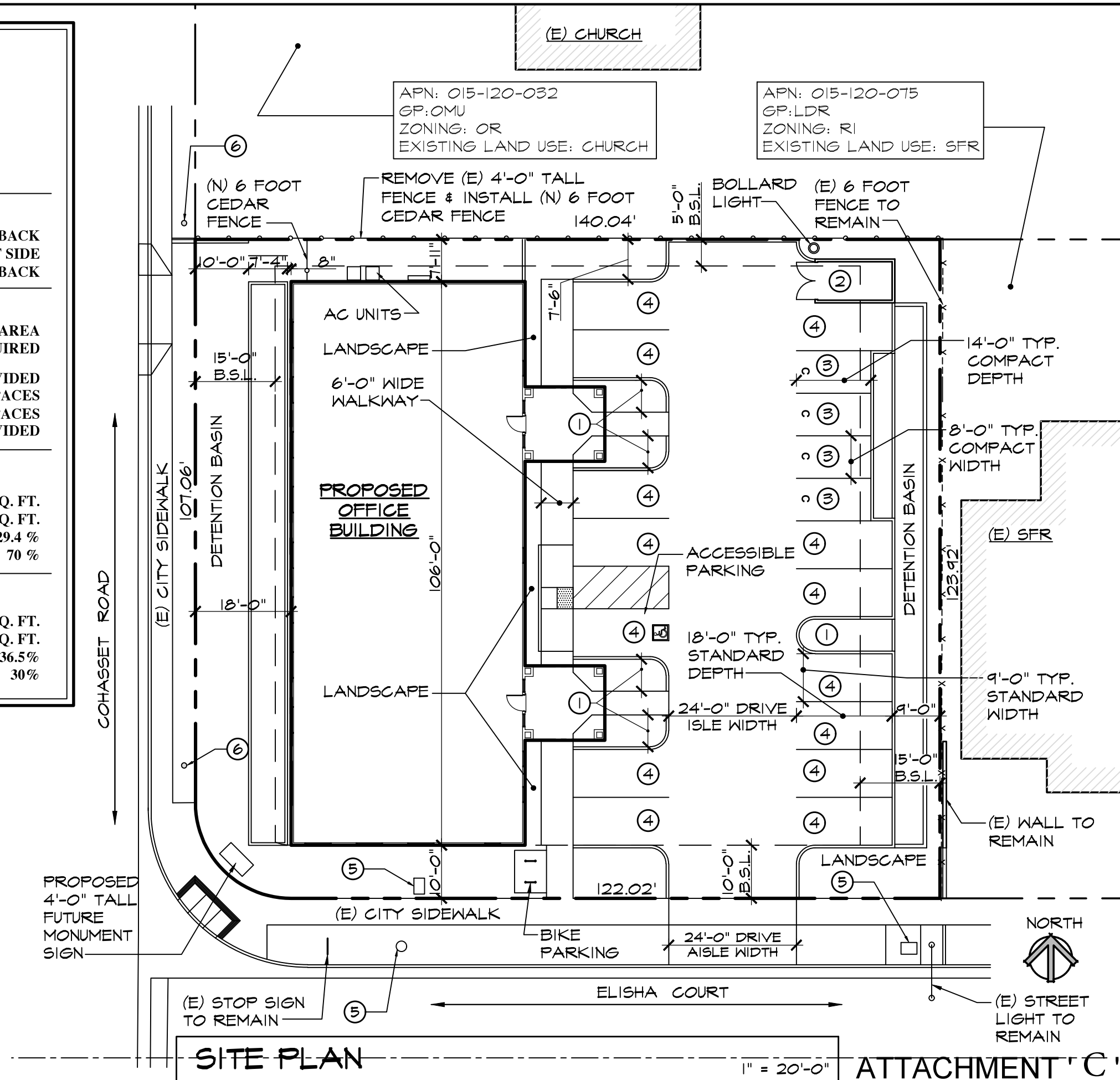
## LOT COVERAGE:

LOT AREA: 17,281 SQ. FT.  
 BUILDING AREA: 5,084 SQ. FT.  
 LOT COVERAGE: 29.4 %  
 MAX. LOT COVERAGE: 70 %

## LANDSCAPE OPEN SPACE:

LOT AREA: 17,281 SQ. FT.  
 LANDSCAPE OPEN SPACE AREA: 6,314 SQ. FT.  
 PROPOSED LANDSCAPE AREA: 36.5 %  
 MINIMUM LANDSCAPE AREA: 30 %

- ① 6' WIDE LANDSCAPE PENINSULAS, TYP.
- ② TRASH ENCLOSURE W/ COVER, SEE DETAILS
- ③ TYP. COMPACT PARKING SPACE - 8'x14', TYP. OF (12)
- ④ TYP. STANDARD PARKING SPACE - 9'x18', TYP. OF (22)
- ⑤ (E) UTILITIES TO REMAIN
- ⑥ EXISTING UTILITY POLE TO REMAIN



**SITE PLAN**

1" = 20'-0"

ATTACHMENT 'C'

Revision	Date	By

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

**OFFICE BUILDING**  
 FOR: MARK TRUHE  
 AT: 1 ELISHA CT.  
 CHICO, CALIFORNIA

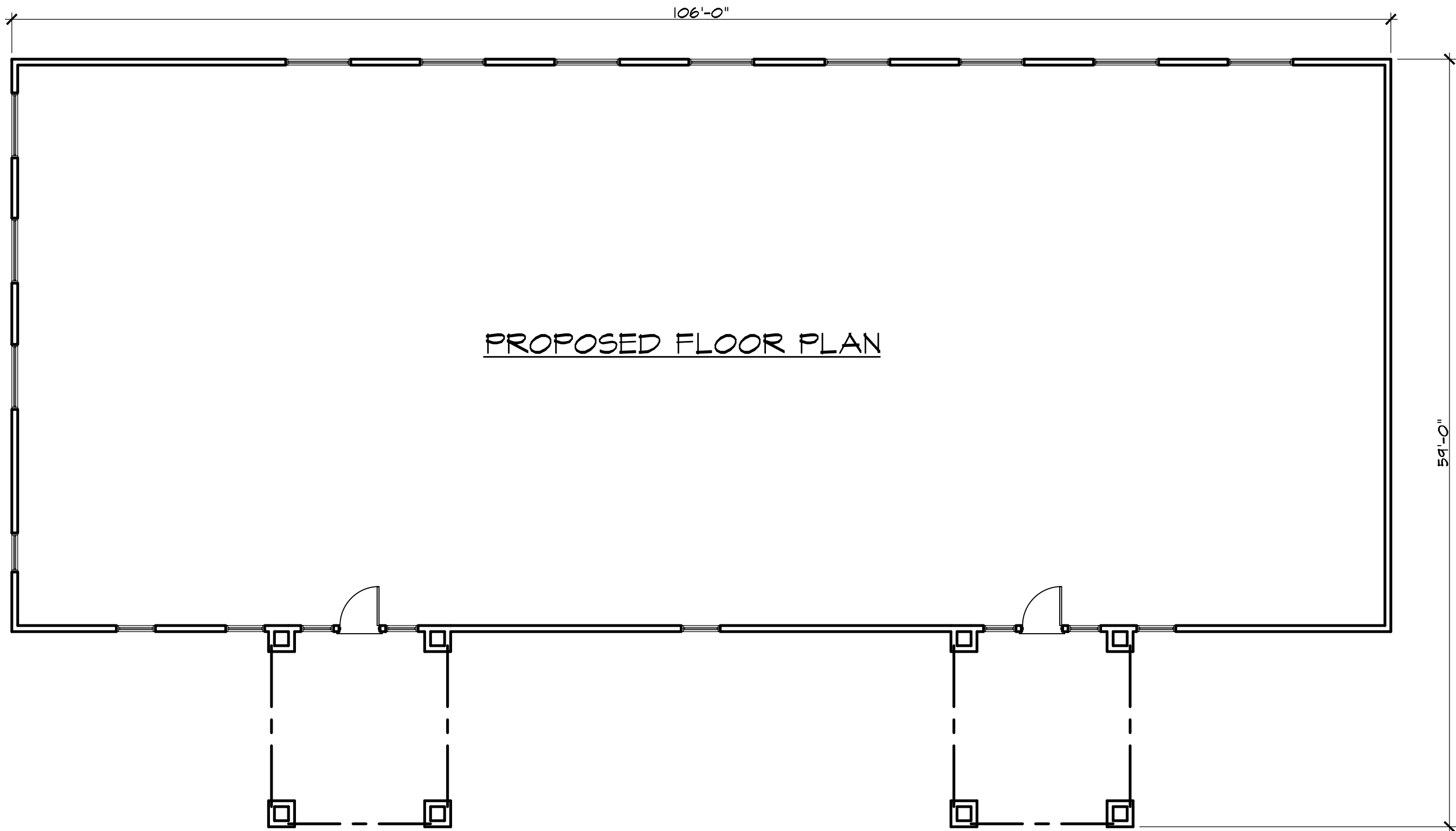


**TRUHE OFFICE BLDG.**

Date: AUGUST 2019  
 Drawn: JMR & LH  
 Job: 19-2533  
 Sheet:

ARB1  
 of Sheets





PROPOSED FLOOR PLAN

FLOOR PLAN

1/8" = 1'-0"

106'-0"

59'-0"

ATTACHMENT 'C'

Revision	Date	By

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

**OFFICE BUILDING**  
**FOR: MARK TRUHE**  
**AT: 1 ELISHA CT.**  
**CHICO, CALIFORNIA**



**TRUHE**  
**OFFICE**  
**BLDG.**

Date: **AUGUST 2019**  
 Reviewed:  
 Drawn: **JMR & LH**  
 Job: **19-2533**  
 Sheet:

**ARB2**  
 of Sheets

Revision	Date	By

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

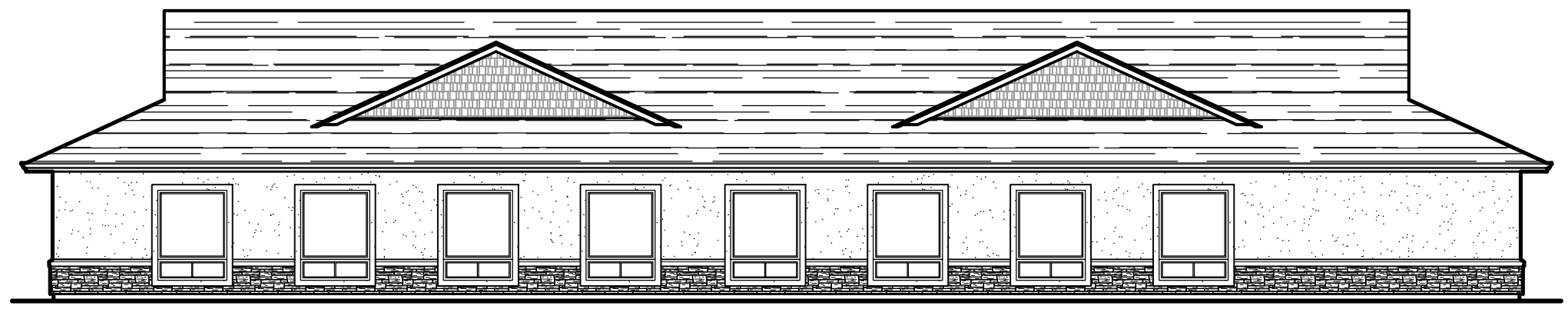
**OFFICE BUILDING**  
 FOR: **MARK TRUHE**  
 AT: 1 ELISHA CT.  
 CHICO, CALIFORNIA



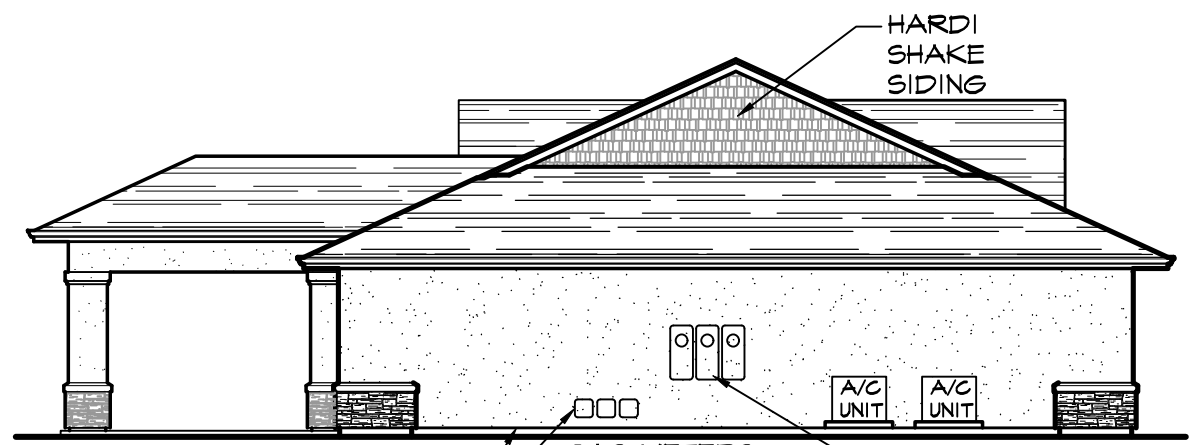
**TRUHE**  
**OFFICE**  
**BLDG.**

Date: **AUGUST 2019**  
 Reviewed:  
 Drawn: **JMR & LH**  
 Job: **19-2533**

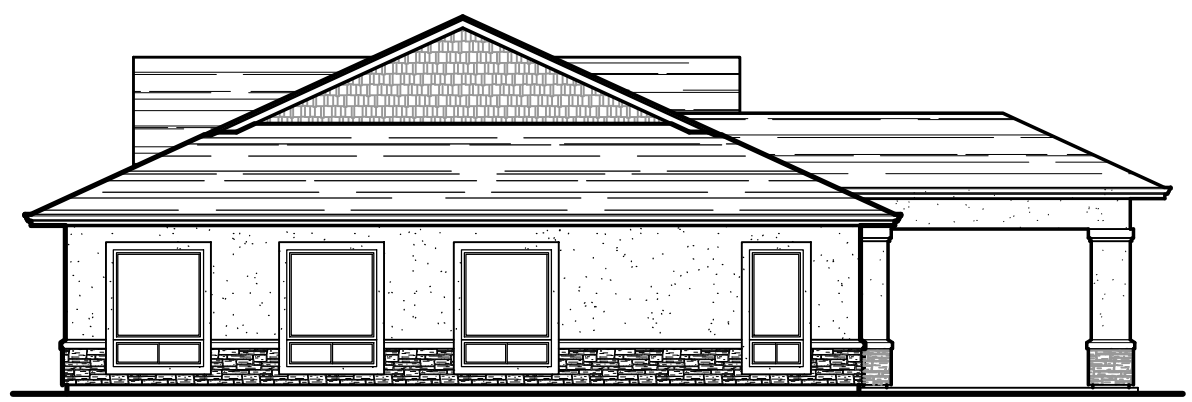
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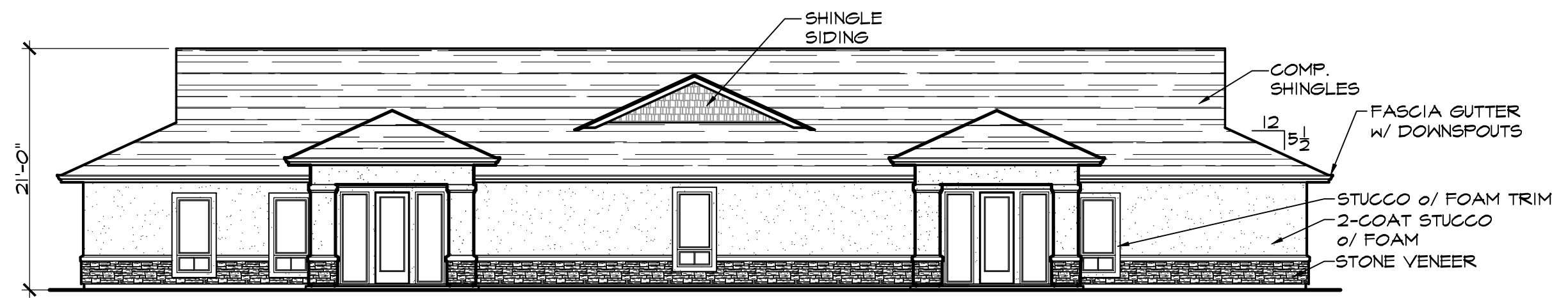
**WEST ELEVATION** 3/32" = 1'-0"



**NORTH ELEVATION** 3/32" = 1'-0"

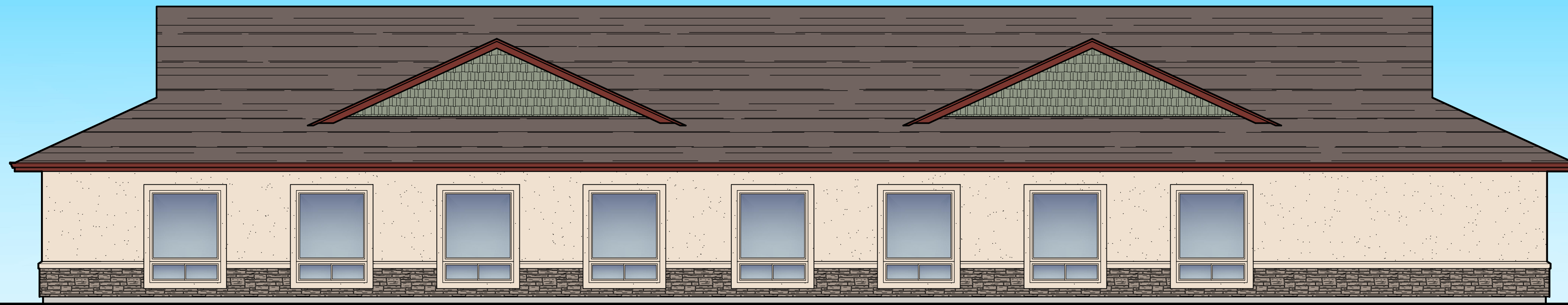


**SOUTH ELEVATION** 3/32" = 1'-0"

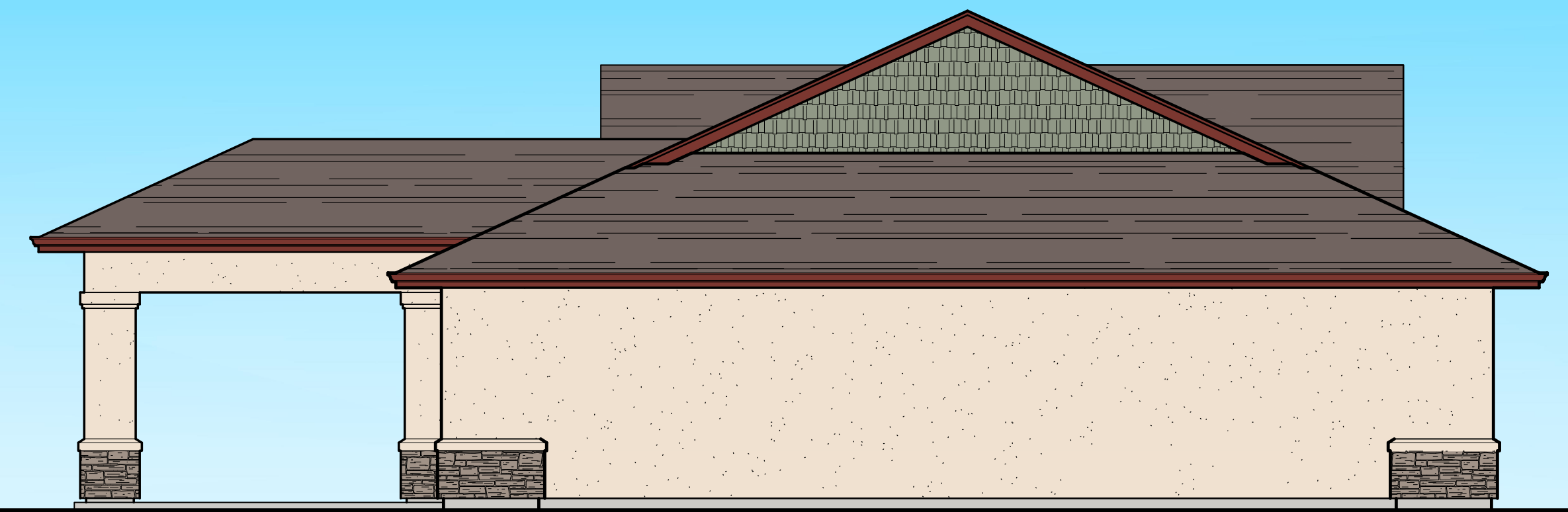


**EAST ELEVATION** 3/32" = 1'-0"

**ATTACHMENT 'D'**



**WEST ELEVATION**

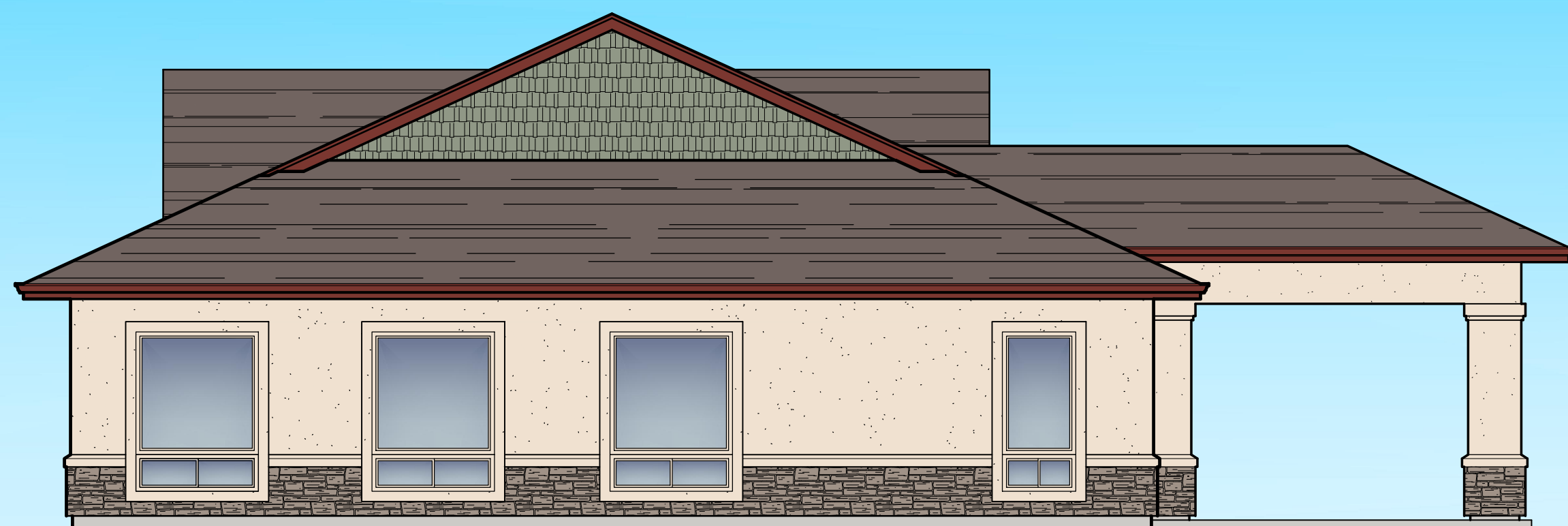


**NORTH ELEVATION**

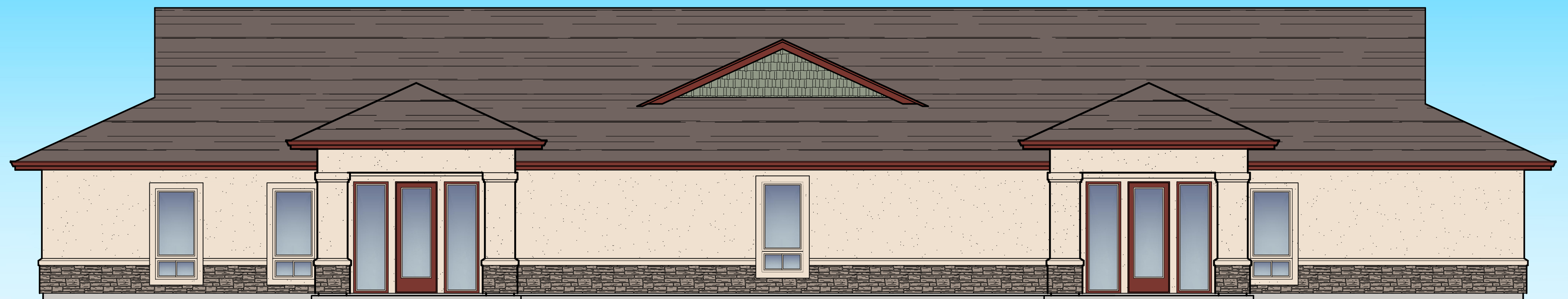
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**TRUHE OFFICE BUILDING**

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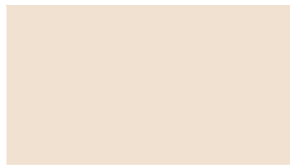


**SOUTH ELEVATION**



**EAST ELEVATION**

# TRUHE OFFICE BUILDING



STUCCO -  
'SHERWIN WILLIAMS' -  
CHOICE CREAM - SW 6357



HARDI SHAKE SIDING -  
'SHERWIN WILLIAMS' -  
JADE DRAGON - SW 9129



TRIM-  
'SHERWIN WILLIAMS' -  
FIREWEED - SW 6328



DOORS-  
'SHERWIN WILLIAMS' -  
FIREWEED - SW 6328



STONE VENEER -  
'ELDORADO STONE' -  
MOUNTAIN LEDGE -  
SIERRA



ROOFING -  
'OWENS CORNING' -  
DURATION PREMIUM -  
DRIFTWOOD

## TREE MITIGATION TABLE

TREE ID NUMBER	TREE SPECIES	DIAMETER (DBH)	REMOVE/RETAIN	MITIGATION REQUIREMENT	REMARKS
A	CHINESE PISTACHE	12"	TO REMAIN	NO	--
B	CAPE MYRTLE	2"	REMOVE	NO	NOT A QUALIFYING TREE. UNDER CALIPER. STUNTED GROWTH.
C	CAPE MYRTLE	2", 4", & 5"	REMOVE	NO	NOT A QUALIFYING TREE. UNDER CALIPER. 35" AGGREGATE CIRCUMFERENCE
D	HOLLYWOOD JUNIPER	16"	REMOVE	YES	--
E	HOLLYWOOD JUNIPER	18"	REMOVE	YES	--
F	HOLLYWOOD JUNIPER	14"	REMOVE	YES	--
G	HOLLYWOOD JUNIPER	16"	REMOVE	YES	--
H	VALLEY OAK	2"	REMOVE	NO	NOT A QUALIFYING TREE. UNDER CALIPER.
<b>TOTAL DBH OF QUALIFYING TREES REMOVED</b>		<b>64"</b>	<b>11 REPLACEMENT TREES OR IN-LIEU FEES FOR 11 TREES IS REQUIRED.</b>		

## NOTE

1. OBTAIN WRITTEN APPROVAL FROM THE CITY OF CHICO URBAN FORESTER PRIOR TO THE REMOVAL OF ANY TREES.

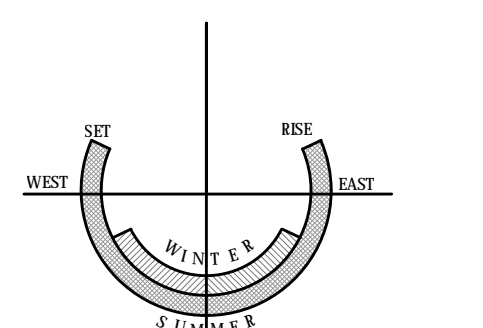


# TRUHE DENTAL OFFICE

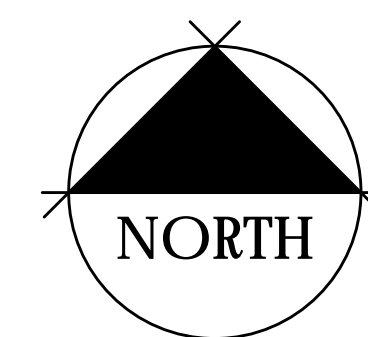
## TREE REMOVAL PLAN

Prepared for:

**DR. MARK TRUHE**  
CHICO, CALIFORNIA



SOLAR INFLUENCE



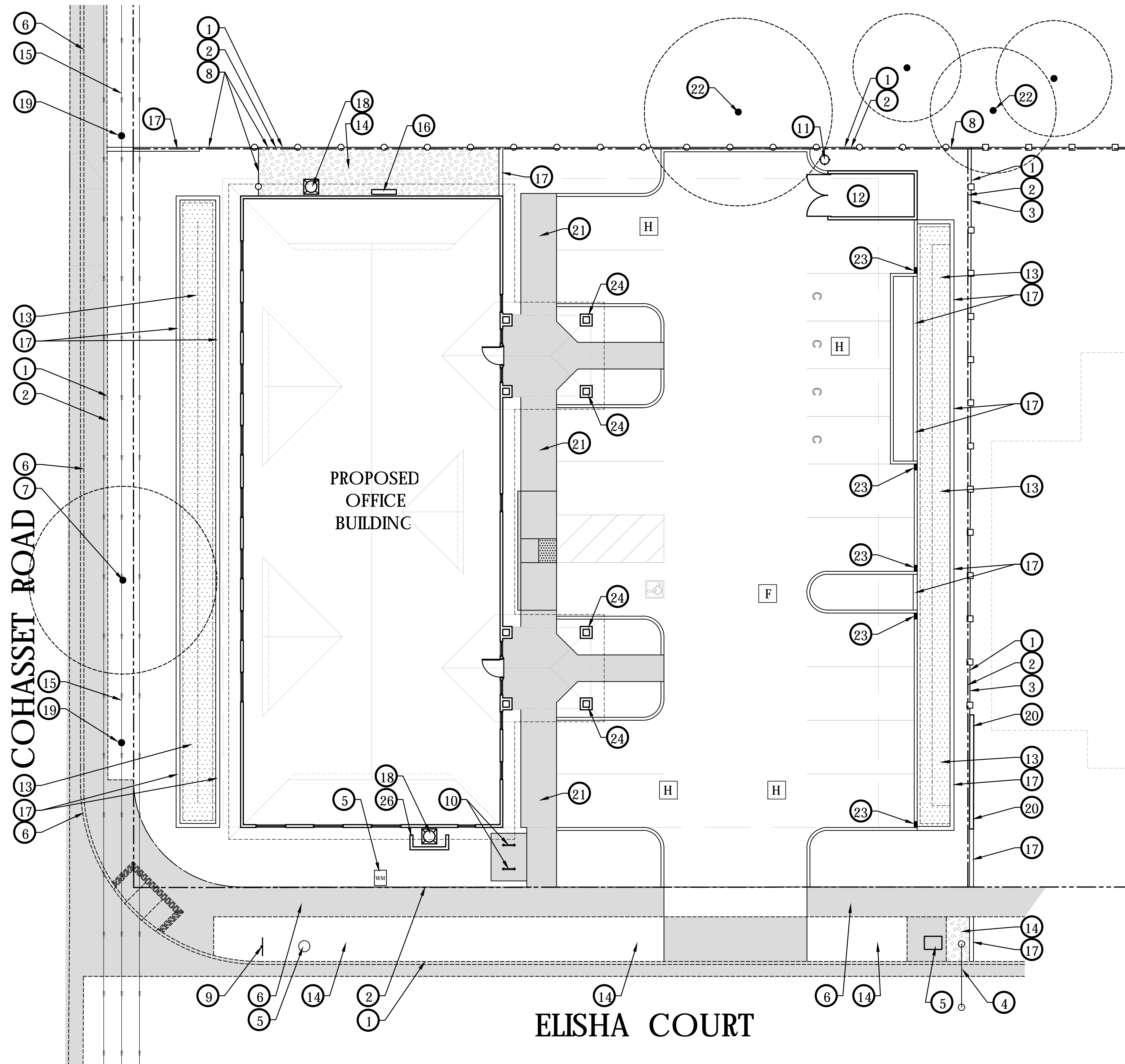
0 10 20  
SCALE: 1" = 10'-0"

ATTACHMENT: "G"

Prepared by:

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

DATE: AUGUST 13, 2019  
PROJECT NUMBER: 2164  
DRAWN: JBB



### WATER USE

Maximum Applied Water Allowance (MAWA) - Calculation			
MAWA = (Eto) (0.7) (LA) (0.62)			
<b>MAWA = 90,613 Gallons per Year</b>			
Where:			
51.7 = Reference Evapotranspiration (ETo)			
0.45 = ET Adjustment Factor (percent)			
6,282 = Landscape Area (LA) (square feet)			
0.62 = Conversion factor (inches to gallons)			
Hydrozone 1: Low water use trees, shrubs and ground cover, Drip, PR= 0.8			
PF = 0.2			
HA = 6,282 (square feet)	0.144215 acres		
IE = 0.81			
EWU = 49,719.31556 (gallons per year)	0.152583 ac-re-feet/year	66.46967 cc/year	
Total Estimated Water Use for All Hydrozones (EWU) - Sum			
<b>EWU = 49,719 (gallons per year)</b>	<b>0.152583 Ac-re-Feet per Year</b>		
<b>66 (100 cubic feet per year)</b>	<b>0.001526 Acres</b>		

### LANDSCAPE IRRIGATION

LANDSCAPE IS PRIMARILY MEDIUM WATER USE PLANTINGS IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED LOW VOLUME DRIP IRRIGATION SYSTEM WITH A SMALL PATCH OF TURF TO BE IRRIGATED BY LOW WATER USE ROTATOR SPRAY HEADS. ALL IRRIGATION WILL BE OPERATED BY MEANS OF AN AUTOMATICALLY CONTROLLED POP-UP ROTATOR SYSTEM.

THE IRRIGATION SYSTEM WILL UTILIZE A FLOW SENSING/ MASTER VALVE ASSEMBLY THAT WILL SHUT THE SYSTEM DOWN IN THE EVENT OF A LINE BREAK SO AS TO PREVENT WASTING WATER AND DAMAGE TO LANDSCAPE. IT WILL ALSO FEATURE AN EVAPOTRANSPIRATION/ RAIN/ FREEZE SENSOR WHICH ADJUSTS THE IRRIGATION SCHEDULE BASED UPON REAL-TIME CONDITIONS IN ORDER TO PROVIDE THE MINIMUM AMOUNT OF IRRIGATION FOR OPTIMAL PLANT GROWTH.

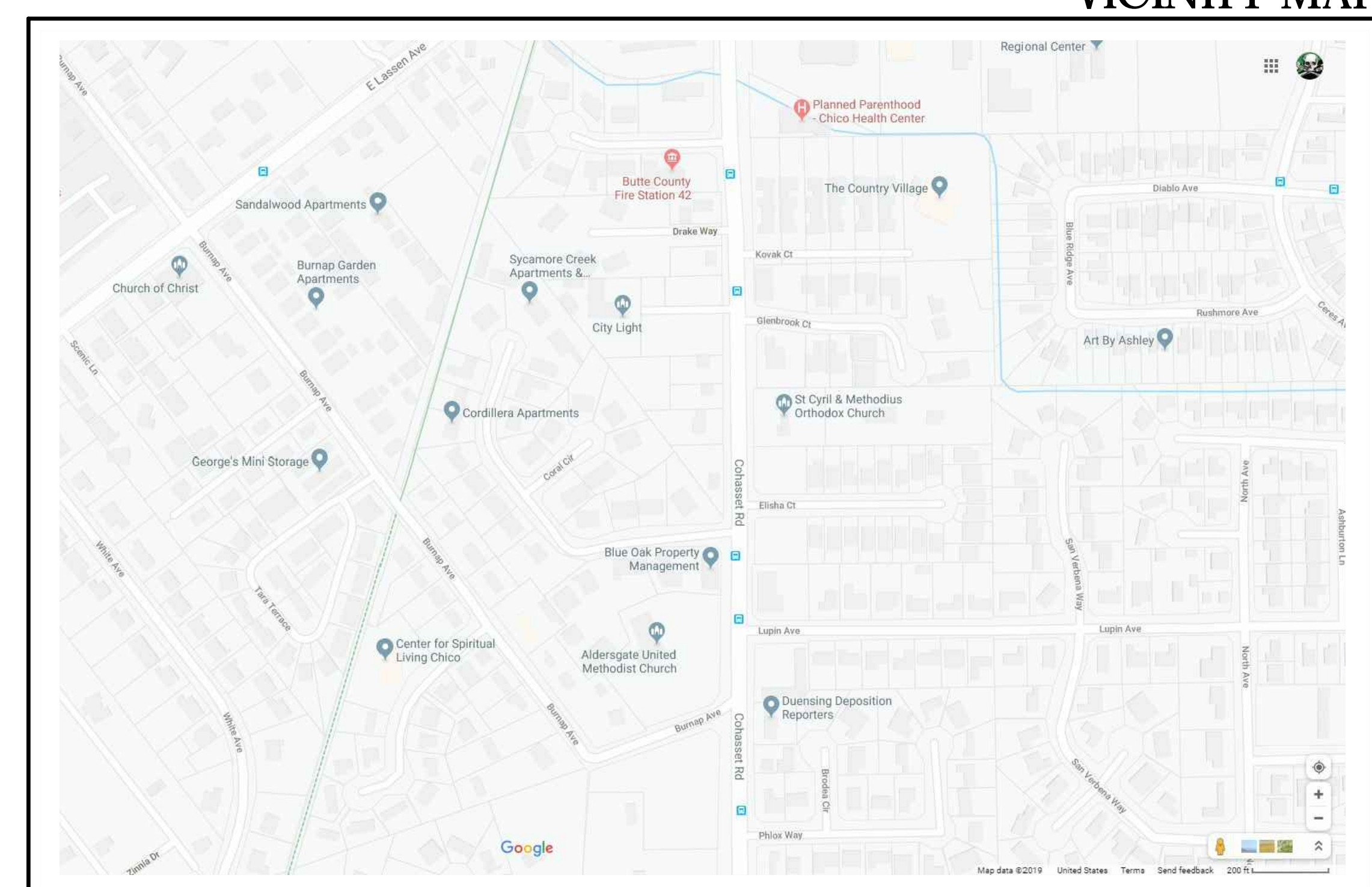
### SCREENING NOTE

HVACS ARE LOCATED NORTH OF THE BUILDING AND ARE NOT VISIBLE TO THE PUBLIC.

### PLAN LEGEND

SYMBOL	DESCRIPTION
1	LIMIT OF WORK
2	PROPERTY LINE
3	EXISTING FENCE, TO REMAIN.
4	EXISTING STREET LIGHT, TO REMAIN.
5	EXISTING UTILITIES, TO REMAIN.
6	EXISTING CITY SIDEWALK, TO REMAIN.
7	EXISTING CITY STREET TREE, TO REMAIN.
8	6 FOOT HIGH CEDAR PRIVACY FENCING WITH MATCHING GATES PER PLAN, BOARD ON BOARD WITH 2 X 6 CAP
9	EXISTING STOP SIGN, TO REMAIN, RETAIN AND PROTECT.
10	GUEST BIKE PARKING, RACK REQUIRING 2 POINTS OF CONTACT, 2 BIKES, POWDER COAT BLACK.
11	BOLLARD LIGHT, 3 FOOT HIGH, LED LIGHT.
12	TRASH ENCLOSURE, SHOWN FOR REFERENCE ONLY. SEE ARCHITECTS PLANS.
13	DETENTION BASIN WITH BIO-FILTRATION SOD.
14	3" MINIMUM LAYER 0-1/4" DECOMPOSED GRANITE TOP DRESSING.
15	EXISTING OVERHEAD LINES
16	NEW UTILITIES, SEE ARCHITECTS PLANS.
17	CONCRETE BAND OR STEEL HEADER
18	HVAC
19	EXISTING UTILITY POLE, TO REMAIN.
20	EXISTING WALL, TO REMAIN.
21	CONCRETE WALK
22	EXISTING TREE (LOCATED ON ADJACENT PROPERTY), TO REMAIN.
23	CURB CUTS, SHOWN FOR REFERENCE ONLY. SEE PLANS BY CIVIL ENGINEER
24	BUILDING COLUMNS, SHOWN FOR REFERENCE ONLY. SEE ARCHITECTS PLANS.
25	EXISTING CLUSTER MAILBOX, TO REMAIN.
26	HVAC SCREEN WALL, STYLE AND COLOR TO MATCH BUILDING.

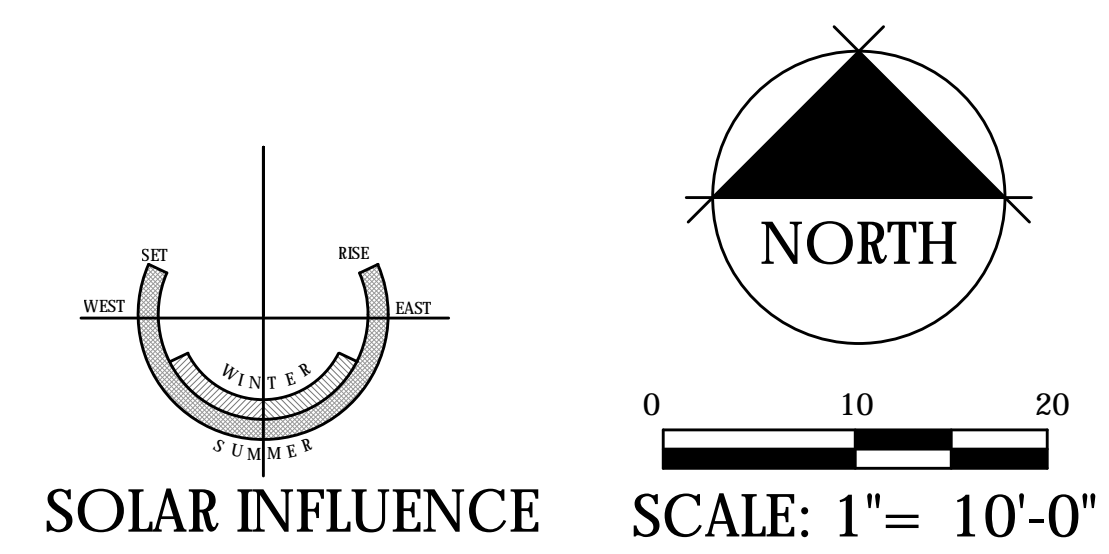
### VICINITY MAP



# TRUHE DENTAL OFFICE

## PRELIMINARY LANDSCAPE SITE PLAN

Prepared for:  
**DR. MARK TRUHE**  
 CHICO, CALIFORNIA



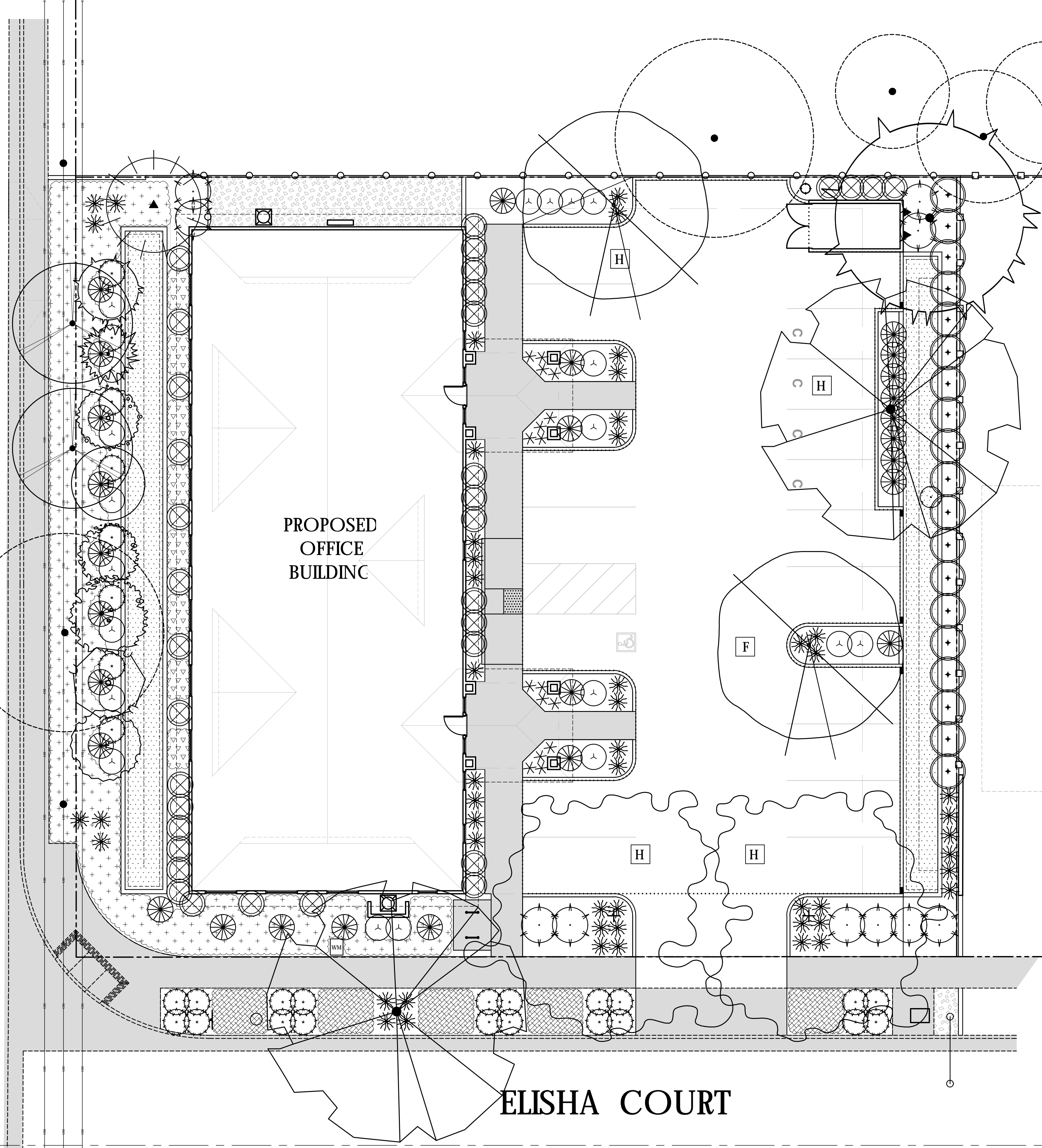
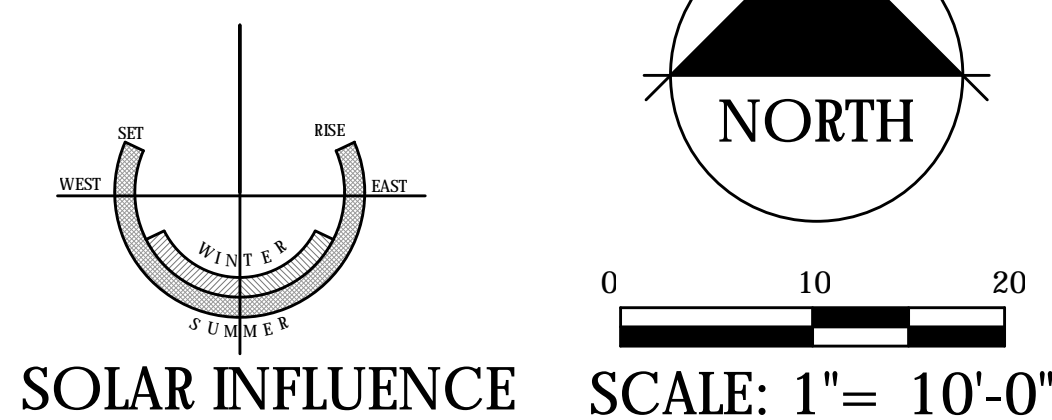
### ATTACHMENT: "G"

DATE: AUGUST 13, 2019  
 PROJECT NUMBER: 2164  
 DRAWN: JBB

Prepared by:  
**BRIAN FIRTH LANDSCAPE ARCHITECT, INC.**  
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928  
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# TRUHE DENTAL OFFICE PRELIMINARY LANDSCAPE PLANTING PLAN

Prepared for:  
**DR. MARK TRUHE**  
CHICO, CALIFORNIA



## TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
<b>TREES</b>			
	PISTACHIA CHINENSIS 'KEITH DAVIES' KEITH DAVIES PISTACHE	40'	15 GAL STD. FORM
	ULMUS PARVIFOLIA 'EMER I' ATHENA CLASSIC ELM	40'	15 GAL STD. FORM
	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	30'	15 GAL STD. FORM
	CEDRUS DEODARA DEODAR CEDAR	30'+	15 GAL STD. FORM
	LAGERSTROEMIA INDICA 'CENTENNIAL SPIRIT' CENTENNIAL SPIRIT CRAPE MYRTLE	15'+	15 GAL STD. FORM
<b>SMALL SPECIMEN TREES OUTSIDE OF PATIENT ROOMS</b>			
	ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE	< 10'	15 GAL MULTI TRUNK
	CEDRUS ATLANTICA 'GLAUCA PENDULA' WEeping BLUE ATLAS CEDAR	< 10'	15 GAL SERPENTINE FORM
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	< 10'	15 GAL STD. FORM
	RHAMPHOLEPIS X 'MONTIC' MAJESTIC BEAUTY® INDIAN HAWTHORN	< 10'	15 GAL STD. FORM
	ACER PALMATUM 'BUTTERFLY' BUTTERFLY JAPANESE MAPLE	< 10'	15 GAL MULTI TRUNK
	CORNUS ALBA 'SIBIRICA' RED TWIG DOGWOOD	< 10'	15 GAL MULTI TRUNK
	CORYLUS AVELLANA 'CONTORTA' HARRY LAUDER'S WALKING STICK	< 10'	15 GAL MULTI TRUNK
	LEPTOSPERMUM SCOPARIUM 'RED DAMASK' RED DAMASK NEW ZEALAND TEA TREE	< 10'	15 GAL MULTI TRUNK

## SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			5,630 SF	
<b>SHADE AREA PROVIDED</b>				
40 FOOT DIAMETER TREES				
F FULL	1,256 SF	0	0	0
TC THREE QUARTER	942 SF	0	0	0
H HALF	628 SF	3	1,884 SF	33%
C QUARTER	314 SF	0	0	0
30 FOOT DIAMETER TREES				
F FULL	706 SF	1	706	12%
TC THREE QUARTER	529 SF	0	0	0
H HALF	353 SF	1	353 SF	6%
C QUARTER	176 SF	0	0	0
TOTAL SHADE AREA PROVIDED			2,943 SF	52%

## SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
<b>SHRUBS</b>			
	OSMANTHUS FRAGRANS SWEET OLIVE	7'	5 GAL
	AGAPANTHUS AFRICANUS LILY OF THE NILE	30"	1 GAL
	DIETES BICOLOR FORTNIGHT LILY	4'	1 GAL
	TULBAGHIA VIOLACEA SOCIETY GARLIC	18"	1 GAL
	RHAMPHOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	4'	5 GAL
	NANDINA DOMESTICA 'COMPACTA' COMPACT HEAVENLY BAMBOC	4'	5 GAL
	ROSA 'RADRAZZ' RED DOUBLE KNOCKOUT GROUNDCOVER ROSE	3'+	5 GAL
	PYRACANTHA 'APACHE' APACHE FIRETHORN	6'	5 GAL
	ILEX CORNUTA CHINESE HOLLY	7'+	5 GAL
<b>GROUNDCOVER</b>			
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	3'	1 GAL
	TEUCRUM CHAMAEDRYS 'PROSTRATUM' COMPACT CREEPING GERMANDER	1' OC	1 GAL
	JUNIPERUS CONFERTA SHORE JUNIPER	4' OC	1 GAL
	BIOFILTRATION SOD PURPLE NEEDLERGASS, MOLATE FESCUE, CALIFORNIA BARLEY, & MEADOW BARLEY	PER AREA	SOD
<b>VINES</b>			
	PARTHENOCISSUS TRICUSPIDATA 'VETCHIT' BOSTON IVY	TRAIN TO TRASH ENCLOSURE WALL	1 GAL

## SOILS STATEMENT

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

## TOP DRESSING

ALL NON-TURF LANDSCAPE AREAS SHALL RECEIVE A 3" MINIMUM LAYER 1"-1-1/2" WALK-ON BARK MULCH TOP DRESSING UNLESS AN ALTERNATE TOP DRESSING HAS BEEN SPECIFIED ON THE PRELIMINARY LANDSCAPE SITE PLAN.

## PARKING LOT LANDSCAPE AREA

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	5,630 SF	
PARKING LOT LANDSCAPE	988 SF	17%

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# BOARD ON BOARD FENCING



# GUEST BIKE PARKING



# BOLLARD LIGHT

Site & Area

PureForm

LED bollard

Project: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Call No: \_\_\_\_\_  
 Team: \_\_\_\_\_  
 City: \_\_\_\_\_  
 Notes: \_\_\_\_\_

Philips Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP65 optics ensure dust or moisture will never interfere with performance.

**Ordering guide** example: PBL-42-14L-450-NW-02-S-UNV

Prefix	Shell Height	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage
<b>PBL</b> PureForm bollard	36 Standard Shell 36" <sup>1</sup>	ML 81 LED Full High	100 100mA	NW-02 Warm White 3000K	Type 3	Leads stake for no battery	100 120V
	42 Standard Shell 42"	ML 81 LED Full High	200 200mA	NW-02 Warm White 3000K	Type 3	ESB Emergency battery <sup>14</sup>	200 200V
	48 Standard Shell 48"	ML 81 LED Full High	300 300mA	NW-02 Warm White 3000K	Type 3	ESB Emergency battery <sup>14</sup>	240 240V
	60 Standard Shell 60"	ML 81 LED Full High	400 400mA	NW-02 Warm White 3000K	Type 3	ESB Emergency battery <sup>14</sup>	277 277V
			600 600mA	NW-02 Warm White 3000K	Type 3	ESB Emergency battery <sup>14</sup>	240 240V
			800 800mA	NW-02 Warm White 3000K	Type 3	ESB Emergency battery <sup>14</sup>	480 480V
			1000 1000mA	NW-02 Warm White 3000K	Type 3	ESB Emergency battery <sup>14</sup>	480 480V

Options	Micro sensing	Photo-sensing	Bluetooth	Finish
<b>SB</b> 10' (30') Max. (all mounting heights) <sup>15</sup>	<b>WB</b> Weight Intended <sup>16</sup>	<b>PGB</b> Photocontrol Buttons <sup>17</sup>	<b>FB</b> Single (300, 277, 347VAC) <sup>18</sup>	<b>TR</b> Natural
<b>FAWS</b> Field Adjustable <sup>19</sup>			<b>F2</b> Double (208, 240, 480VAC) <sup>18</sup>	<b>WH</b> White
<b>SW</b> Wireless remote for dimming <sup>20</sup>			<b>CS</b> Canadian Standard (CSA CULC) <sup>21</sup>	<b>BL</b> Black
<b>LLC</b> Wireless controls and load PIR sensor <sup>22</sup>			<b>MD</b> Motion Detector <sup>23</sup>	<b>GR</b> Grey
<b>IL</b> 10 level lux history with motion sensor <sup>24</sup>			<b>HW</b> Motion Sense	<b>BR</b> Bronze

**Daytime/Evening Automatic Light Dimming<sup>25</sup>**

Code	Security 100% Dimming <sup>26</sup>	Code	Security 100% Dimming <sup>26</sup>
<b>CS0</b> Motion 100% Dimming, 2 hours	<b>CS0</b> Security 100% Dimming, 2 hours	<b>CS0</b> Motion 100% Dimming, 8 hours	<b>CS0</b> Security 100% Dimming, 8 hours
<b>CS10</b> Motion 100% Dimming, 10 hours	<b>CS10</b> Security 100% Dimming, 10 hours	<b>CS20</b> Motion 100% Dimming, 2 hours	<b>CS20</b> Security 100% Dimming, 2 hours
<b>CS30</b> Motion 100% Dimming, 3 hours	<b>CS30</b> Security 100% Dimming, 3 hours	<b>CS40</b> Motion 100% Dimming, 4 hours	<b>CS40</b> Security 100% Dimming, 4 hours
<b>CS50</b> Motion 100% Dimming, 5 hours	<b>CS50</b> Security 100% Dimming, 5 hours	<b>CS60</b> Motion 100% Dimming, 6 hours	<b>CS60</b> Security 100% Dimming, 6 hours
<b>CS70</b> Motion 100% Dimming, 7 hours	<b>CS70</b> Security 100% Dimming, 7 hours	<b>CS80</b> Motion 100% Dimming, 8 hours	<b>CS80</b> Security 100% Dimming, 8 hours

**1.** See detailed Brochure Contact Factory for details. **6.** Not available with photo-sensing. **11.** Not available with 480V.

**2.** Not available in 100, 200 or 300mA. **7.** Available only with 0V dimming control. **12.** Not available in 100, 200, and 300mA.

**3.** Available in 277V or 277V only. **8.** Not available with 100, 200, and 300mA/CS/CA. **13.** Not available with 100 or 120V.

**4.** Not available with other control options. **9.** Not available with 100 and 150V only. **14.** Not available in 100 and 150V only.

**5.** Not available with motion sensor. **10.** Available in 120V only. **15.** Not available in 100 and 150V only. **16.** Not available in 100 and 150V only.

PBL PureForm Bollard 04/18 page 1 of 5

# TRUHE DENTAL OFFICE

## PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT

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