



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 9/16/20

DATE: September 8, 2020

File: PDP 20-02

TO: Architectural Review and Historic Preservation Board

FROM: Dexter O'Connell, Associate Planner, dexter.oconnell@chicoca.gov
Kelly Murphy, Planner, Kelly.murphy@chicoca.gov

RE: Planned Development Permit 20-02 (Mountain Vista Plaza) –
Northeast Corner of Eaton Road and Floral Avenue, APN 016-360-116

RECOMMENDATION

Staff recommends that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and recommend that the Planning Commission 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 recommend that the Planning Commission approve PDP 20-02 (Mountain Vista Plaza), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct a three-building strip mall plaza of one-story buildings in a triangular arrangement around a central parking area. The site is on the northeast corner of Eaton Road and Floral Avenue (See **Attachment A**, Location Map). The site is designated Neighborhood Commercial on the City's General Plan Land Use Diagram and is zoned CN (Neighborhood Commercial) with the Airport Overflight Traffic Pattern and the Planned Development (-AOC, -PD) overlays. The proposed project is consistent with the approved plan for Modification 17-03 of Planned Development Permit 01-12, (see **Attachment G**, Area Plan for Modification 17-03 of PDP 01-12) which designated the subject parcel "Neighborhood Commercial" for the purposes of the Planned Development Permit.

The site plan illustrates the layout and orientation of the buildings, as well as the location of the trash enclosure, site amenities and parking (see **Attachment B**, Floor Plan and Site Plan). The plaza has a courtyard style, oriented around the central parking area, with the proposed building at Eaton and Floral also addressing the outside world.

Architecture for the three buildings has a modern style with engaging elements like stonework detailing and quasi-Japanese accents (see **Attachment D**, Colored Elevations). The structures would be painted in an engaging variety of complimentary bright colors and pastels that would create a neighborhood feel. Exterior finishes would be in a variety of high-quality materials, and doors and windows would appropriately match each structure. Somewhat unusually, the developer has proposed security screening on rear windows, but tasteful decoration and proposed conditions would make those sides of the structures engaging as well. Roof lines would be varied and interesting, with distinguishing elements differing on each building. All units would share the parking area and a large covered trash enclosure.

The project includes a total of 101 off-street parking spaces, which represents a reduction addressed by the Planned Development Permit. Ten bicycle spaces are required, and six are proposed, so Condition #8 would require the installation of four additional spaces diagonally across the property from the proposed bike parking in order to fulfill requirements.

The proposed off-street parking area would be well-lit and appropriately shaded. Mechanical units are proposed in rooftop wells. A trash enclosure, covered as required, is proposed adjacent to the parking area along the Floral Avenue frontage, and would be sided to look like an outbuilding.

The landscape plans call for a variety of species with moderate water demands (see **Attachment C**, Landscape Plan). A mixture of trees, shrubs, and perennials is proposed in the limited landscape area. Parking lot shade is estimated to reach 51 percent at full tree maturity. As of staff's site visit of July 21, 2020 no trees exist on the private property portion of the site.

DISCUSSION

The proposal would result in the development of an empty parcel with an attractive and neighborhood-oriented use that supplements nearby commercial core areas. 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 auto plaza orientation of the proposed project elevates the simple strip mall of the California building boom years and gives meaningful sense of place to the corner. Design Guideline (DG) 1.2.32 requires proposals to "use building materials that reinforce a sense of... place," and the proposed structure would be in coherent synergy with the area. Placemaking (CD 4.1.3) in this neighborhood is driven by a singular vision of the residential developer, and this coherent commercial addition from them adds to that. The drive-through is consistent with that.

The project is broadly consistent with the City's adopted Design Guidelines. The building design is characterized by an aesthetically pleasing variety of elements and achieves a unified identity through use of a rich palette and complementary design accents which avoid frivolous ornamentation (DG 2.2.32) but provide enough coherence to make the plaza feel meaningfully related. While there is individual variation and differentiation, elevations of the individual structures 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 engaging roof design (DG 2.2.25). The scale and character of the project would not overwhelm the neighborhood (DG 1.2.13).

The design encourages visitors to walk through the parking area to enter the buildings, resulting in partial consistency with DGs 2.1.21 and 2.1.22. Bicycle parking would not be covered and protected from the elements as encouraged by DG 2.1.31, but it would, as conditioned, be of an adequate quantity.

The proposed structure is adjacent to residential structures of one and two stories. The character of the proposed building is compatible with that of the adjacent buildings. The proposed structure is also near a large swath of open land.

As conditioned, the proposed plan meets all of the City's objective design and development standards including applicable setback, parking, and landscaping requirements, except as modified by the proposed PDP. It 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; 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 project is consistent with General Plan goals and policies that encourage compatible infill development (LU-1, LU-4, and CD-5). As a small plaza close to residences, despite the large amount of parking it also represents meaningful steps towards directing growth into complete neighborhoods with a land use mix and distribution intended to reduce vehicle miles travelled and support walking and biking (LU-3.1). The project includes new landscaping with low to moderate water needs, consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). The proposed project is also consistent with the Planned Development Permit (PDP 01-12) governing the area.

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 proposed structures are of a high quality of design, in character with the neighborhood, and consistent with all design-related objective standards of the Chico Municipal Code. As discussed above, it is also consistent with City of Chico Design Guidelines despite some minor deviations. The Board should feel free to add conditions to rectify those, but Staff believes the deviations are minor and additional conditions are not explicitly recommended.

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 surrounding neighborhood consists almost exclusively of fairly new residential stock which is primarily but not exclusively single-family. The project would be meaningfully different from those structures in type, but not in character, as elements have been both well-selected and strongly conditioned to ensure a high quality of design that is colorful and visually compatible with surrounding development, much of which is in similar colorful pastel tones.

Design elements have been checked carefully to ensure compatibility. Proposed signage will be reviewed administratively as applied for, and exterior lighting is appropriate as conditioned. Equipment screening and refuse screening are consistent with best practices of other new strip center developments in the City of Chico, and the orientation along Floral Avenue is not inappropriate when the location of likely foot traffic (from the northeast) is considered.

- 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.*

Physically, the buildings are similar in size to their adjacent neighbors, and while elements are taller, they will block no meaningful views. In terms of height and mass, they will not dominate their surroundings from a distance. The proposed North Valley Plaza will meet the standards of quality of its residential neighbors.

These aspects of the project are in conformance with their surroundings and do not in any meaningful way alter the character of the area, instead they would complement it.

- 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.*

Landscape design includes a fair number of trees and bushes. The trees, shrubs, and other plantings are located throughout the development, but primarily around the parking area, which is the portion of the development most in need of visual relief. Landscape choices compliment the proposed structure and enhance the visual environment of an already-attractive development. Parking lot shading is adequate if unspectacular, and the actual species chosen will be varied, interesting, and resistant to Dutch Elm Disease.

Planned Development Permit Findings (CMC Section 19.28.060)

Following a public hearing, the Planning Commission may approve or conditionally approve a planned development permit only after making all of the following findings:

- 1. The proposed development is allowed within the zoning district and generally complies with all of the applicable provisions of City of Chico Title 19 regulations with modifications as specifically approved, and applicable project design guidelines.*

The Project is consistent with the Master Plan and generally consistent with all applicable General Plan Land Use Development Standards, Title 19 Land Use Regulations, and the

City Design Guidelines Manual, as modified by PDP 01-12 and PDP Modification 17-03. Project design as conditioned includes massing and architectural characteristics that relate to the neighborhood and the natural environment, establishing a sense of place and creating a meaningful neighborhood center appropriate to the zone district.

- 2. The proposed development would be harmonious and compatible with existing and future developments within the zoning district and general area, as well as with the land uses presently on the subject property.*

The Project will be harmonious and compatible with existing and planned developments within the Master Plan and surrounding area, and consistent with previous PDPs. As Conditioned, the exterior treatments of the Project complement the surrounding natural environment by incorporating earth toned colors and stone veneers in their design. Trash and utility areas would be screened by architecturally integrated walls and planted vines and shrubs.

- 3. The proposed entitlement is consistent with the General Plan.*

The Proposed PDP is consistent with the previously approved PDP 01-12 and its Modification 17-03, and therefore are consistent with the General Plan.

- 4. The site is physically suitable for the type and density and/or intensity of use being proposed.*

The site is physically suitable for the Project in that it is adjacent to approved residential uses and necessary utilities are available to serve the Project. The proposed structures are compatible with the site in that they provide functional and adequate setbacks, with the amenities that neighbors will desire for a high quality of life.

- 5. There are adequate provisions for public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the proposed development would not be detrimental to public health and safety.*

The existing streets provide adequate public and emergency vehicle access, sanitation, water, and public utilities and services to ensure that the project would not be detrimental to public health and safety, in that the City's sanitary sewer system has adequate capacity to serve the project; domestic water will be provided by California Water Service Company; and storm water facilities will be constructed in accordance with adopted City standards.

- 6. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.*

The design, location, size, and operating characteristics of the project will comply with the PDP and with all City zoning, building, and public improvement standards, with specific modifications considered and approved herein. Therefore, the project would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

7. *The proposed development is consistent with the purpose of Chico Municipal Code Section 19.28.010.*

The project is consistent with the purpose of Chico Municipal Code Chapter 19.28 (*Planned Development*) in that it:

- offers a high-quality neighborhood-serving commercial design,
- is consistent with the General Plan and design guidelines as outlined above, and
- includes open space consistent with the City's Requirements as an integral part of the overall project design.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with PDP 20-02 (Mountain Vista Plaza).
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 painting shall be done as shown and field-verified by Planning staff prior to issuance of a certificate of occupancy.
4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. The North elevation of Building B and the East elevation of Building C shall be decorated along their full length with high-quality and inviting accent materials stylistically compatible with those found on the South or West elevations of Building B and of Building C respectively.
6. Prior to issuance of a Certificate of Occupancy, applicant shall install at applicant's expense all sidewalks and traffic safety measures and devices required by the City of Chico Director of Public Works.
7. Applicant's build-out of the interior of the structures and subsequent leasing shall be consistent with the plans and parking analysis approved.
8. Prior to issuance of a Certificate of Occupancy, applicant shall install at applicant's expense at least four bike parking spaces in an appropriate location diagonally across the property from the proposed bike parking shown on the plans.
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

Ten days prior to the meeting date, a notice was published in the Chico Enterprise Record, 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 the project site at least 10 days prior to the Architectural Review and Historic Preservation Board meeting.

ATTACHMENTS

- A. Location Map
- B. Site Plan
- C. Landscape Plan
- D. Colored Elevations
- E. Renderings
- F. Colors and Materials
- G. Area Plan for Modification 17-03 of PDP 01-12

DISTRIBUTION

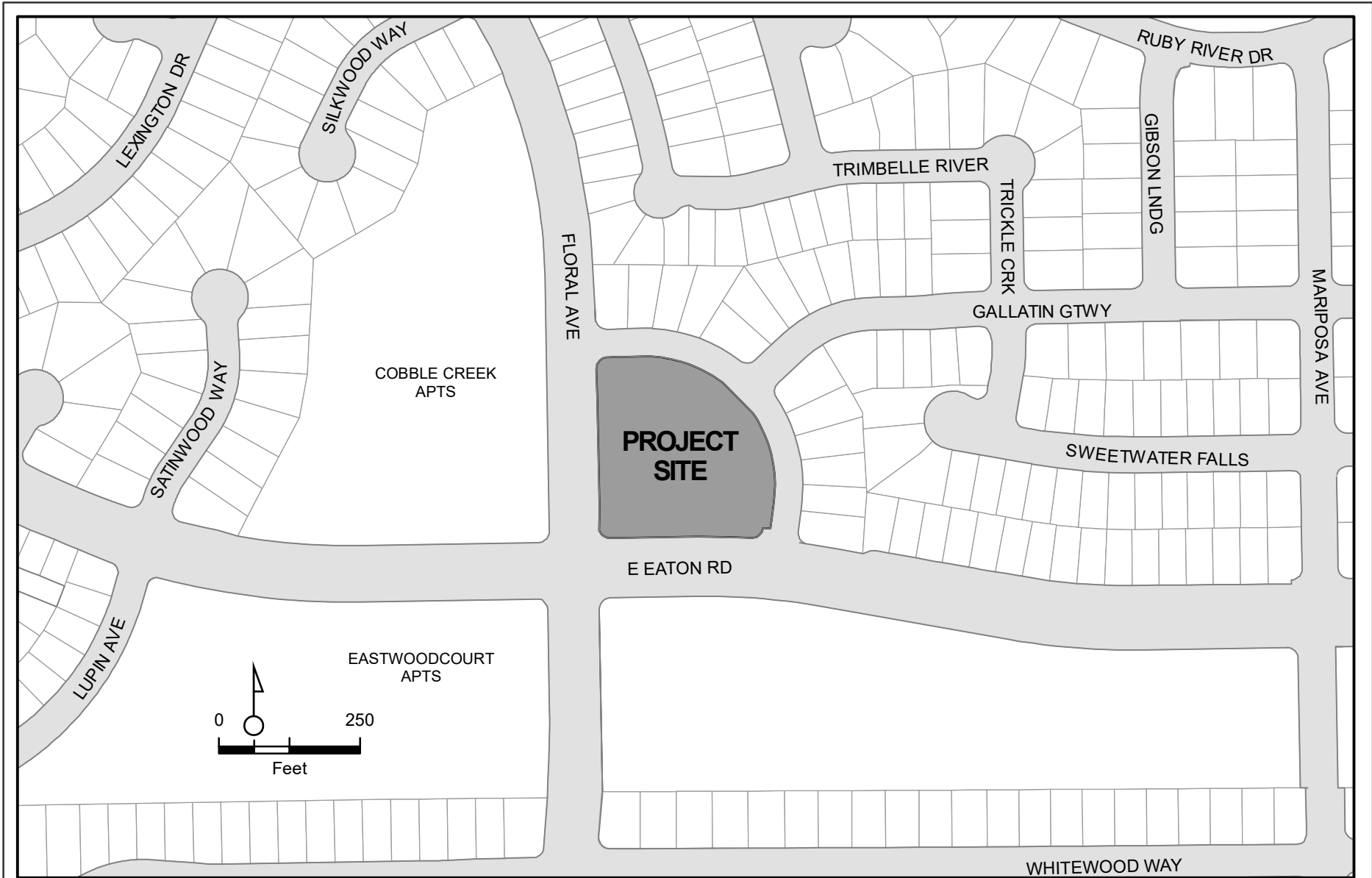
File: PDP 20-02 (Mountain Vista Plaza)

Chris Giampoli. 901 Bruce Road #100 Chico, CA 95928. chris@epikhomes.com

Pete Giampoli. pete@epikhomes.com

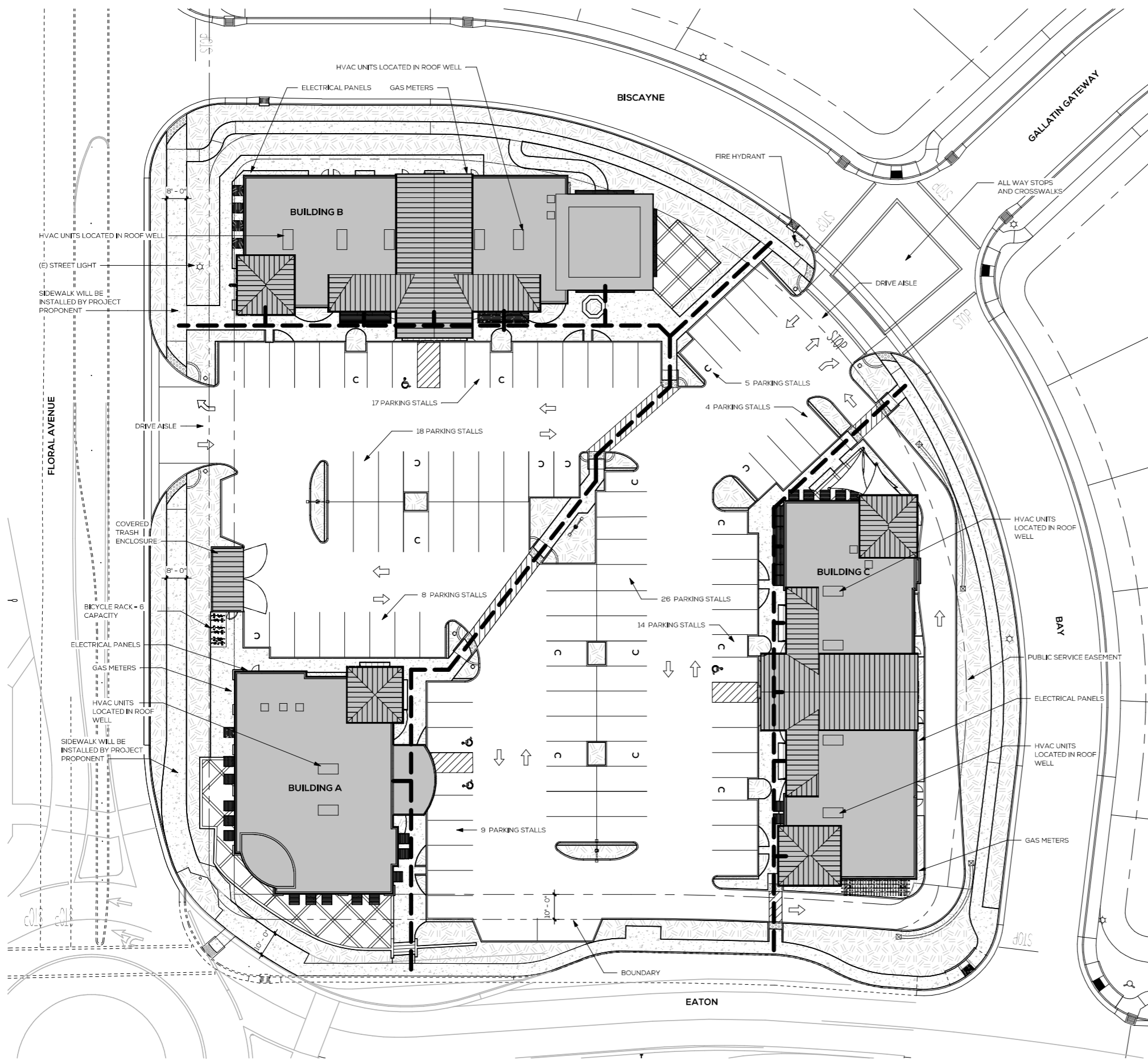
Ryan S. Galbraith. ryan@rgachico.com

Jason Bisho. jason@bfladesign.com



PD 20-02 (Mountain Vista Plaza)
 Northeast Corner of Eaton Road and Floral Avenue
 APN 016-360-116-000





DD - ARB - SITE PLAN
SCALE: 1" = 20'-0"

LEGEND

- PUBLIC SERVICE EASEMENT
- BOUNDARY
- PATH OF TRAVEL
- PAVED WALK WAY
- EXISTING EATON AND FLORAL INTERSECTION CONCRETE AND STRIPING
- FUTURE ROUNDABOUT
- STAMPED CONCRETE - SEE LANDSCAPE DRAWINGS
- LANDSCAPING - SEE LANDSCAPE DRAWINGS
- BUILDING LOCATION
- CONCRETE
- AREA LIGHT
- COMPACT PARKING SPACE - SEE CIVIL DWGS
- ACCESSIBLE PARKING SPACE, SEE CIVIL DWGS
- BIKE PARKING, SEE LANDSCAPING
- BOLLARD LIGHT, SEE LANDSCAPING

GENERAL NOTES

- SEE LANDSCAPE DRAWINGS FOR FENCING, PLANTING, TREE MITIGATION, AND SHADE ANALYSIS
- FOR ADDITIONAL SITE INFORMATION, INCLUDING ACCESSIBILITY & RELATED DETAILS, SEE CIVIL DRAWINGS

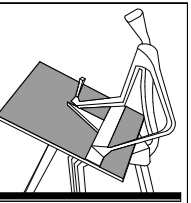
APN:	016-360-116
ZONING:	R2 WITH PD OVERLAY
TOTAL LOT AREA:	86,249 S.F.
TOTAL BUILDING AREA:	
BLDG 'A'	5,300 S.F.
PATIO	1,581 S.F.
BLDG 'B'	7,640 S.F.
PATIO	1,326 S.F.
BLDG 'C'	7,710 S.F.
PATIO	458 S.F.
NEW PARKING REQUIRED:	
BLDG A: 5300 S.F.	ASSUME 50% DINING = 2650/15 = 177 SEATS/5 = 35.33
BLDG B: 7640 S.F. (MIXED)	
FOOD (1.5)	2870 1435/15 = 95.6 SEATS/5 = 19.1
OFFICE (1.375)	2835 = 7.56
RETAIL (1.250)	1638 = 6.55
BLDG C: 7710 S.F. (MIXED)	
FOOD (1.5)	1736 57.8 SEATS/5 = 11.57
RETAIL (1.250)	2959 = 11.8
OFFICE (1.375)	2736 = 7.29
TOTAL: 99.2 SPACES REQUIRED	
101 PROVIDED	

TRUE NORTH

PROJECT NORTH

0' 10' 20' 40' 80'

ARB SITE LEGEND
SCALE: NONE



r.g.a
architecture + engineering

RUSSELL GALLAWAY ASSOCIATES inc.

115 MEYERS STREET
SUITE 110
CHICO, CA 95928
530 342 0302

www.rgachico.com

PROJECT
MOUNTAIN VISTA PLAZA

OWNER
CHRIS GIAMPAOLI

PROJECT ADDRESS
**FLORAL AVE & EATON RD
CHICO, CA 95973**

ASSESSORS PARCEL NUMBER

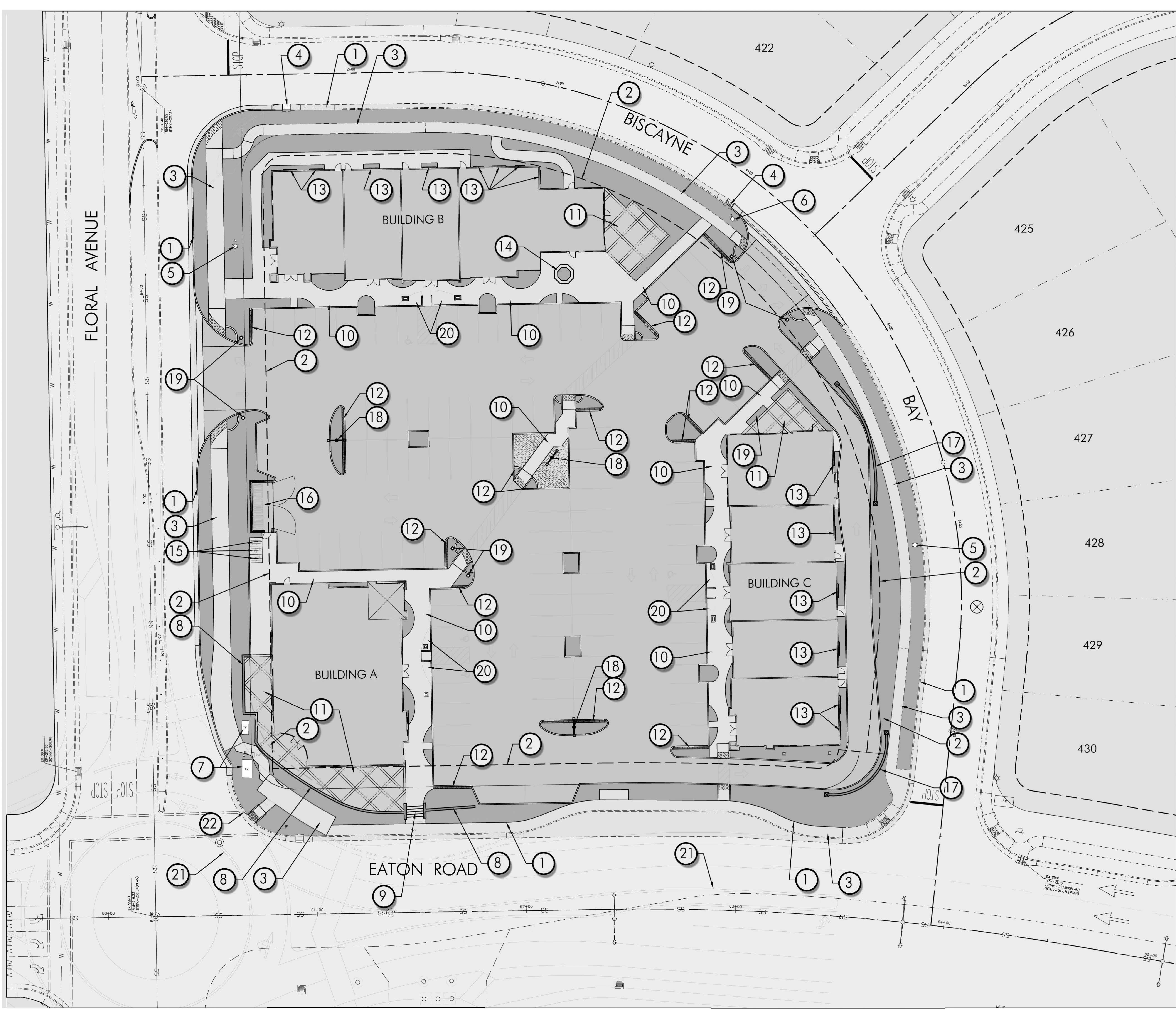
016-360-116



RGACHICO PROJECT #	16-453
PLAN CHECK #	-
DRAWN	RSB
CHECKED	MBG
ARB SUBMITTAL	2020.06.02
ARB RESUBMITTAL	2020.07.14

SITE PLAN

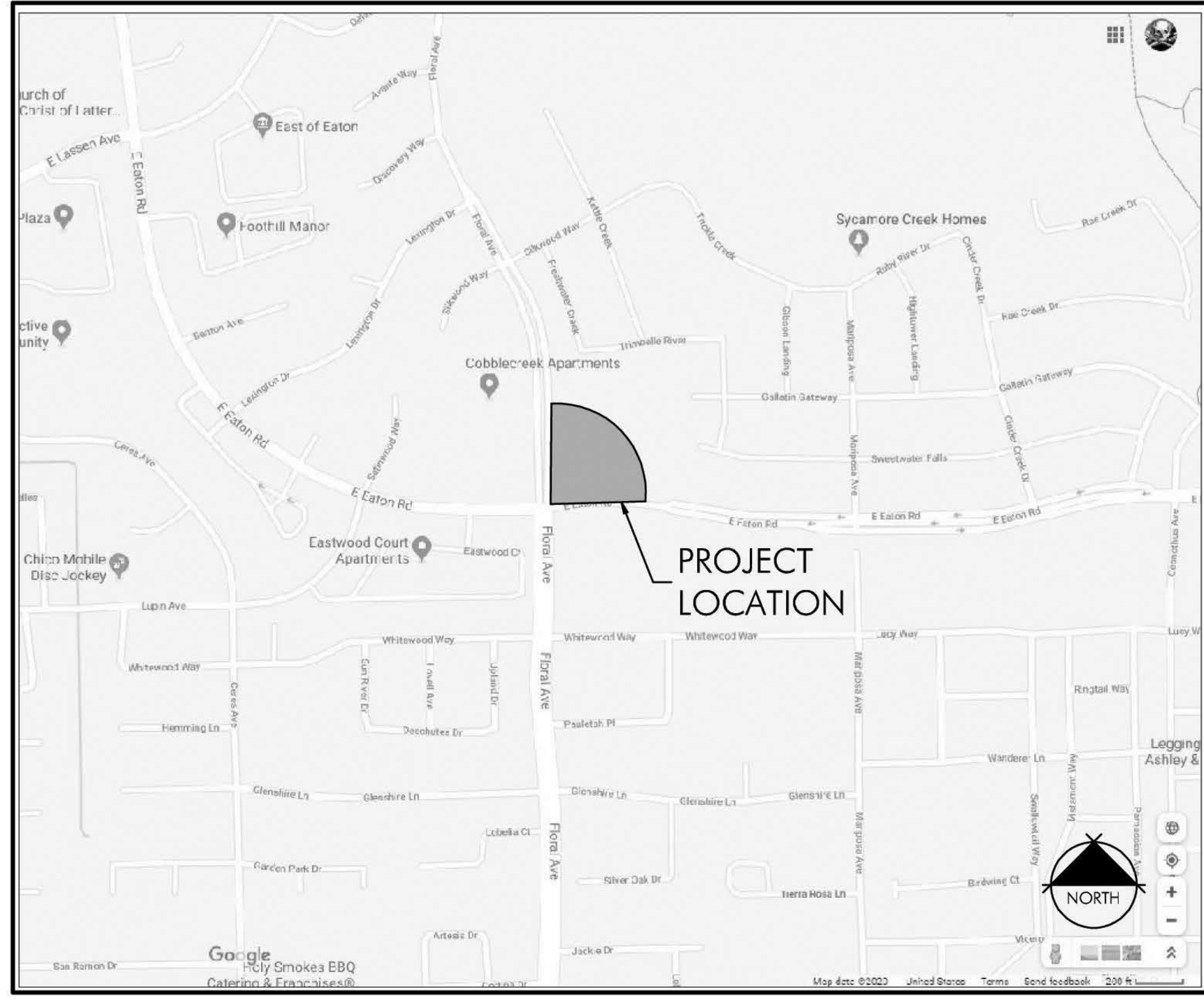
ARB2



PLAN LEGEND

SYMBOL	DESCRIPTION
1	LIMIT OF LANDSCAPE WORK
2	P.U.E. LINE. SHOWN FOR REFERENCE ONLY.
3	CITY SIDEWALK. SHOWN FOR REFERENCE ONLY.
4	DRAIN INLET. SHOWN FOR REFERENCE ONLY.
5	STREET LIGHT. SHOWN FOR REFERENCE ONLY.
6	FIRE HYDRANT. SHOWN FOR REFERENCE ONLY.
7	UTILITY VAULT. SHOWN FOR REFERENCE ONLY.
8	BRICK RETAINING WALL. SEE SHEET L-0.3.
9	STAIRS
10	INTERIOR CONCRETE WALKWAYS
11	PATIO/ SEATING AREA
12	STAMPED CONCRETE STEP STRIP
13	VINE SUPPORT TRELLIS. SEE SHEET L-0.3.
14	RAISED PLANTER
15	BIKE PARKING. RACKS REQUIRING 2 POINTS OF CONTACT. 6 BIKES TOTAL CAPACITY. POWDER COAT BLACK. SEE SHEET L-0.3.
16	TRASH ENCLOSURE. PER ARCHITECT.
17	SCREEN WALL. 3 FOOT MAX. HEIGHT. BRICK TO MATCH BUILDING STYLE AND COLOR. SEE SHEET L-0.3.
18	AREA LIGHT. 12 FOOT HIGH LED 'SHOEBOX' STYLE LIGHT WITH GLARE CUTOFFS. SEE SHEET L-0.3.
19	BOLLARD LIGHT. SEE SHEET L-0.3.
20	DECORATIVE HARDSCAPE
21	FUTURE IMPROVEMENTS
22	INTERIM CONDITION

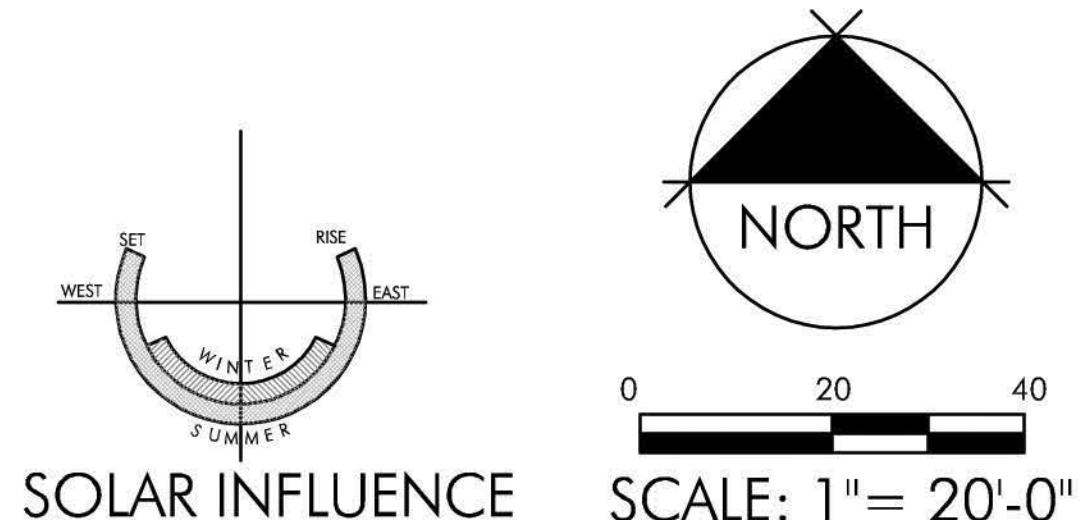
VICINITY MAP



MOUNTAIN VISTA PLAZA

PRELIMINARY LANDSCAPE SITE PLAN

Prepared for:
EPICK HOMES, INC.
 901 BRUCE ROAD, SUITE 100
 CHICO, CA 95928



SEE SHEET L-0.2 FOR PRELIMINARY LANDSCAPE PLANTING PLAN, SHEET L-0.3 FOR PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT AND CALCULATIONS, AND SHEET L-0.4 FOR PRELIMINARY LANDSCAPE PLANTING DESIGN DEVELOPMENT

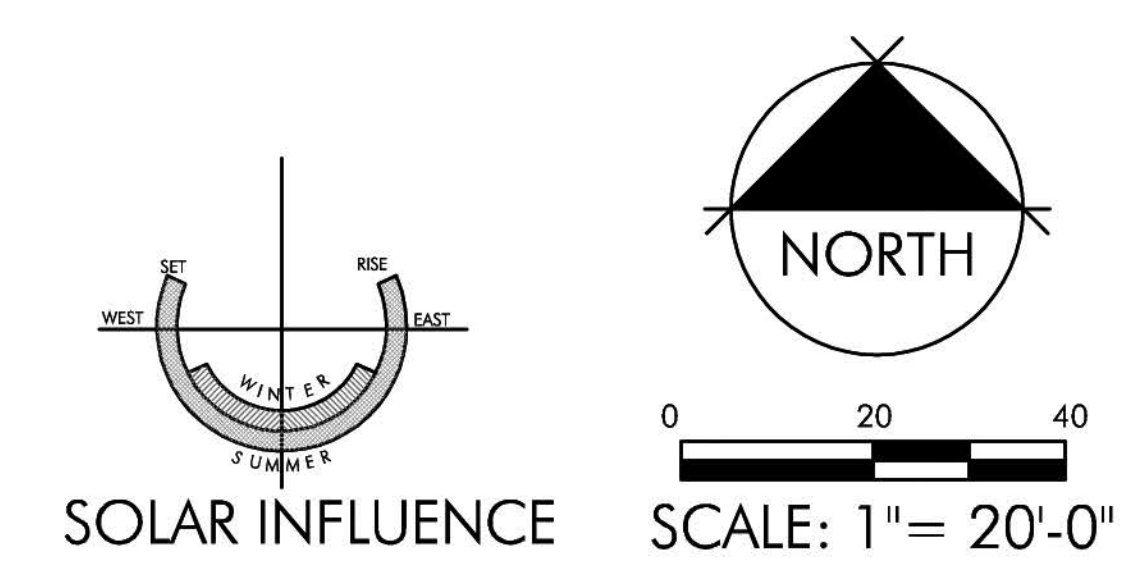
DATE: JUNE 8, 2020
 PROJECT NUMBER: 2150
 DRAWN: JBB
 Prepared by:
BRIAN FIRTH LANDSCAPE ARCHITECT, INC.
 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130 www.BFLAdesign.com



MOUNTAIN VISTA PLAZA

PRELIMINARY LANDSCAPE PLANTING PLAN

Prepared for:
EPICK HOMES, INC.
 901 BRUCE ROAD, SUITE 100
 CHICO, CA 95928



SEE SHEET L-0.1 FOR PRELIMINARY LANDSCAPE SITE PLAN, SHEET L-0.3 FOR PRELIMINARY LANDSCAPE DESIGN DEVELOPMENT AND CALCULATIONS, AND SHEET L-0.4 FOR LANDSCAPE PLANTING DESIGN DEVELOPMENT

TREE LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
TREES			
	ULMUS PARVIFOLIA 'DRAKE' DRAKE EVERGREEN ELM	45'	15 GALLON STD. FORM
	GINGKO BILOBA 'AUTUMN GOLD' AUTUMN GOLD GINGKO	35'	15 GALLON STD. FORM
	PISTACHIA CHINENSIS 'KEITH DAVIES' SEEDLESS CHINESE PISTACHE	40'	15 GALLON STD. FORM
	ULMUS DAVIDIANA VAR. JAPONICA 'MORTON' ACCOLADE™ ELM	45'	15 GALLON STD. FORM
	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	35'-40'	15 GALLON STD. FORM
	CORNUS FLORIDA X CORNUS KOUSA 'AURORA' AURORA DOGWOOD	30'	15 GALLON STD. FORM
	ACER PALMATUM 'FIREGLOW' FIREGLOW JAPANESE MAPLE	15'	24" BOX STD. FORM

SHRUB LIST

SYMBOL	LATIN NAME/ COMMON NAME	SPREAD	CONTAINER SIZE
SHRUBS			
	HIBISCLUS SYRIACUS 'MINERVA' MINERVA ROSE OF SHARON	6'+	5 GAL
	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' KALEIDOSCOPE ABELIA	3'+	5 GAL
	LOROPETALUM CHINENSIS 'CHIAN NIAN HONG' EVER RED FRINGE FLOWER	6'	5 GAL
	ROSA NOATRUM (RED) RED CARPET ROSE	3'	5 GAL
	DIANELLA REVOLUTA 'COOLVISTA' COOLVISTA DIANELLA	3'	5 GAL
	NANDINA DOMESTICA HEAVENLY BAMBOO	4'	5 GAL
	LOMANDRA HYSTRIX 'KATIE BELLES' KATIE BELLES LOMANDRA	3'	5 GAL
	CALLISTEMON 'LITTLE JOHN' LITTLE JOHN DWARF BOTTLEBRUSH	4'	5 GAL
	NANDINA DOMESTICA 'HARBOR DWARF' HARBOR DWARF NANDINA	2'-3'	5 GAL
	AGAPANTHUS AFRICANUS LILY OF THE NILE	3'	5 GAL
	DIANELLA CAERULEA 'LITTLE BECCA' LITTLE BECCA FLAX LILY	18"	1 GAL
GROUNDCOVER		SPACING	
	TRACHELOSPERMUM ASIATICUM ASIATIC JASMINE	4' OC	1 GAL
	JUNIPERUS 'BAR HARBOR' BAR HARBOR JUNIPER	4' OC	1 GAL
	SEASONAL ANNUAL COLOR (ANNUAL COLOR BEDS TO BE TOP DRESSED WITH A 3" MINIMUM LAYER OF 0-1/4" MULCH)	12' OC	FLATS
	DRAWRF TURF TYPE TALL FESCUE TURF	PER AREA	SOD
VINES		REMARKS	
	CLYTOSTOMA CALLISTEGIOIDES PURPLE TRUMPET VINE	TRAIN TO VINE SUPPORT TRELLIS	1 GAL
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	TRAIN TO TRASH ENCLOSURE WALL	1 GAL

SHEET L-0.2

DATE: JUNE 8, 2020
 PROJECT NUMBER: 2150
 DRAWN: JBB

Prepared by:
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 627 BROADWAY, SUITE 220, CHICO, CALIFORNIA 95928
 PHONE: (530) 899-1130 www.BFLAdesign.com

AREA LIGHT

RECOMMENDED POLES & ARMS

ANTIQUE STREET LAMPS

EML25

PENDANT WALL BRACKET SERIES PHILADELPHIA SERIES CAST ALUMINUM POST URBAN ALUMINUM POLE SERIES URBAN STEEL POLE SERIES

For detailed product specifications for Pole and Arm/Wall Mount see the Antique Street Lamps website.

EML25 LED

Antique Street Lamps™ | 1323 Columbus Road | Granville, OH 43023 | Phone: 1-800-418-8899 | www.antspectreestrelamps.com
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VOLTAGE

SELECT YOUR OPTIONS FROM

MVOLT MVOLT
 120 120V
 208 208V
 240 240V
 277 277V
 347 347V
 480 480V

DISTRIBUTION

House Side Street Side

R2 Type II
 R3 Type III
 R4 Type IV
 R5 Type V

OPTIONS

SELECT YOUR OPTIONS FROM
(Fuse Not Included)

SF Single Fuse
 DF Double Fuse
 SPD Surge Protection Device

FINISH

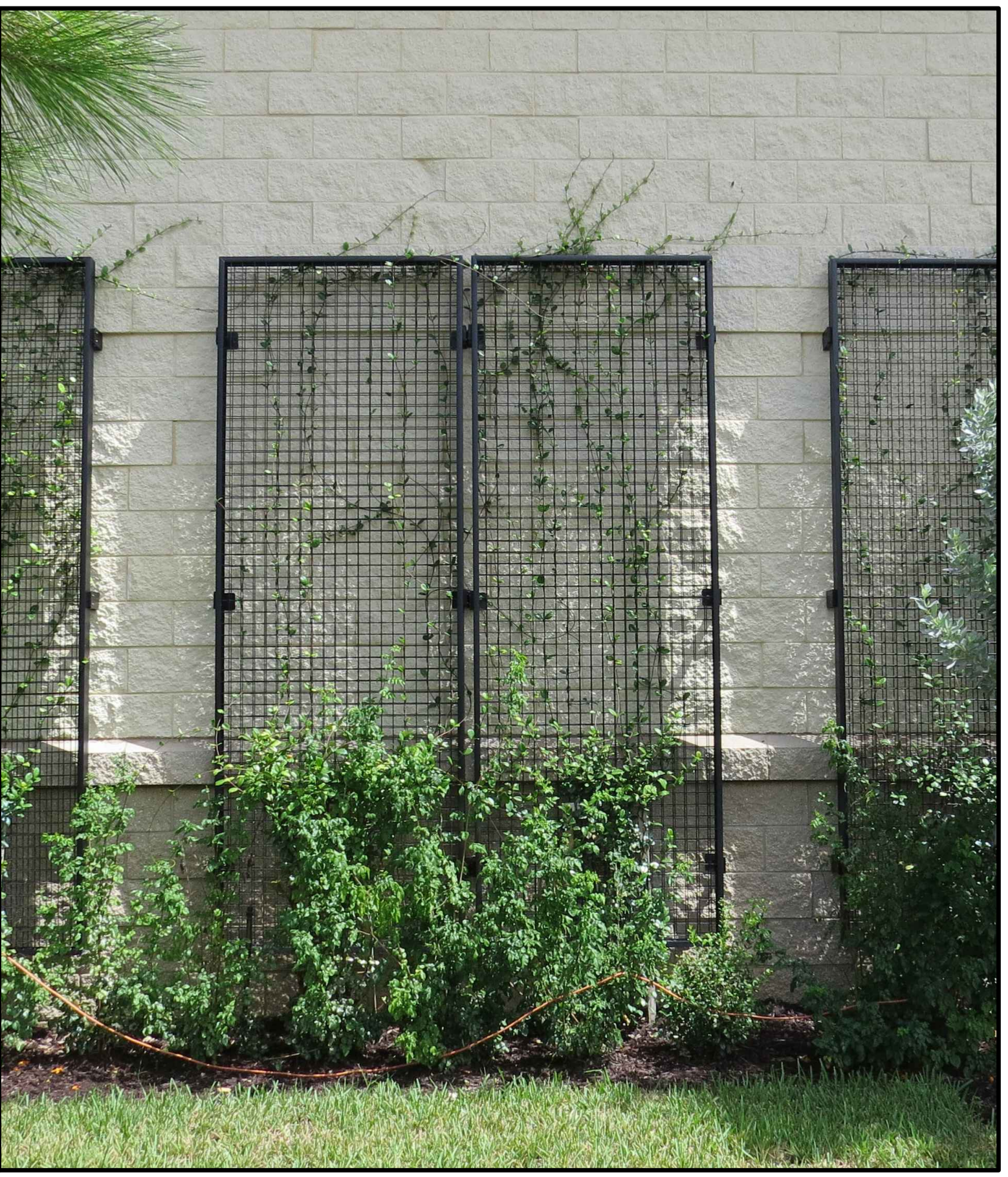
SELECT YOUR OPTIONS FROM

DBL Black
 DDB Dark Bronze
 DNA Natural Aluminum
 DWH White
 CS Custom Select (RAL colors)
 CM Custom Match
 ANBK ASL Black
 ANDB ASL Dark Bronze
 ANDG ASL Dark Green
 ANVG ASL Verde Green

EML25 LED

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VINE SUPPORT TRELLIS



BRICK SCREEN/ RETAINING WALL WITH PILASTERS



BICYCLE PARKING



SHADE CALCULATIONS

DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
TOTAL PARKING AND BACK-UP AREA			38,530 SF	
SHADE AREA PROVIDED				
30 FOOT DIAMETER TREES				
F FULL	706 SF	0	0	0
TQ THREE QUARTER	529 SF	0	0	0
H HALF	353 SF	4	1,765 SF	4%
Q QUARTER	176 SF	0	0	0
40 FOOT DIAMETER TREES				
F FULL	1256 SF	3	3,768 SF	9%
TQ THREE QUARTER	942 SF	10	9,420 SF	24%
H HALF	628 SF	7	4,396 SF	11%
Q QUARTER	314 SF	2	628 SF	1%
TOTAL SHADE AREA PROVIDED			19,977 SF	51%

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT PAVING	38,530 SF	
PARKING LOT LANDSCAPE	2,038 SF	5%

SOILS STATEMENT

STANDARD SOIL AMENDMENTS WILL BE APPLIED IN ACCORDANCE WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND THE RECOMMENDATIONS OF AN ANALYTICAL SOILS TESTING LABORATORY.

TOP DRESSING

ALL LANDSCAPE AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF 3/4" BROWN LAVA ROCK TOP DRESSING. ANNUAL COLOR BEDS WILL BE TOP DRESSED WITH 0-1/4" FIR BARK MULCH.

WATER USE

Maximum Applied Water Allowance (MAWA) - Calculation			
MAWA = (Eto) (0.7) (LA) (0.62)			
MAWA =	270,095 Gallons per Year		
Where:	51.7 = Reference Evapotranspiration (Eto)		
	0.45 = ET Adjustment Factor (percent)		
	18,725 = Landscape Area (LA) (square feet)		
	0.62 = Conversion factor (inches to gallons)		
Estimated Water Use for Hydrozones (EWU) - Calculation			
EWU = (Eto) (PF) (HA) (0.62) / (IE)			
Where:	51.7 = Reference Evapotranspiration (Eto) (Ref: CIMIS)		
	PF = Plant Factor per Hydrozone		
	HA = Hydrozone Area (square feet)		
	0.62 = Conversion factor (inches to gallons)		
	IE = Irrigation Efficiency per Sprinkler Type		
Hydrozone 1: Low Water Use shrubs and ground cover; Drip.	PR= 0.8		
PF = 0.2			
HA = 5,182 (square feet)		0.119031 acres	
IE = 0.81			
EWU = 41037.03457 (gallons per year)		0.125938 acre-feet/year	54.86235 ccf/year
Hydrozone 2: Low water use trees (28' all tree); Drip	PR= 2.5		
PF = 0.2			
HA = 781 (square feet)		0.017998 Acres	
IE = 0.81			
EWU = 6205.021235 (gallons per year)		0.019043 acre-feet/year	8.295483 ccf/year
Hydrozone 5: Medium water use shrubs; Drip.	PR= 0.8		
PF = 0.4			
HA = 11,821 (square feet)		0.268919 Acres	
IE = 0.81			
EWU = 184045.362 (gallons per year)		0.564814 acre-feet/year	246.0499 ccf/year
Hydrozone 6: Medium water use trees; Drip (28' SF Tree)	PR= 0.8		
PF = 0.4			
HA = 520 (square feet)		0.012856 Acres	
IE = 0.81			
EWU = 8864.316049 (gallons per year)		0.027204 acre-feet/year	11.85069 ccf/year
Hydrozone 13: Cool season turf and annual color; Drip.	PR= 0.8		
PF = 0.7			
HA = 580 (square feet)		0.013062 Acres	
IE = 0.81			
EWU = 15761.86198 (gallons per year)		0.048371 acre-feet/year	21.07201 ccf/year
Total Estimated Water Use for All Hydrozones (EWU) - Sum			
EWU = 255,914 (gallons per year)		0.78537 Acre-Feet per Year	
	342 (100 cubic feet per year)	0.007854 Acres	

BOLLARD LIGHT

ANTIQUE STREET LAMPS

RESONANCE BOLLARD 10 LED

TLRCB10

CONSTRUCTIONS

The luminaire is die cast and permanent mold aluminum. The roof has an internal flange. Hidden from view. Roof and ballast lid are sealed with silicone gaskets. All exposed hardware is weather resistant. FINISH The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process that consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner rinse, phosphate coating, zinc and cadmate.

OPTICS

Individual precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are installed on the optical board to ensure consistent optical alignment on each, ensuring exceptional photometric performance. Choice of three optimized distributions (Type III, Type IV, and Type V). The optical system controls light above 90 degrees, minimizing spillage to light.

ELECTRICAL

Standard and dimming drivers are available in 120-277V, 50/60 Hz. Drivers have power factor >90% and THD <20%. Thermal isolation results in expected driver life of over 60,000 hours. Integral surge protection in accordance with IEEE 1582, Category C, Class II is standard.

INSTALLATION

The Resonance Bollard offers a patented impact resistant mounting and leveling design ensuring lifelong performance. The leveling plate is on the base mounting plate and is adjustable through the access panel. The leveling plate is in contact with the concrete post, providing a high degree of stability. The base mounting plate is fully welded to the bollard post, providing complete structural support from all directions, along the bollard superior vandal resistance.

LISTINGS

The luminaire is tested to and meets all NEC's outdoor requirement standards, wet location use, through the fully accredited and approved CSA Laboratory Designlight™, a Consonium qualified product.

Sample Catalog number:

TLRCB10	18LED 330MA	41K	GCF	R3	MVOLT	SF
Series	Lumen Package	LED Color	Lens	Distribution	Voltage	Electrical Options
Finish						

Ordering Guide:

Series	Lumen Package	LED Color	Lens	Distribution	Voltage	Electrical Options
TLRCB10	18LED 330MA	35K 41K 50K	GCF	R3 Type 3 R4 Type 4 R5 Type 5	MVOLT	SF DF SPD&KV SINGLE FUSE DOUBLE FUSE SURGE PROTECTION

Finish

DBL	BLACK
DDB	DARK BRONZE
DNA	NATURAL ALUMINUM
DWH	WHITE
CM	CUSTOM MATCH
CS	CUSTOM SELECT RAL COLORS

TLRCB10 LED

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LENS

SELECT YOUR OPTIONS FROM

GCF Glass Flat Lens

DISTRIBUTION

House Side Street Side

R3 Type III
 R4 Type IV
 R5 Type V

VOLTAGE

SELECT YOUR OPTIONS FROM

MVOLT 120-277Volt

ELECTRICAL OPTIONS

SELECT YOUR OPTIONS FROM

SF Single Fusing 120, 277 or 347 volt only
 DF Double Fusing 208, 240 or 480 volt only
 SPD&KV Surge Protection

FINISH

SELECT YOUR OPTIONS FROM

DBL Black
 DDB Dark Bronze
 DNA Natural Aluminum
 DWH White
 CM Custom Match
 CS Custom Select (RAL colors)

TLRCB10 LED

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MOUNTAIN VISTA PLAZA

PRELIMINARY DESIGN DEVELOPMENT

Prepared for:

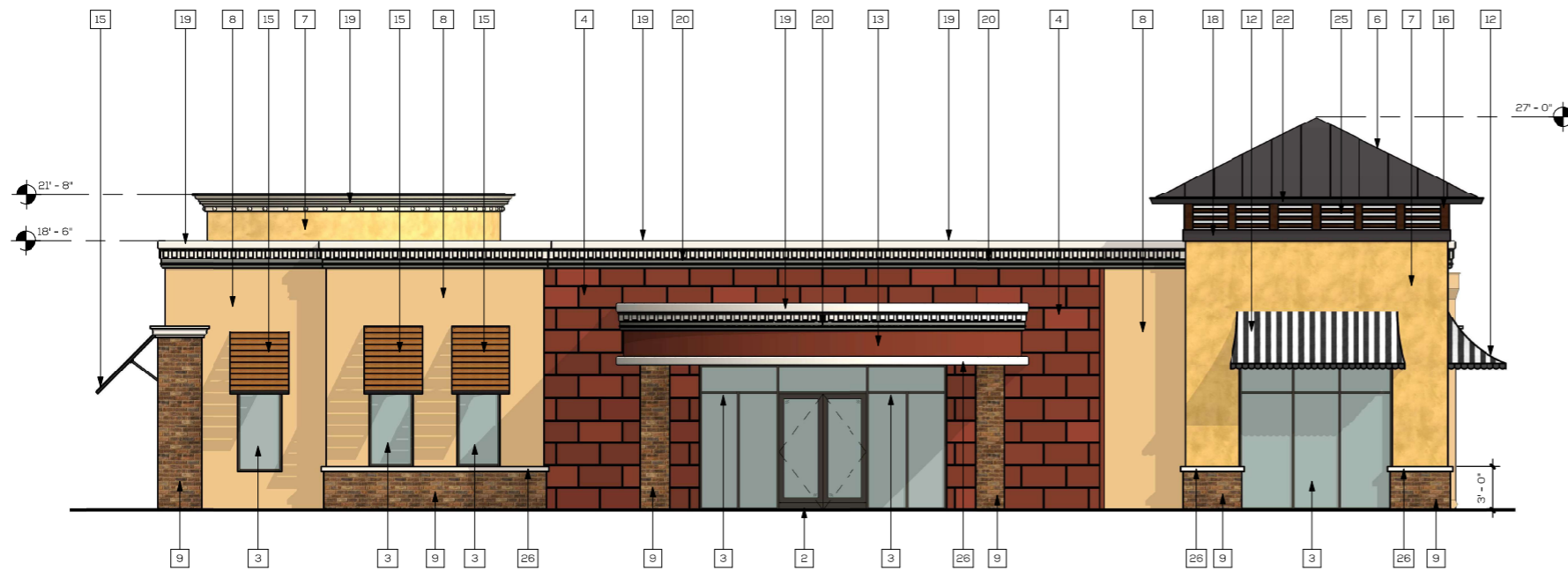
EPICK HOMES, INC.
901 BRUCE ROAD, SUITE 100
CHICO, CA 95928

DATE: JUNE 8, 2020
PROJECT NUMBER: 2150
DRAWN: JBB

Prepared by:

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

Attachment C



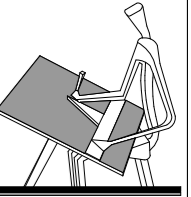
EE - EAST ELEVATION
SCALE: 3/16" = 1'-0"



DD - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

- 1 SLAB DOOR - HOLLOW METAL DOOR - PRIME AND PAINT TO MATCH OLDCASTLE STOREFRONT SYSTEM - BRONZE 740 CLASS I - DARK RANGE FINISH
- 2 OLDCASTLE - BRONZE 740 CLASS I - DARK RANGE FINISH - ALUMINUM STOREFRONT DOOR
- 3 OLDCASTLE - BRONZE 740 CLASS I - DARK RANGE FINISH - ALUMINUM STOREFRONT W/ 1" INSULATED GLASS
- 4 NICHIA ILLUMINATION SERIES PANELS - AWP 1818 - CUSTOM COLOR(S) - SW2839 ROYCROFT COPPER RED, SW6335 FIRED BRICK AND SW7599 BRICK PAVER
- 5 BACK-LIT METAL SIGNAGE - COLOR TO MATCH AEP SPAN COOL WEATHERED COPPER - SIGNAGE UNDER SEPARATE PERMIT
- 6 AEP SPAN - SELECT SEAM WIDE BATTEN STANDING SEAM METAL ROOFING - COOL MIDNIGHT BRONZE OR OWNER APPROVED EQUAL
- 7 OMEGAFLEX - AKROTIOUE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM - 158 SUNSET
- 8 OMEGAFLEX - MEDIUM FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW7682 BEE'S WAX
- 9 CULTURED STONE - CULTURED BRICK VENEER - USED BRICK - HIGH DESERT
- 12 SUNBRELLA - MAYFIELD COLLECTION - SHADE/AWNING UPHOLSTERY - ACRYLIC - WATER REPELLENT - BEAUFORT CLASSIC (BLACK AND WHITE) 49B2-0000
- 13 OMEGAFLEX - SMOOTH/FINE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW2839 ROYCROFT COPPER RED
- 14 WALL LIGHTS - SEE ELECTRICAL PLANS FOR SPECIFICATION - FINISH TO MATCH ANTIQUE STREET LAMPS ANTIQUE DARK BRONZE
- 15 LONGBOARD - 4" V GROOVE PLANKS - 07.46.16 - DARK ANTIQUE OAK FINISH WITH POWDER COATED METAL FRAME - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUME 9 SERIES - ANODIZED EFFECT DARK BRONZE 61/68001
- 16 OLD MASTERS - GEL WOOD STAIN - 80501 PROVINCIAL OR OWNER APPROVED EQUAL - STAIN TO MATCH LONGBOARD PANELS
- 17 SIGNAGE UNDER SEPARATE PERMIT
- 18 METAL - COLOR TO MATCH COOL MIDNIGHT BRONZE
- 19 MELTON CLASSICS - FRP CLASSIC CORNICE MC-4 (PAINTED) - PAINT UPPER HALF WITH SW7531 CANVAS TAN
- 20 MELTON CLASSICS - FRP CLASSIC CORNICE MC-4 (PAINTED) - PAINT LOWER HALF WITH SW7060 ATTITUDE GRAY
- 21 SCUPPER AND DOWNSPOUT - COLOR TO MATCH SW7682 BEE'S WAX
- 22 GUTTER - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE OR OWNER APPROVED EQUAL
- 23 PREFERRED ELECTRICAL PANELING LOCATION - LOCATION DEPENDENT UPON PG&E
- 24 PREFERRED GAS METERS LOCATION - LOCATION DEPENDENT UPON PG&E
- 25 EMISSIVE LIGHTING
- 26 OMEGAFLEX - SMOOTH/FINE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW7531 CANVAS TAN

AA - EXTERIOR ELEVATION KEYNOTE LEGEND
SCALE: NONE



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PROJECT ADDRESS
**FLORAL AVE
& EATON RD
CHICO, CA
95973**

ASSESSORS PARCEL
NUMBER

016-360-116



RGA PROJECT #	16-453
PLAN CHECK #	-
DRAWN	RSQ
CHECKED	MBG
ARB SUBMITTAL	2020.06.02
ARB RESUBMITTAL	2020.07.14

**EXTERIOR
ELEVATIONS -
BUILDING A**

ARB3



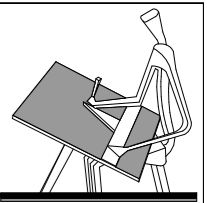
EE - EAST ELEVATION
SCALE: 3/16" = 1'-0"

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 SLAB DOOR - HOLLOW METAL - PRIME AND PAINT TO MATCH OLDCASTLE STOREFRONT SYSTEM - BRONZE 740 CLASS I - DARK RANGE FINISH 2 OLDCASTLE - BRONZE 640 CLASS I - DARK RANGE FINISH - ALUMINUM STOREFRONT DOOR 3 OLDCASTLE - BRONZE 740 CLASS I - DARK RANGE FINISH - ALUMINUM STOREFRONT W/ 1" INSULATED GLASS 4 JAMES HARDIE - HARDIEPLANK SIDING - SELECT CEDARMILL - PAINT WITH SW9142 MOSCOW MIDNIGHT 5 JAMES HARDIE - HARDIETRIM BOARDS - 4/4 RUSTIC - PAINT WITH SW7069 IRON ORE 6 AEP SPAN - SELECT SEAM WIDE BATTEN STANDING SEAM METAL ROOF - COOL MIDNIGHT BRONZE OR OWNER APPROVED EQUAL 7 OMEGAFLEX - AKROTIQUE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM - 06 ITALIAN SLATE 8 LONGBOARD - 4" V GROOVE PLANKS - 07.46.16 - DARK ANTIQUE OAK FINISH 9 CULTURED STONE - COUNTY LEDGESTONE - ASHFALL 10 METAL PARAPET CAP - PAINT TO MATCH SW7575 CHOPSTICKS 11 FASCIA - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE 12 SUNBRELLA - MAYFIELD COLLECTION - ACRYLIC - WATER REPELLENT - BEAUFORT CLASSIC (BLACK & WHITE) 4982-0000 13 OMEGAFLEX - MEDIUM FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW 7634 PEDIMENT 14 WALL LIGHTS - SEE ELECTRICAL PLANS FOR SPECIFICATION - FINISH TO MATCH ANTIQUE STREET LAMPS - ANTIQUE DARK BRONZE 15 LONGBOARD - 4" V GROOVE PLANKS - 07.46.16 - DARK ANTIQUE OAK FINISH WITH POWDER COATED FRAMING - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUME 8 SERIES - ANODIZED EFFECT DARK BRONZE 61/68001 16 OLD MASTERS - GEL WOOD STAIN - 80501 PROVINCIAL OR OWNER APPROVED EQUAL - STAIN TO MATCH LONGBOARD DARK ANTIQUE OAK FINISH 17 SIGNAGE UNDER SEPERATE PERMIT | <ul style="list-style-type: none"> 18 METAL - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE 19 MELTON CLASSICS - FRP CLASSIC CORNIC MC-4 (PAINTED) - PAINT UPPER HALF WITH SW7575 CHOPSTICKS 20 MELTON CLASSICS - FRP CLASSIC CORNIC MC-4 (PAINTED) - PAINT LOWER HALF WITH SW6200 LINK GRAY 21 DOWNSPOUT - COLOR TO MATCH SW 7069 IRON ORE 22 GUTTER - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE 23 PREFERRED ELECTRICAL PANELING LOCATION - LOCATION DEPENDENT UPON PG&E 24 PREFERRED GAS METERS LOCATION - LOCATION DEPENDENT UPON PG&E 25 EMISSIVE LIGHTING 26 OMEGAFLEX - SMOOTH/FINE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW7634 PEDIMENT 27 POWDER COATED METAL SIGNAGE MOUNTING - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUME 8 SERIES - ANODIZED EFFECT DARK BRONZE 61/68001 28 METAL - COLOR TO MATCH AEP SPAN COOL MATTE BLACK 29 DALITILE - RANDOM LINEAR MOSAIC - CRYSTAL SHORES - EMERALD ISLE CS96 OR OWNER APPROVED EQUAL 30 GABLE VENT - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE 31 JULIETTE BALCONY- POWDER COATED METAL - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUME 8 SERIES - ANODIZED EFFECT DARK BRONZE 61/68001 32 SCUPPER AND DOWNSPOUT - COLOR TO MATCH SW 7634 PEDIMENT 33 STEEL TRELLIS - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUME 8 SERIES - ANODIZED EFFECT DARK BRONZE 61/68000 |
|--|---|

BB - EXTERIOR ELEVATION KEYNOTE LEGEND
SCALE: NONE



AA - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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OWNER
CHRIS GIAMPAOLI

PROJECT ADDRESS
**FLORAL AVE & EATON RD
CHICO, CA
95973**

ASSESSORS PARCEL NUMBER
016-360-116



RGA PROJECT #	16-453
PLAN CHECK #	-
DRAWN	RSG
CHECKED	MBG
ARB SUBMITTAL	2020.06.02
ARB RESUBMITTAL	2020.07.14

EXTERIOR ELEVATIONS - BUILDING B
ARB6



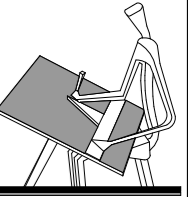
EE - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

- | | |
|---|--|
| <p>1 SLAB DOOR - HOLLOW METAL - PRIME AND PAINT TO MATCH OLDCASTLE SF SYSTEM - BRONZE 740 CLASS I - DARK RANGE FINISH</p> <p>2 OLDCASTLE - BRONZE 740 CLASS I - DARK RANGE FINISH - ALUMINUM STOREFRONT DOOR</p> <p>3 OLDCASTLE - BRONZE 740 CLASS I - DARK RANGE FINISH - ALUMINUM STOREFRONT W/ 1" INSULATED GLASS</p> <p>4 JAMES HARDIE - HARDIPANEL VERTICAL SIDING SELECT CEDAR MILL & HARDI TRIM BOARD - RUSTIC GRAIN BATTEN BOARDS - PAINT WITH SW6418 RURAL GREEN</p> <p>5 POWDER COATED METAL RAILING - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUMN 8 SERIES - ANODIZED EFFECT DARK BRONZE 6I/68001</p> <p>6 AEP SPAN - SELECT SEAM WIDE BATTEN STANDING SEAM METAL ROOF - COOL MIDNIGHT BRONZE OR OWNER APPROVED EQUAL</p> <p>7 OMEGAFLEX - AKROTIQUE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM - 10 CYPRESS</p> <p>8 SUNBRELLA - SHADE COLLECTION - ACRYLIC - WATER REPELLENT - ARUBA 4612-0000</p> <p>9 CULTURED STONE - COUNTRY LEDGESTONE - BUCKS COUNTY</p> <p>11 FASCIA - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> <p>12 LINTEL - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> <p>13 OMEGAFLEX - MEDIUM FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW9019 GOLDEN PLUMERIA</p> <p>14 WALL LIGHTS - SEE ELECTRICAL PLANS FOR SPECIFICATION - FINISH TO MATCH ANTIQUE STREET LAMPS ANTIQUE DARK BRONZE</p> <p>15 LONGBOARD - 4" V GROOVE PLANKS - 07.46.18 - DARK ANTIQUE OAK FINISH WITH POWDER COATED FRAMING - TYGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUMN 8 SERIES - ANODIZED EFFECT DARK BRONZE 6I/68001</p> <p>16 OLD MASTERS - GEL WOOD STAIN - 80501 PROVINCIAL OR OWNER APPROVED EQUAL - STAIN TO MATCH LONGBOARD DARK ANTIQUE OAK FINISH</p> <p>17 SIGNAGE UNDER SEPERATE PERMIT</p> <p>18 METAL - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> | <p>19 MELTON CLASSICS - FRP CLASSIC CORNICE MC-4 (PAINTED) - PAINT UPPER HALF WITH SW9180 AGED WHITE</p> <p>20 MELTON CLASSICS - FRP CLASSIC CORNICE MC-4 (PAINTED) - PAINT LOWER HALF WITH SW6200 LINK GRAY</p> <p>21 SCUPPER AND DOWNSPOUT - COLOR TO MATCH SW9019 GOLDEN PLUMERIA</p> <p>22 GUTTER - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> <p>23 PREFERRED ELECTRICAL PANELING LOCATION - LOCATION DEPENDENT UPON PG8E</p> <p>24 PREFERRED GAS METERS LOCATION - LOCATION DEPENDENT UPON PG8E</p> <p>25 EMISSIVE LIGHTING</p> <p>26 OMEGAFLEX - SMOOTH/FINE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW6008 BLACK BEAN</p> <p>27 OMEGAFLEX - SMOOTH/FINE FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW9180 AGED WHITE</p> <p>28 SUNBRELLA - SHADE COLLECTION - ACRYLIC - WATER REPELLENT - AZURE 4669-0000</p> <p>29 SUNBRELLA - SHADE COLLECTION - ACRYLIC - WATER REPELLENT - BUTTERCUP 4635-0000</p> <p>30 GABLE VENT - COLOR TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> <p>31 STEEL COLUMN</p> <p>32 CUSTOM WOOD STAINED TOWER BRACING - OLD MASTERS - GEL WOOD STAIN - 80501 PROVINCIAL OR OWNER APPROVED EQUAL</p> <p>33 PLANTER BOX - CULTURED STONE - COUNTRY LEDGESTONE - BUCKS COUNTY</p> <p>34 POWDER COATED STEEL TRELLIS - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUME 8 SERIES - ANODIZED EFFECT DARK BRONZE 6I/68000</p> <p>35 TRIM PAINT TO MATCH AEP SPAN COOL MIDNIGHT BRONZE</p> <p>36 SUNBRELLA - MAYFIELD COLLECTION - ACRYLIC - WATER REPELLENT - BEAUFORT CLASSIC (BLACK & WHITE) 4982-0000</p> <p>37 DOWNSPOUT - COLOR TO MATCH SW9019 GOLDEN PLUMERIA</p> <p>38 EMERGENCY ROOF OVERFLOW SPOUT - COLOR TO MATCH SW9019 GOLDEN PLUMERIA</p> |
|---|--|

BB - EXTERIOR ELEVATION KEYNOTE LEGEND
SCALE: NONE



AA - WEST ELEVATION
SCALE: 3/16" = 1'-0"



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95973**

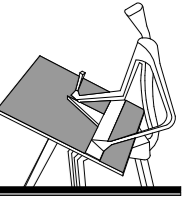
ASSESSORS PARCEL
NUMBER

016-360-116



RGA PROJECT #	16-453
PLAN CHECK #	-
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CHECKED	MBG
1ST SUBMITTAL	2020.06.02

EXTERIOR
ELEVATIONS -
BUILDING C
ARB8



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CHICO, CA
95973**

ASSESSORS PARCEL
NUMBER

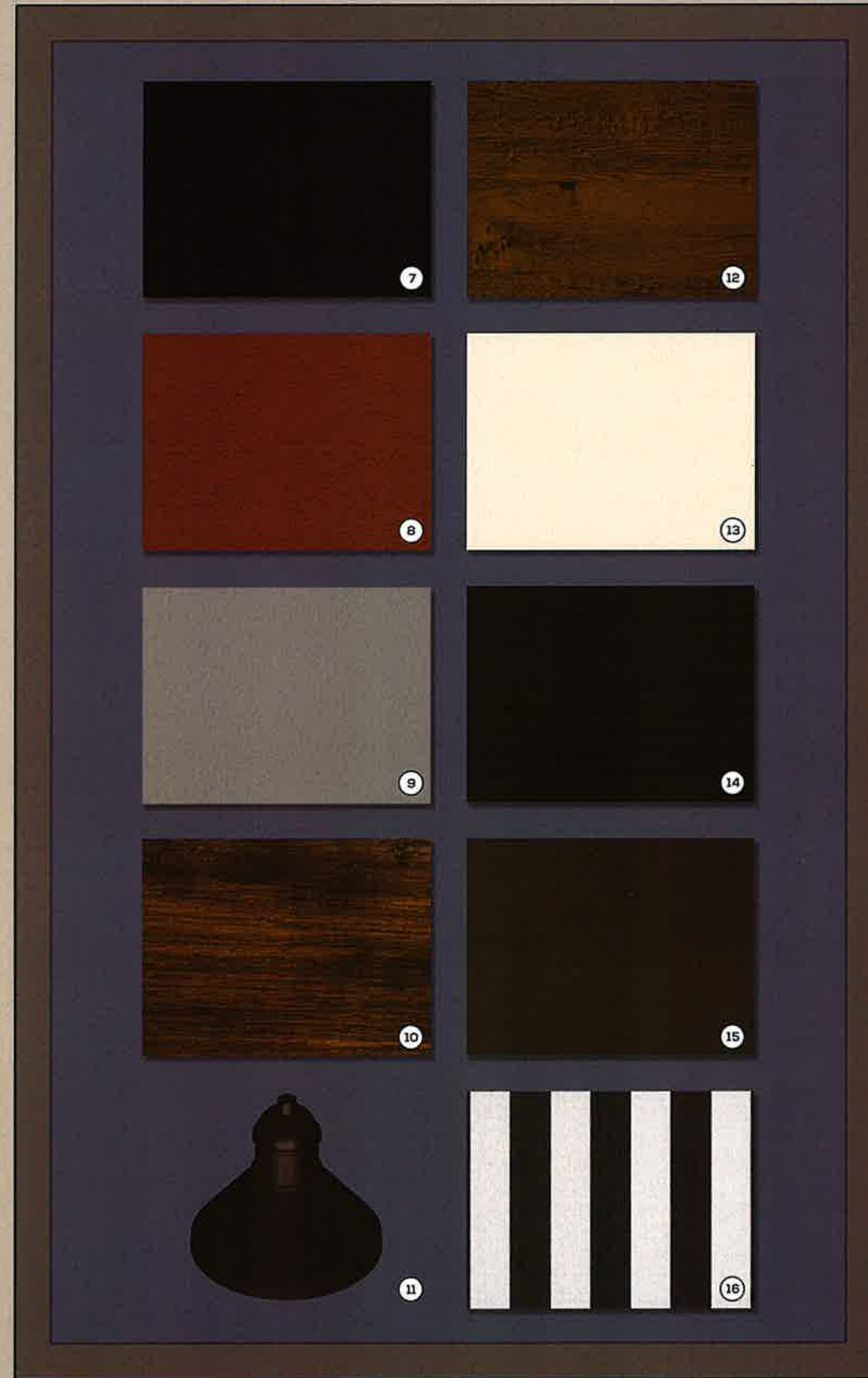
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RGA PROJECT #	16-453
PLAN CHECK #	-
DRAWN	RSQ
CHECKED	MBG
ARB SUBMITTAL	2020.06.02
ARB RESUBMITTAL	2020.07.14

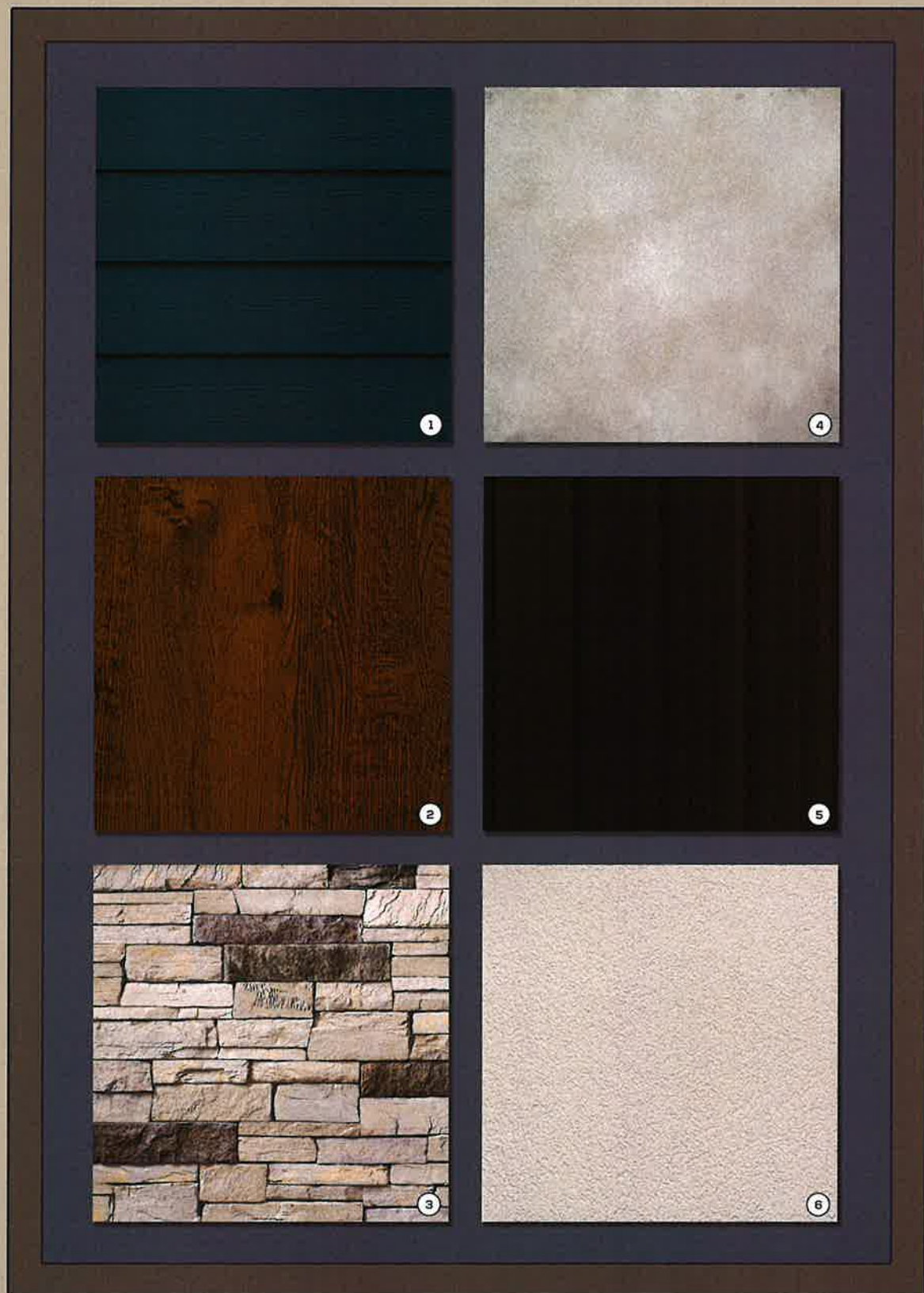
COVER SHEET

ARB1



- MOUNTAIN VISTA PLAZA - BUILDING A**
DIGITAL COLOR BOARD FOR ARCHITECTURAL REVIEW
- ① NICHHA ILLUMINATION SERIES PANELS - AWIP 1818 - CUSTOM COLORS - SW6335 FIRED RED & SW7599 BRICK PAVER
 - ② OMEGAFLEX - MEDIUM FINISH - THREE COAT ACRYLIC PLASTER SYSTEM WITH INTEGRAL COLOR - SW7682 BEE'S WAX
 - ③ CULTURED STONE - CULTURED BRICK VENEER - USED BRICK HIGH DESERT
 - ④ OMEGAFLEX - AKROTIOUE FINISH - THREE COAT PLASTER SYSTEM - 158 SUNSET
 - ⑤ AEP - SELECT SEAM WIDE BATTEN STANDING SEAM METAL ROOF PANEL - COOL MIDNIGHT BRONZE
 - ⑥ LASER CUT METAL PRIVACY SCREENING - POWDER COAT WITH TIGER DRYLAC ANODIZED EFFECT DARK BRONZE 61/68001 - DESIGN & MANUFACTURER BY OWNER
 - ⑦ POWDER COATING - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUMN 8 SERIES - ANODIZED EFFECT DARK BRONZE 61/68001
 - ⑧ OMEGAFLEX - FINE FINISH - THREE COAT PLASTER SYSTEM WITH INTEGRAL COLOR - SW2839 ROYCROFT COPPER RED
 - ⑨ MELTON CLASSICS - FRP CLASSIC CORNICE MC-4 (PAINTED) - PAINT LOWER HALF WITH SW7060 ATTITUDE GRAY
 - ⑩ OLD MASTERS - GEL STAIN - 80501 PROVINCIAL - OR OWNER APPROVED EQUAL - STAIN TO MATCH LONGBOARD PANELS
 - ⑪ ANTIQUE STREET LAMPS - EML25 LED EUROTIOUE MUNICH PENDANT - ANTIQUE DARK BRONZE
 - ⑫ LONGBOARD FACADES - 4" V-GROOVE PLANKS - ALUMINUM SIDING 07.46.16 - DARK ANTIQUE OAK FINISH
 - ⑬ MELTON CLASSICS - FRP CLASSIC CORNICE MC-4 (PAINTED) - PAINT UPPER HALF WITH SW7531 CANVAS TAN
 - ⑭ OLDCASTLE BUILDING ENVELOPE - ALUMINUM STOREFRONT SYSTEM - BRONZE 740 - DARK RANGE FINISH
 - ⑮ BACK-LIT METAL SIGNAGE - PAINT TO MATCH AEP SPAN - COOL WEATHERED COOPER OR OWNER APPROVED EQUAL
 - ⑯ SUNBRELLA - MAYFIELD - ACRYLIC - WATER REPELLENT - SKU: 4982-0000 - BEAUFORT CLASSIC (BLACK & WHITE)
- ⚠ ALL COLORS AND MATERIALS ILLUSTRATED ARE DIGITAL REPRESENTATIONS ONLY - COLORS WILL VARY FROM WHAT HAS BEEN ILLUSTRATED - THE FINAL COLOR SELECTION AND SPECIFICATION SHOULD BE MADE USING PHYSICAL MATERIAL SAMPLES



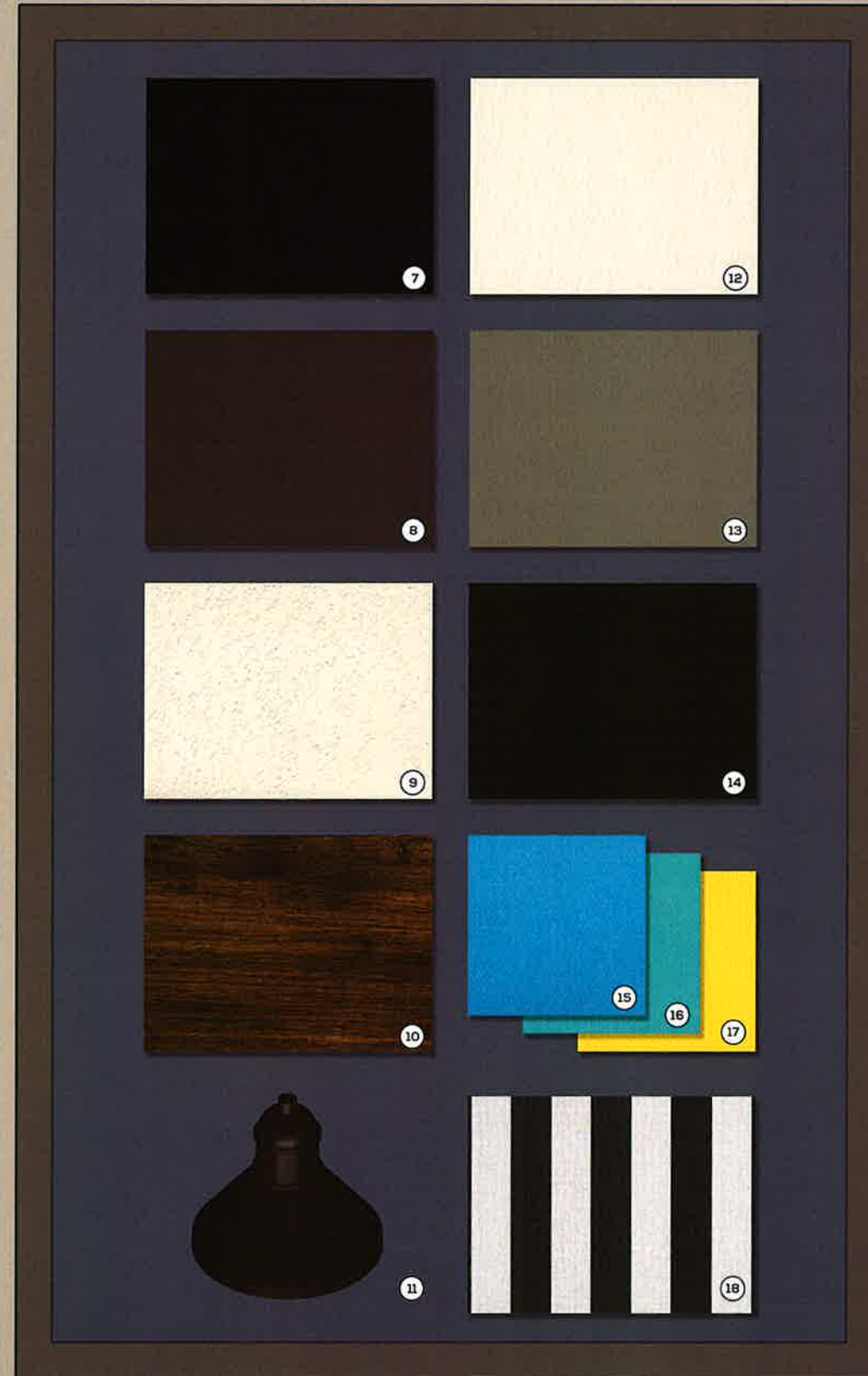
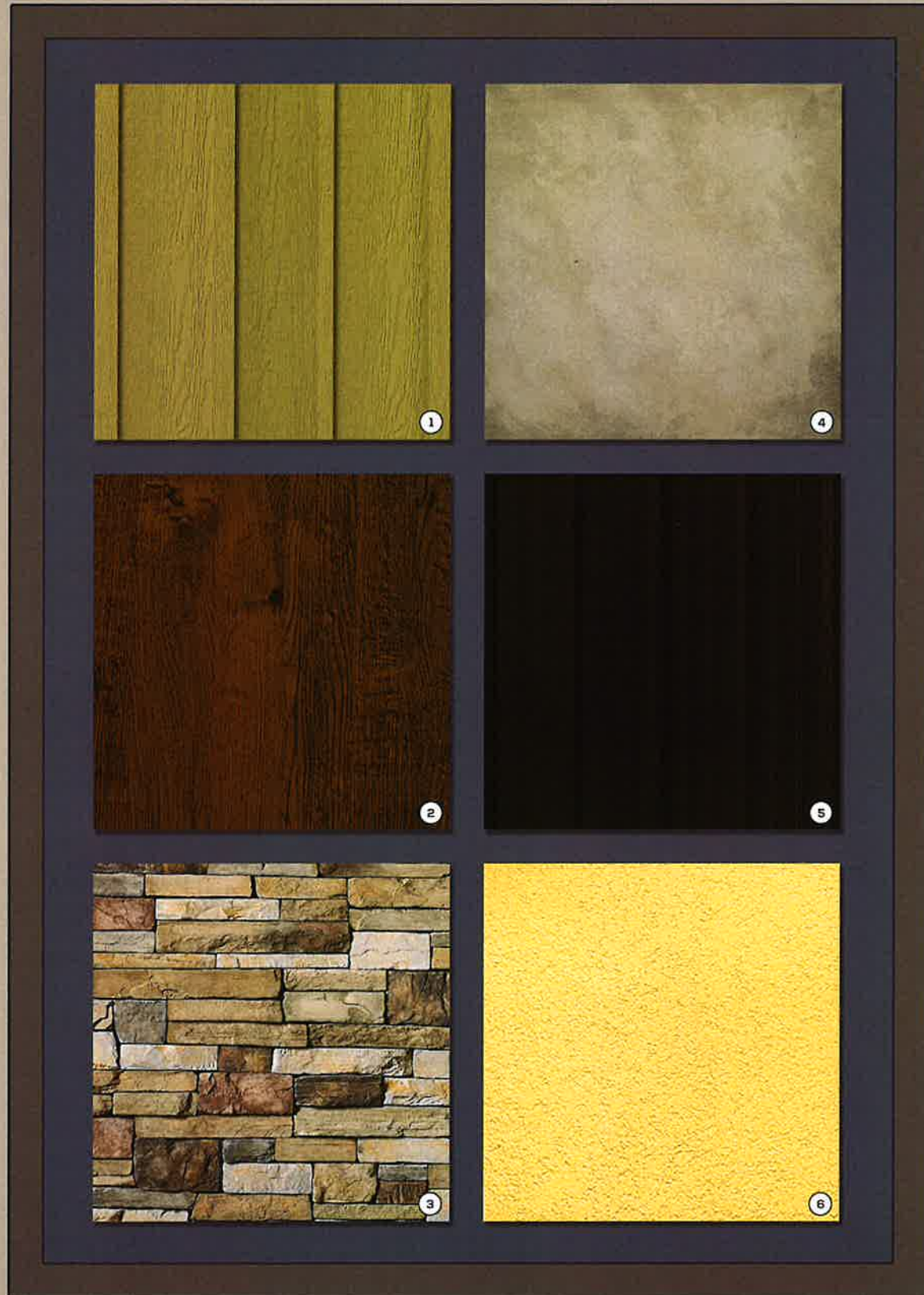


MOUNTAIN VISTA PLAZA - BUILDING B
DIGITAL COLOR BOARD FOR ARCHITECTURAL REVIEW

- ① JAMES HARDIE - HARDIEPLANK LAP SIDING - SELECT CEDARMILL - PAINT WITH SW9142 MOSCOW MIDNIGHT
- ② LONGBOARD FACADES - 4" V-GROOVE PLANKS - ALUMINUM SIDING 07.46.16 - DARK ANTIQUE OAK FINISH
- ③ CULTURED STONE - COUNTRY LEDGESTONE - ASHFALL
- ④ OMEGAFLEX - AKROTIOUE FINISH - THREE COAT PLASTER SYSTEM - 06 ITALIAN SLATE
- ⑤ AEP - SELECT SEAM WIDE BATTEN STANDING SEAM METAL ROOF PANEL - COOL MIDNIGHT BRONZE
- ⑥ OMEGAFLEX - MEDIUM FINISH - THREE COAT PLASTER SYSTEM WITH INTEGRAL COLOR - SW7634 PEDIMENT
- ⑦ POWDER COATING - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUMN 8 SERIES - ANODIZED EFFECT DARK BRONZE 61/68001
- ⑧ JAMIES HARDIE - HARDIETRIM BOARDS - 4/4 RUSTIC - PAINT WITH SW7069 IRON ORE
- ⑨ MELTON CLASSICS - FRP CLASSIC CORNICE MC-4 (PAINTED) - PAINT LOWER HALF WITH SW6200 LINK GRAY
- ⑩ OLD MASTERS - GEL STAIN - 80501 PROVINCIAL - OR OWNER APPROVED EQUAL - STAIN TO MATCH LONGBOARD PANELS
- ⑪ ANTIQUE STREET LAMPS - EML25 LED EUROTIOUE MUNICH PENDANT - ANTIQUE DARK BRONZE
- ⑫ DAL TILE - RANDOM LINEAR MOSAIC - CRYSTAL SHORES - EMERALD ISLE CS96 - OR OWNER APPROVED EQUAL
- ⑬ MELTON CLASSICS - FRP CLASSIC CORNICE MC-4 (PAINTED) - PAINT UPPER HALF WITH SW7575 CHOPSTICKS
- ⑭ OLDCASTLE BUILDING ENVELOPE - ALUMINUM STOREFRONT SYSTEM - BRONZE 740 - DARK RANGE FINISH
- ⑮ METAL HEADER PANELING - COLOR TO MATCH AEP SPAN COOL MATTE BLACK
- ⑯ SUNBRELLA - MAYFIELD - ACRYLIC - WATER REPELLENT - SKU: 4982-0000 - BEAUFORT CLASSIC (BLACK & WHITE)

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- MOUNTAIN VISTA PLAZA - BUILDING C**
DIGITAL COLOR BOARD FOR ARCHITECTURAL REVIEW
- ① JAMES HARDIE - HARDIEPANEL VERTICAL SIDING - SELECT CEDARMILL & HARDIETRIM BOARD - RUSTIC GRAIN BATTEN BOARDS - PAINT WITH SW6418 RURAL GREEN
 - ② LONGBOARD FACADES - 4" V-GROOVE PLANKS - ALUMINUM SIDING 07.46.16 - DARK ANTIQUE OAK FINISH
 - ③ CULTURED STONE - COUNTRY LEDGESTONE - BUCKS COUNTY
 - ④ OMEGAFLEX - AKROTIQUE FINISH - THREE COAT PLASTER SYSTEM - 10 CYPRESS
 - ⑤ AEP - SELECT SEAM WIDE BATTEN STANDING SEAM METAL ROOF PANEL - COOL MIDNIGHT BRONZE
 - ⑥ OMEGAFLEX - MEDIUM FINISH - THREE COAT PLASTER SYSTEM WITH INTEGRAL COLOR - SW9019 GOLDEN PLUMERIA
 - ⑦ POWDER COATING - TIGER DRYLAC POWDER COATINGS - SPECIAL EFFECTS VOLUMN 8 SERIES - ANODIZED EFFECT DARK BRONZE 61/68001
 - ⑧ OMEGAFLEX - FINE FINISH - THREE COAT PLASTER SYSTEM WITH INTEGRAL COLOR - SW9006 BLACK BEAN
 - ⑨ OMEGAFLEX - FINE FINISH - THREE COAT PLASTER SYSTEM WITH INTEGRAL COLOR - SW9180 AGED WHITE
 - ⑩ OLD MASTERS - GEL STAIN - 80501 PROVINCIAL - OR OWNER APPROVED EQUAL - STAIN TO MATCH LONGBOARD PANELS
 - ⑪ ANTIQUE STREET LAMPS - EML25 LED EUROTIQUE MUNICH PENDANT - ANTIQUE DARK BRONZE
 - ⑫ MELTON CLASSICS - FRP CLASSIC CORNICE MC-4 (PAINTED) - PAINT UPPER HALF WITH SW9180 AGED WHITE
 - ⑬ MELTON CLASSICS - FRP CLASSIC CORNICE MC-4 (PAINTED) - PAINT LOWER HALF WITH SW6200 LINK GRAY
 - ⑭ OLDCASTLE BUILDING ENVELOPE - ALUMINUM STOREFRONT SYSTEM - BRONZE 740 - DARK RANGE FINISH
 - ⑮ SUNBRELLA - SHADE COLLECTION - ACRYLIC - WATER REPELLENT - AZURE 4669-0000, ARUBA 4612-0000 & BUTTERCUP 4635-0000
 - ⑯ SUNBRELLA - MAYFIELD - ACRYLIC - WATER REPELLENT - BEAUFORT CLASSIC (BLACK & WHITE) 4982-0000
- ⚠ ALL COLORS AND MATERIALS ILLUSTRATED ARE DIGITAL REPRESENTATIONS ONLY - COLORS WILL VARY FROM WHAT HAS BEEN ILLUSTRATED - THE FINAL COLOR SELECTION AND SPECIFICATION SHOULD BE MADE USING PHYSICAL MATERIAL SAMPLES



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r.g.a. project number 16-453

MOUNTAIN VISTA PLAZA - BUILDING C

EXTERIOR FINISHES & COLORS

2020.04.10

Mountain Vista and Sycamore Glen Subdivisions by Epick Homes

LEGEND

- 161 LOTS – SFR (MDR)
- 248 LOTS – SFR (LDR)
- COMMERCIAL (NC)
- TOWNHOUSES (MDR)
- APARTMENTS (HDR)
- LINEAR PARK
- OPEN SPACE
- MEDIAN LANDSCAPE
- BICYCLE AND PEDESTRIAN PATH

