



Architectural Review
and Historic Preservation Board
Agenda Report

Meeting Date 2/5/2020

DATE: January 27, 2019

File: AR 19-21

TO: Architectural Review and Historic Preservation Board

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

RE: AR 19-21 (OANC Office) -- Bruce Rd. at Raley Blvd., APN 002-210-023 et al.

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 19-21 (OANC Office), subject to the recommended conditions.

BACKGROUND

The applicant proposes construction of a medical office building of approximately 13,900 square feet on a 3.3 acre site consisting of three parcels at the southwest corner of Bruce Road and Raley Boulevard (see **Attachment A**, Location Map and **Attachment B**, Architect's Project Description). Proposed alongside the building is a parking lot providing a total of 56 parking spaces. Access would be provided using an existing private parking lot drive aisle from Raley Boulevard, and a right-in-right-out driveway to Bruce Road. The site is designated Commercial Mixed Use on the City's General Plan Land Use Diagram and zoned CC (Community Commercial).

The proposed building would be set back over 130 feet from Raley Boulevard and over 160 feet from Bruce Road (see **Attachment D**, Site Plan). New parking areas would be located on all four sides of the building (though primarily to the North and South). Fifty-five parking spaces are required, and 56 are provided, of which four are accessible. Six bike parking spaces are provided in uncovered racks.

The proposed building would have a modern appearance (see **Attachment E**, Elevations). The primary entrance would be at the northeast corner of the building, distinguished by a porte-cochere and wall signs. All elevations would share a varied black-red-and-grey color scheme (see **Attachment F**, Color Board), with different structural elements visible from each side. The roof system is angular and definite, reminiscent at once of midcentury modern and ancient peasant styles of roofing. The building's creative agglomeration of a variety of elements gives it a meaningful sense of place and time.

Glazing is most prominent on the east elevation, which faces out towards Bruce Road and the expansive soon-to-be-developed land on its other side.

The conceptual landscape plan proposes a variety of trees including scarlet oaks, Chinese pistaches, and Kentucky coffeetrees (see **Attachment H**, Landscape Planting Plan). Shrubs and groundcover would meet the city's requirements, and eight new street trees would be planted as well. Parking lot shade is estimated to reach 51 percent at full tree maturity. A new trash enclosure would be located on the west side of the building. The enclosure would be CMU block covered with a metal shed roof.

DISCUSSION

The proposal would result in the development of a former manufactured home sales lot with an attractive structure. The proposal is consistent with several General Plan policies, importantly those that encourage compatible infill development, and neighborhood compatibility (LU-4.2, LU-4.3, LU-4.4, and CD-5).

The project is consistent with the City's adopted Design Guidelines (DGs). The building design is characterized by an aesthetically-pleasing variety of elements. While there is individual variation and differentiation, all four elevations share 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 has an interesting roof design (DG 2.2.25).

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).

The proposed structure is adjacent to similar, if less-distinctive, medical office buildings and a utilitarian gas station and convenience store. The 50-acre parcel across Raley Boulevard to the north have been graded for development, potentially for educational purposes. The character of the proposed building is compatible with that of the adjacent buildings. The proposed structure is also near (and for the time being, adjacent to) a large swath of open land. Its design does take that into consideration, and the tones and structure fit better into the particular feel of that land than a more standard-style building.

The proposal necessitates conditions to seek the abandonment of public utility easements, relocate property lines, and dedicate a portion of right-of-way along Bruce Road to the City of Chico. As conditioned, the proposed plan meets all applicable setback, parking, and landscaping requirements, and will also facilitate orderly development and circulation in the area.

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, particularly those that encourage compatible infill development (LU-4.2, LU-4.4, and CD-5) and encourage neighbor compatibility (LU-4.3). There is no applicable specific 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 the City's adopted Design Guidelines (DGs), as noted in the discussion, above. The design is of high quality, and reflects a desire to create a visually appealing structure with a meaningfully distinctive form. The scale of the proposed building is consistent with the surrounding area, which features primarily single-story structures.

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, as noted in the discussion above. Space is left for potential future development, and this structure's design is coordinated to welcome that, while also being attractive in an interim or permanent state of those portions of the property being vacant.

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 building and grounds are compatible with the surrounding development, which is primarily single-story, auto-oriented medical buildings.

The proposed structure does not represent a change to the principal development pattern of the area. While views of open area will be blocked or altered by this structure, they are primarily views from the adjacent medical office building under the same ownership, and the blocking is an inevitable result of developing the parcel, no design could avoid it completely.

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 the substantial variety of new trees will be an important contributor to the proposed development. The variety of trees selected will provide an attractive environment 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 19-21 (OANC Office). The approval documents for this project are date stamped December 17, 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. Proposed project signage shall be permitted through a separate sign permit in compliance with CMC 19.74 (Signs).
4. 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.
5. Prior to approval of an application for a Building Permit at this location, applicant or their assignee shall apply for a Boundary Line Modification showing all development relevant to this application taking place on one parcel.
6. The Boundary Line Modification required by Condition #5 shall show reciprocal through-access easements for all resultant parcels.
7. Prior to approval of an application for a Building Permit at this location, applicant or their assignee shall request the exhaustion or abandonment of all Public Utility Easements depicted on lots 14, 15, and 16 of Eastwood Subdivision as depicted at Page 30 in the 95th Book of Maps held by the Butte County Clerk-Recorder. A

Certificate of Occupancy shall not be issued until such exhaustion or abandonment is granted.

8. Prior to the issuance of a Certificate of Occupancy for the structure approved by this application, the applicant, owner, or their assignee shall dedicate to the City of Chico, and the City of Chico shall accept, a section of right-of-way extending six feet westward from the northeasternmost point of the parcel now existing at APN 002-210-023 and following the curvature of the right-of-way of Bruce Road at a constant width of six feet to the intersection of that line with the southernmost boundary line of the parcel now existing at APN 002-210-025.
9. 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 Plan
- D. Site Plan
- E. Elevations
- F. Color Board
- G. Landscape Plan
- H. Landscape Planting Plan

DISTRIBUTION

Orthopedic Associates Real Estate Group, LLC. 131 Raley Blvd Chico, CA 95928.
dyannaj@oanc.org

CB Two Architects LLC. gretchen@cbtwoarchitects.com and matt@cbtwoarchitects.com

File: AR 19-21

PP Ambo

SP Sawley



AR 19-21 (Orthopedic Associates of Northern California)
Southwest Corner of Bruce Road at Raley Boulevard
APN 002-210-023-000 et al.:



September 12, 2019

RE: Design Review Application for OANC – Chico, CA
Project Description and Compliance with Design Guidelines

INTRODUCTION

OANC – Chico ASC (Advanced Surgical Center) is a proposed Medical Care facility located on a rectangular site of approximately 3.3 acres that abuts Raley Blvd to the north and Bruce Road to the east. The proposed Medical Care facility will be comprised of three separately programmed suites, totaling approximately 13,900 SF. These three separate programs include an Advanced Surgical Center (8,700 SF), an After Care facility (2,360 SF), and an Advanced Diagnostic Center (2,380 SF), all operated by Orthopedic Associates of Northern California (OANC). The building also contains approximately 460 SF of service spaces that are used by all suites. This facility will provide a variety of patient care options in one building, allowing for users to seek orthopedic, extended care, and diagnostic services without having to travel to different areas of town. The building and site is neighbored by Raley Blvd. to the north, a medical care facility to the west, a gas station and convenience store to the south, and Bruce Road to the east. The proposed building is sited within a layout that anticipates future development on the eastern half of the property, for a phased campus approach. With the exception of an access drive that crosses the site, development will be limited to the west half of the property. An existing curb cut on Bruce Rd provides one point of entry for the development, with an existing shared driveway adjacent to the west property line off of Raley Blvd providing additional accesses and parking.

DESIGN GUIDELINES

1 SITE DESIGN

2.1.1 Building Placement and Orientation

DG 2.1.11 - Strengthen neighborhood identity by incorporating design elements that reflect the surrounding neighborhood or environment.

RESPONSE: The building's primary neighbor is to the west, a medical office campus of varying design styles which complement one another, featuring warm stucco materials and sloping metal roofs. Our building also features these materials and sloped roof lines, with the addition of metal wall panels to add a contemporary character to the façade while still complementing the adjacent neighbors for a cohesive campus feel. Much of the surrounding area is open land yet to be developed. The proposed building features an adaptive set of materials that will allow for a unique neighborhood identity in future years. *See Exterior Elevations (SP-3) and the Material Board.*

DG 2.1.12 - Foster a sense of security by allowing surveillance from the street and from neighboring structures.

RESPONSE: The building is in close proximity to the existing medical facility and its back-of-house driveway. With a proposed shared access drive, more traffic will promote higher security around the area. During the dark evening hours, site lighting will illuminate the development, allowing for passing traffic and the neighboring structure to surveil the site. *See Lighting and Photometric Plans (E1.0 and E1.1).*

DG 2.1.13 - A dominant element that is obvious from the street, and provides a clear and unobstructed pedestrian path.

RESPONSE: A large tower element at the northeast corner of the building, along with a porte cochere shelter, highlights the entry for vehicular and pedestrian traffic. Pedestrian sidewalks from Raley Blvd and the Bruce Road entry provide unobstructed access to this entry. All main entries to the building are also called out with wall signage for easy wayfinding. *See Cover Sheet rendering (SP-0), Site Plan (SP-1), and Signage Details (SP-4).*

2.1.2 Circulation and Vehicle Parking

DG 2.1.21 - Include safe and convenient bicycle and pedestrian connections to near-by residential, commercial, and retail areas. Retrofit and remodel with such design features where feasible.

RESPONSE: The site includes (6) bike parking spaces in conformance with Table 5-4 of the municipal code. These bike spaces are in close proximity with each main entry: (4) spaces dedicated to the ASC and After Care entries, and (2) spaces dedicated to the Advanced Diagnostic Center. Bicyclists can utilize the main shared driveways coming from Raley Blvd and Bruce Road. *See Site Plan (SP-1).*

DG 2.1.22 - Provide highly identifiable and amply wide (such as a minimum of six-feet) sidewalks for safe and convenient customer access to primary building entrances and through parking lot areas.

RESPONSE: Sidewalks throughout the site are separated from traffic through two means: a landscape buffer, such as the sidewalk entries from Bruce Road and Raley Blvd, and a 6-inch elevated curb, which prevents vehicular use. All sidewalks adjacent to parking areas are a minimum of 6', while sidewalks within a landscape buffer or away from parking are a minimum of 5'-6" wide, allowing for easy and safe navigation. *See Site Plan (SP-1) and Landscape Plan (L1.0).*

DG 2.1.23 - Provide safe pedestrian and bicycle crossings across parking lot driveways. To delineate pathways, visible changes in texture and or color are recommended.

RESPONSE: All pedestrian crosswalks throughout the site are painted white to alert vehicles to potential crossings. Bicycle access throughout the site is shared with vehicular driveways. There are no designated bike crossings throughout the site, but drive aisles are designed to accommodate bicycles. *See Site Plan (SP-1).*

DG 2.1.24 Incorporate design features that include pedestrian, bicycle, and public transportation amenities.

RESPONSE: Bicycle parking is clearly visible at all entries and is shaded by nearby trees. Pedestrian sidewalks are similarly lined with trees and/or plantings that provide visual appeal. Public transportation is not immediately accessible to the site, therefore associated design elements were not incorporated into the overall design. *See Site Plan (SP-1) and Landscape Plan (L1.0, L4.0).*

DG 2.1.25 - Screen parking areas from street views and avoid elevating parking area grade above street grade.

RESPONSE: The site design includes a parking lot that closely abuts Raley Blvd. This parking lot is set back a minimum of 10' to conform with a 10' landscape buffer, and is set back nearly 50' in other locations. This buffer is filled with trees and plantings to properly screen parking from the street. All parking lots share a relatively common grade with the street, and are not artificially elevated. *See Landscape Plan (L1.0).*

DG 2.1.26 - Minimize the visual impact of vehicles by locating parking areas to the rear or sides of developments rather than along street frontages.

RESPONSE: Due to the site configuration, existing driveway and shared access points locating parking behind the building is not practicable based on the various medical providers; however the proposed parking on the north side of the site is angled away from the street so that the minimum landscaped setback is 10' but increases up to about 50' for generous separation from the public way.

DG 2.1.27 – Minimize views of parking areas to allow the architectural significance of the buildings and landscaping to take precedence. Parking that exceeds the minimum required by City code is discouraged.

RESPONSE: All parking visible from the street is appropriately screened through the use of trees and other plantings, and is set back 10-50' from the Raley Blvd, and more than 120' from Bruce Road. The total parking count (56) satisfies the minimum City code requirement

and does not add unnecessary stalls. *See Site Plan (SP-1) and Landscape Plan (L1.0).*

DG 2.1.28 - Provide shade trees per City code standards.

RESPONSE: A variety of shade trees will be provided throughout the site. The shade trees proposed will provide 50% shade as required per Section 19.70.060.E.2. *See Pavement Shading Plan (L3.0) and Plant Images (L4.1).*

2.1.3 Bicycle/Pedestrian Amenities, Public Spaces, and Utilities

DG 2.1.31 - Provide covered bicycle parking with compatible architectural design in all commercial developments.

RESPONSE: Under Code section 19.70.080.B.1, covered bicycle parking is only required if over (10) bike parking spaces are required. With only (6) bicycle parking spaces on site, covered parking is not mandated. Bicycle parking areas, however, are carefully placed in clear designated locations near the entrances to the building, and are shaded by shade trees. *See Parking Schedule table (SP-1), and Landscape Plan (L1.0)*

DG 2.1.32 - Locate bicycle parking close to main entrances.

RESPONSE: All (6) bicycle parking spaces are located directly adjacent to the building entries. (4) spaces are located near the After Care and ASC suites, and (2) spaces are located near the Advanced Diagnostic Center. *See Site Plan (SP-1).*

DG 2.1.33 - Clearly designate bicycle and pedestrian routes through parking lots by signage, special surface treatment, overhead features, shade, or landscaping.

RESPONSE: See Response to DG 2.1.23

DG 2.1.34 - Safely separate bicycle and pedestrian routes from motorist routes in parking lots, or otherwise clearly delineate by elevation changes, special surfacing, overhead features, treatments, or signage.

RESPONSE: Pedestrian routes are separated from the street using landscape buffers and large sidewalks. Sidewalks directly next to parking are a minimum of 6' wide. All pedestrian crossings through parking lots and driveways are marked with white striping. All access drives are designed to accommodate bicycle traffic.

DG 2.1.35 - Provide covered or shaded areas for customers and employees in commercial developments for uses such as work breaks, lunches, events, and meetings.

RESPONSE: There is an outdoor break area located on the west side of the building outside of the staff room. There is ample hardscaped area for furniture, as well as a landscaped area north of the sidewalk with ground cover and shade trees. The medical office use of the building is not conducive to customer meeting spaces, so this was not considered. *See Floor Plan (SP-2).*

DG 2.1.36 - Maximize screening and buffering of trash enclosures, storage areas, expansive paving, service yards, and utility equipment from public view. Screening involves blocking views of the object with a structure, while buffering involves softening the visual impact of the unsightly object with landscaping or other aesthetic technique.

RESPONSE: A trash enclosure is located in the “back of house” area on the west side of the building, near the delivery and loading areas. This enclosure is screened with a wall utilizing the same CMU used in the main building. The only other “unsightly” object is an electrical transformer located near the loading lane, which is buffered by surrounding plantings. *See Floor Plan (SP-2), Site Details (SP-4) and Landscape Plan (L1.0).*

DG 2.1.37 - Place ground-mounted public utility equipment underground whenever determined to be feasible.

RESPONSE: All public utilities have been buried underground. *See Civil (C1.0)*

DG 2.1.38 - Place ground-mounted public utility equipment that cannot be placed underground in an obscure location, ideally within a building on the project site. Otherwise group together and screen utility equipment from view by architecturally compatible structures or fencing. Combine screening techniques with landscaping when determined appropriate.

RESPONSE: All public utilities will be buried underground. The transformer, part of a franchised utility, is located near the loading lane, buffered by plantings and set back slightly from the main driveway. It is also located in the back of house area of the building, meaning there is less traffic exposed to it. *See Site Plan (SP-1) and Landscape Plan (L1.0).*

2 ARCHITECTURE

2.2.2 Design Concept, Style, and Details – Facades and Roofs

DG 2.2.21 - Articulate a clear design concept in a written narrative statement to aid decision makers in understanding fundamental design elements of a project.

RESPONSE: The proposed building will be one story, characterized through a few key design features. The most notable from the exterior is a tall stucco “spine,” which begins at the main entry of the building and follows the main circulation pattern of the interior. The spine includes clerestory windows, allowing for daylighting to penetrate into the center of the building. The main entry of the building is further recognized from the exterior with large expanses of storefront glazing, and a porte cochere shelter which allows building visitors to be dropped off at the front entry and to stay dry as they enter. For visitors arriving from the primary Bruce Road entry, a tree-lined boulevard leads directly to this prominent main entry. These design moves allow for easy wayfinding, so that first-time visitors can easily find the entrance. The roof design is integral with every façade of the building, alternating between sloping standing seam shed roofs and flat membrane roofs shielded by parapet walls which break up roof lines and add visual interest. The building also has varied depths, noted by changes in material across each massing. The different masses change material at inside corners, alternating between light-colored concrete masonry units, dark metal panel, and a warm stucco finish that complements the medical office to the west.

DG 2.2.22 - Incorporate varied building depth and shadow in order to avoid long, unarticulated elevations.

RESPONSE: All elevations contain varied depths and articulation, which are further accentuated through changes in material at inside corners. The variation in material and depth helps avoid a monotonous façade. See *Floor Plan (SP-2) and Exterior Elevations (SP-3)*.

DG 2.2.23 - Create a sense of focus so people may easily find the entrance and incorporate as a dominant design element to create a sense of place. Roof overhangs, awnings, and wall recesses are examples of features that help define a sense of entry for a building.

RESPONSE: Customers and visitors to the building will immediately focus on the tower element, which calls out the entries to the ASC and After Care suites. The building entry is the tallest point of the building, making it easily visible from the street and the rest of the site. Wall signage and the porte cochere shelter also help to point visitors to the main entry points. See *Site Plan (SP-1) and Exterior Elevations (SP-3)*.

DG 2.2.24 - Incorporate roof design as an integral component of the architecture to enhance the overall aesthetics. When roof elements are exposed, treat as integral to all elevations.

RESPONSE: Every roof design is integral to each building façade, and is visible from the ground. The standing seam metal roof is visible at

every elevation, and was chosen to complement the medical office building to the west. The building also incorporates flat TPO membrane roofs, which are screened from view by integral parapets. *See Roof Plan (SP-2), and Exterior Elevations (SP-3).*

DG 2.2.25 - Avoid continuous flat roofs with monotonous cornices or parapets.

RESPONSE: The building design features pitched standing seam metal roofs in addition to flat TPO membrane roofs. The exterior walls vary in height, breaking up the façade into smaller sections with unique materials and variation. *See Exterior Elevations (SP-3).*

DG 2.2.26 - Avoid mansard roofs or parapets which appear as “stuck on” or are not integrated onto the roof with equal design treatment on all sides. Treat parapet walls as an integral part of the building design on all elevations.

RESPONSE: The building design does not contain any mansard roofs, and all parapets which screen a TPO membrane roof are integral with the rest of the wall, using the same material to maintain the appearance of a continuous wall. *See exterior elevations (SP-3).*

DG 2.2.27 - Group roof-mounted equipment and protrusions together to minimize their visual impact and include screening that is aesthetically compatible with the building architecture. Exceptions may be made for equipment that is designed to look ‘artful’ without the need for screening.

RESPONSE: HVAC and other mechanical equipment will be sized and located in later phases of the design process. The roof plan on sheet SP-2 shows a potential area for these units. All units will be screened as necessary with materials that are compatible with the rest of the building design.

DG 2.2.28 - Minimize wall-mounted utility equipment from view, including electrical panels, gas meters, conduit, plumbing, and downspouts, and either integrate within the building structure or paint to match the facade.

RESPONSE: Utility equipment will be stored in dedicated mechanical and electrical rooms that open out to the building exterior for easy access if maintenance is required. Downspouts will be utilized and will be painted to match the façade. *See Floor Plan (SP-2).*

2.2.3 Design Concept, Style, and Details – Building Materials and Colors

DG 2.2.31 - Include variations in the depth of surfaces or changes in surface materials to add visual interest to walls.

RESPONSE: The exterior design features three different wall materials: stucco, horizontal flush metal panels, and CMU veneer. All three of these walls have slight variations in structural depth, and all

three of these materials are featured on each elevation. The cladding material shifts at every inside corner of the façade, creating visual interest and breaking up the façade for a friendlier scale. *See Exterior Elevations (SP-3) and the Material Board.*

DG 2.2.32 - Choose building colors and accent materials from a rich palette that enhances the streetscape, rather than simply blends with surrounding architecture, in order to avoid bland colors and frivolous ornamentation.

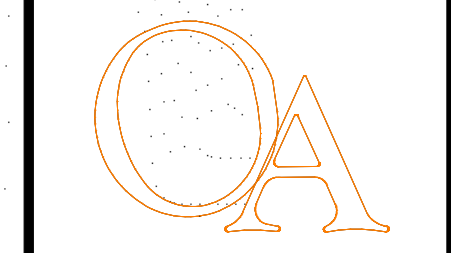
RESPONSE: The chosen building materials serve to both complement the materiality of the medical office buildings to the west, as well as create a new contemporary palette that is visually intriguing from the street. The warm stucco that is widely used throughout the region is contrasted with a dark metal panel that gives a contemporary flare to the building. The design avoids any ornamentation other than the wall signage that is used to point visitors towards the entry points of the building. *See Exterior Elevations (SP-3) and the Material Board.*

DG 2.2.33 - Carry the architectural scheme (form, materials, color and detailing) of each building throughout all elevations to achieve design continuity.

RESPONSE: Each elevation, while visually different, carries the same architectural scheme throughout. All building elements are visible on each façade, and the material palette extends to secondary structures such as the trash enclosure and sound barrier wall on the south edge of the property. *See Exterior Elevations (SP-3) and Site Details (SP-4).*

DG 2.2.34 - Avoid obscuring the scenic beauty of foothill and riparian backdrop locations with buildings that are oversized, extremely tall, or have materials or colors that draw attention from the natural view.

RESPONSE: The orientation of the building on site was chosen in order to provide uninhibited views of the buttes and the foothills to the north. The one-story building has a maximum height of 24'-0" at the main entry. *See Site Plan (SP-1) and Exterior Elevations (SP-3).*



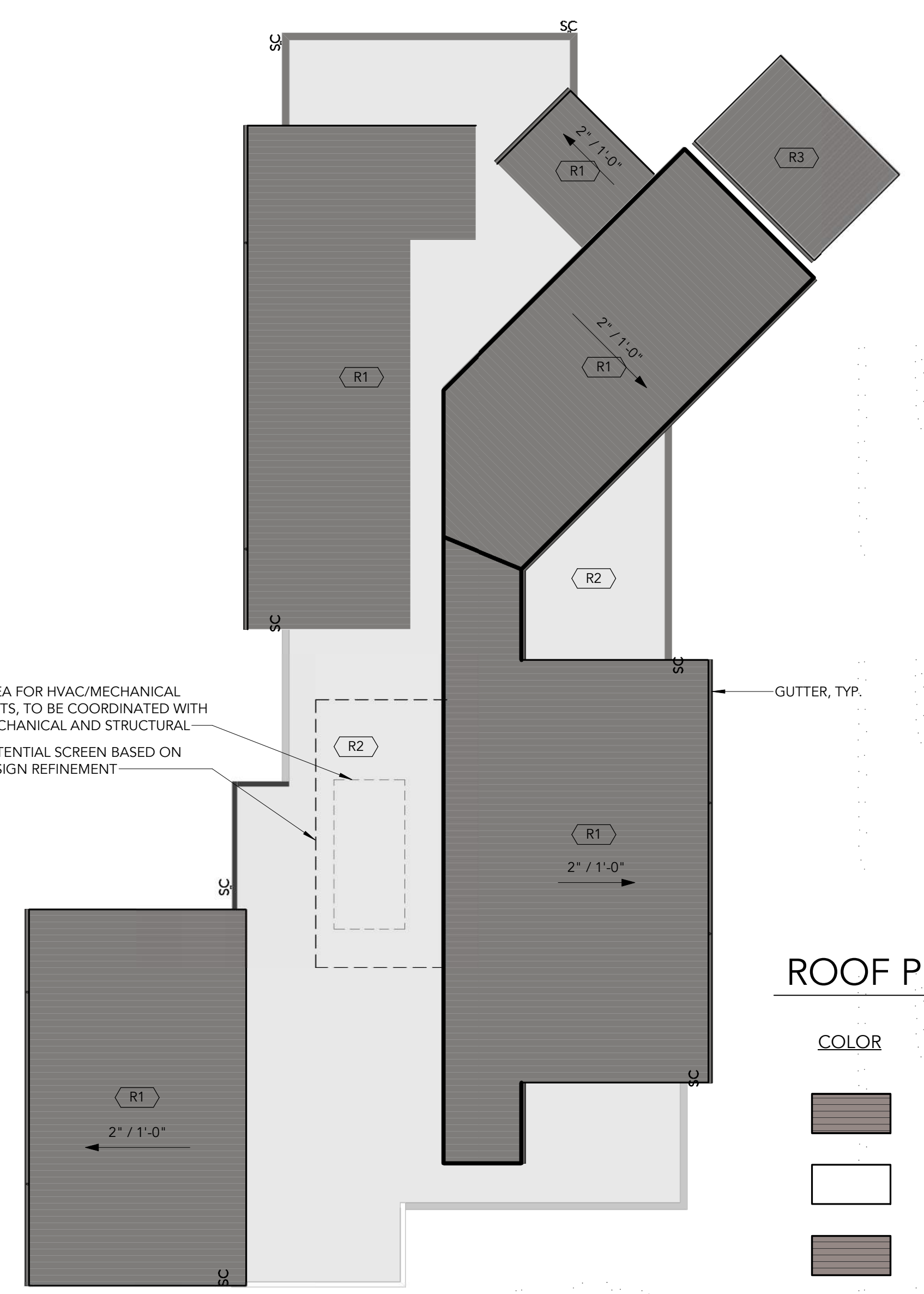
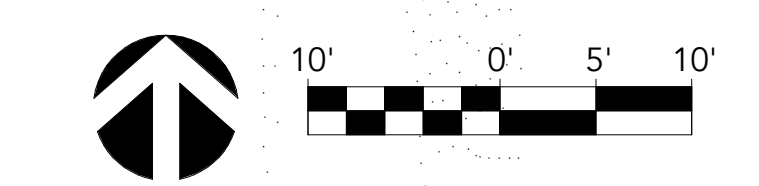
Issue:	SDAR
Date:	12.13.2019
Rev:	Description: Date:



1 FIRST FLOOR PLAN
 SCALE: 1" = 10'-0"

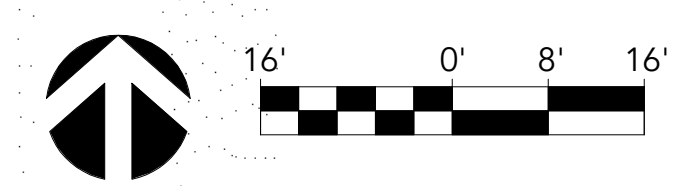
FLOOR PLAN LEGEND

COLOR	PROGRAM
Light Blue	AFTER CARE (±2,360 SF)
Orange	ADVANCED SURGICAL CENTER (±8,700 SF)
Yellow	ADVANCED DIAGNOSTIC CENTER (±2,380 SF)
Gray	SERVICE AREAS (±460 SF)



ROOF PLAN LEGEND

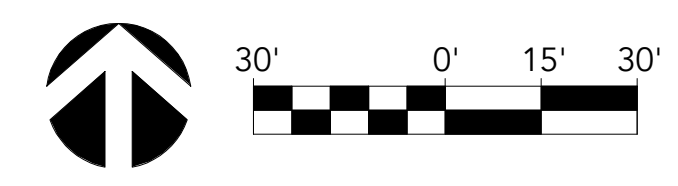
COLOR	ROOF TYPE
Dark Gray	R1 STANDING SEAM METAL ROOF COOL ZINC GRAY
White	R2 TPO MEMBRANE WHITE
Light Gray	R3 STANDING SEAM METAL CANOPY COOL ZINC GRAY



2 ROOF PLAN
 SCALE: 1/16" = 1'-0"



1 SITE PLAN
SCALE: 1" = 30'-0"



SITE INFORMATION	
LOT AREA	±144,309 SF
ZONE	CC - COMMUNITY COMMERCIAL
USE	MEDICAL OFFICE
LOT WIDTH	MIN ±258'-0", MAX ±316'-0"
LOT DEPTH	410'-11"

SITE AREA		
TYPE	AREA	%
BUILDING FOOTPRINT	13,893 SF	10%
LANDSCAPING		
PARKING LANDSCAPE	8,941 SF	6%
BUILDING LANDSCAPE	17,751 SF	12%
PARKING/DRIVEWAYS	29,648 SF	21%
SIDEWALK	7,197 SF	5%
FUTURE DEVELOPMENT	66,879 SF	46%
TOTAL SITE AREA	±144,309 SF	100%

MAX BUILDING COVERAGE PER TABLE 4-7 = 95%
10% < 95% - OK
LANDSCAPING - SEE LANDSCAPE PLAN
PARKING LANDSCAPING PER TABLE 19.70.060 = 5%
6% > 5% - OK

PARKING SCHEDULE	
TYPE	COUNT
FULL SIZE STALLS (9' x 18')	51
ADA STALLS (VAN STALLS)	4 (2)
COMPACT STALLS (8' x 14')	1
TOTAL PARKING PROVIDED	56

MINIMUM PARKING REQUIRED (TABLE 5-4):
MEDICAL OFFICE = 1 SPACE PER 250 GSF
13,893 GSF / 250 = 56 PARKING SPACES
SPACES PROVIDED = 56 - OK
COMPACT PARKING (19.70.060)
UP TO 50% OF TOTAL SPACES
MAX COMPACT PARKING = 56 x 50% = 28 COMPACT
COMPACT SPACES PROVIDED = 1 - OK

BIKE PARKING REQUIRED (TABLE 5-4):
MEDICAL OFFICE = 10% OF VEHICLE SPACES
56 x 10% = 6 BIKE SPACES
50% OF BIKE PARKING MUST BE COVERED IF >10
SPACES (19.70.080) - NO COVERED PARKING NEEDED
SPACES PROVIDED = 6 - OK

SETBACK REQUIREMENTS		
TYPE	ACTUAL	REQ'D.
NORTH SETBACK ALONG RALEY BLVD.	130'-3" TO P.L.	0'-0"
EAST SETBACK AT BRUCE ROAD	195'-8" TO P.L.	0'-0"
SOUTH SETBACK AT INTERIOR	93'-7" TO P.L.	0'-0"
WEST SETBACK AT INTERIOR	36'-5" TO P.L.	0'-0"

OBJECT/PATTERN	DESCRIPTION(S)
---	PROPERTY LINE
---	SETBACK LINES
---	ROOF OUTLINE
●	PROPERTY DATUM POINT
↑	DESIGNATED ENTRY (ARROW OUTSIDE BLDG.) DESIGNATED EXIT (ARROW INSIDE BLDG.)
■	BUILDING FOOTPRINT
■	TOTAL LANDSCAPE
■	PARKING LANDSCAPE (PATTERN OVERLAY)
■	A/C PAVING
■	GRAY CONCRETE SIDEWALK MEDIUM BRUSH FINISH

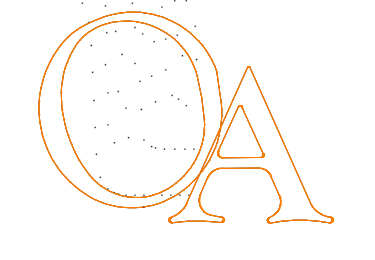
SDAR

SITE DESIGN & ARCHITECTURAL REVIEW
NOT FOR CONSTRUCTION

CB Two ARCHITECTS
A LIMITED LIABILITY COMPANY
500 Liberty St SE, Ste 100, Salem, OR 97301 / PH: 503.480.8700 / FX: 503.480.8701

CIVIL: ROBERTSON ERICKSON
PH: 530.894.3500
LANDSCAPE: SHAPIRO DIDWAY
PH: 503.232.0520
ELECTRICAL: CAPITOL CITY DESIGN
PH: 916.375.0135
JURISDICTION: CITY OF CHICO
PH: 530.879.6700

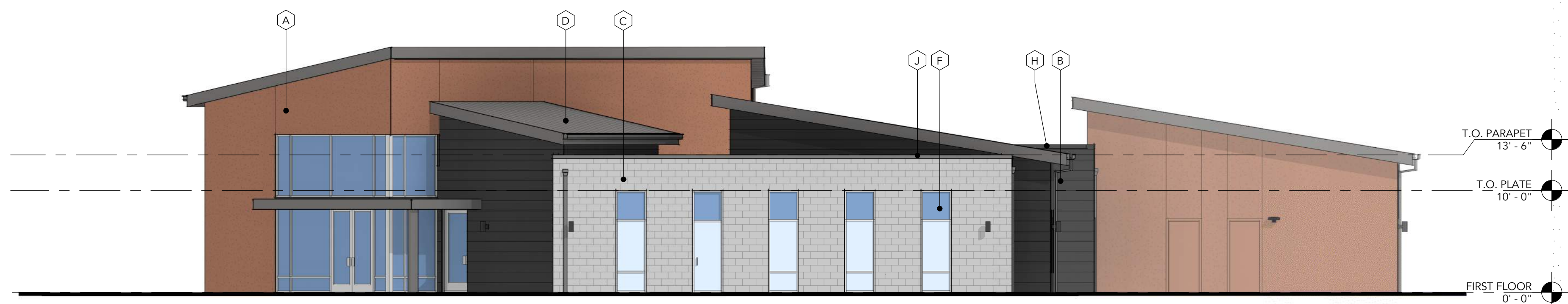
OANC - CHICO
RALEY BLVD. AND BRUCE RD., CHICO, CA 95928



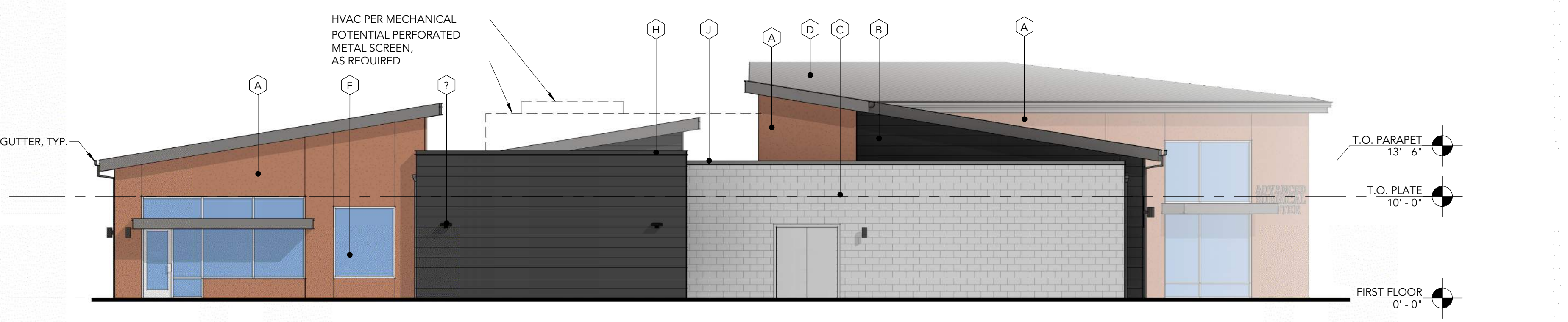
Issue:		SDAR
Date:	12.13.2019	
Rev:	Description:	Date:

ARCHITECTURAL SITE PLAN

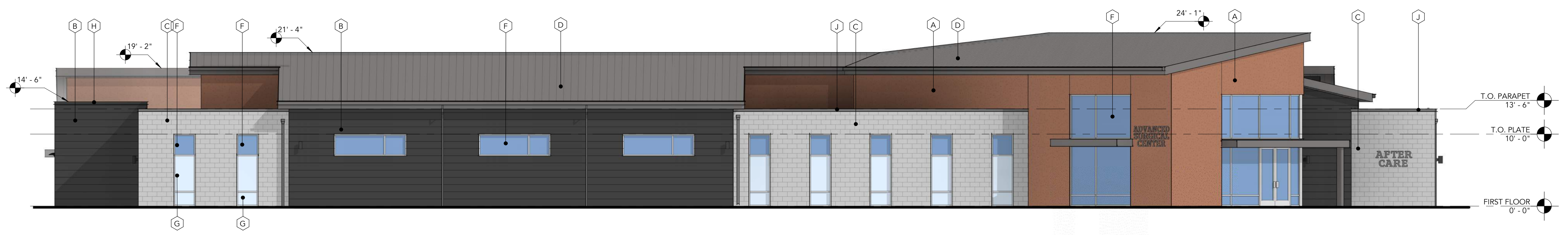
SP-1



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

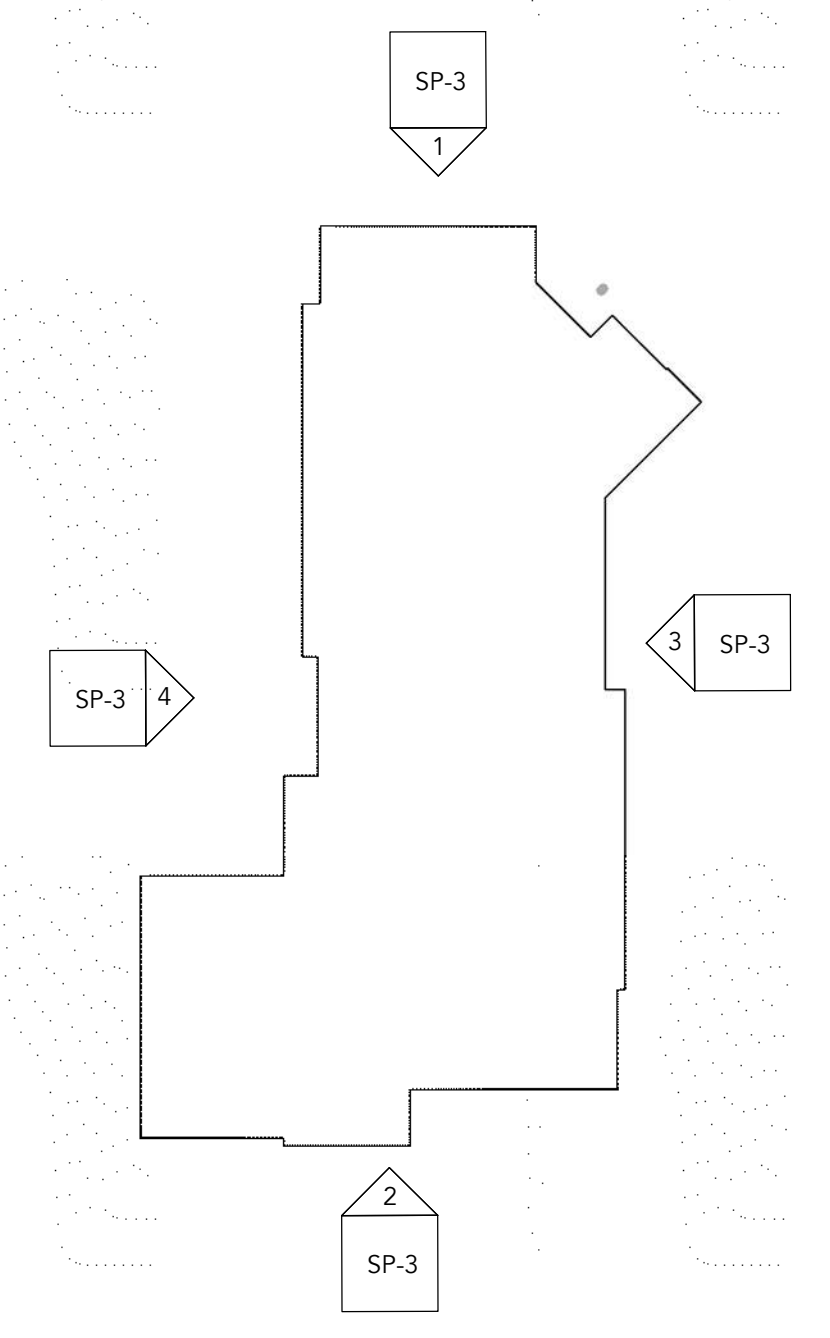


3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

KEY PLAN



PRELIMINARY MATERIALS

- STUCCO** (A)
COLOR: SHERWIN WILLIAMS 7702 - SPICED CIDER (OR SIMILAR)
- METAL PANEL** (B)
AEP SPAN FLUSH PANEL - 12" HORIZONTAL
COLOR: COOL MIDNIGHT BRONZE
- CMU/MASONRY** (C)
MUTUAL MATERIALS CMU - 4x8x16 VENEER
COLOR: WINTER SKY (GROUND FACE)
- ROOFING** (D)
AEP SPAN STANDING SEAM ROOFING
COLOR: COOL ZINC GRAY
- CANOPY/ PORTE COCHERE** (E)
MATERIAL: PAINTED STEEL
COLOR: PAINT TO MATCH ROOFING
- STOREFRONT** (F)
MATERIAL: CLEAR ANODIZED ALUMINUM
SPANDREL GLASS (G)
- METAL PANEL COPING CAP** (H)
COLOR: PAINT TO MATCH METAL PANEL
- CMU COPING CAP** (J)
COLOR: PAINT TO MATCH ROOFING
- PRECAST CONC. CAP** (K)
COLOR: NATURAL GRAY

SDAR
SITE DESIGN & ARCHITECTURAL REVIEW
NOT FOR CONSTRUCTION

CB Two ARCHITECTS
A LIMITED LIABILITY COMPANY
500 Liberty St SE, Ste 100, Salem, OR 97301 / PH: 503-480-8700 / FX: 503-480-8701

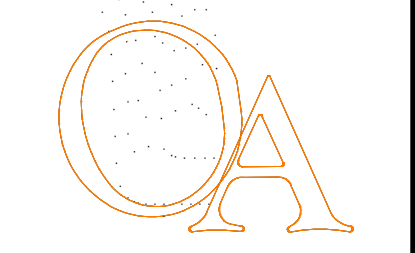
CIVIL
ROBERTSON ERICKSON
PH: 530.894.3500

LANDSCAPE
SHAPIO DIDWAY
PH: 503.232.0520

ELECTRICAL
CAPITOL CITY DESIGN
PH: 916.375.0135

JURISDICTION
CITY OF CHICO
PH: 530.879.6700

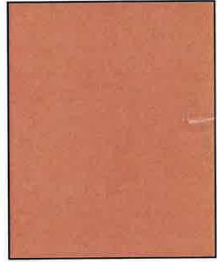
OANC - CHICO
RALEY BLVD. AND BRUCE RD., CHICO, CA 95928



Issue:	SDAR	
Date:	12.13.2019	
Rev:	Description:	Date:

EXTERIOR ELEVATIONS

SP-3



STUCCO (A)
SHERWIN WILLIAMS
7702 SPICED CIDER



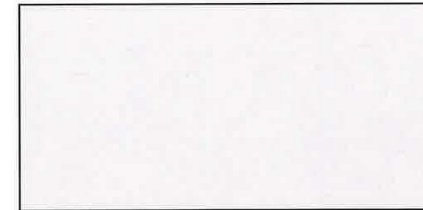
METAL WALL PANEL (B)
AEP SPAN FLUSH PANEL
COOL MIDNIGHT BRONZE
METAL WALL PANEL COPING CAP (H)
PREFINISHED METAL
PAINT TO MATCH WALL PANEL



CMU/MASONRY (C)
MUTUAL MATERIALS - 4x8x16
WINTER SKY (GROUND FACE)



ROOFING (D)
STANDING SEAM METAL ROOF
COOL ZINC GRAY
CANOPY/PORTE COCHERE (E)
PAINTED STEEL
PAINT TO MATCH ROOFING
CMU COPING CAP (J)
PREFINISHED METAL
PAINT TO MATCH ROOFING



STOREFRONT TRIM (F)
KAWNEER
CLEAR ANODIZED

OANC CHICO

EXTERIOR MATERIAL BOARD



NOTE:
DIGITAL COPY - ACTUAL COLORS MAY VARY.
SEE PHYSICAL MATERIAL BOARD FOR ACCURATE COLORS.

SDAR
SITE DESIGN &
ARCHITECTURAL
REVIEW
NOT FOR
CONSTRUCTION

CB|Two ARCHITECTS
A LIMITED LIABILITY COMPANY
180 JAMES ST. SE, SUITE 100, SUWANEE, GA 30024 / PH: 404.889.9200 / FAX: 404.889.9201

CONSTRUCTION SERVICES
ROBERTSON ERICSON
PH: 332.894.3500
MECHANICAL
TURLEY & ASSOCIATES
PH: 916.323.1945
ELECTRICAL
CAPTROL CITY DESIGN
PH: 916.379.0746
JULIE D. CHASE
CITY OF CHICO
PH: 532.879.6700

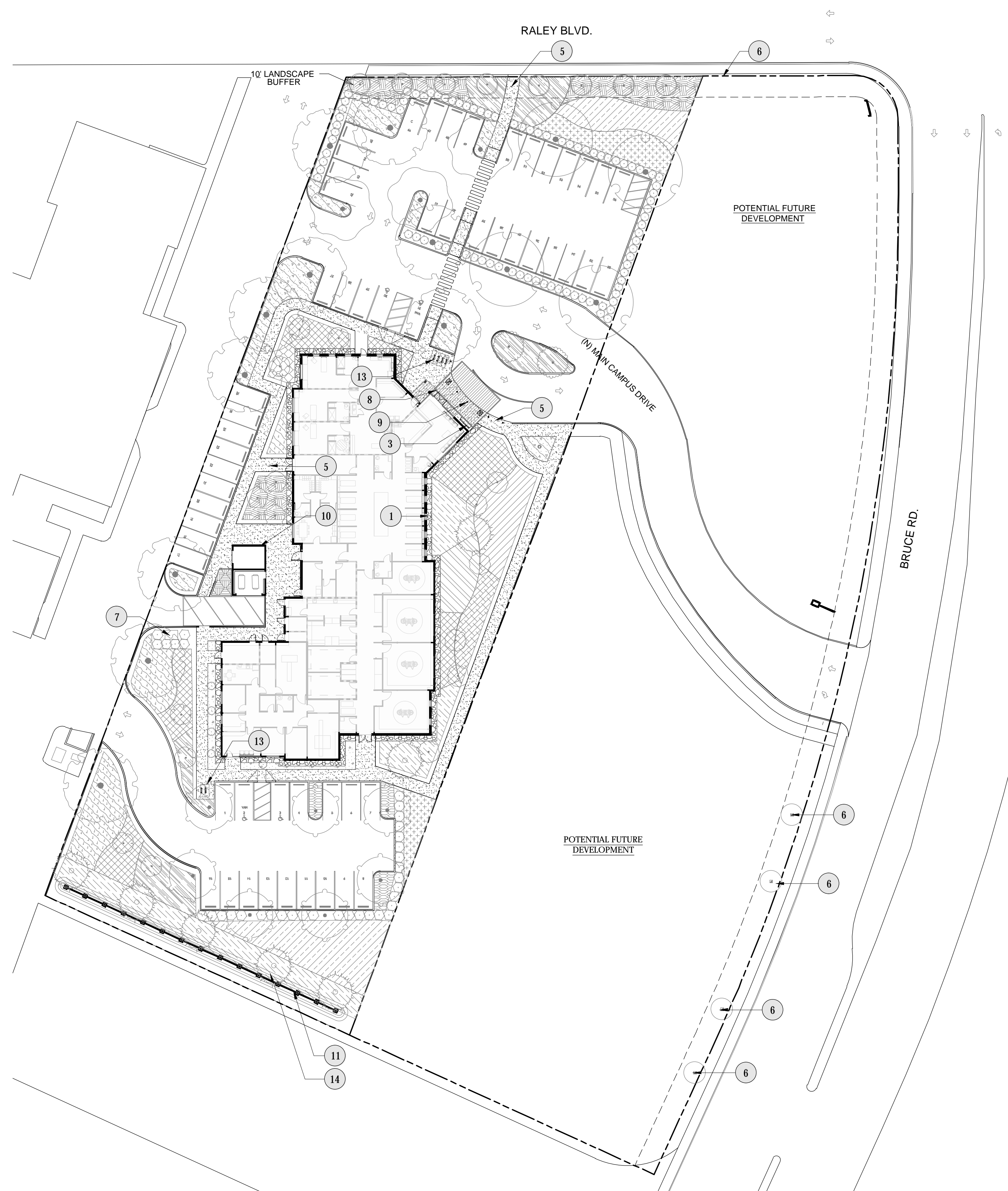
OANC - CHICO
RAILEY BLVD. AND BRUCE RD., CHICO, CA 95928



Issue:	SDAR	
Date:	09.17.2019	
Rev:	Description:	Date:

DIGITAL
MATERIAL
BOARD

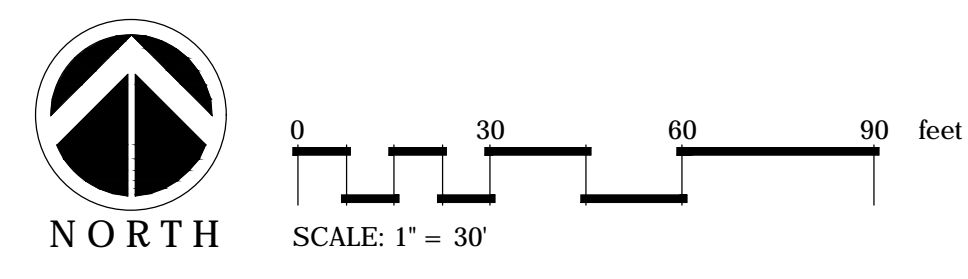
SP-6



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	MAINTENANCE EDGE - CRUSHED ROCK WITH 3/16" STEEL EDGING
2	CONCRETE - LIGHT BROOM FINISH
3	BENCH
4	SITE BOUNDARY
5	EXISTING TREES TO REMAIN AND BE PROTECTED IN PLACE
6	TRANSFORMER - SEE CIVIL FOR DETAILS
7	BIKE RACK - SEE ARCHITECT FOR DETAILS
8	PORT CORCHERE - SEE ARCHITECT FOR DETAILS
9	SITE BOLLARDS - SEE ARCHITECT FOR DETAILS
10	TRASH AND GENERATOR ENCLOSURE - SEE ARCHITECT FOR DETAILS
11	WALL - SEE ARCHITECT FOR DETAILS
12	SOIL BERM - SEE ARCHITECT FOR DETAILS

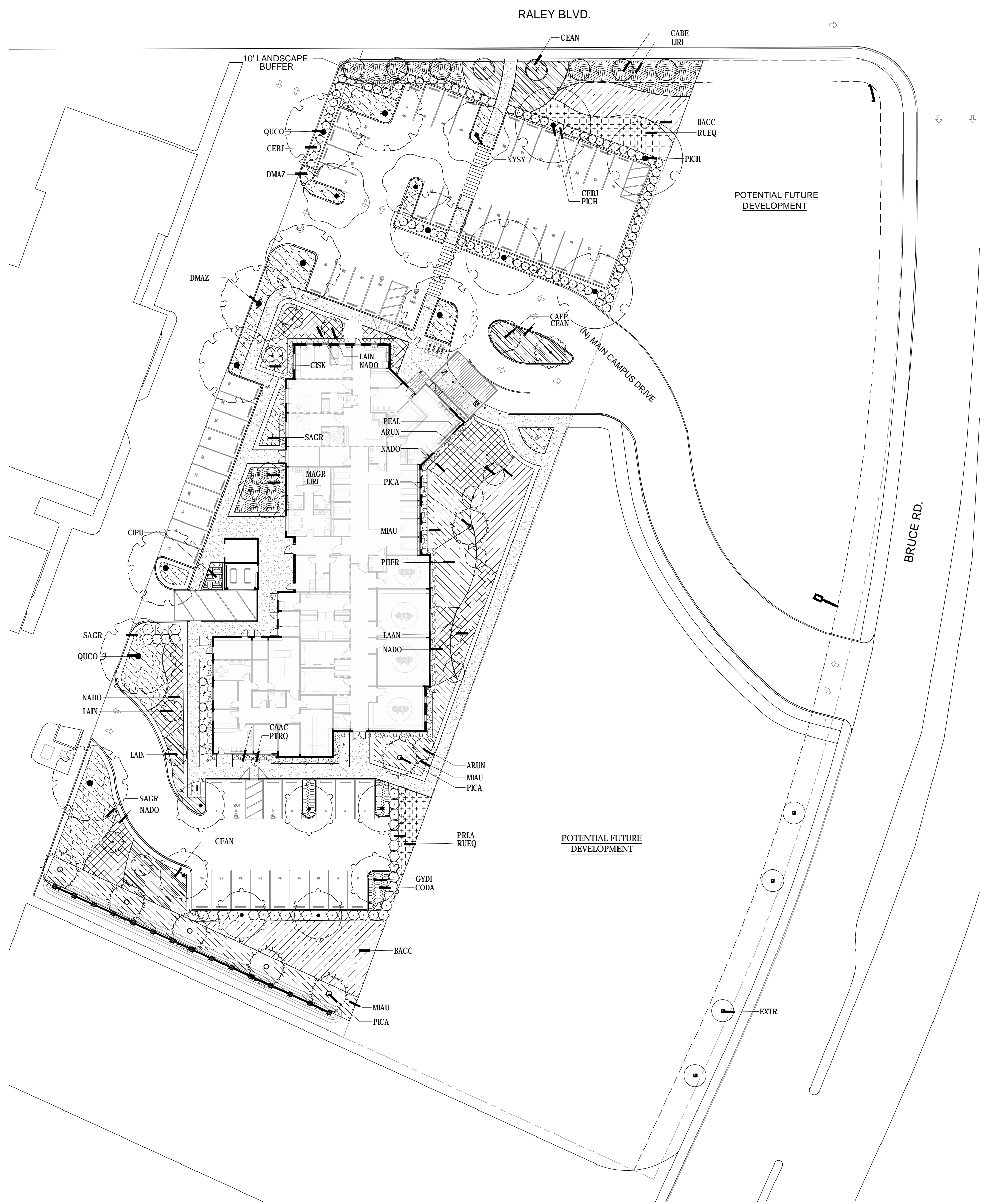
1 LANDSCAPE PLAN
1" : 30'



Issue:	SDAR
Date:	12.13.2019
Rev:	Description: Date:

LANDSCAPE
PLAN

L1.0



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	ARUN	ARBUTUS UNEDO STRAWBERRY TREE SHRUB LOW WATER USAGE 15-20' HGT/ 10-15' W	15 GAL	
	CABE	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAN MODERATE WATER USAGE 45' H X 15' W	24" BOX	
	CAPP	CERCIS X FOREST PANSY FOREST PANSY MODERATE WATER USE 30' HGT/ 20' W	24" BOX	
	EXTR	EXISTING TREE EXISTING TREE TO REMAIN SPECIES AND HEIGHT TBD BY ARBORIST	-	
	GYDI	GYMNOCADUS DIOICA KENTUCKY COFFEE TREE MODERATE WATER USE 50' H X 35' W	24" BOX	
	LAIN	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE LOW WATER USAGE 25' H/12' W	15 GAL	10-12' H
	MAGR	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM MAGNOLIA MODERATE WATER USAGE 22' HGT/ 12' W	15 GAL	
	NYSY	NYSSA SYLVATICA SOUR GUM MODERATE WATER USAGE 25-50' HGT/20-35' W	24" BOX	
	PICA	PNUS CANARIENSIS CANARY ISLAND PINE LOW WATER USAGE 90' HGT/25' W	24" BOX	
	PICH	PISTACIA CHINENSIS 'KEITH DAVEY' CHINESE PISTACHE LOW WATER USAGE 50' HGT/40' W	24" BOX	
	QUCO	QUERCUS COCCINEA SCARLETT OAK MODERATE WATER USAGE 65-80' HGT/40' W	24" BOX	
	SHRUBS			
	CERJ	CEANOTHUS X BLUE JEAN WILD LILAC LOW WATER USAGE 6' HGT/6' W	5 GAL	
	PTRQ	PHORMIUM TENAX 'RAINBOW QUEEN' NEW ZEALAND FLAX LOW WATER USAGE 6' HGT/5' W	5 GAL	
	PRLA	PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKEN'S LAUREL MEDIUM WATER USAGE 5' HGT/4' W	5 GAL	
	SHRUB AREAS			
	CIPU	CISTUS X PURPUREUS ORCHID ROCKROSE LOW WATER USAGE 4' HGT/6' W	5 GAL	36" o.c.
	CISK	CISTUS X SKANBERGII CORAL ROCKROSE LOW WATER USAGE 3' HGT/ 3' W	5 GAL	36" o.c.
	LAAN	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER LOW WATER USAGE 18" HGT/18" W	1 GAL	24" o.c.
	MIAU	MIMULUS AURANTIACUS STICKY MONKEY FLOWER LOW WATER USAGE 3' HGT/ 4' W	1 GAL	36" o.c.
	NADO	NANDINA DOMESTICA 'SIENNA SUNRISE' HEAVENLY BAMBOO LOW WATER USAGE 3' HGT/ 2' W	5 GAL	24" o.c.
	PHFR	PHILOMIS FRUTICOSA JERUSALEM SAGE LOW WATER USAGE 3' HGT/ 3' W	1 GAL	30" o.c.
	RUEQ	RUSSELLIA EQUSETIFORMIS FRECRACKER PLANT LOW WATER USAGE H: 4-5' W: 4-5'	1 GAL	48" o.c.
	SAGR	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED SALVIA LOW WATER USAGE 3' HGT/ 18" W	1 GAL	24" o.c.
	ORNAMENTAL GRASS AREAS			
	CAAC	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS LOW WATER USAGE 1.5-2' HGT/1.5-2' W	1 GAL	18" o.c.
	PEAL	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS LOW WATER USAGE 2' HGT/ 2' W	1 GAL	30" o.c.

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING
	DMAZ	ARCTOSTAPHYLOS X 'EMERALD CARPET' EMERALD CARPET MANZANTA MODERATE WATER USAGE 1' HGT/ 6' W	1 GAL	24" o.c.
	BACC	BACCHARIS PILULARIS DWARF COYOTE BRUSH LOW WATER USAGE 2' HGT/ 10' W	1 GAL	36" o.c.
	CEAN	CEANOTHUS GRISEUS 'HORIZONTALIS' 'YANKEE POINT' CALIFORNIA LILAC LOW WATER USAGE 1' HGT/ 3' W	1 GAL	24" o.c.
	CODA	COTONEASTER DAMMERI 'CORAL BEAUTY' BEARBERRY COTONEASTER LOW WATER USAGE HGT: 7.5' W 4'	1 GAL	36" o.c.
	LIRI	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF LOW WATER USAGE 1' HGT/ 8' W	1 GAL	12" o.c.

SITE AREA TOTAL: 145,000 SQ FEET
 TOTAL LANDSCAPED AREA: 23,480 SQ FT
 TOTAL % LANDSCAPED: 16.5%
 TOTAL % LANDSCAPED: 16%

PLANT SCHEDULE NOTES:
 A. PARKING LOT AND STREET TREES SPECIES ARE FROM THE LIST 'APPROVED STREET AND PARKING LOTS TREES FOR THE CITY OF CHICO'.
 B. PLANTS AND WATER DEMANDS ARE FROM WUCOLS IV LIST.
 C. 100% OF THE PLANTS ARE FROM THE VERY LOW, LOW AND MODERATE WATER DEMAND ON THE WUCOLS IV LIST.

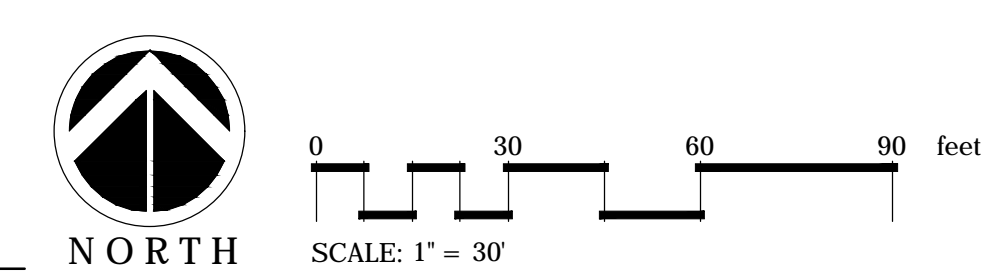
GENERAL SITE NOTES:
 A. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY UNDER SEPARATE PERMIT. SHOWN FOR REFERENCE ONLY. REFER TO APPROVED RIGHT OF WAY DRAWINGS PRIOR TO CONSTRUCTION.
 B. REFERENCE CIVIL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL SITE WORK INFORMATION.
 C. ALL PLANTING AREAS TO BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM.
 D. ALL PLANTED AREAS WITH EXPOSED SOIL SHALL RECEIVE A 3 INCH DEPTH OF MULCH UNLESS NOTED OTHERWISE.
 E. NOTIFY LANDSCAPE ARCHITECT OF ANY FIELD CHANGES TO THE SITE PLANS WHICH MAY REQUIRE ADJUSTMENT OF DESIGN.

SOIL PREPARATION
DECOMPACTION
 A. DE-COMPACT SOILS IN PLANTING AREAS BY ROTO-TILLING, DISKING OR RIPPING TO A MINIMUM DEPTH OF 6" IN MINIMUM AND/OR RECOMMENDED DEPTH OF 12-18 IN MULTIPLE PASSES AT VARYING ANGLES ACROSS THE AREA WHEN POSSIBLE.
 B. DE-COMPACTING OF SMALL PLANTER AREAS, SUCH AS THOSE IN PARKING LOT AREAS, MAY REQUIRE THE REMOVAL OF THE COMPACTED SOIL, ROCK AND GRAVEL TO A DEPTH OF 18 IN OR MORE AND THEN RE-INSTALLED LOOSELY WITH THE REQUIRED AMENDMENTS. ALWAYS REMOVE DEBRIS OVER 2 IN. SIZE OR LARGER FROM SOIL.
AMENDMENTS
 A. COLLECT AND SEND SOIL SAMPLES FOR EACH PLANTING AREA TYPE FOR ANALYSIS TO A&L WESTERN AGRICULTURAL LABORATORIES 503.988.9225 OR EQUAL THAT IS AN INDEPENDENT LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING INDICATED BELOW AND THAT SPECIALIZES IN AGRONOMIC SOIL ANALYSIS.
 B. REPORT SUITABILITY OF TOPSOIL FOR PLANT GROWTH WITH RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, POTASH NUTRIENTS AND SOIL AMENDMENTS (INCLUDING COMPOST) TO BE APPLIED TO PRODUCE SATISFACTORY TOPSOIL.
 C. FOR RIDDING PURPOSES, QUANTITIES AND TYPES OF SOIL AMENDMENTS SHALL BE BASED UPON THOSE LISTED BELOW. AMOUNT PER 1000 FT. AT 6" INCH MAXIMUM LIFTS.

- 25 LBS. GYPSUM (CALCIUM SULFATE)
 - 35 LBS. CALCIUM CARBONATE LIMESTONE 'CALPRL'
 - 35 LBS. DOLOMITE LIMESTONE 'DOLPRL'
 - 8 LBS. TREBLE SUPERPHOSPHATE (0-45-0)
 - 3 LBS. AMMONIUM NITRATE
 - 4 OZS. ZINC SULFATE
 - 8 OZS. MANGANESE SULFATE
 - 1 OZS. LAUNDRY BORAX
 - 4 CU YDS. COMPOST
- D. TYPES OF AMENDMENTS REQUIRED AND QUANTITIES SHALL BE ADJUSTED AS NECESSARY BASED UPON ACTUAL RESULTS OF SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS AND RECOMMENDATIONS.
 E. AFTER INITIAL SOIL DE-COMPACTION PROCEDURES ARE PERFORMED, SOIL AMENDMENTS SHOULD BE ADDED. THE ADDITION OF SOIL AMENDMENTS IS DETERMINED FROM SOIL TESTS CONDUCTED PRIOR TO WORK COMMENCING.
 F. BLEND RECOMMENDED AMENDMENTS THOROUGHLY WITH EXISTING SOIL AS PER SOIL TEST ANALYSIS RECOMMENDATIONS. AN ADDITIONAL SOIL TEST SHALL BE TAKEN AND PROVIDED TO OWNER'S REPRESENTATIVE TO ENSURE PROPER SOIL CONDITIONS PRIOR TO PLANTING.
 G. NOTIFY THE OWNER'S REPRESENTATIVE IF AREAS OF THE SITE HAVE BEEN RE-COMPACTED DUE TO THE USE OF EQUIPMENT AND VEHICLES. PRIOR TO INSTALLING PLANT MATERIAL IN THESE AREAS, THE COMPACTION IS TO BE REDUCED TO 85% STANDARD PROCTOR USING PREVIOUSLY DESCRIBED METHODS.

PLANTING NOTES:
 A. DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO ATTENTION OF OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
 B. ENSURE THAT FINISH GRADE ELEVATIONS OF PLANTING AREAS ARE SET AT THE PROPER ELEVATIONS RELATIVE TO FINISH SURFACE ELEVATIONS, UTILITY COVERS AND CURBS. SHRUBS PLANTING AREAS AT 2" BELOW AND LAWN 1" BELOW ADJACENT GRADE. NOTIFY OWNER OF ANY DISCREPANCIES.
 C. ASSURE POSITIVE DRAINAGE IN ALL PLANTING AREAS TO DRAIN AWAY FROM BUILDING, 2% MINIMUM.
 D. QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS.
 E. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD. STAGE ALL PLANT MATERIAL ON-SITE PER PLAN, IN THE PLANT CONTAINERS. LARGER TREES MAY BE CENTER MARKED BY PAINTING OR STAKES. NOTIFY LANDSCAPE ARCHITECT OF PLACEMENT 2 WEEKS PRIOR TO REQUIRED INSPECTION BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT PLACEMENT WHILE STILL IN THE CONTAINERS, AT NO ADDITIONAL COST TO THE OWNER, BEFORE GIVING APPROVAL TO THE FINAL LOCATION FOR PLANTING.
 F. PLANTING SHALL NOT BE PERFORMED PRIOR TO THE FOLLOWING APPROVAL BY THE OWNERS AUTHORIZED REPRESENTATIVE:
 • OPERATIONAL IRRIGATION SYSTEM PROVIDING HEAD TO HEAD COVERAGE
 • DECOMPACTION AND PRE-PLANTING SOIL AMENDMENTS ARE COMPLETE.
 G. IF CONFLICTS ARISE BETWEEN ACTUAL SIZE OF PLANTING AREAS ON-SITE AND THOSE AREAS INDICATED ON DRAWINGS, NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
 • ALL EXPOSED SOIL PLANTING AREAS TO RECEIVE A 3-INCH DEEP LAYER OF LANDSCAPE ARCHITECT APPROVED MULCH.
 • PROVIDE ROOT CONTROL BARRIERS FOR ALL TREES PLANTED WITHIN 5' OF A LANDSCAPE EDGE SUCH AS PAVING, WALLS, STEPS, ETC. REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.
 • INSTALL PLANT MATERIAL WITH ITS BEST SIDE FACING PREDOMINANT VIEW OF PUBLIC.
 • PROVIDE THE PROPER SETBACK BETWEEN UTILITIES AND TREES - CONTACT CITY INSPECTOR FOR REQUIRED SETBACKS IN THE CASE THAT THE DRAWINGS ARE NOT CLEAR.
 • PROVIDE A 4 FT. DIAMETER MULCH CIRCLE AROUND ALL TREES PLANTED IN LAWN AREAS UNLESS NOTED OTHERWISE.
 • PLANT SUBSTITUTIONS DUE TO AVAILABILITY, SHALL BE SUBMITTED IN WRITING TO LANDSCAPE ARCHITECT FOR APPROVAL.

1 PLANTING PLAN
 1" = 30'



Issue:	SDAR
Date:	12.13.2019
Rev:	Description: Date:

PLANTING PLAN

L4.0