



Architectural Review and
Historic Preservation Board
Agenda Report

Meeting Date 06/02/2021

DATE: May 20, 2021

File: AR 20-18

TO: Architectural Review and Historic Preservation Board

FROM: Kelly Murphy, Planner. 530-879-6535, kelly.murphy@chicoca.gov

RE: Architectural Review 20-18 (AMPM Gas Station);
A portion of APN 006-690-022

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 Architectural Review 20-18 (AMPM Gas Station), subject to the recommended conditions.

BACKGROUND

The applicant proposes to construct a new gas station and convenience store on a vacant 1.25-acre site located on the southwest corner of Eaton Road and Esplanade (see **Attachment A**, Location Map). The site is designated Office Mixed Use on the City of Chico General Plan Land Use Diagram and zoned OC (Office Commercial). Applications for a General Plan Amendment (GPA 20-02) and Rezone (RZ 20-01) have been submitted for this project, requesting to change the land use designation to Commercial Mixed Use (CMU) and zoning to CC (Community Commercial). The applicant is seeking a use permit (UP 20-05) to authorize a gas station use in the CC zoning district, pursuant to Chico Municipal Code (CMC) 19.44.020.

The proposed project is comprised of a single-story commercial building with a footprint of 3,464 square feet, eight fuel pumps, and associated parking and landscaping improvements (see **Attachment B**, Project Description and **Attachment C**, Site Plan). The project site is vacant and has undergone chronic disturbance by annual mowing to prevent weed overgrowth. The General Plan Amendment, Rezone and Use Permit applications associated with this project are scheduled for hearing at an upcoming Planning Commission meeting.

Currently, three of the four corner parcels at the intersection of Eaton Road and Esplanade have been activated with commercial land uses including the Grateful Bean coffee shop and Papa Murphy's restaurant on the northwest corner, PDQ market and gas station on the northeast corner and Tri Counties bank on the southeast corner. The project's location would be compatible with surrounding land uses and enhance the commercial services available at this junction.

ANALYSIS

The proposal consists of a 3,464 square foot convenience store and eight gasoline pump stations under an approximately 4,636-square-foot canopy. Proposed hours of operation are 24 hours per day, seven days per week. Other site features would include an electric vehicle (EV) charging station, air and water service station, commercial trash enclosure, parking and landscaping. The proposed convenience store would be situated along the southern property line, with the fueling canopy and pumps placed in the center of the site. Fuel storage tanks would be located underground along the western property line to the left of the fueling canopy and pumps.

Consistent with the development standards for new gas stations set forth in CMC Section 19.76.090, the project would be located on a site greater than 15,000 square feet having more than 100 feet of street frontage on both Esplanade and Eaton Road, the fuel pumps would be located at least 15 feet from any property line, and the site would not have more than two vehicular access points. The project would also be consistent with all lighting and landscaping requirements for gas stations.

Pursuant to CMC Section 19.70.040, gas stations require one vehicle parking space for every 250-square-foot of non-service floor area. A total of 18 vehicle parking spaces are provided on site, including twelve standard spaces, one carpool vehicle and one ADA space adjacent to the convenience store building, and three EV spaces and one stall located near the air filling station. Bicycle parking would be located near the front entry of the building. The project would meet all parking requirements set forth in CMC Chapter 19.70 (Parking and Loading Standards).

Exterior lighting would include wall-mounted fixtures on the proposed building and 18-foot-tall pole lights within the vehicle parking area. The fueling station canopy would feature extensive lighting, including under-canopy surface-mount fixtures, internally illuminated canopy signs and a blue LED band wrapping the canopy. A photometric plan provided by the applicant indicates ample lighting beneath the fueling canopy (up to 40 foot-candles), decaying to below one foot-candle at the public right-of-way (see **Attachment D** Photometrics Plan). In compliance with CMC 19.60.050, exterior lighting shall be recessed and directed downward to avoid light spillage onto adjacent properties.

New landscaping is proposed around the site with a majority of trees and shrubs planted in the landscape buffer near the street corner and on either side of the proposed convenience store. Plant species are of low to moderate water demands. A total of 28 trees are proposed throughout the site, including Chinese pistache, oak and cedar species (see **Attachment E**, Landscaping Plan). As noted on the landscaping plan, future traffic and circulation improvements to this intersection include plans for a round-about requiring a portion of the existing project site be dedicated to future right-of-way (ROW). In anticipation of these improvements, new tree plantings would be located outside of this future ROW area. Parking lot shading is estimated to reach 52-percent. The project has been conditioned to require final landscaping plans depicting shading of at least 50 percent of the total paving area, not including entrance drives. Three street trees currently exist along the site's perimeter and are not proposed for removal at this time.

Architectural Design

The proposed architecture for the project utilizes a variation of the AM/PM prototype with typical colors and materials reflecting those commonly associated with the brand (see **Attachment F**, Color Elevations). The proposed convenience store assumes a Tuscan look, with stone-clad tower elements at its corners and for the main entryway. It would have a concrete tiled mansard roof with a height of 20 feet, with a taller peak measuring at 26 feet, 8 inches, over the main entryway. The building would be treated with cement plaster in white (SW #6140 "Moderate White") accented by a warm brown (SW #2837 "Aurora Brown"). Cultured stone veneer ("Carmel") would wrap around the base of the building and extend up to the roof line on tower elements (see **Attachment G**, Colors and Materials). Arched entry and window details would further enhance the appearance of the building.

Central to the site would be the fueling station and canopy (see **Attachment H**, Canopy Elevations). The overall height of the canopy would reach 17-feet six-inches tall and would feature eight fuel pumps, distributed in rows of two. A covered trash enclosure structure would be located west of the parking spaces near the entrance of the convenience store. The structure would be composed of concrete block with corrugated metal doors and roof cover painted white.

Wall-mounted signage is depicted on the building elevations and locations for ground-mounted signs are depicted on the site plan, however, all signage would be reviewed and approved under a separate sign application.

DISCUSSION

The proposed project is contingent upon approval of the associated General Plan Amendment and Rezone applications requesting to change the land use designation of the project site from Office Mixed Use to Commercial Mixed Use and zoning district from Office Commercial (OC) to Community Commercial (CC). The Commercial Mixed Use General Plan land use designation is intended to support a wide variety of retail and service commercial uses. The CC zoning district generally allows auto-oriented uses, such as gas stations, vehicle repair and vehicle sales, when found compatible with their surrounding land uses and when authorized by a use permit.

The project is consistent with various policies and actions under Land Use (LU) Goals LU-2 and LU-4, and Community Design Goal CD-5, to promote compatible infill development and maintain a land use plan that provides a mix and distribution of uses. The project site is located at the intersection of two main arterial streets and would activate the last of the four corner parcels at this junction.

The project is consistent with Design Guidelines that call for commercial buildings to use appropriate massing, fenestration, and materials to provide a pedestrian-level scale (DG 2.2.11). The design does well to identify the main entrance of the building (DGs 2.2.23 and DG 2.1.13), avoids a flat or monotonous roof line (DG 2.2.25) and includes variations in the depth of surfaces or changes in surface materials to add visual interest to walls (DG 2.2.31). Design Guideline consistency is further enhanced by screening HVAC units with roof parapets and lessening views of parking areas with large landscaping buffers, as called-for by DGs 2.1.25 and 2.1.36. Bicycle parking is provided near the entrance to the store (DG 2.1.32) and wall-mounted utilities are only visible on one elevation of the building (DG 2.2.28). Overall, staff has

not identified any major issues with the proposal and, subject to the conditions, recommends approval of the project.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The proposed project relies on a General Plan amendment from Office Mixed Use to Commercial Mixed Use, and a rezone from OC (Office Commercial) to CC (Community Commercial), and finding that the proposed amendments would not result in an increase in development beyond that which was analyzed in the Final Environmental Impact Report (FEIR) prepared and certified for the Chico 2030 General Plan Update (State Clearinghouse No. 2008122038). In accordance with CEQA Guidelines Section 15162, the proposed General Plan amendment and rezone are within the scope of the EIR that was certified for the General Plan Update.

Should the General Plan amendment and rezone be approved, the applicable zoning would permit the project subject to use permit authorization and the proposed development project would be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable General Plan designation, zoning regulations, and General Plan policies; less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding 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 proposed project is contingent upon approval of the associated General Plan Amendment and Rezone applications requesting to change the land use designation of the project site from Office Mixed Use to Commercial Mixed Use and zoning district from Office Commercial (OC) to Community Commercial (CC). The Commercial Mixed Use General Plan land use designation is intended to support a wide variety of retail and service commercial uses. The CC zoning district generally allows auto-oriented uses, such as gas stations, vehicle repair and vehicle sales, when found compatible with their surrounding land uses and when authorized by a use permit. The project would be consistent with various policies and actions under Land Use (LU) Goals LU-2 and LU-4, and Community Design Goal CD-5, to promote compatible infill development and maintain a land use plan that provides a mix and distribution of uses.

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 proposes appropriate massing, fenestration, and materials to provide a

pedestrian-level scale (DG 2.2.11). The design does well to identify the main entrance of the building (DGs 2.2.23 and DG 2.1.13), avoids a flat or monotonous roof line (DG 2.2.25) and includes variations in the depth of surfaces or changes in surface materials to add visual interest to walls (DG 2.2.31). The character, scale and quality of design would be consistent with the City's Design Guidelines for commercial projects and would be compatible with surrounding land uses and architecture.

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 architectural design of the proposed convenience store building would adequately screen HVAC units with roof parapets and reduce vehicle parking views from the street with large landscaping buffers, as called-for by DGs 2.1.25 and 2.1.36. Wall-mounted utilities are only visible on one elevation of the building, moderately consistent with DG 2.2.28. Exterior lighting, landscaping and signage would comply with all development standards to ensure compatibility with adjacent land uses.

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 proposed convenience store building would be 26 feet, 8 inches in height, well below the height limits of the underlying zoning district and would be compatible with the scale and design of surrounding development. The project site is located at the intersection of two major arterials and would activate the last of the four corner parcels at this junction. There are no aesthetic views at this location to be obscured and the proposed project would not 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.*

New landscaping is proposed around the site with a majority of trees and shrubs planted in the landscape buffer near the street corner and on either side of the proposed convenience store. Plant species are of low to moderate water demands. Parking lot shading is estimated to reach 52-percent. The project has been conditioned to require final landscaping plans depicting shading of at least 50 percent of the total paving area, not including entrance drives.

RECOMMENDED CONDITIONS OF APPROVAL

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 20-18 (AMPM Gas Station). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
2. All development shall comply with all other State and local Code provisions,

including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.

3. All approved building plans and permits shall note that 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. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
4. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
5. Applicant shall provide detailed landscaping plans compliant with AB 1881 water efficiency requirements to be reviewed and approved by planning staff prior to building permit issuance. Landscaping plans shall depict shading of at least 50 percent of the total paving area, not including the entrance drives.
6. Wall-mounted trellis panels with climbing vines shall be incorporated on the rear (south) and east side elevations of the proposed convenience store building, and on the north side of the trash enclosure. These features shall be shown on the final landscaping plan to be submitted with building plans.
7. No tree removal has been approved under this permit. Should tree removal be necessary, the applicant shall obtain a Street Tree Alteration Permit approved by the Urban Forest Manager.
8. All signage proposed for the project shall be reviewed administratively and approved under a separate permit.
9. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
10. 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

Public notice requirements are fulfilled by mailing a 10-day public hearing notice to all landowners and residents within 500 feet of the site, by placing a notice on the project site and by posting of the agenda at least 10 days prior to the ARHPB meeting. As of the date of this report no comments have been received in response to the public notice.

DISTRIBUTION

Internal (3)

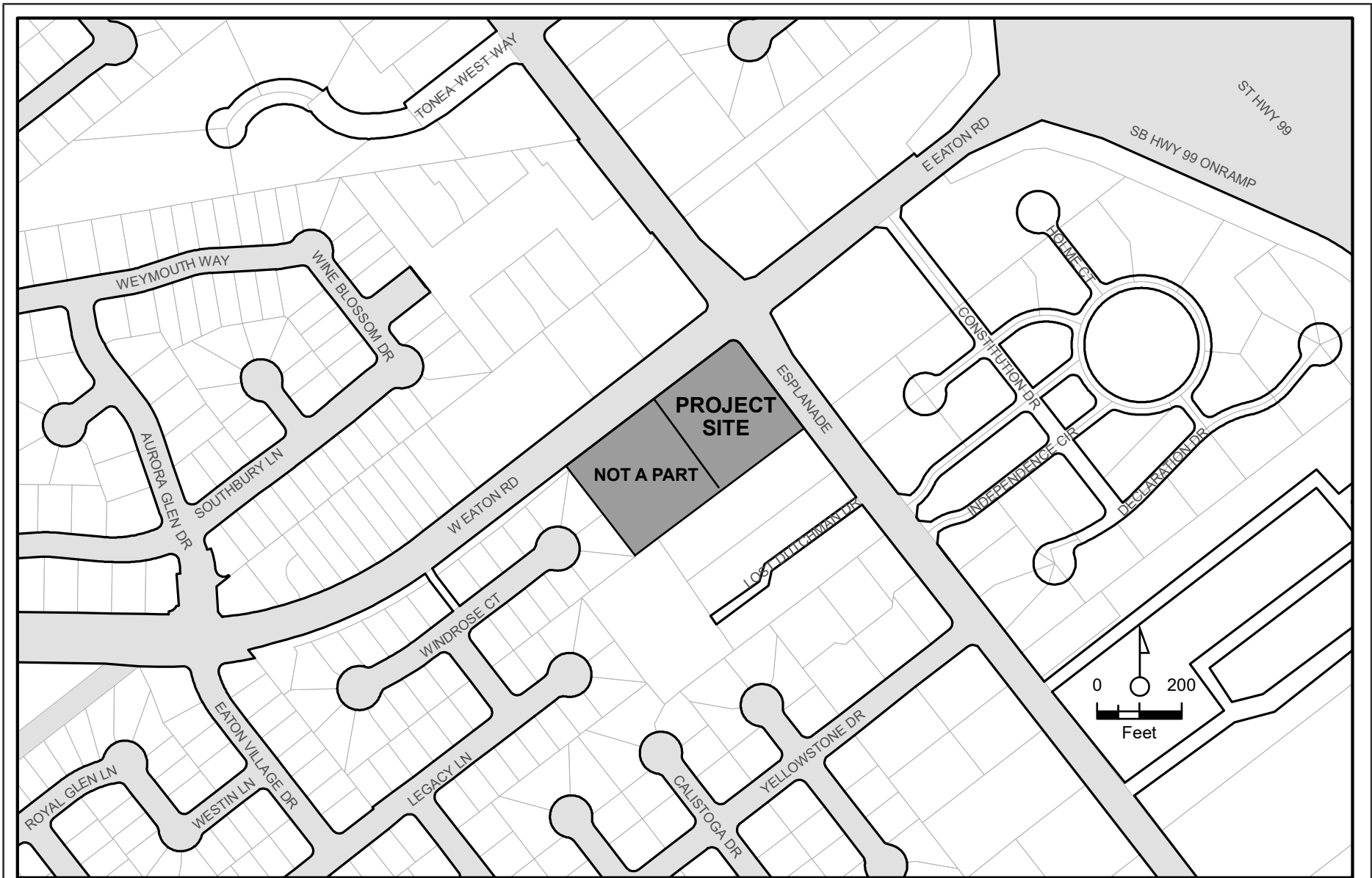
Bruce Ambo, Principal Planner
Mike Sawley, Senior Planner
Kelly Murphy, Project Planner
File: AR 20-18

External (2)

Vermeltfoort Architecture, Attn: Robert Vermeltfoort, 8525 N. Cedar Ave., Suite 106, Fresno, CA, 93720, Email: rcv@vaifresno.com
Peter Schaeffer, 15 Quadra Court, Chico, CA 95928

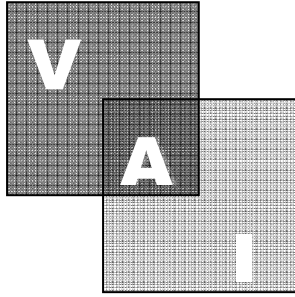
ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Photometric Plan
- E. Landscaping Plan
- F. Color Elevations
- G. Colors and Materials
- H. Fuel Canopy Elevations



AR 20-18 (AMPM)
15 W Eaton Road
APN 006-690-022-000





Vermeltfoort Architects Inc.
Architecture and Planning

MEMORANDUM

DATE: April 9, 2021

TO: City of Chico

FROM: Robert Vermeltfoort

RE: Proposed Mini-Mart/Fuel Island
15 W. Eaton Road

PROJECT #: 20003.7

Project Description / Operational Statement

The proposed building and site improvements is located at 15 W. Eaton Road (the corner of Eaton Road and Esplanade), with an APN 006-690-022-000. We are proposing a 3,464 square foot wood-framed mini-mart/convenience store with an 8-station fuel island (4,636 square feet) on an existing vacant dirt lot. The current zoning for the area is “OC”, existing land use is “V”, general plan is “OMU – Office Mixed Use”.

The mini-mart/convenience store will be open 24 hours a day, 7 days a week. The number of employees per shift would be 4. Fuel deliveries would be up to 3 times per week, and food deliveries would be up to 5 times per week (via a small delivery truck), during non-peak hours. The expected number of daily visitors would be approximately 100. We would like to request a “Type 21” ABC license.

Our elevations being proposed were designed to be aesthetically pleasing from all street sides, as well as from the neighboring commercial parcels. Different materials, overhangs, and colors have been proposed to create a welcome appearance. Landscaping has been provided as a buffer between the residential parcel to the west and the building.

Trees and shrubs will be provided in the landscape frontage shielding vehicles from the public right-of-way, quantity and size designed per city code standard. The trash/recycle bins will be located within a 6-foot tall covered CMU enclosure with metal gates, along with necessary landscaping tall enough to soften the trash enclosure walls.

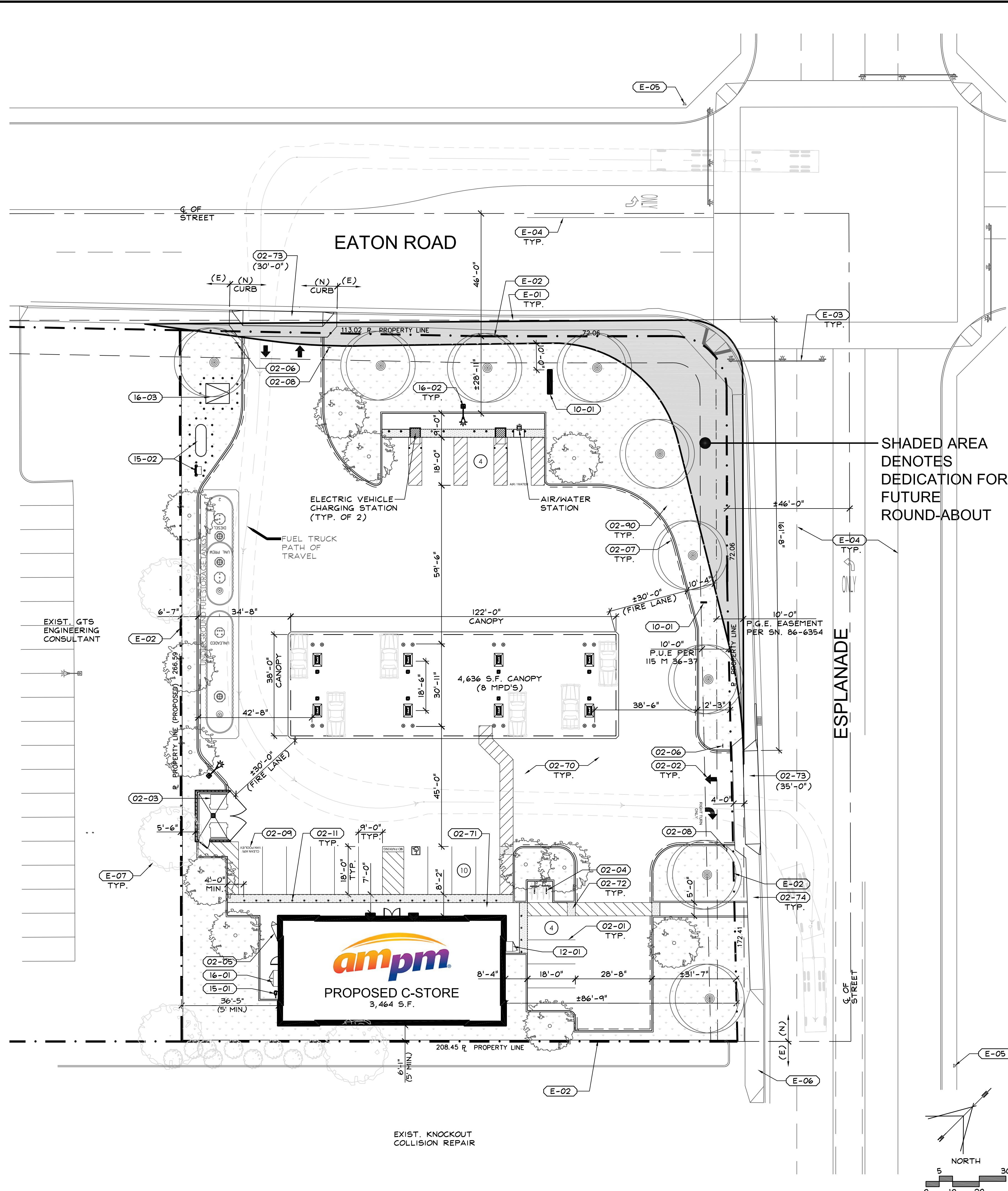
All items to allow pedestrians safe and easily accessible access to the site have been addressed; including, but not limited to ample bicycle parking areas, pedestrian walkways, sidewalks, lighting, and striping.

Signage is being placed on areas facing the street, to draw vehicles onto the site. The signs being proposed are sized appropriately for the areas of the building in which they are being installed. These signs are back lit, producing a soft glow, and therefore not impacting neighboring properties. Building mounted light fixtures provide accent lighting to the building façade, as well as creating a lit and safe area around the site. Lighting will be shielded, and focused on the building, as to create minimal glare and reflections into open spaces or neighboring properties. Pole-mounted parking lot light fixtures will be proposed at the recommended height of 18 feet.

If you have any questions, please do not hesitate to contact this office.

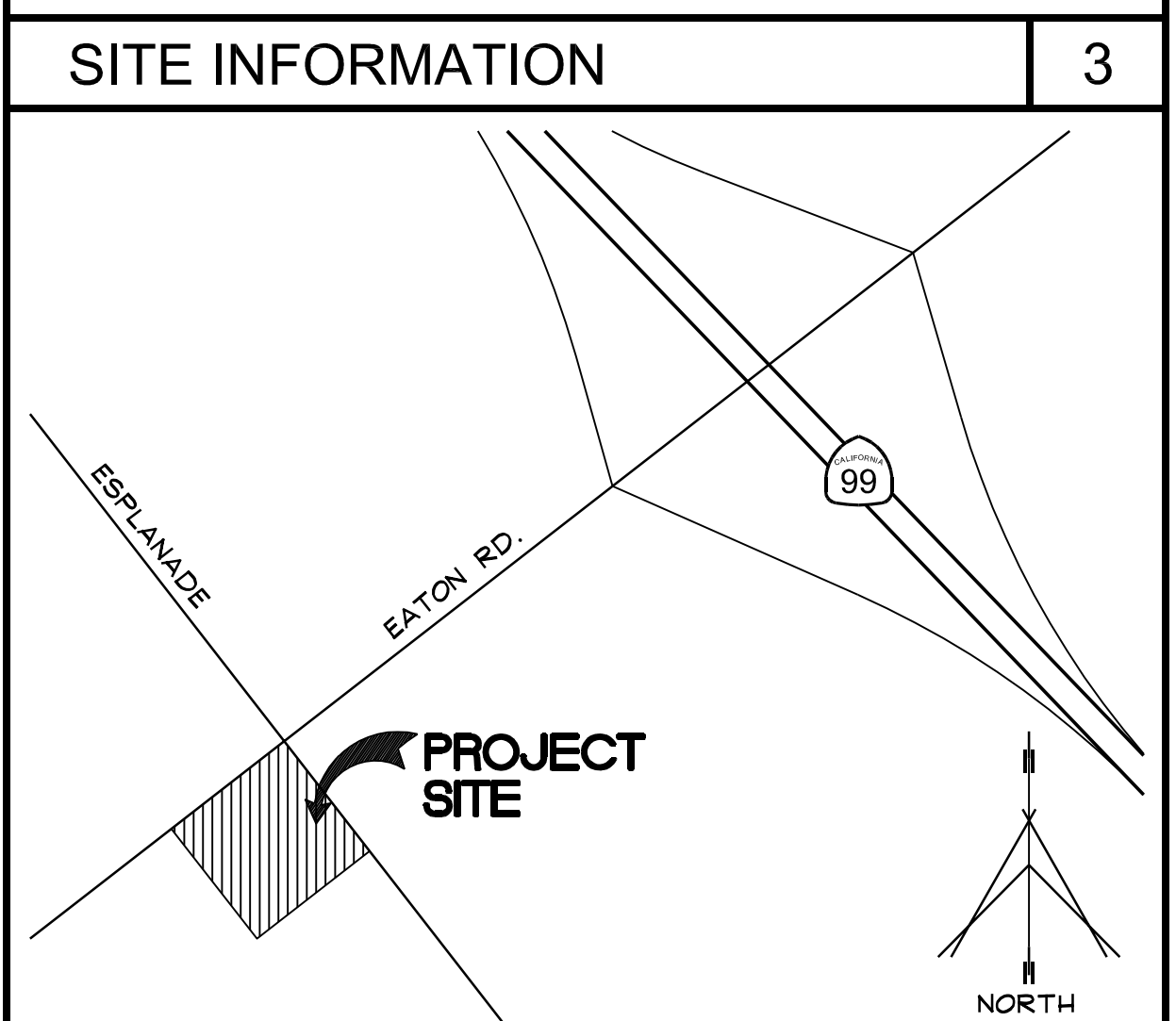
Thanks,
Robert Vermeltfoort

- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE & PUBLIC SAFETY OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING & IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE W/ THE LANDSCAPING & IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
- ALL ACCESSIBLE STALLS SHALL BE MARKED TO COMPLY W/ & MEET THE REQUIREMENTS OF CBC.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED & SO ARRANGED & CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- CONTRACTOR SHALL GIVE THE CITY TWO WORKING DAYS NOTICE BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY &/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- FIRE HYDRANTS SHALL BE TESTED & APPROVED & ALL SURFACE ACCESS ROADS SHALL BE INSTALLED & MADE SERVICEABLE PRIOR TO & DURING CONSTRUCTION.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE W/ ALL THE CONDITIONS & REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, & ALL PUBLIC WORKS STANDARDS & SPECIFICATIONS. THE CITY OF BAKERSFIELD SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED & REVIEWED & APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- FUTURE FENCES SHALL BE REVIEWED & APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE PERSONS W/ DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS & RAMPS.
- IF ARCHAEOLOGICAL &/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE BUTTE COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (416) 653-4082) SHALL BE IMMEDIATELY CONTACTED, & THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (209) 644-2284) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, & RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGIST. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT & IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. THE DEVELOPER SHALL SHOW ON THE FINAL BUILDING PLANS A MIN. 20 FOOT WIDE ALL-WEATHER EMERGENCY ACCESS W/ AN OVERHEAD CLEARANCE OF 13'-6" WITHIN 150 FEET OF ALL BUILDINGS ON THE PROJECT SITE. THE FIRE DEPT. MUST APPROVE THE FINAL LOCATION & DESIGN OF THE ACCESS PRIOR TO BUILDING PERMITS BEING ISSUED. THIS ACCESS SHALL BE CONSTRUCTED BEFORE BUILDING OCCUPANCY WILL BE GRANTED.
- DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURBS W/ "FIRE LANE" STENCILED IN 3" LETTERS EVERY 50).
- FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED & APPROVED & SHALL BE MAINTAINED SERVICEABLE PRIOR & DURING ALL PHASES OF DEVELOPMENT.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.



- (E-01) EXIST. SIDEWALK, CURB, & GUTTER TO REMAIN, PROTECT FROM DAMAGE, REPAIR DAMAGED AS NECESSARY.
 - (E-02) EXIST. PROPERTY LINE.
 - (E-03) EXIST. TRAFFIC SIGNAL LIGHT TO REMAIN.
 - (E-04) EXIST. STREET STRIPING TO REMAIN.
 - (E-05) EXIST. FIRE HYDRANT TO REMAIN.
 - (E-06) EXIST. DRIVE APPROACH TO REMAIN.
 - (E-07) EXIST. LANDSCAPING TO REMAIN.
 - (E-08) EXIST. TRANSFORMER.
- (02-01) PARKING LOT STRIPING PER CITY STANDARDS.
 - (02-02) DIRECTIONAL ARROW, PER CITY STANDARDS
 - (02-03) TRASH ENCLOSURE w/ COVER, PER CITY STANDARDS.
 - (02-04) 1-LOOP BIKE RACK, "ULINE #H-2892".
 - (02-05) BIKE LOCKER: AMERICAN BICYCLE SECURITY CO. "MODEL 301P".
 - (02-06) "UNAUTHORIZED VEHICLE" SIGN.
 - (02-07) PAINT CURB RED w/ WHITE "NOT PARKING FIRE LANE" LETTERS @ MAX. 100' APART. (SHOWN DASHED)
 - (02-08) INSTALL 30" STATE STANDARD "STOP" SIGN. WHERE REQUIRED, PROVIDE A "RIGHT TURN ONLY" SIGN (30"x36" STATE STANDARD) IMMEDIATELY BELOW STOP SIGN ON SAME POST. SIGN(S) SHALL BE MOUNTED ON 2" GALV. POST w/ THE BOTTOM OF SIGN 7'-0" ABOVE FINISH GRADE, LOCATED BEHIND SIDEWALK.
 - (02-09) ENVIRONMENTALLY-FRIENDLY VEHICLE PARKING STALL (DENOTED "EV"). PAINT IN WHITE 12" HIGH SAN-SERIF LETTERING "CLEAN AIR/VAN POOL/EV".
 - (02-10) (8) STALL FUEL ISLAND, BY SEPARATE REVIEW & PERMIT.
 - (02-11) 6" DIA. PIPE BOLLARD @ 48" O.C.
 - (02-70) CONC. PAVING.
 - (02-71) CONC. SIDEWALK.
 - (02-72) TRUNCATED DOMES.
 - (02-73) CONC. DRIVE APPROACH, PER CITY STANDARDS.
 - (02-74) CONC. SIDEWALK, PER CITY STANDARDS - REPAIR CURB/GUTTER AS NECESSARY.
 - (02-90) LANDSCAPING, PER CITY STANDARDS.
 - (10-01) PYLON SIGN, UNDER SEPARATE REVIEW & PERMIT.
 - (12-01) PROPANE STORAGE, PROVIDED BY TENANT.
 - (15-01) GAS METER.
 - (15-02) HEAVY TANK AND VENT RISERS & BOLLARDS.
 - (16-01) MAIN DISTRIBUTION PANEL.
 - (16-02) LIGHT FIXTURE - POLE MOUNTED.
 - (16-03) NEW TRANSFORMER & BOLLARDS.

KEYNOTES		2
ADDRESS: 15 W. EATON ROAD CHICO, CALIFORNIA 95973		
SITE:		
APN:	006-690-022-000	
TOTAL AREA:	3.03 ACRES (131,986 S.F.)	
AREA OF WORK:	1.30 ACRES (56,618 S.F.)	
ZONING:	OC - OFFICE COMMERCIAL	
GENERAL PLAN:	OMU - OFFICE MIXED USE	
EXIST. LAND USE:	VACANT DIRT & OFFICE BUILDING	
PLANNED LAND USE:	CONVENIENCE STORE/GAS STATION	
BUILDING:		
AREA:	3,464 S.F.	
BUILDING AREA:	6.12% (3,464 S.F.)	
PERVIOUS AREA:	28.19% (15,963 S.F.)	
IMPERVIOUS AREA:	65.69% (37,191 S.F.)	
PARKING:		
REQUIRED:	14 STALLS (1 SPACE PER 250 S.F. FLOOR AREA)	
PROVIDED:	18 TOTAL STALLS 12 STANDARD STALLS 1 ACCESSIBLE STALLS (1 VAN ACCESSIBLE) 1 CARPOOL STALL 3 EV STALLS 1 AIR/WATER STALL	



DATE REVISION

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LICENSED ARCHITECT • VINTAGE CITY
REGISTERED PROFESSIONAL ENGINEER
C-28498
STATE OF CALIFORNIA
(STAMP INVALID UNLESS SIGNED)

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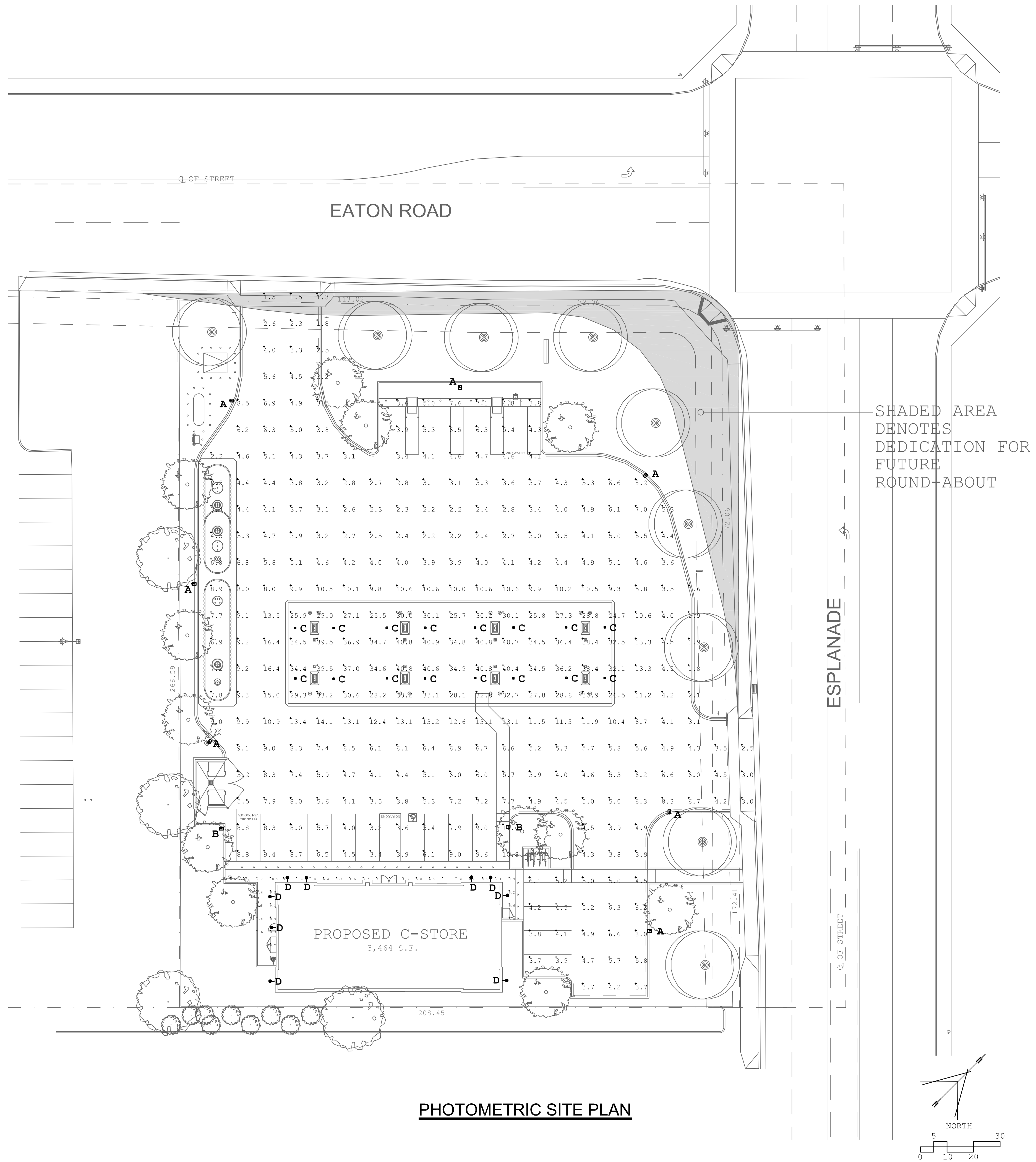
PROPOSED MINI-MART & FUEL ISLAND
15 W. EATON ROAD, CHICO, CALIFORNIA 95973
PROPOSED SITE PLAN

ISSUE DATE:	4-15-20
REV. DATE:	
PROJECT NO.:	20003.7
DRAWN BY:	NL
SHEET:	

A100
Attachment C

Luminaire Schedule					
Label	Symbol	Qty	Manufacturer	Part Number	Lum. Watts
TYPE A		7	LITHONIA	DSX2_LED_P1_40K_T4M_MVOLT_SPA_PIRH_DDBXD POLE: SSS_16_FT_4G_DIM19S_DDBXD	140
TYPE B		2	LITHONIA	DSX2_LED_P1_40K_TFTM_MVOLT_SPA_PIRH_DDBXD POLE: SSS_16_FT_4G_DIM19S_DDBXD	140
TYPE C		16	CREE	CPY250-B-DM-D-F-UL-WH-57K	85
TYPE D		9	ANP LIGHT	EVA2001-P029LD4-T5-40K-WM5163-51	28.19

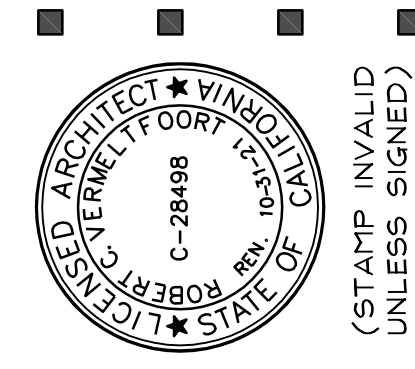
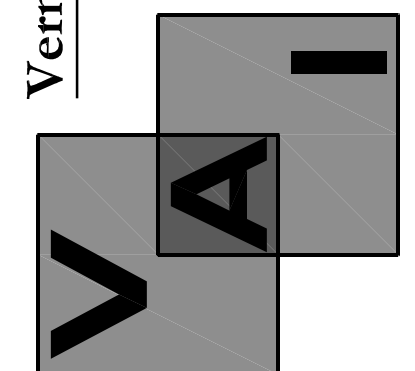
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVEWAY PARKING_Top	Illuminance	Fc	10.04	40.9	1.3	7.72	31.46
SIDEWALK_Top	Illuminance	Fc	7.28	10.5	3.5	2.08	3.00
BLDG SIDEWALK	Illuminance	Fc	7.15	10.5	3.5	2.04	3.00
DUMPSTER	Illuminance	Fc	6.73	8.3	5.2	1.29	1.60
EATON ENTRANCE	Illuminance	Fc	2.75	4.0	1.8	1.53	2.22
ESPLANADE ENTRANCE	Illuminance	Fc	4.61	6.7	3.1	1.49	2.16
GAS CANOPY	Illuminance	Fc	33.17	40.9	24.7	1.34	1.66
PARKING 1	Illuminance	Fc	6.66	11.0	3.2	2.08	3.44
PARKING 2	Illuminance	Fc	4.98	6.6	3.7	1.35	1.78
PARKING 3	Illuminance	Fc	4.95	7.6	3.4	1.46	2.24



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PROPOSED MINI-MART & FUEL ISLAND
15 W. EATON ROAD, CHICO, CALIFORNIA 95973
PHOTOMETRIC SITE PLAN

ISSUE DATE:	4-15-20
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SHEET:	E100

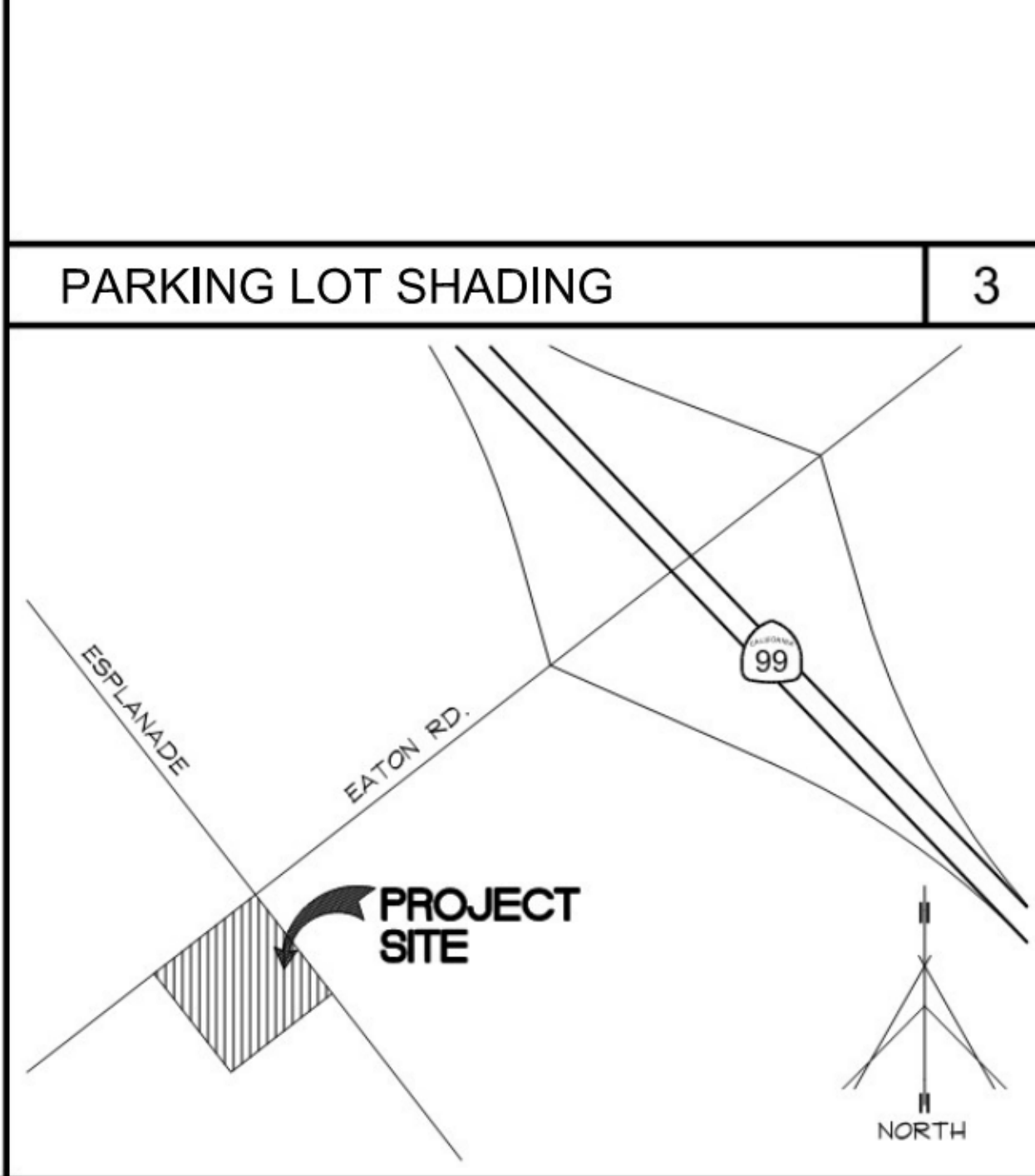
- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE & PUBLIC SAFETY OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING & IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE W/ THE LANDSCAPING & IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
- ALL ACCESSIBLE STALLS SHALL BE MARKED TO COMPLY W/ & MEET THE REQUIREMENTS OF CBC.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED & CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- ANY SURVEY MONUMENTS W/IN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- CONTRACTOR SHALL GIVE THE CITY TWO WORKING DAYS NOTICE BEFORE COMMENCING EXCAVATION OPERATIONS W/IN THE STREET RIGHT-OF-WAY &/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- FIRE HYDRANTS SHALL BE TESTED & APPROVED & ALL SURFACE ACCESS ROADS SHALL BE INSTALLED & MADE SERVICEABLE PRIOR TO & DURING CONSTRUCTION.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE W/ ALL THE CONDITIONS & REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, & ALL PUBLIC WORKS STANDARDS & SPECIFICATIONS. THE CITY OF BAKERSFIELD SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED & REVIEWED & APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- FUTURE FENCES SHALL BE REVIEWED & APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE PERSONS W/ DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS & RAMPS.
- IF ARCHAEOLOGICAL &/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE BUTTE COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, & THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2284) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, & RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT & IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. THE DEVELOPER SHALL SHOW ON THE FINAL BUILDING PLANS A MIN. 20 FOOT WIDE ALL-WEATHER EMERGENCY ACCESS W/ AN OVERHEAD CLEARANCE OF 13'-6" WITHIN 150 FEET OF ALL BUILDINGS ON THE PROJECT SITE. THE FIRE DEPT. MUST APPROVE THE FINAL LOCATION & DESIGN OF THE ACCESS PRIOR TO BUILDING PERMITS BEING ISSUED. THIS ACCESS SHALL BE CONSTRUCTED BEFORE BUILDING OCCUPANCY WILL BE GRANTED.
- DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURBS W/ "FIRE LANE" STENCILED IN 3" LETTERS EVERY 50).
- FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED & APPROVED & SHALL BE MAINTAINED SERVICEABLE PRIOR & DURING ALL PHASES OF DEVELOPMENT.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER, EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.



TREES		
KEY	DESCRIPTION	(MULCO VALUE)
	PISTACHE CHINESE "KEITH DAVEY" CHINESE PISTACHE (15 GAL.)	(LOW)
	QUERCUS WISLIZENI INTERIOR LIVE OAK (15 GAL.)	(LOW)
	CALOCEDRUS DECURRENS INCENSE CEDAR (15 GAL.)	(LOW)

SHRUBS & GROUND COVER		
KEY	DESCRIPTION	(MULCO VALUE)
	TEUCRUM CHAMAEDRYS GERMANDER (1 GAL)	(LOW)
	ARCTOSTAPHYLOS UVA URSI "POINT REYES" POINT REYES MANZANITA (1 GAL)	(MED)
	OLEA EUROPAEA "LITTLE OLIVE" DWARF FRUITLESS OLIVE (5 GAL)	(LOW)
	DIETES IRIOIDES FORTNIGHT LILY (5 GAL)	(LOW)
	RHAPHIOLEPIS INDICA "BAY BREEZE" INDIAN HAWTHORN (5 GAL)	(MED)

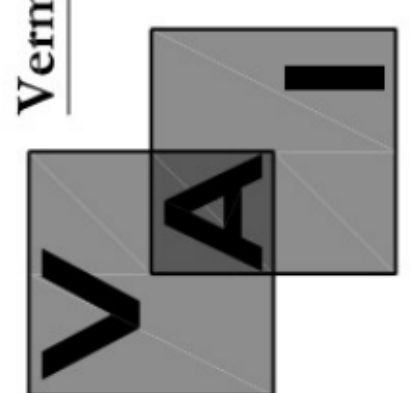
PLANTING LIST					2
	%	QTY	AREA	TOTAL	
PISTACHE CHINESE "KEITH DAVEY"	100	0			
CHINESE PISTACHE	75	6	122	4,332	
	50	6	481	2,886	
	25				
QUERCUS WISLIZENI	100	0			
INTERIOR LIVE OAK	75	4	530	4,710	
	50				
	25				
CALOCEDRUS DECURRENS	100	0			
INCENSE CEDAR	75	4	133	532	
	50	3	84	267	
	25				
COVERED FUEL ISLAND				4,636	
TOTAL SHADE:				17,423	
TOTAL PARKING AREA:				33,600	
17,423 / 33,600 = 52% PARKING LOT SHADING					



DATE	REVISION

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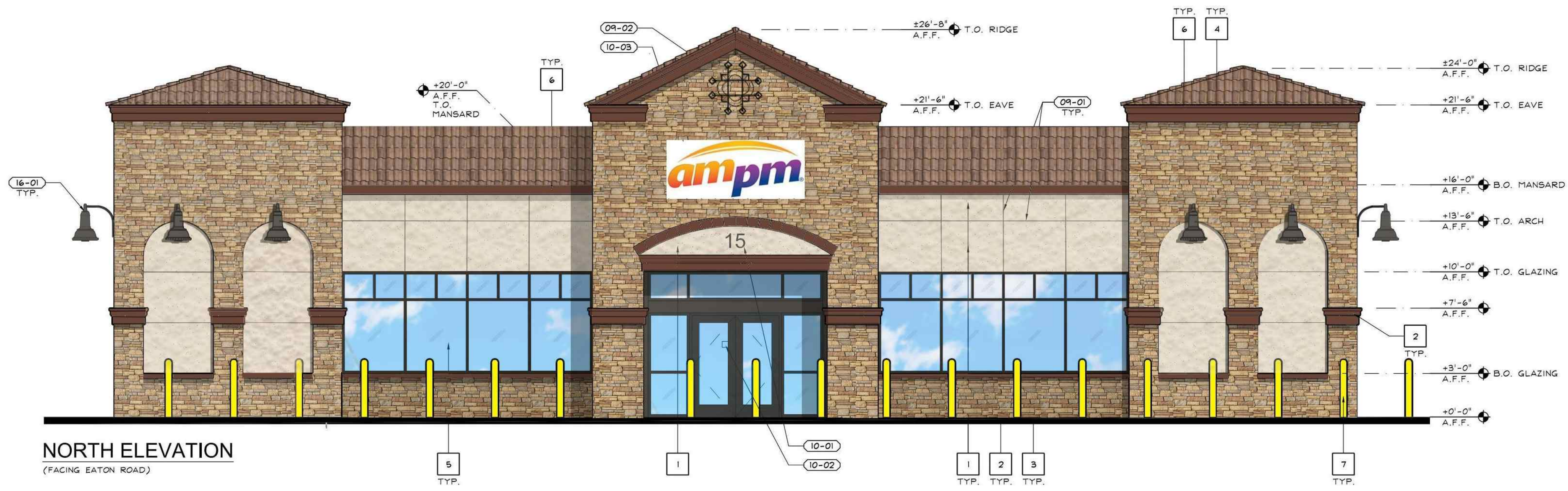
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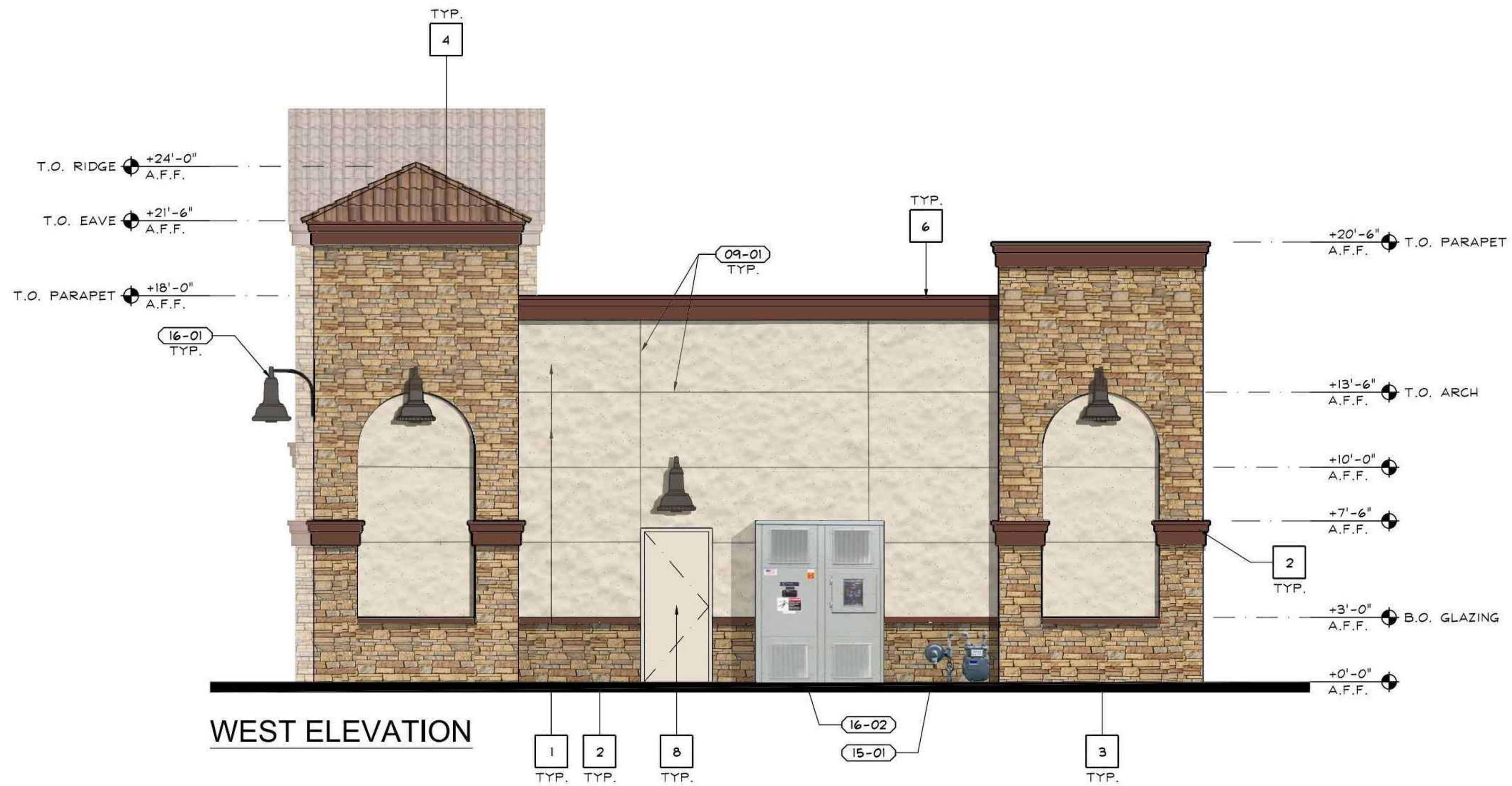
PROPOSED MINI-MART & FUEL ISLAND
15 W. EATON ROAD, CHICO, CALIFORNIA 95973
LANDSCAPE PLAN

ISSUE DATE:	4-15-20
REV. DATE:	
PROJECT NO.:	20003.7
DRAWN BY:	NL
SHEET:	

L100
Attachment E



NORTH ELEVATION
(FACING EATON ROAD)



WEST ELEVATION

- (09-01) FRY REVEAL, PCS-75-50.
- (09-02) FOAM ACCENT ROSETTE, PAINTED TO MATCH ADJACENT.
- (10-01) 12" HIGH ADDRESS POSTING ON CONTRASTING BACKGROUND, PER CITY STANDARDS.
- (10-02) 5"x5" SYMBOL OF ACCESSIBILITY MOUNTED AT +60" TO CENTER LINE OF SIGN.
- (10-03) BUILDING SIGNS TO BE UNDER SEPARATE REVIEW AND PERMIT.
- (12-01) PROPANE STORAGE, PROVIDED BY TENANT.
- (15-01) GAS METER.
- (16-01) LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
- (16-02) MAIN DISTRIBUTION PANEL, SEE ELECTRICAL DRAWINGS.

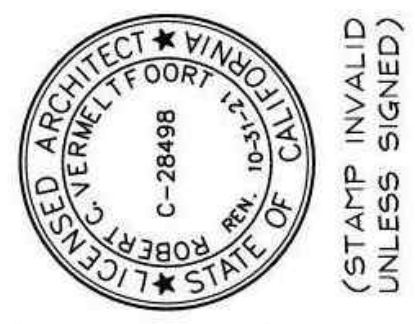
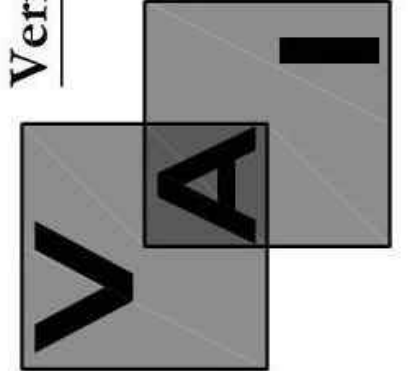
KEYNOTES

KEY	MATERIAL	COLOR / FINISH
1	7/8" EXTERIOR CEMENT PLASTER w/ ELASTOMERIC TOP COAT - FIELD	SHERWIN WILLIAMS #SW6140 MODERATE WHITE
2	7/8" EXTERIOR CEMENT PLASTER w/ ELASTOMERIC TOP COAT - ACCENT	SHERWIN WILLIAMS #SW2837 AURORA BROWN
3	CULTURED STONE VENEER	CULTURE STONE BY BORAL: COUNTRY LEDGESTONE "CARMEL"
4	CONCRETE TILE ROOF	EAGLE ROOFING PRODUCTS - CAPISTRANO #3702 "CALABAR BLEND"
5	STOREFRONT & GLAZING	DARK BRONZE ANODIZED FRAMES & DUAL CLEAR GLAZING
6	PARAPET CAP	PAINT TO MATCH 2
7	6"φ BOLLARDS	SHERWIN WILLIAMS #SW4084 "SAFETY YELLOW"
8	MISC. METAL	PAINT TO MATCH 1

DATE	REVISION

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PROPOSED MINI-MART & FUEL ISLAND
15 W. EATON ROAD, CHICO, CALIFORNIA 95973
EXTERIOR ELEVATIONS

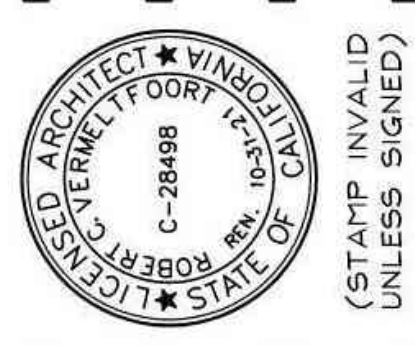
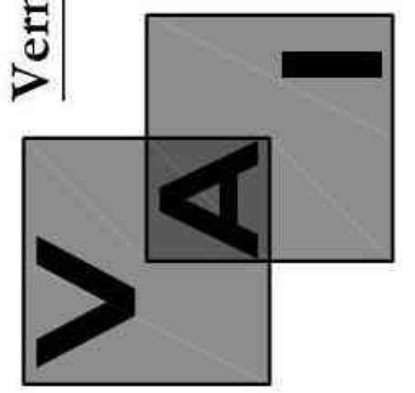
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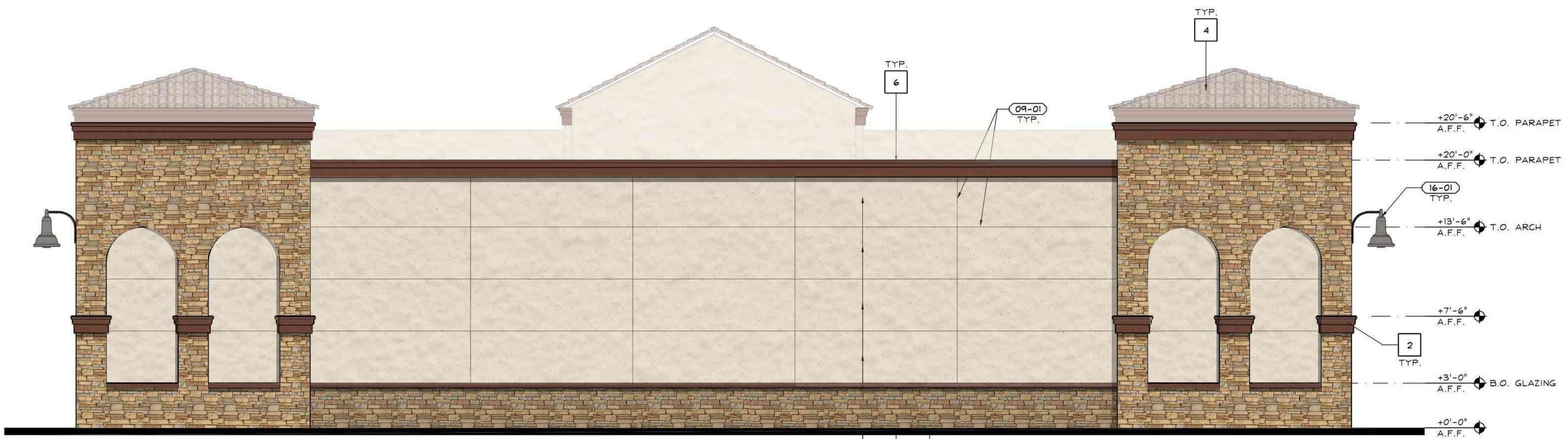
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PROPOSED MINI-MART & FUEL ISLAND
 15 W. EATON ROAD, CHICO, CALIFORNIA 95973
 EXTERIOR ELEVATIONS

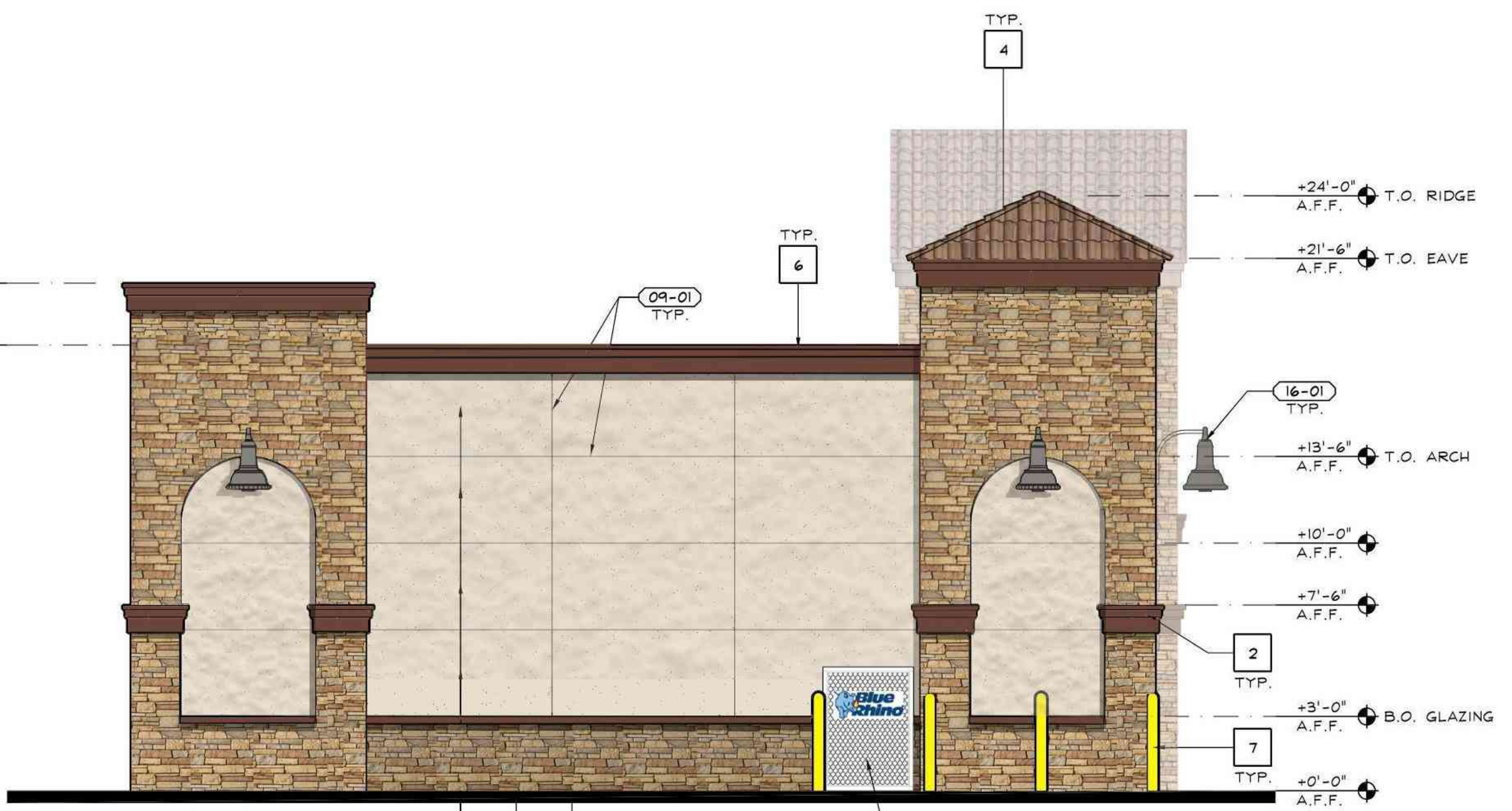
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A301
 Attachment F



SOUTH ELEVATION

1 TYP.
2 TYP.
3 TYP.



EAST ELEVATION
 (FACING ESPLANADE)

1 TYP.
2 TYP.
3 TYP.

09-01	FRY REVEAL, PCS-75-50.
09-02	FOAM ACCENT ROSETTE, PAINTED TO MATCH ADJACENT.
10-01	12" HIGH ADDRESS POSTING ON CONTRASTING BACKGROUND, PER CITY STANDARDS.
10-02	5"x5" SYMBOL OF ACCESSIBILITY MOUNTED AT +60" TO CENTER LINE OF SIGN.
10-03	BUILDING SIGNS TO BE UNDER SEPARATE REVIEW AND PERMIT.
12-01	PROPANE STORAGE, PROVIDED BY TENANT.
15-01	GAS METER.
16-01	LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS.
16-02	MAIN DISTRIBUTION PANEL, SEE ELECTRICAL DRAWINGS.

7 KEYNOTES 3

KEY	MATERIAL	COLOR / FINISH
1	7/8" EXTERIOR CEMENT PLASTER w/ ELASTOMERIC TOP COAT - FIELD	SHERWIN WILLIAMS #SW6140 MODERATE WHITE
2	7/8" EXTERIOR CEMENT PLASTER w/ ELASTOMERIC TOP COAT - ACCENT	SHERWIN WILLIAMS #SW2837 AURORA BROWN
3	CULTURED STONE VENEER	CULTURE STONE BY BORAL: COUNTRY LEDGESTONE "CARMEL"
4	CONCRETE TILE ROOF	EAGLE ROOFING PRODUCTS - CAPISTRANO #3702 "CALABAR BLEND"
5	STOREFRONT & GLAZING	DARK BRONZE ANODIZED FRAMES & DUAL CLEAR GLAZING
6	PARAPET CAP	PAINT TO MATCH 2
7	6"φ BOLLARDS	SHERWIN WILLIAMS #SW4084 "SAFETY YELLOW"
8	MISC. METAL	PAINT TO MATCH 1

EXTERIOR ELEVATIONS

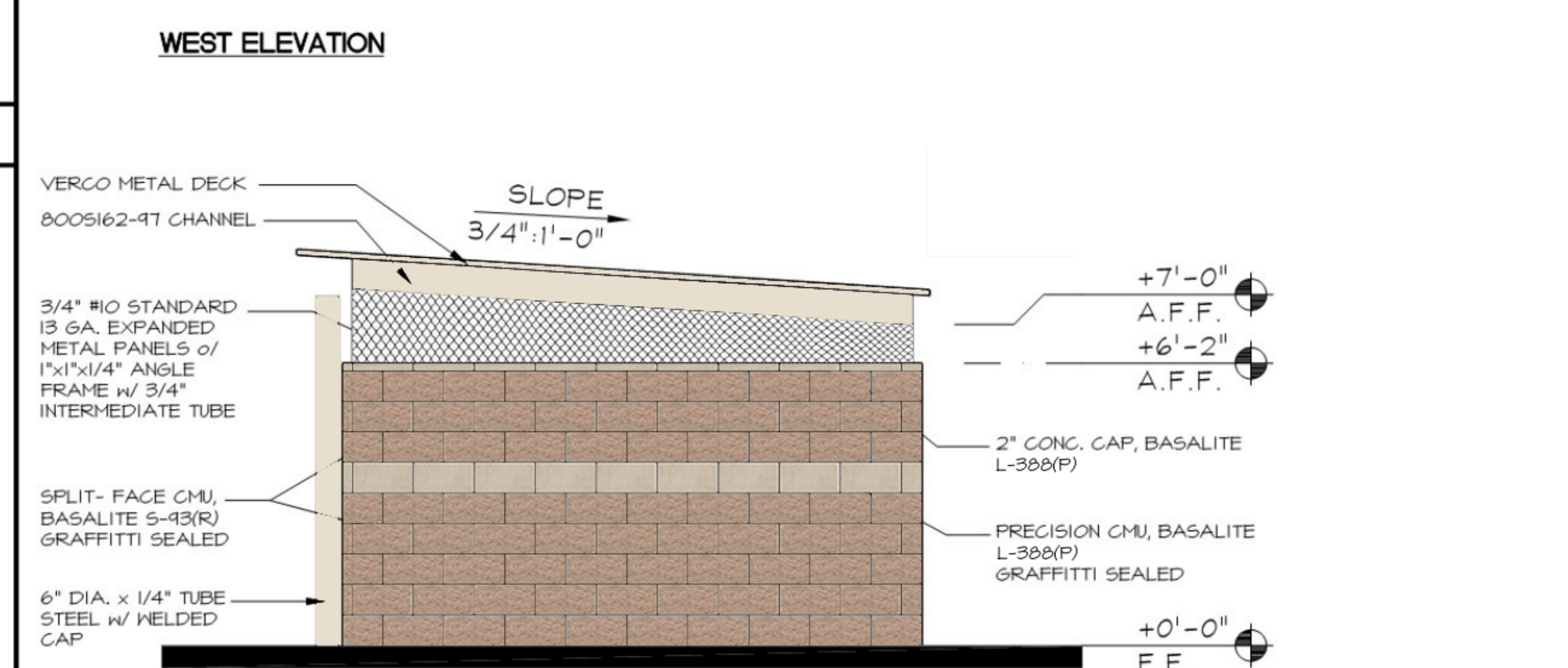
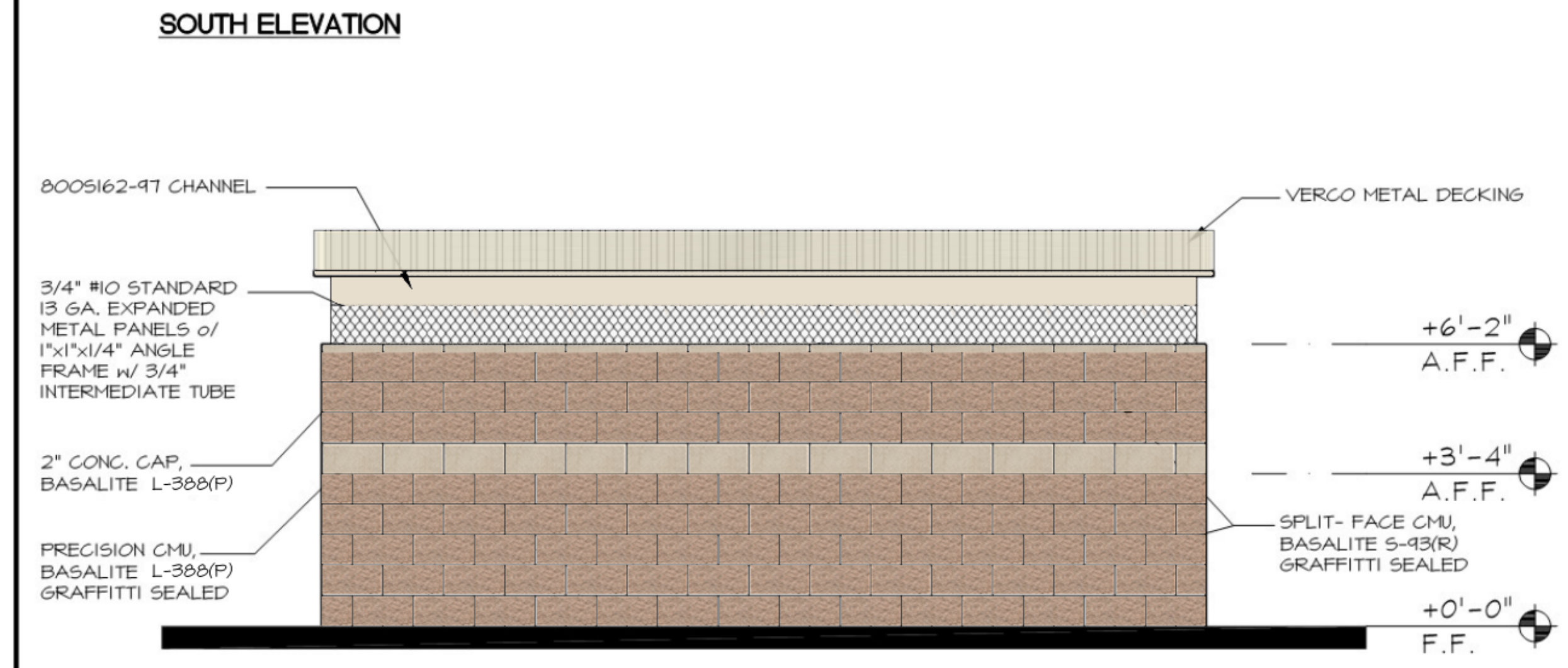
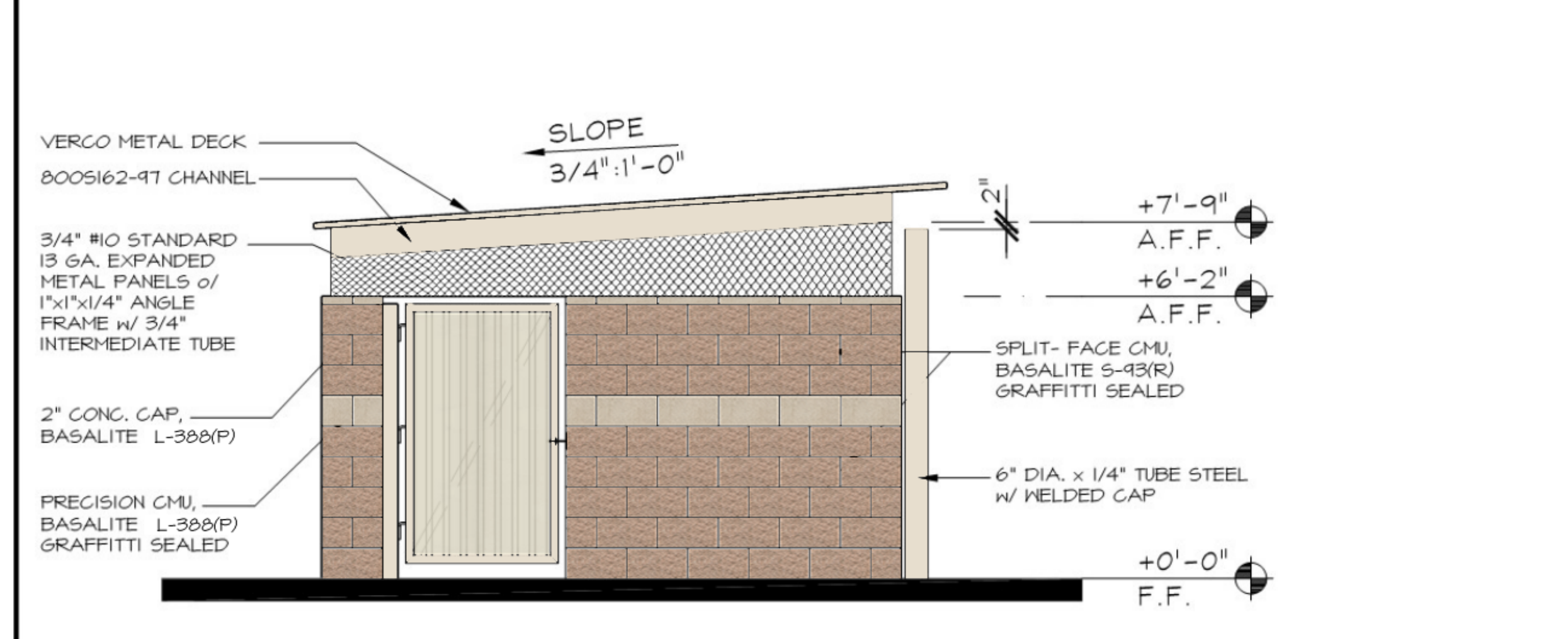
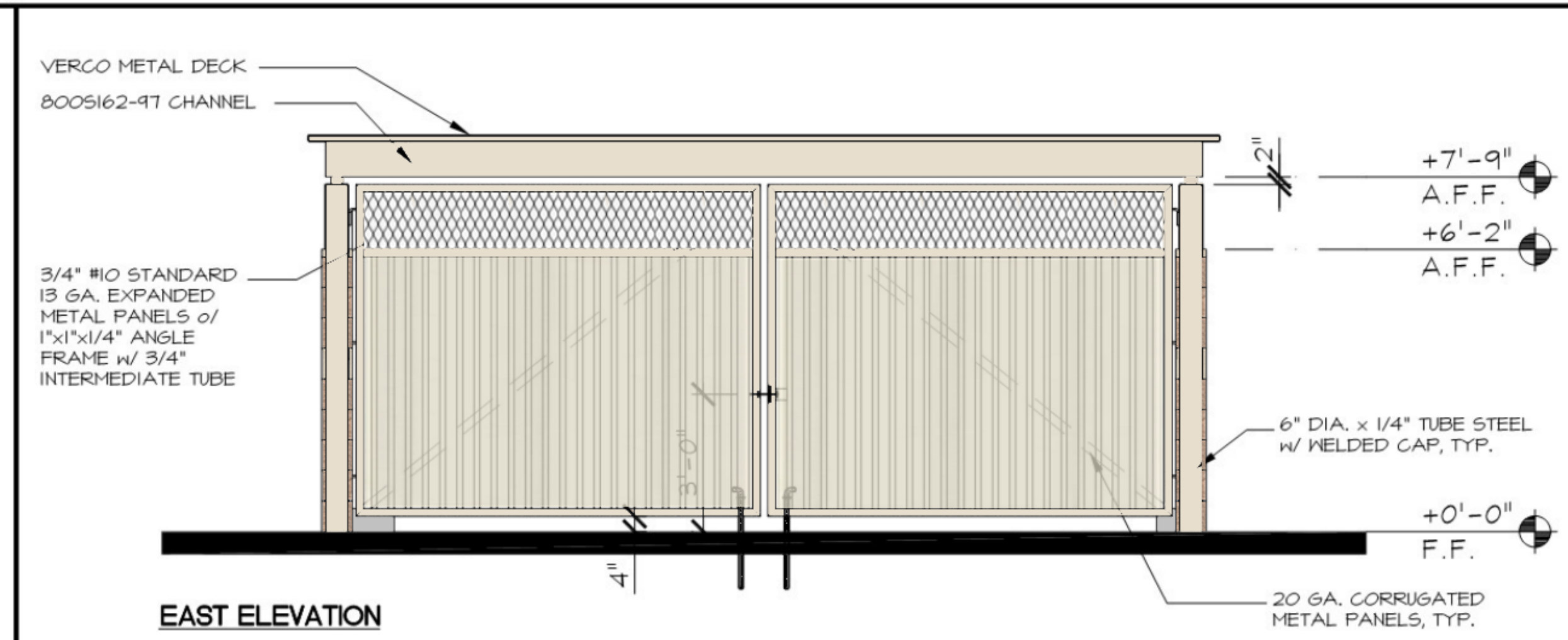
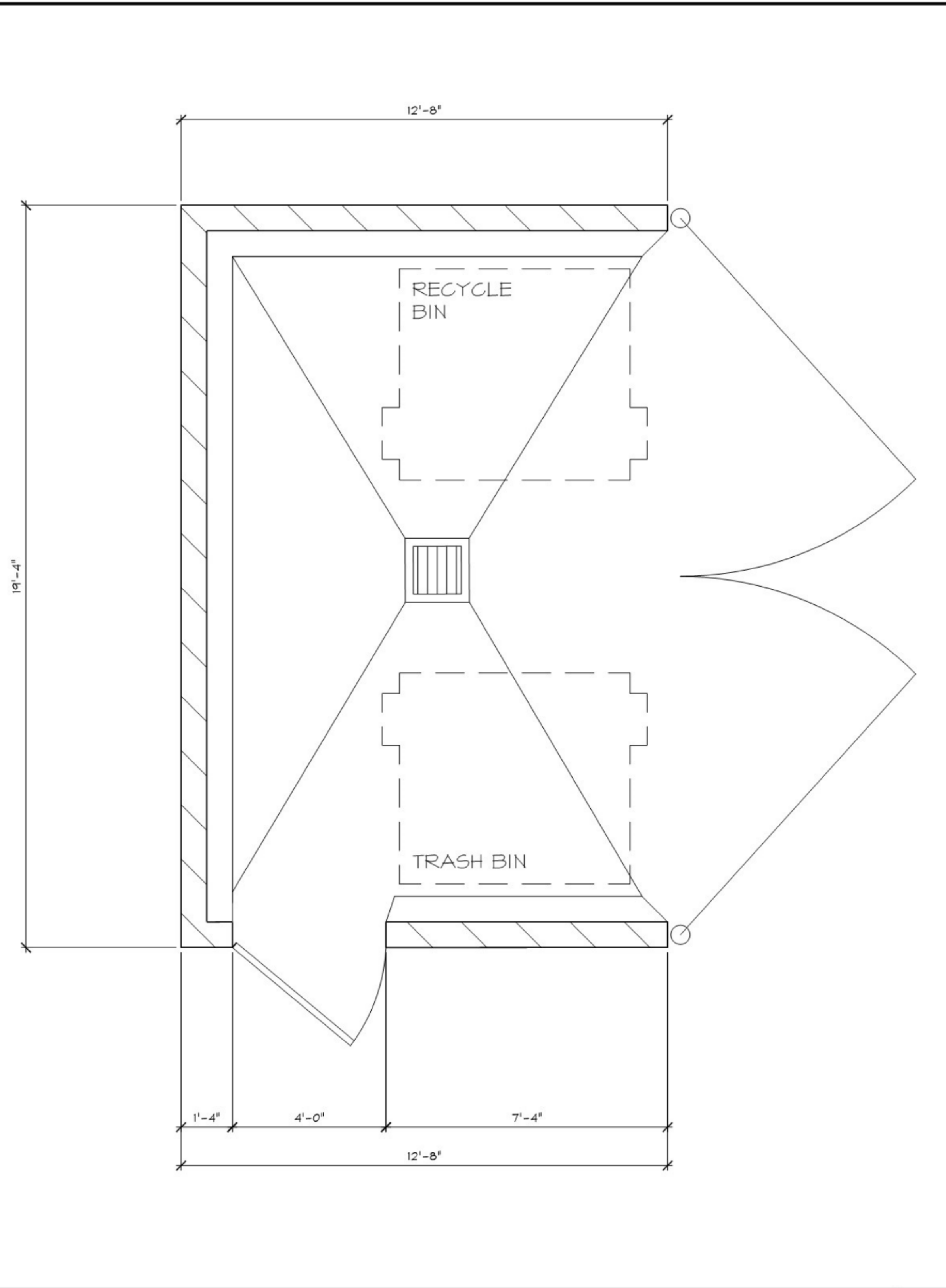
SCALE: 1/4"=1'-0"

12 GENERAL NOTES

8 EXTERIOR FINISH SCHEDULE

4

		17	
		18	
		19	
	16	TRASH ENCLOSURE	11
	20		12



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VAI

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 VERMELFORT ARCHITECTS, INC.
 C-28498
 ROBERT VERMELFORT
 LICENSED ARCHITECT STATE OF CALIFORNIA
 (STAMP INVALID UNLESS SIGNED)

ampm

PROPOSED MINI-MART & FUEL ISLAND
 15 W. EATON ROAD, CHICO, CALIFORNIA 95973
 TRASH ENCLOSURE ELEVATIONS

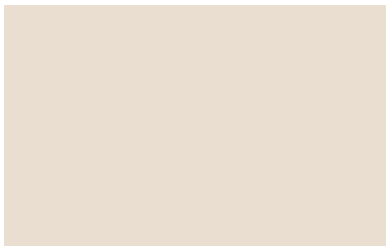
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 SHEET:
A302

Attachment F

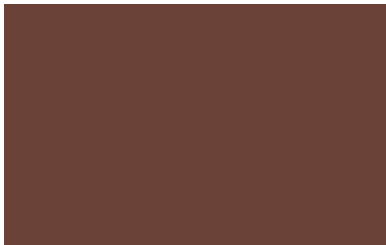


15 W. Eaton Road
Chico, CA 95973

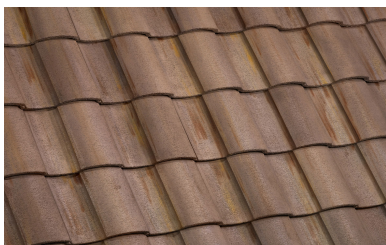
Color Board - Exterior Elevations



Stucco (field) -
Sherwin Williams #SW6140 "Moderate White"



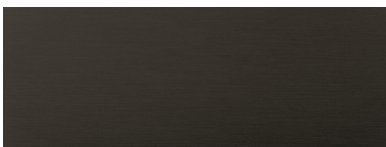
Stucco (accent) -
Sherwin Williams #SW2837 "Aurora Brown"



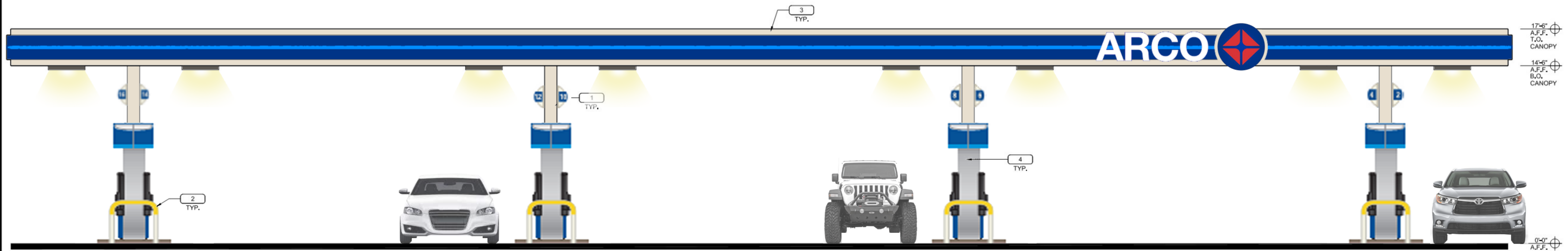
Concrete Roof Tile -
Eagle Roofing, Capistrano #3702 "Calabar Blend"



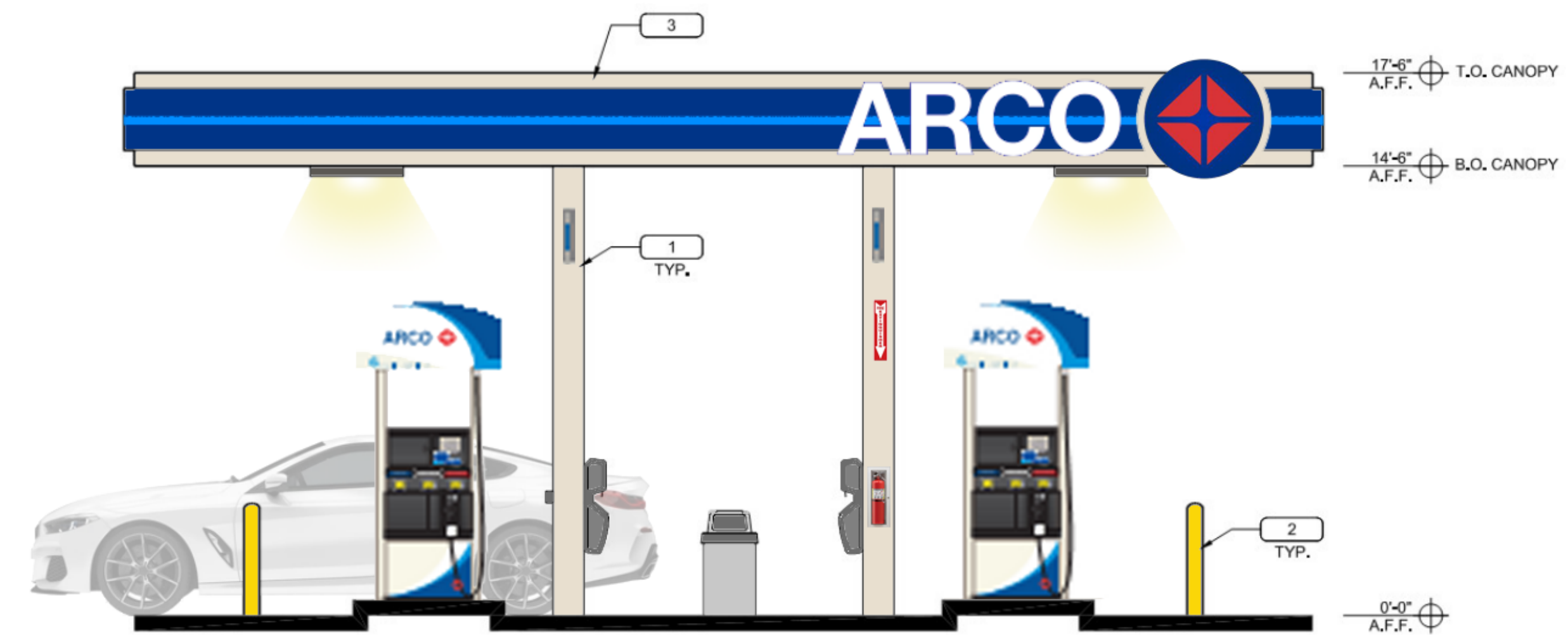
Stone Veneer -
Cultured Stone by Boral, Country Ledgestone "Carmel"



Storefront Frames -
Dark Bronze Anodized



1 NORTH ELEVATION (FACING EATON ROAD)
1/4" = 1'-0"



2 EAST ELEVATION (FACING ESPLANADE)
1/4" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS - FUEL ISLAND

SCALE: 1/4"=1'-0" 3

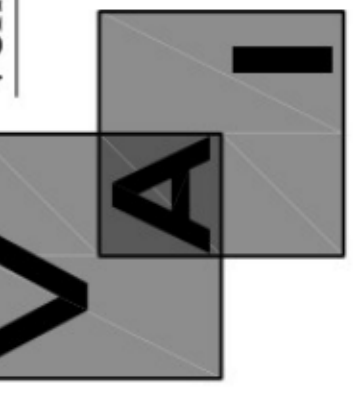
KEY	MATERIAL	FINISH / COLOR
1	CANOPY COLUMN	SHERWIN WILLIAMS #SW6140 MODERATE WHITE
2	BOLLARDS	SHERWIN WILLIAMS #SW4084 "SAFETY YELLOW"
3	CANOPY	ILLUMINATED FASCIA
4	FUEL PUMP	FACTORY FINISH

GENERAL NOTES	20	16	12	EXTERIOR FINISH SCHEDULE	8	KEYNOTES	4
---------------	----	----	----	--------------------------	---	----------	---

NO.	DATE	REVISION

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PROPOSED MINI-MART & FUEL ISLAND
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