



Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 5/19/21

DATE: April 20, 2021

File : AR 20-13

TO: Architectural Review and Historic Preservation Board

FROM: Molly Marcussen, Associate Planner, (879-6808, molly.marcussen@chicoca.gov)
Community Development Department

RE: A 4-plex for French Homes at 192 E. 1st Avenue (APN 003-101-012)

RECOMMENDATION

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

Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 20-13 (French Homes), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new three story 4-plex apartment on a 7,840 square foot lot. The proposal would establish a multi-family residential use on a relatively small parcel where a single-family residential use previously existed. The new 4-plex would replace a single-family home that has been vacant for over five years. The project site is located on East 1st Avenue, between Oleander Avenue and Esplanade. (see **Attachment A** - Location Map). The site is designated Medium-High Density Residential on the General Plan Land Use Diagram and zoned R3.

The project is inspired by a Craftsman style of architecture. The building would be finished with an exposed wood pergola along the street elevation, and cement plaster exterior in two different colors to separately define the first two stories from the third. The building is further articulated on the side facing the entrance drive with recesses and gable ends, adding visual interest. Design considerations for the project and the proposed architecture are described in the applicant's statement (see **Attachment B**- Project Description).

To maximize use of the space, the site layout would place the building side-on to a driveway that would provide vehicular access to each of the units. The building would be set back from East 1st Avenue approximately 31 feet, with an intervening trash enclosure, bike parking and fencing to buffer living areas from the busy street. The proposed trash enclosure would be constructed with wood panels and have a wood panel cover (see **Attachment G**- Trash Enclosure) and be fenced in.

DISCUSSION

Parking and Site Design

The proposed three story 4-plex consists of three 2-bedroom units and one 1-bedroom unit with garage parking on the first floor (see **Attachment C** – Floor Plan and **Attachment E** – site and landscaping plans). The 4-plex has been designed and situated to meet most front and side yard setbacks however the AC condenser units, as proposed, do encroach into the side yard setback. Staff has added **Condition #7**, AC condenser units shall be moved such that they do not encroach within the required 3 foot side yard setback for accessory structures. Seven off street parking spaces would be provided as well as 5 bike parking spaces adjacent to the trash enclosure. The lot is narrow (53 feet), which makes it difficult to provide any guest parking. Garage spaces are required to remain available for use by the tenants per Chico Municipal Code (CMC) section 19.70.060: *“Dimensions for Private Garages. A minimum unobstructed inside dimension of 10 feet by 20 feet shall be maintained for a private one-car garage. A minimum unobstructed inside dimension of 20 feet by 20 feet shall be maintained for a private two-car garage, except that when one of the two spaces may be a compact space, water heaters, laundry facilities, shelves, and other fixtures commonly located in garages may project up to four feet into one of the two spaces so as to reduce its length to a minimum of 16 feet.”* In this case, up to one-half of the residential off-street parking spaces may be compact spaces.

Architecture:

The project is designed in a Craftsman style of architecture and may be found consistent with the design guidelines. The proposed pergola would enhance the building’s appearance as viewed from 1st Avenue. Elements such as windows, cantilevering floors, and breaking the building scale with recesses and color are provided, making the project marginally consistent with the City’s adopted Design Guidelines (DGs).

The exterior walls would be “repose gray” and “dorian gray” painted stucco with cement board and bat siding and horizontal lap siding to accentuate upper story windows and front entry ways. These cement board siding treatments are proposed to be painted smokey blue. Exterior garage and entry doors would be “iron ore” in color and trim around the windows would be painted “swiss coffee” (see **Attachment D** – elevations, and **Attachment F** – color samples [physical samples are provided separately]). The gable roof would be 38 feet, six inches, in height and have black shingles. Outdoor “barn” light fixtures are proposed near the entryways and Kichler lighting is proposed elsewhere on the site plan to provide safety lighting for tenants (see **Attachment E** – site and landscaping plan).

The site plan shows a 6-foot, dog-eared fence across the front yard. To better meet the DGs, staff recommends **Condition #3** to require to a cap and rail atop the fence to reduce monotony along the street side of the project and convey a sense of permanence, better meeting DGs 4.2.31. Additionally, a covered trash enclosure is proposed in the front yard area. Staff recommends adding **Condition #4**, to either change the fencing around the covered trash enclosure to match the cap and rail style fence or upgrade the trash enclosure to a design that better matches the building architecture.

Landscaping

A total of nine new trees would be planted and one existing tree would remain (see **Attachment E** – site and landscaping plan). Tree species include red sunset maple and eddies white wonder dogwood. Decorative landscaping is proposed along the front of the 4plex which includes a variety of shrubs, ornamental flowers and decorative boulders.

Parking lot shading would meet the code requirement, with 58% of the parking area projected to be shaded in 15 years. The R3 district requires 35% of the area to be landscaped however this site plan shows on 29% of the project site being landscaped. Staff therefore recommends **Condition #6** to ensure the project meets this requirement.

There is very little room to provide usable open space at the site, however an opportunity appears to exist for a common patio area in the back of the lot. To achieve better consistency with the DGs, specifically DG 4.1.42 and DG 4.1.43, **Condition #5** is recommended to require constructing a new surface of paver stones, bricks, or similar with patio cover/ trellis at that location to create a usable, shared outdoor recreation area.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). Consistent with this exemption, the project site is less than five acres, surrounded by urban uses and can be adequately served by all required utilities and public services. The proposal is consistent with the General Plan policies and regulations for the R3 zoning district.

Architectural Review

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

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

The project is consistent with General Plan goals and policies that encourage compatible infill development (LU-1, LU-4, and CD-5) and providing adequate supply of rental housing to meet a wide range of renters. 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 site is not located within the bounds of a the Avenues Neighborhood 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 exterior materials include a mix of stucco and cement board and bat siding, along with varying siding and trim colors. The roof lines have a mixture of hips and gables to create diverse massing (DG 4.1.15 and 4.1.23). The parking area is located to the interior of the site, providing vehicle visibility to residents while reducing views of automobiles from the public street (DGs 4.1.12 and 4.1.52).

3. *The architectural design of structures and their 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 materials and color of the proposed 4-plex is compatible with the surrounding residences in the area. Equipment and refuse screening would be consistent with best practices of other new multi-family developments in the City of Chico.

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 buildings are appropriately set back from the property line shared with the residential neighbors and would not result in incompatibilities. The structure's overall height, although taller than other development in the vicinity, would not unnecessarily block views or dominate its surroundings.

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

The project landscaping will provide a variety of color and texture that will complement the structure and provide visual relief. Landscape design includes a fair number of trees, shrubs and ornamentals. These choices will provide visual relief for the proposed structure and enhance the visual environment of the development. Parking lot shading is adequate.

DISCUSSION ITEMS

1. Discuss the adequacy changing the covered trash enclosure to match the cap and rail style fence or paint the covered trash enclosure to match the building.
2. Discuss enhancing the open space area in the rear of the lot by requiring new surface of paver stones, bricks, or similar to be constructed at that location.

RECOMMENDED CONDITIONS OF APPROVAL

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 20-13 (French Homes). No building permits related to this approval shall be finalized without authorization of Planning staff.
2. All wall-mounted utilities and roof penetrations, including vent stacks, utility boxes, gas meters and associated equipment, shall be screened by appropriate materials and colors, as approved by Planning staff prior to issuance of a certificate of occupancy.

3. Upgrade the 6 ft dog-eared fence along the front yard to a cap and rail style to reduce monotony along the street side façade
4. Change the fencing around covered trash enclosure to match the cap and rail style fence or upgrade the trash enclosure to a design that better matches the building architecture.
5. A usable outdoor area with all-weather surface shall be constructed in the rear of the lot by constructing a new surface of paver stones, bricks, or similar with a patio cover/trellis.
6. Subject to Planning staff approval prior to issuance of a building permit, a revised, detailed, final landscape plan shall be submitted. The landscape plan shall meet the 35% landscaping requirement for R3 zoning district. Additional landscaping can be provided in the open space area in rear of the lot or by increasing the landscaped planter area in front of each unit.
7. AC condenser units shall be moved such that they do not encroach within the required 3ft side yard setback from accessory structures.

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 least 10 days prior to the Architectural Review and Historic Preservation Board meeting

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Floor plan
- D. Building Elevations and Perspective Drawing
- E. Site Plan/Landscape Plan
- F. Colors and Materials
- G. Trash Enclosure Details

DISTRIBUTION

Internal (2)

Molly Marcussen, Associate Planner

Mike Sawley, Principal Planner (Environmental Program Manager)

External (2)

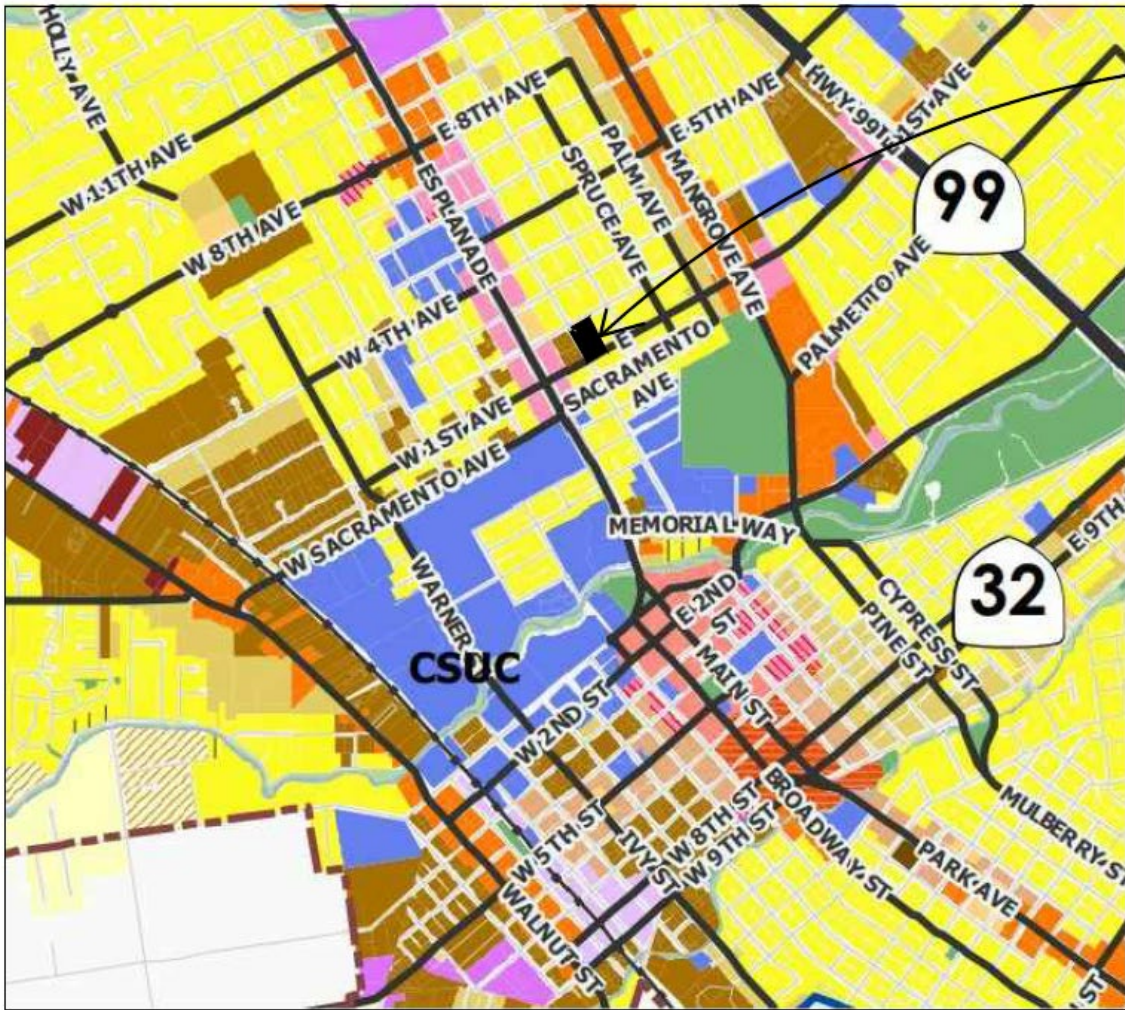
Jason French, 16 Red Fox Ct, Chico, CA 95973

jasonfrench1@hotmail.com

Jim Peterson, Streamline Engineering, 60 Independence Circle, Ste. 201 Chico, CA

jimstreamline@sbcglobal.net

X:\Current Planning\AR\2020\20-13 Jason French @ 192 E. 1st Ave



1st Avenue apartments is designed in the Craftsman style of architecture as shown in the City of Chico Design Manual with urban in-fill residential architecture. The building is proposed to be finished with a pergola along the street elevations, cement plaster exterior & wood siding walls that define the building both vertically and horizontally with both recesses and color, to add interest and contrast with color for visual interest. The building Craftsman is an appropriate architectural style to be visually pleasing to the community as a gateway into the downtown area of Chico while elements such as large windows, cantilevering floors including, and breaking the building scale by the use of offsets and color all bring a residential scale and appearance that is comforting to the residents while connecting a sense of home.

The landscape for the new project has been designed to complement the overall project design and provide outdoor spaces for residents as well as pleasant views from the building to the exterior.

Design Guidelines

This project is responsive to the objectives expressed in The City of Chico Design Guidelines Manual as follows:

DG 4.1.11 Placement and orientation of the new apartment building is specifically sited to provide a sense of community to the residents.

DG 4.1.12 The parking area is located to the north of the building and is screened with appropriate landscape to minimize the impact to the new building.

DG 4.1.13 The project is located on First Avenue with the front entry facing the parking lot.

DG 4.1.14 The building is to be painted in three different body colors and a trim color with a use of a pergola to add texture and interest to the exterior. Rooflines and facades step in and out to add variety with both vertical and horizontal layering in the building to add interest to the overall design.

DG 4.1.15 1st Avenue Apartments has a variation in setbacks along the elevations created by the modulation of the units within the structure and the use of cantilevers that create voids within the building structure. A variety in the massing and building size is created by using the overall massing of the various elements of the building and colors.

DG 4.1.21 The exterior to provide views to the street and surrounding neighborhood.

DG 4.1.23 A variety of massing is used in the design of the building to avoid the creation of a monotonous or institutional appearance. The use of variety in the planes of the walls and horizontal layering of the building design is consistent with Craftsman style architecture.

DG 4.1.24 The front of the building, and the building windows are oriented to streets to enliven

the public street space, create a sense of community, and provide “eyes on the street” for safety and security of the residents and the surrounding neighborhood.

DG 4.1.31 The parking area is located on the north side of the building with defined pedestrian path into the private entry porches area for easy “way finding” defined by pathways and landscaping.

DG 4.1.32 The driveways are shared to eliminate the need for curb cuts and reduce the amount of impervious surfaces.

DG 4.1.33 The Driveways are kept to a minimum.

DG 4.1.35 See Landscape Plans for Bicycle parking.

DG 4.1.35 Direct connections to the public sidewalk are provided by the building’s main entry.

DG 4.1.41 Pedestrian paths on the site provide convenient access to common open spaces

DG 4.1.42 Common open space areas are integrated into the overall site design as per the Landscape Design.

DG 4.1.43 1st Avenue Apartments includes a substantial amount of useable outdoor space.

DG 4.1.44 Lighting shall be appropriate for common open space areas. Lighting of the outdoor area will be achieved with lighting at the front entry doors and at each garage doors.

DG 4.1.45 The landscaped areas for gathering and interacting to promote a sense of community for residents.

DG 4.1.46 Provided weather protection at each front door.

DG 4.1.52 The parking area is located to the north of the residential building with a direct path to the building and the residential units within the building. The parking area is visible to residential units and stalls will be clearly marked.

DG 4.1.53 Lighting shall be appropriate for parking areas.

DG 4.1.55 Landscaped areas have been used to buffer the drive and parking area from residences.

DG 4.2.11 Architectural massing has been reduced through use of:

- Fenestration of the building facades that are articulated and integrated into the building design with layering of building elements both horizontally and vertically.
- Building projections are further articulated with contrasting colors.
- The vertical articulation of the building and use of variety of colors in the building offsets reduce the overall length and mass of the structure.

DG 4.2.13 Each stack of residential units is a three-story building are independently articulated

with windows along the building wall to provide a residential appearance for the project.

DG 4.2.14 The building has been designed to achieve a pedestrian-level scale through use of horizontal layering of colors and building materials. The building entrances provide an appropriate use to activate the pedestrian way.

DG 4.2.22 A unifying "Craftsman" architectural design theme has been used to establish a project identity.

DG 4.2.31 First Avenue Apartments has been designed as a "four-sided architecture". Exterior features including varying colors.

DG 4.2.32 The front entries providing a clear path of travel from the street to the building.

DG 4.2.41 The entry section is painted a distinct color and the awning covering and the main entry doorways are used as distinctive architectural elements in the design to denote the entry to the building.

DG 4.2.42 Entry doors to each unit within the project will be painted in highlight colors.

DG 4.2.43 All residence entries are protected.

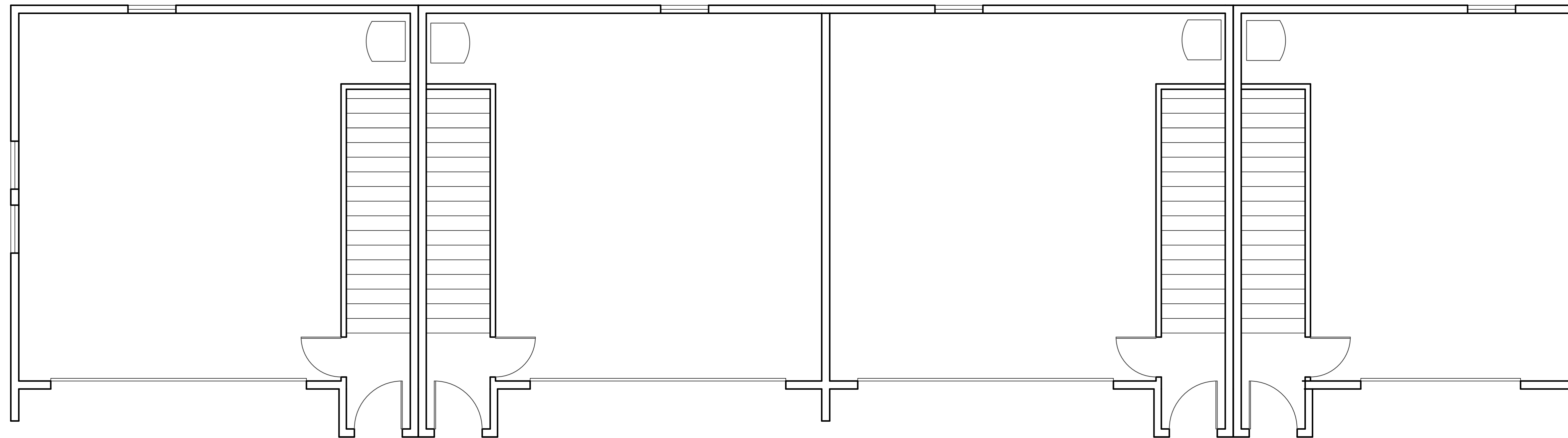
DG 4.2.44 1st Avenue apartments has been designed to allow views of building surrounding from Windows on all sides of the building.



SUBMITTAL SET



60 INDEPENDENCE CIRCLE
SUITE 201
CHICO, CALIFORNIA 95973
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STREAMLINECHICO.COM
COMMERCIAL
STRUCTURAL
ENERGY
ADA COMPLIANCE



**FOUR PLEX FOR
JASON FRENCH
CHICO, CALIFORNIA**

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THIS SHEET SHALL NOT BE REPRODUCED WITHOUT
WRITTEN PERMISSION.

REVISIONS

DESIGN: JP
CHECKED: JMR
DATE: 5/4/20
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SHEET NO.

A-1



SUBMITTAL SET



60 INDEPENDENCE CIRCLE
CHICO, CALIFORNIA 95973
PHONE: 530.893.1100
STREAMLINECHICO.COM
COMMERCIAL
RESIDENTIAL
STRUCTURAL
ADA COMPLIANCE

**FOUR PLEX FOR
JASON FRENCH
CHICO, CALIFORNIA**

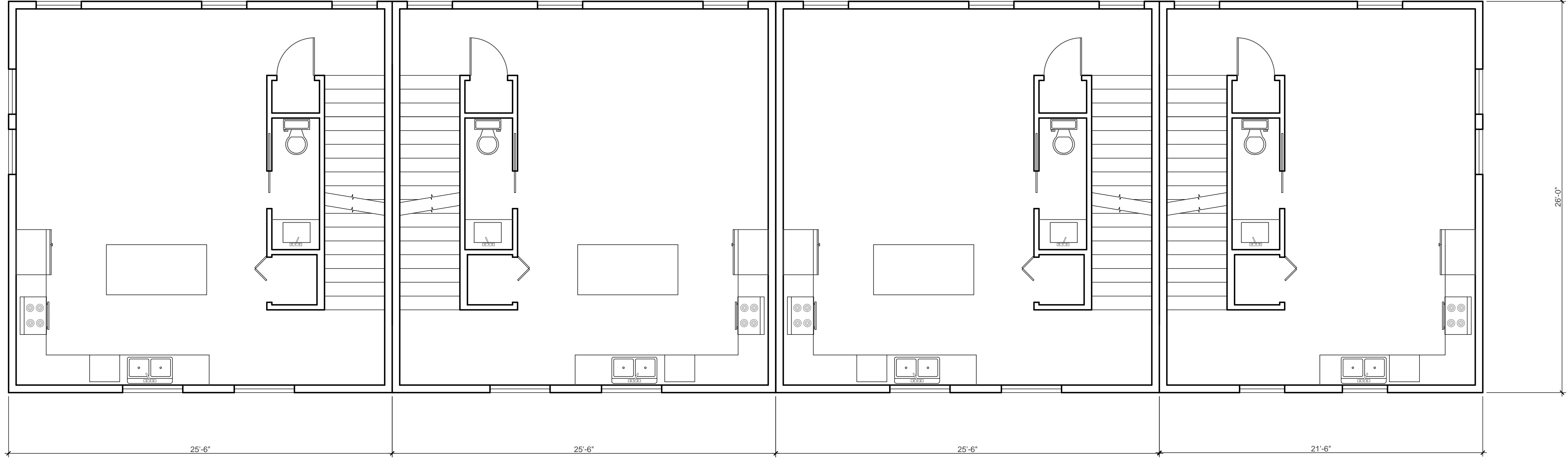
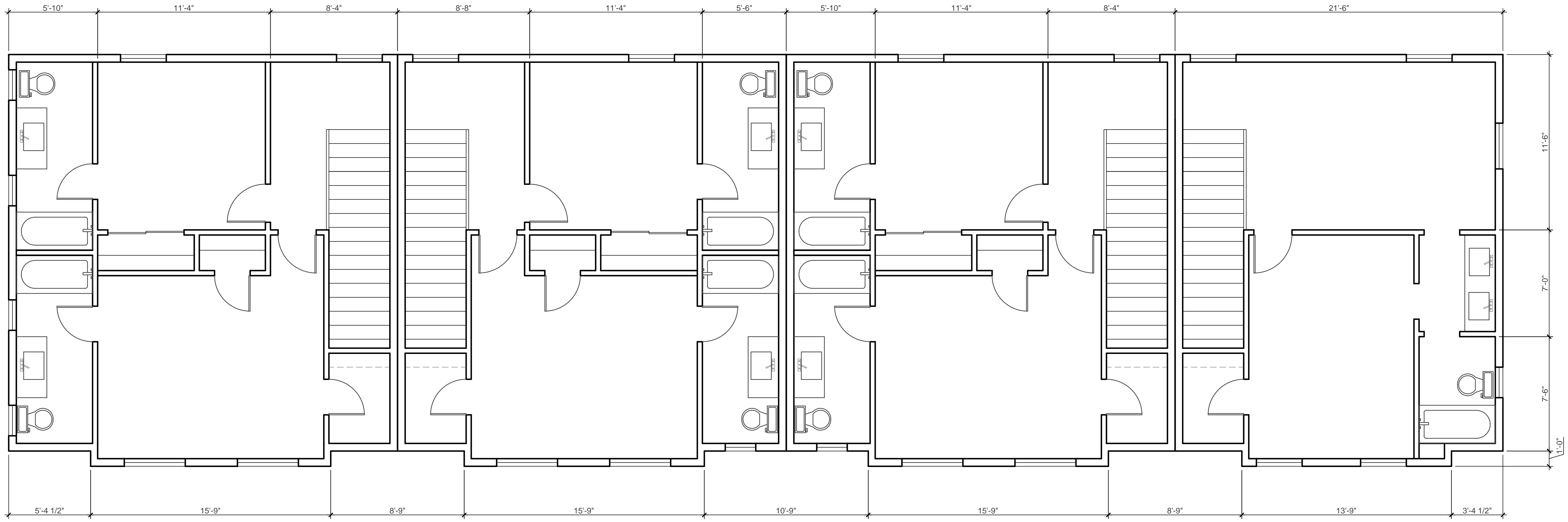
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REVISIONS

NO.	DESCRIPTION

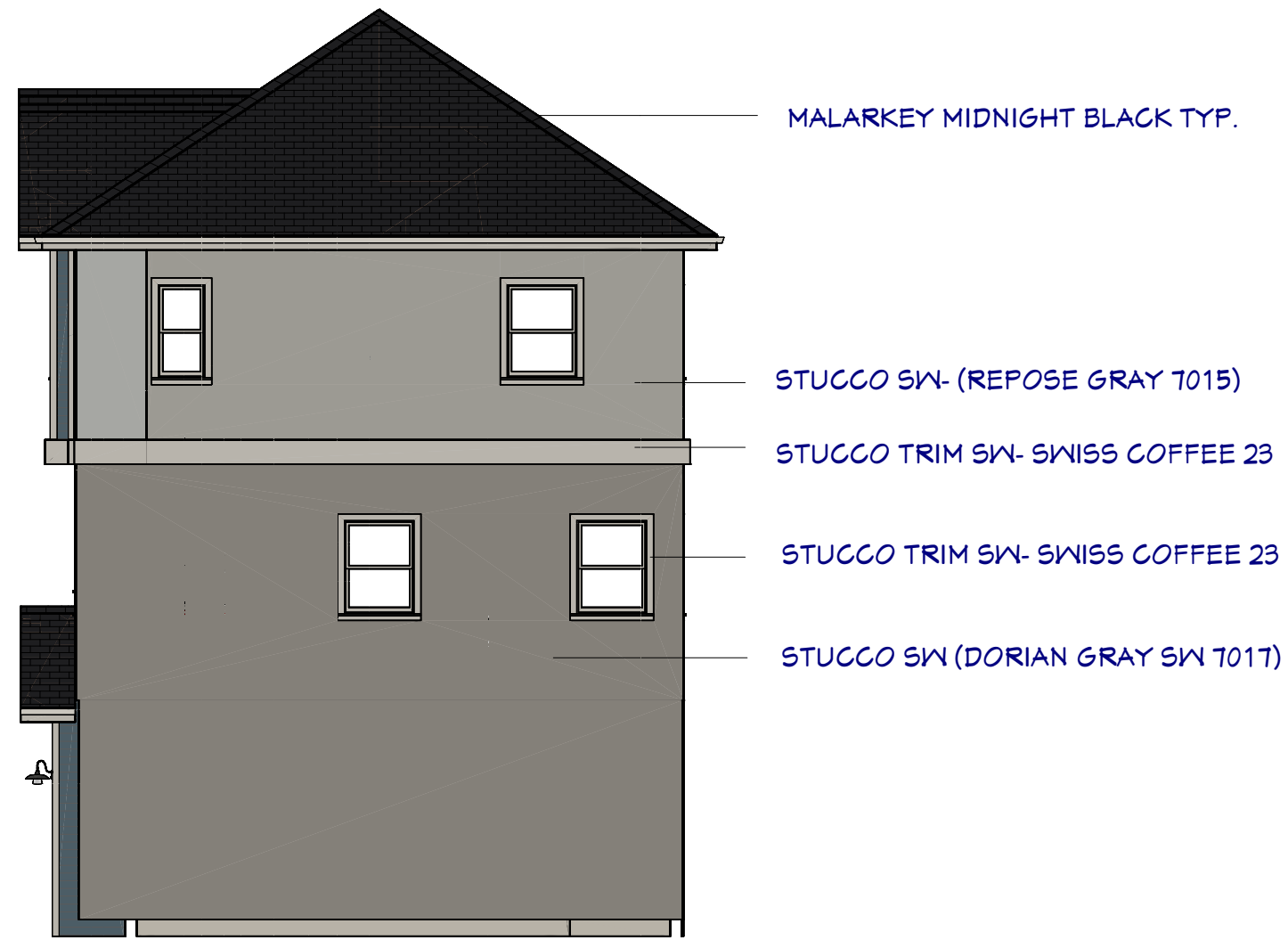
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SHEET NO.
A-2





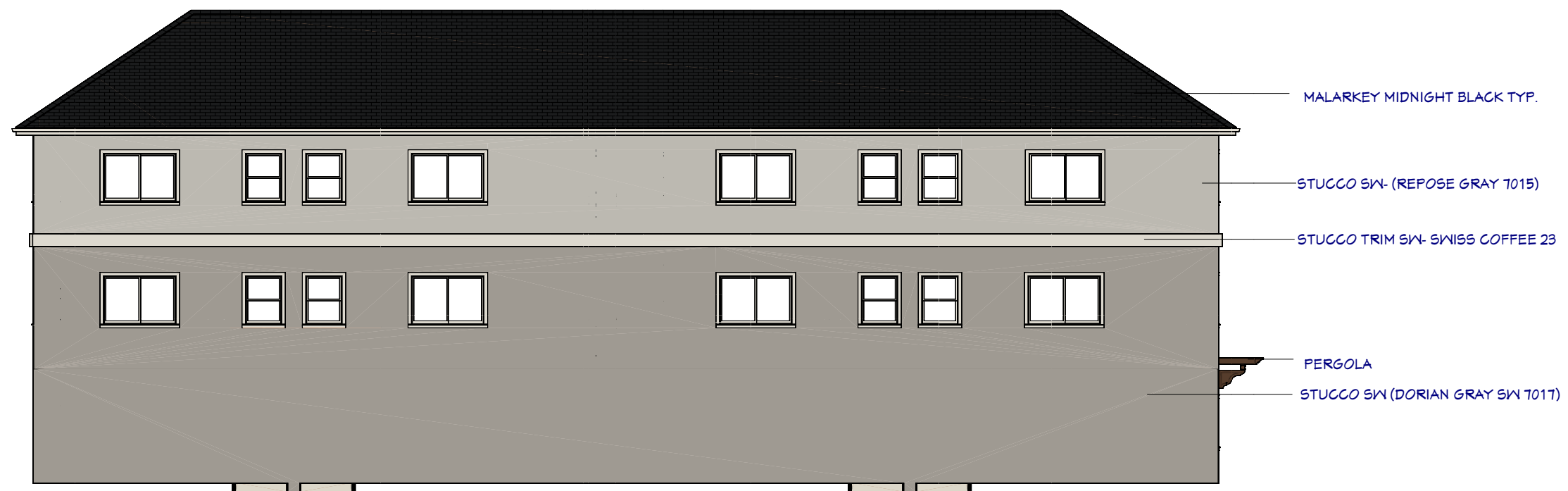
EAST ELEVATION



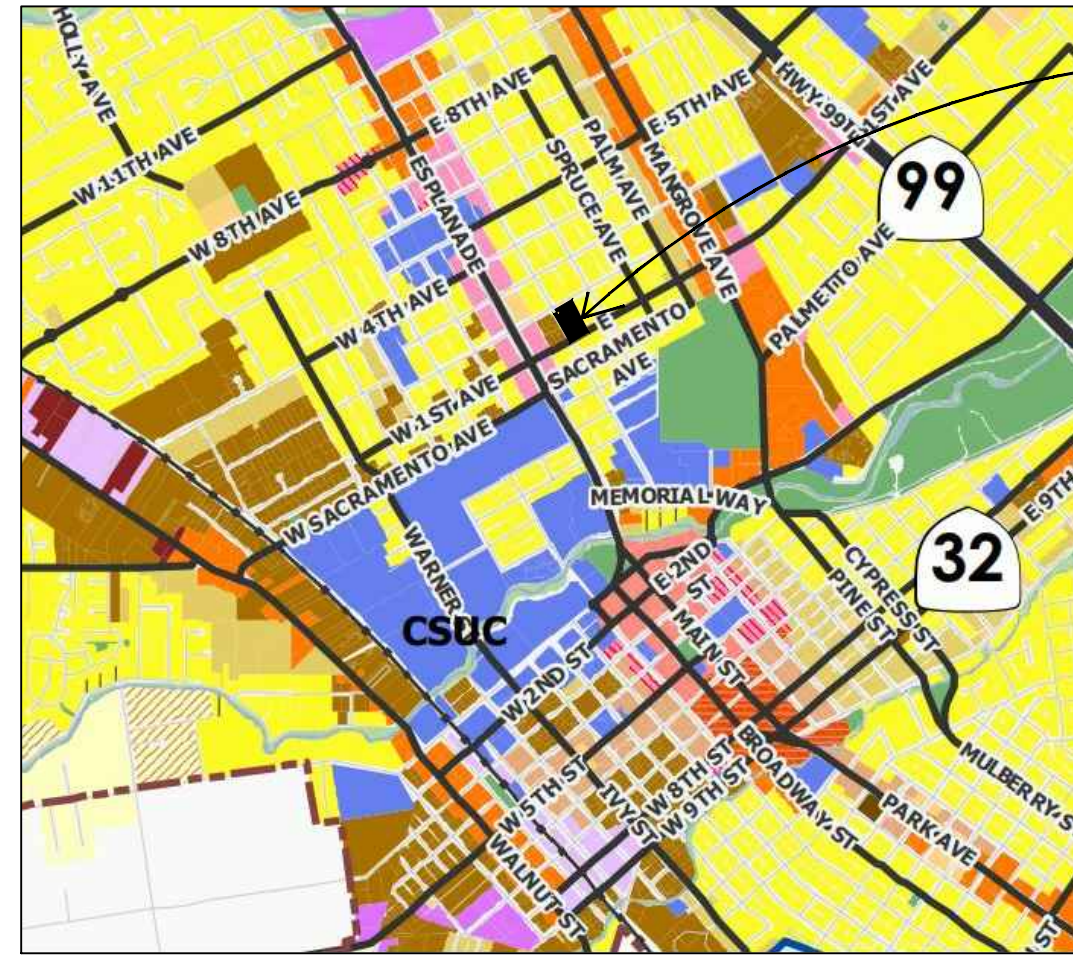
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



SITE

PARKING ANALYSIS

CMC CODE REQUIREMENTS	PROVIDED
1.75 VEHICLE AND 1 BICYCLE SPACE/ 2 BEDROOM UNIT	2 VEHICLE AND 1 BICYCLE/ 2 BEDROOM UNIT
1.25 VEHICLE AND BICYCLE SPACE/ 1 BEDROOM UNIT	1 VEHICLE AND 1 BICYCLE/ 1 BEDROOM UNIT
6.5 VEHICLE AND 4.25 BICYCLE SPACES/ APARTMENT BUILDING	7 VEHICLE AND 5 BICYCLE SPACES/ APARTMENT BUILDING

PAVEMENT SHADING IN PARKING AREAS

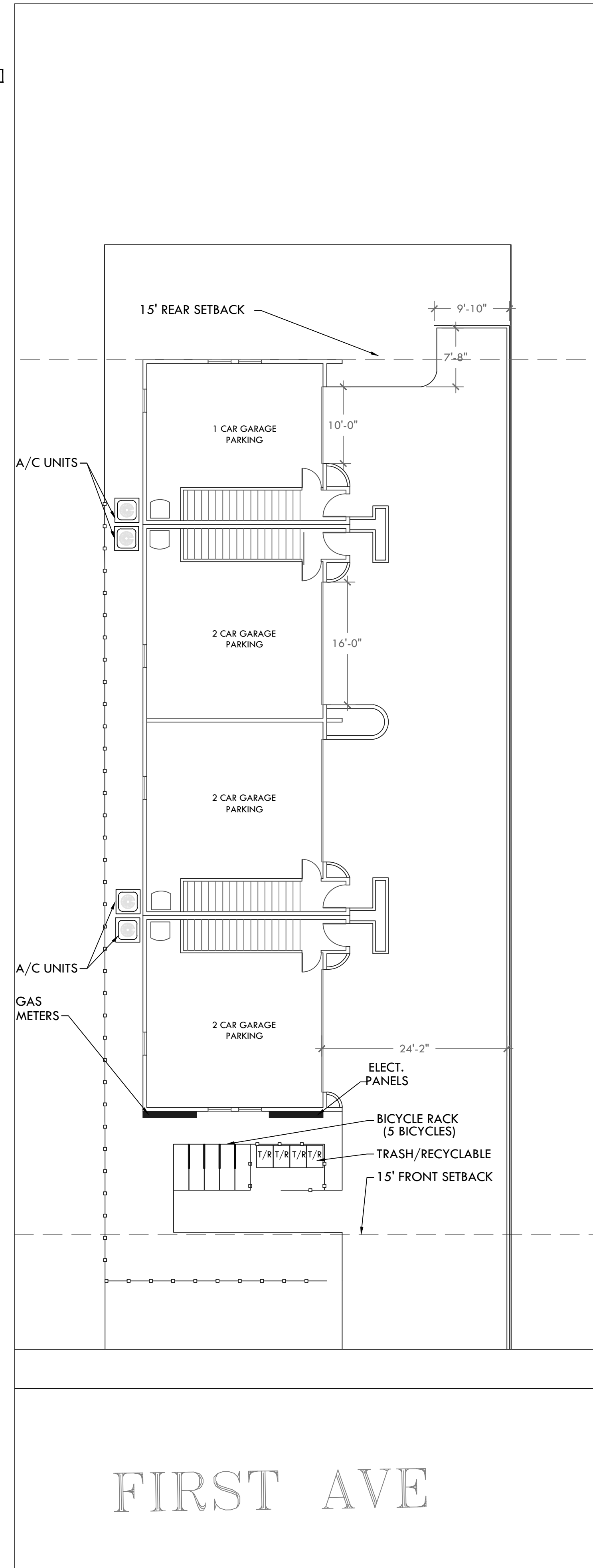
- TOTAL LOT AREA: 7641 SF
- NEW PARKING LOT COVERAGE: 2818 SF
- TREE SHADING COVERAGE OVER NEW PARKING LOT: 1629.7 SF
- TOTAL TREE SHADING PERCENTAGE OVER NEW PARKING LOT: 58%
- TOTAL LANDSCAPED AREA: 2207.3 SF = 29%

IRRIGATION NOTES:

- ALL PLANT MATERIAL IS COMPLIANT WITH AB 1881
- IRRIGATION WILL BE DIVIDED INTO 2 HYDROZONES. ONE (1) HYDROZONE FOR ALL NEW TREES AND ONE HYDROZONE FOR ALL NEW PLANT MATERIAL OTHER THAN TREES.
- BOTH NEW HYDROZONES WILL BE ON A DRIP SYSTEM. EACH ZONE WILL BE OPERATED BY AN AUTOMATED VALVE WITH A FILTER AND A PRESSURE REGULATOR.

PLANTING NOTES:

- PROJECT AREA IS WITHIN VINA LOAM SOIL TYPE ZONE.
- EACH PLANTING HOLE TO BE AMENDED BY COMPOST AS FOLLOWS:
 - 1 GAL PLANT - 0.5 GAL OF COMPOST
 - 5 GAL PLANT - 2.5 GAL OF COMPOST
 - 15 GAL PLANT - 7.5 GAL OF COMPOST

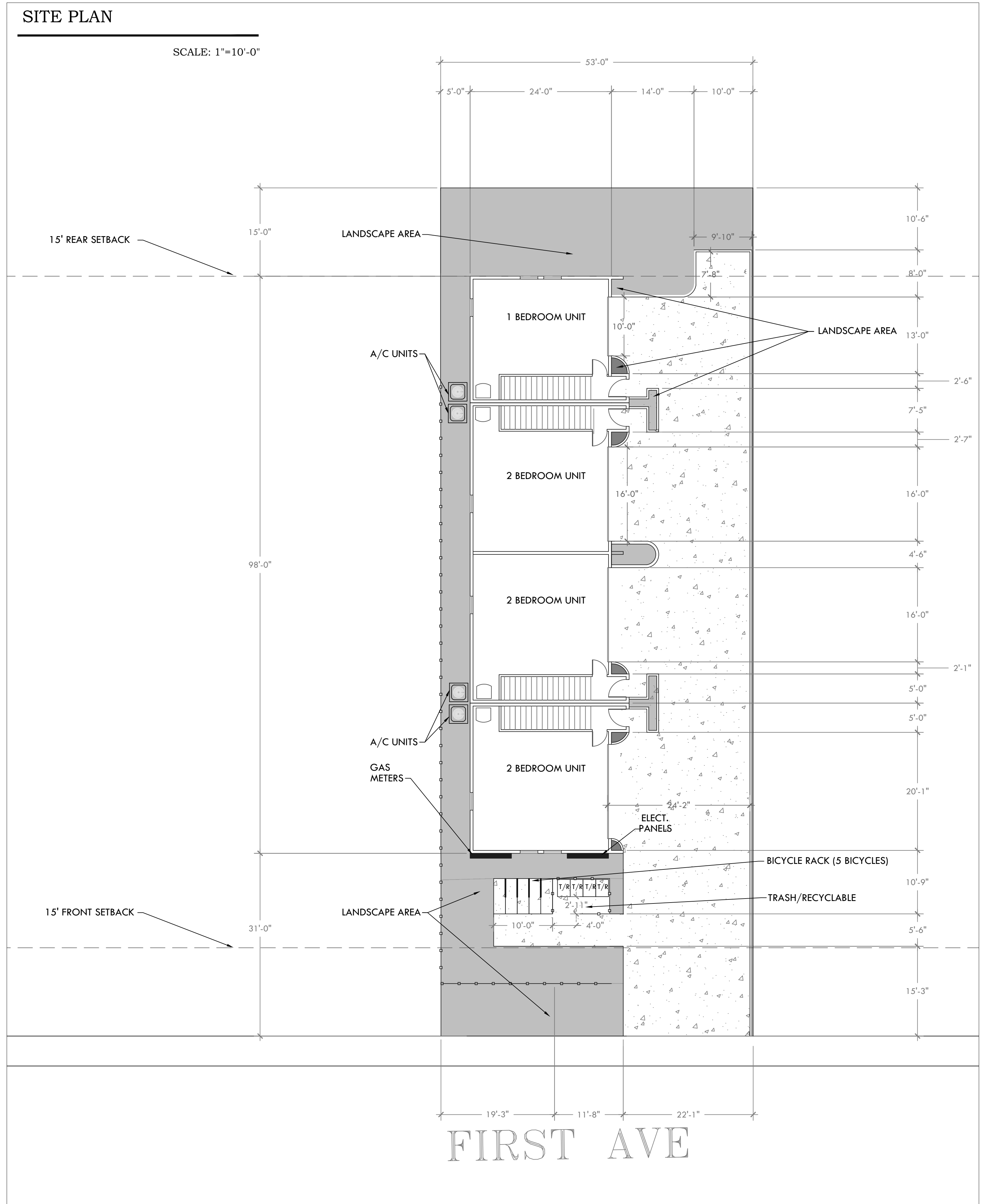


PARKING ANALYSIS AND BICYCLE RACK PLAN

SCALE: 1"=10'-0"

SITE PLAN

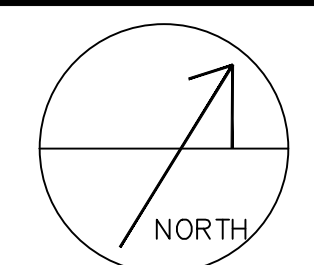
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APN 003 - 101 -012

LOT COVERAGE: 7641 SF

ZONE DISTRICT: R3 MEDIUM/HIGH DENSITY



Revision:	Date:	By:

BARBORA HOAGLAND
 LANDSCAPE ARCHITECT; LA Lic# 6192
5 ELEMENTS Landscape Architecture
 2125 OAK PARK AVE, CHICO, CA 95928
 Email: BARBORAHOAGLAND@OUTLOOK.COM

192 E 1st Ave 4-PLEX
 For: JASON FRENCH
 At: 16 Red Fox Ct.
 Chico, California



SITE PLAN
 192 E 1st Ave
 4-PLEX

Date: March 1, 2021
 Scale: 1"=10'-0"
 Drawn: HOAGLAND
 Job: 0053

Sheet
1
 Of THREE Sheets

PLANTING LEGEND

SYMBOL/TREES	LATIN NAME/COMMON NAME	QTY	CONTAINER SIZE	REMARKS	TOTAL SHADE AREA PROVIDED
	EXISTING TREE			TO REMAIN	
	ACER RUBRUM 'FRANKSRED' RED SUNSET MAPLE	3	15 GAL	MEDIUM WATER USE	706 SF
	CORNUS 'EDDIES WHITE WONDER' EDDIES WHITE WONDER DOGWOOD	6	15 GAL	MEDIUM WATER USE	314 SF
	NANDINA DOMESTICA HEAVENLY BAMBOO	21	5 GAL	LOW WATER USE	
	MUHLENBERGIA CAPILLARIS "LENCA" PINK MUHLY	13	1 GAL	LOW WATER USE	
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	12	1 GAL	LOW WATER USE	
	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	16	1 GAL	LOW WATER USE	
	MUHLENBERGIA RIGENS DEER GRASS	10	1 GAL	VERY LOW WATER USE	
	VIBURNUM SUSPENSUM SANDANQUA VIBURNUM	8	5 GAL	LOW WATER USE	

LEGEND

SMBL	DESCRIPTION	REMARKS
①	NEW CONCRETE PARKING LOT	
②	6" CURB	PER CITY OF CHICO REQUIREMENTS
③	NEW WOOD FENCE	MATCH NEW FENCE TO AN EXISTING WOOD FENCE ON SIDE. 6' TALL FENCE (2X6X6FT TALL DOG-EARED WOOD BOARDS WITH 4X4 PRESSURE TREATED WOOD POSTS 8FT ON CENTER).
④	EXISTING WOOD FENCE	TO REMAIN
⑤	BOULDER	MOSS ROCK BOULDERS. VARIOUS SIZE (MIN. 24"DIA, MAX. 38"DIA. BOULDERS TO BE BURIED MIN. 1/4 OF BOULDER SIZE TO ACHIEVE NATURAL LOOK
⑥	NEW CONCRETE GARBAGE BIN ACCESS PATH	MATCH CONCRETE TO NEW CONCRETE DRIVEWAY
⑦	GROUND COVER FOR PLANTER AREAS	EACH PLANTER WILL RECEIVE MIN. 2" LAYER OF 3/8" BROWN LAVA ROCK OVER A LANDSCAPE FABRIC
⑧	TRASH ENCLOSURE	5' TALL WOOD FENCE. MATCH TO NEW WOOD FENCE - SEE #3 THIS PAGE
⑨	DOUBLE BICYCLE RACK	OMEGA - CIRCULAR STYLE BIKE RACK - SURFACE MOUNT, GRAPHITE POWDERCOAT COLOR www.schennerprisesllc.org
⑩	CONCRETE PAD FOR BICYCLE RACK	MATCH CONCRETE TO NEW CONCRETE DRIVEWAY

HARDSCAPE LIGHTING LEGEND

SYMBOL	DESCRIPTION	REMARKS	QTY
	KICHLER 16155AZT27 - 60° - ACCENT LIGHT, 2700K - WARM WHITE	LOW VOLTAGE - 12V 3.5W, 5.25VA	6
	KICHLER 16019AZT27 - 35° - ACCENT LIGHT, 2700K - WARM WHITE	LOW VOLTAGE - 12V 12W, 17VA	2
	KICHLER 15DC300 DESIGN PRO LED CONTROLLER (TOTAL LOAD WITH ALL FIXTURES ABOVE - 223.6W)	EXISTING	1

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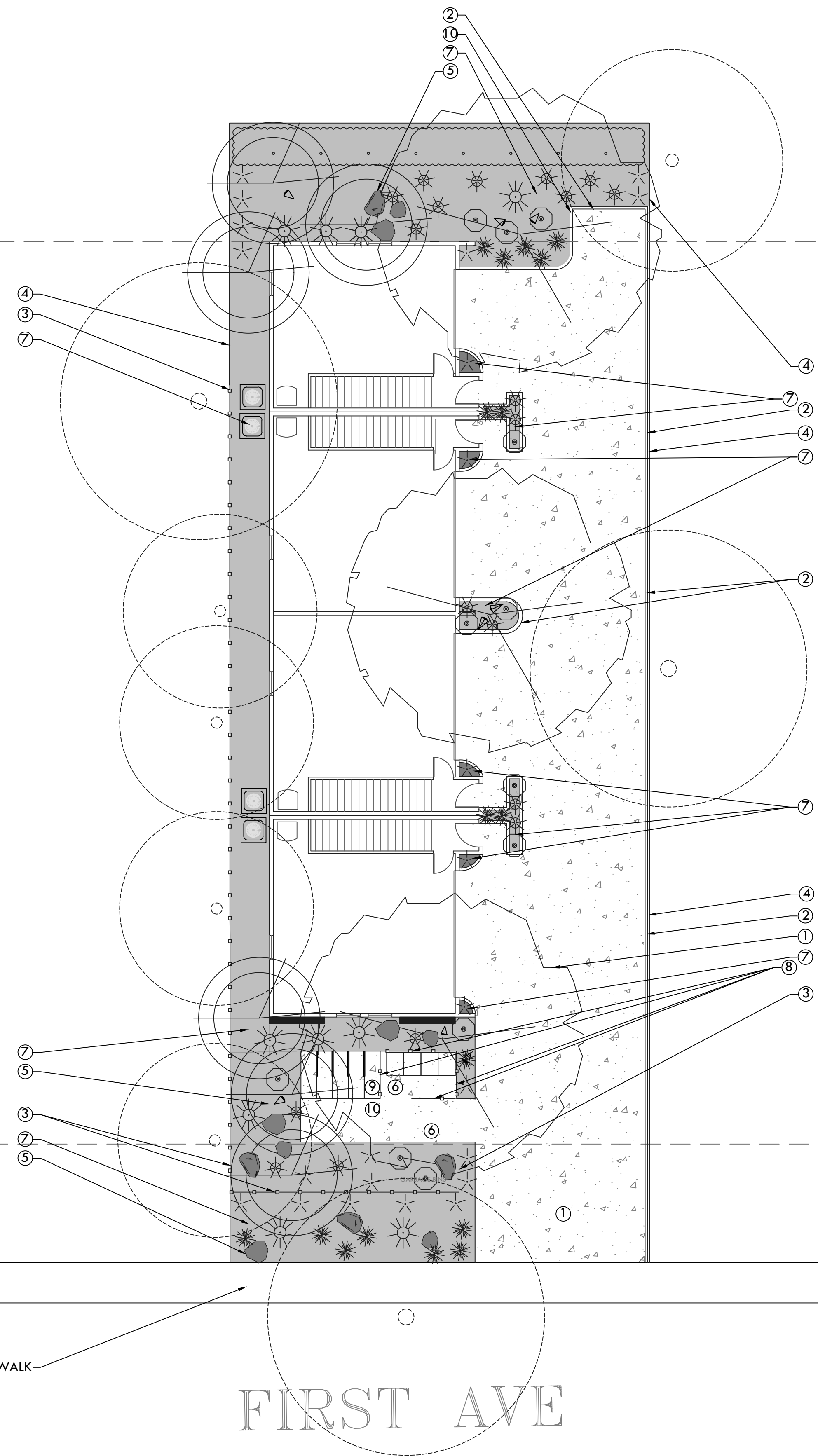
LANDSCAPE PLAN

SCALE: 1"=10'-0"

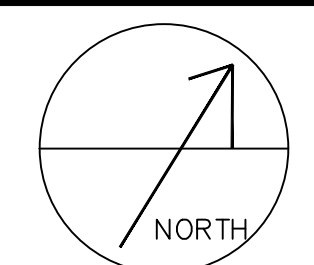
15' REAR SETBACK

15' FRONT SETBACK

EXISTING SIDEWALK



FIRST AVE



Revision:	Date:	By:

BARBORA HOAGLAND
 LANDSCAPE ARCHITECT, LA Lic# 6192
5 ELEMENTS Landscape Architecture
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 Email: BARBORAHOAGLAND@OUTLOOK.COM

192 E 1st Ave 4- PLEX
 For: JASON FRENCH
 At: 16 Red Fox Ct.
 Chico, California



LANDS. PLAN
 192 E 1st Ave
 4- PLEX

Date: March 1, 2021
 Scale: 1"=10'-0"
 Drawn: HOAGLAND
 Job: 0053
 Sheet: **2**
 Of THREE Sheets

APN 003 - 101 -012

LOT COVERAGE: 7632 SF

ZONE DISTRICT: R3 MEDIUM/HIGH DENSITY

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	ACER RUBRUM 'FRANKSRED' RED SUNSET MAPLE	3	15 GAL	MEDIUM WATER USE	706 SF
	CORNUS 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD	6	15 GAL	MEDIUM WATER USE	314 SF
	NANDINA DOMESTICA HEAVENLY BAMBOO	21	5 GAL	LOW WATER USE	
	MUHLENBERGIA CAPILLARIS 'LENCA' PINK MUHLY	13	1 GAL	LOW WATER USE	
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	12	1 GAL	LOW WATER USE	
	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	16	1 GAL	LOW WATER USE	
	MUHLENBERGIA RIGENS DEER GRASS	10	1 GAL	VERY LOW WATER USE	
	VIBURNUM SUSPENSUM SANDANQUA VIBURNUM	8	5 GAL	LOW WATER USE	

LEGEND

SMBL	DESCRIPTION	REMARKS
1	NEW CONCRETE PARKING LOT	
2	6" CURB	PER CITY OF CHICO REQUIREMENTS
3	NEW WOOD FENCE	MATCH NEW FENCE TO AN EXISTING WOOD FENCE ON SIDE. 6' TALL FENCE (2X6X6FT TALL DOG-EARED WOOD BOARDS WITH 4X4 PRESSURE TREATED WOOD POSTS 8FT ON CENTER).
4	EXISTING WOOD FENCE	TO REMAIN
5	BOULDER	MOSS ROCK BOULDERS. VARIOUS SIZE (MIN. 24"DIA, MAX. 38"DIA. BOULDERS TO BE BURIED MIN. 1/4 OF BOULDER SIZE TO ACHIEVE NATURAL LOOK
6	NEW CONCRETE GARBAGE BIN ACCESS PATH	MATCH CONCRETE TO NEW CONCRETE DRIVEWAY
7	GROUND COVER FOR PLANTER AREAS	EACH PLANTER WILL RECEIVE MIN. 2" LAYER OF 3/8" BROWN LAVA ROCK OVER A LANDSCAPE FABRIC
8	TRASH ENCLOSURE	5' TALL WOOD FENCE. MATCH TO NEW WOOD FENCE - SEE #3 THIS PAGE
9	DOUBLE BICYCLE RACK	OMEGA - CIRCULAR STYLE BIKE RACK - SURFACE MOUNT, GRAPHITE POWDERCOAT COLOR www.schennterprisesllc.org
10	CONCRETE PAD FOR BICYCLE RACK	MATCH CONCRETE TO NEW CONCRETE DRIVEWAY

HARDSCAPE LIGHTING LEGEND

SYMBOL	DESCRIPTION	REMARKS	QTY
	KICHLER 16155AZT27 - 60° - ACCENT LIGHT, 2700K - WARM WHITE	LOW VOLTAGE - 12V 3.5W, 5.25VA	6
	KICHLER 16019AZT27 - 35° - ACCENT LIGHT, 2700K - WARM WHITE	LOW VOLTAGE - 12V 12W, 17VA	2
	KICHLER 15DC300 DESIGN PRO LED CONTROLLER (TOTAL LOAD WITH ALL FIXTURES ABOVE - 223.6W)	EXISTING	1

PLANTING NOTES:
 1. PROJECT AREA IS WITHIN VINA LOAM SOIL TYPE ZONE.
 2. EACH PLANTING HOLE TO BE AMENDED BY COMPOST AS FOLLOWS:
 - 1GAL PLANT - 0.5GAL OF COMPOST
 - 5GAL PLANT - 2.5GAL OF COMPOST
 - 15GAL PLANT - 7.5GAL OF COMPOST

IRRIGATION NOTES:
 1. ALL PLANT MATERIAL IS COMPLIANT WITH AB 1881
 2. IRRIGATION WILL BE DIVIDED INTO 2 HYDROZONES. ONE (1) HYDROZONE FOR ALL NEW TREES AND ONE HYDROZONE FOR ALL NEW PLANT MATERIAL OTHER THAN TREES.
 BOTH NEW HYDROZONES WILL BE ON A DRIP SYSTEM. EACH ZONE WILL BE OPERATED BY AN AUTOMATED VALVE WITH A FILTER AND A PRESSURE REGULATOR.

PAVEMENT SHADING IN PARKING AREAS
 1. TOTAL LOT AREA: 7641 SF
 2. NEW PARKING LOT COVERAGE: 2818 SF
 3. TREE SHADING COVERAGE OVER NEW PARKING LOT: 1629.7 SF
 4. TOTAL TREE SHADING PERCENTAGE OVER NEW PARKING LOT: 58%
 5. TOTAL LANDSCAPED AREA: 2207.3 SF = 29%

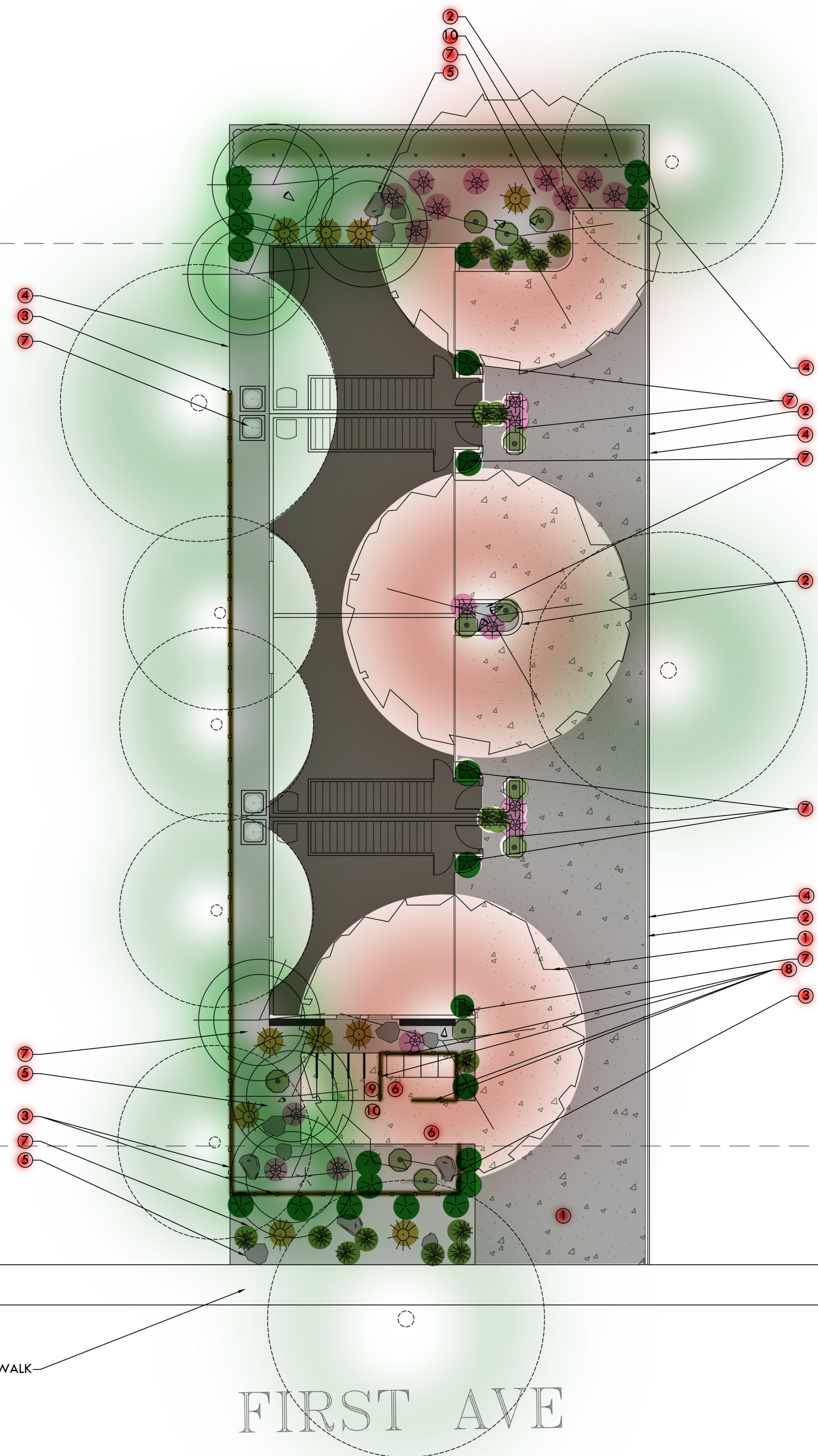
LANDSCAPE PLAN

SCALE: 1"=10'-0"

15' REAR SETBACK

15' FRONT SETBACK

EXISTING SIDEWALK

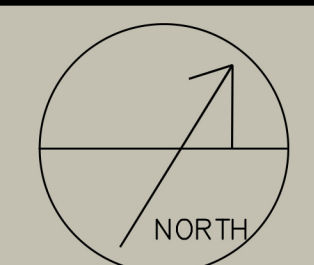


FIRST AVE

APN 003 - 101 -012

LOT COVERAGE: 7632 SF

ZONE DISTRICT: R3 MEDIUM/HIGH DENSITY



Revised:	Date:	By:

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192 E 1st Ave 4-PLEX
 For: JASON FRENCH
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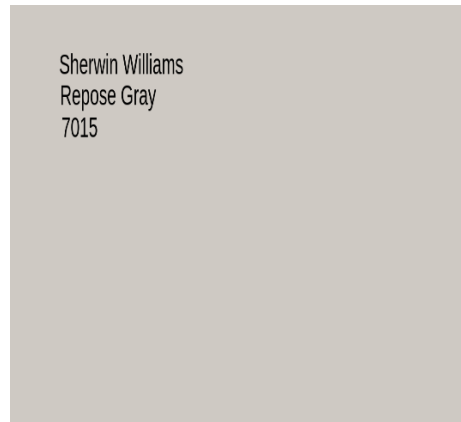
LANDS. PLAN
 192 E 1st Ave
 4-PLEX

Date: March 1, 2021
 Scale: 1"=10'-0"
 Drawn: HOAGLAND
 Job: 0053

Sheet
2
 Of THREE Sheets

192 E. 1st Ave., Chico, CA

Colors and Materials List



Upper Level Body



Lower Level Body



Mindful Gray Sherwin-Williams



- SW 7020
Black Fox**
- SW 7019
Gauntlet Gray**
- SW 7018
Dovetail**
- SW 9170
Acier**
- SW 7017
Dorian Gray**
- SW 7016
Mindful Gray**
- SW 7015
Repose Gray**

SW 7069
Iron Ore

Doors

Smoky Blue SW 7604

Upper Level Body

Swiss Coffee
23

Trim



Allura Cement Board Siding



Malarkey Midnight Black Roofing Shingles



Covered Trash Enclosure