



Architectural Review and  
Historic Preservation Board  
Agenda Report

Meeting Date 12/15/2021

DATE: December 3, 2021

File: AR 21-17

TO: Architectural Review and Historic Preservation Board

FROM: Tina Wilson, Associate Planner, 530-879-6807, [tina.wilson@chicoca.gov](mailto:tina.wilson@chicoca.gov)  
Community Development Department

RE: Architectural Review 21-17 (Renewal Center)  
2216 Fair Street -- APN 005-480-063

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## 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 21-17 (Renewal Center), subject to the recommended conditions therein.

## BACKGROUND

The applicant proposes to construct an approximately 27,000 square foot Renewal Center building and five (5) shelter buildings for people with pets, and to make associated site improvements including parking and landscaping. The Renewal Center project site would only include the northern 2.5-acre portion of the 3.81-acre parcel on the west side of Fair Street. The remainder of the parcel would remain unchanged by the proposed project. The site is located at 2216 Fair Street between East 22<sup>nd</sup> and East 23<sup>rd</sup> Streets (see **Attachment A**, Location Map, and **Attachment B**, Project Narrative).

The site is designated Industrial Office Mixed-Use (IOMU) on the City's General Plan Land Use Diagram and zoned Industrial Office Mixed-Use (IOMU).

The Planning Commission previously approved Use Permit 20-07 on November 19, 2020, which would include offices for various partnering agencies providing support services for individuals experiencing homelessness. This use permit also authorized the emergency shelter component, which would include up to 100 beds serving families and specialized populations. Condition No. 3 of Use Permit 20-07 states, "Future development of the Renewal Center shall be subject to Site Design and Architectural Review by the Architectural Review and Historic Preservation Board as required by Chico Municipal Code Chapter 19.18."

The Map Advisory Committee approved Boundary Line Modification 21-07 on November 18, 2021, to allow for the development of the Renewal Center. The approved reconfiguration of the property boundaries conforms to the proposed site plan for the Renewal Center.

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 **Attachments C and D**, Colored Site Plan and Site Plan). The structures are arranged in a cluster with pedestrian walkways throughout

and vehicular access and parking areas surrounding the development. The main building directly addresses Fair Street. To allow for different degrees of separation, security, and privacy, the shape of the main building screens the five shelter buildings, site gardens and patios. Bicycle parking, amenities, and landscaped open spaces are scattered throughout the site (see **Attachments E and F**, Tree Planting Plan and Planting Plan).

The project includes a total of 81 off-street vehicle parking spaces. Bicycle parking would be provided in a number of dispersed bicycle corrals, accessible to entrances and exits.

The landscape plans call for a variety of species (see **Attachments E and F**, Tree Planting Plan and Planting Plan), with a variety of trees and other plants.

Of the approximately 2.5-acre portion of the site that is proposed for development, 18.2% would be landscaped, which meets City requirements.

## **DISCUSSION**

The proposed Renewal Center is an attractive development providing important services for individuals in need of these services in our community. The project design achieves a unified identity through harmonious architectural styling.

The project is consistent with General Plan goals and policies regarding providing temporary housing and services for people who are recently homeless or at risk of becoming homeless (H-4, H-4.5, PPFS-7.2).

The project consists of a main building, five smaller shelter buildings, and a variety of other amenities throughout the project site.

The rectangular-shaped, one-story, metal building would feature a prominent roof element, a gable roof style topped with a clerestory, establishing the building's presence along Fair Street and providing visual interest. The exterior walls of the buildings would be articulated with a variety of materials including metal siding and concrete wainscot veneer. Materials were selected for durability and the colors are intended to draw from the region and from the owner's branding (see **Attachment G**, Architectural Elevations, and **Attachment H**, Perspective Rendering). Planning staff will present the color and materials board at the upcoming meeting.

The project includes a total of 81 off-street parking spaces, meeting City requirements for the mix of uses and services that would be provided by the Renewal Center. To provide additional transportation options, bicycle parking would be provided in a number of dispersed bicycle corrals, accessible to entrances and exits.

Parking lot lights would include shielding to focus light downwards. Exterior lighting is required to be constructed with minimal glare and spill in accordance with Chico Municipal Code Section 19.70.060.F and Figure 5-12. Mechanical units would be located throughout the site, screened from view by appropriate fencing and landscaping. Two trash enclosures, covered as required, are proposed around the parking area.

The landscape plans call for a variety of species (see **Attachments E and F**), with a variety of trees and bushes. Trees would include maple, valley oaks, dogwood, ginkgo, among a variety of others. The trees, shrubs, and other plantings are located throughout the development, and assist in fulfilling the parking lot shade requirement.



## REQUIRED FINDINGS FOR APPROVAL

### 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 an attractive infill project in an area of transition (CD-2, CD-5). The design of the proposed project is consistent with General Plan goals and policies as discussed above and in the applicant's project narrative (see **Attachment B**).

The project parcel is within "The Wedge" Opportunity Site identified by the General Plan, described as follows: *"The area known as 'the Wedge,' due to its shape, is a crossroads between the Chapman and Mulberry neighborhoods, the Southwest Chico Neighborhood, the Fairgrounds, and the southwest industrial area. The area is underutilized with predominantly light industrial uses and some commercial services and retail stores. Good infrastructure is in place. Opportunities for mixed-use development include commercial mixed uses in the north near E. 20th Street and industrial-office mixed uses in the southern part of the Wedge. Additional development of office and light industry in this location will provide employment opportunities and act as a transition to the industrial area to the west."*

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 have meaningful architectural character and high-quality design elements. The proposed landscaping and configuration of the parking areas help to minimize the views of automobiles (DG 3.1.24).

The steel screen walls and courtyard shade/screen structure serve specific functional needs of the project, but also reference cultural ties to the community since they will be constructed locally as part of Chico's rich artisan culture (DG 1.1.34).

Solar orientation was considered early in the design process as longer ridge sections of roof were intentionally oriented to maximize a southwest orientation (DG 1.7.12).

The project's site design has articulation and some separation from Fair Street to create a scale and character of development that does not overwhelm the neighborhood (DG 1.2.13). The overall plan has the character, scale, and quality expected of new architecture in the City of Chico by the Chico Municipal Code and by the Design Guidelines.

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.*

As conditioned, the Renewal Center project is visually compatible with surrounding development. Many existing commercial buildings in this area have exposed gables and roof pitches. The proposed gable roofs create rich massing consistent with surrounding

commercial and residential development.

Materials are typical of the construction style and adjacent neighboring buildings. Ancillary elements have also been reviewed. Future signs would be in reasonable locations and administrative review based on the City of Chico's guidelines will ensure that they are tasteful and of high quality. Screening of mechanical equipment and refuse areas is consistent with best practices of other developments in the City of Chico, and this project's buildings also meet a high standard for appearance and quality. Where specific screening and landscape elements are not yet explicitly delineated, Condition No. 5 requires administrative architectural review of their placement and design.

- 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 project will be harmonious and compatible with existing and planned developments within the surrounding area, in that several elements are utilized in the project's design to coordinate with the character and uses of adjacent development. The exterior treatments of the project complement the surrounding natural environment by incorporating a rich color and material palette in their design. Trash and utility areas would be screened by architecturally integrated walls and landscaping.

While the main building would be large, neighboring existing buildings to the south and northwest within the block would be similar in height and scale. Consequently, 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.*

As discussed above, the landscape plan is of high quality and meets city requirements.

Specifically, parking lot shading is adequate and shared areas will contribute to providing an attractive environment. Ample tree coverage is proposed using a variety of native trees. Where specific screening and landscape elements are not yet explicitly delineated, Condition No. 5 requires administrative approval of their placement and design.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 21-17 (Renewal Center). No building permits related to this approval shall be finalized without prior authorization of Planning Department staff.
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 and exterior materials work shall be conducted as approved 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. Building plans shall delineate locations and detail as needed the final design of specific screening and landscape elements, subject to final approval by Planning staff. This includes, but is not limited to, signs, irrigation equipment, and any changes to landscape planning that may be required due to alterations in configuration of the parking area of the property.
6. Proposed covered parking areas shall have adequate nighttime illumination and shall otherwise be constructed with minimal glare and spill in accordance with Chico Municipal Code Section 19.70.060.F and Figure 5-12.
7. Parking lot lights shall be installed at the maximum safe distance from each other and mounted 12 feet or lower in height with shielding to focus light downwards. A photometric plan shall be approved by City staff prior to the issuance of a building permit.
8. 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 (4)

Mike Sawley, Principal Planner  
Tina Wilson, Associate Planner  
File: AR 21-17

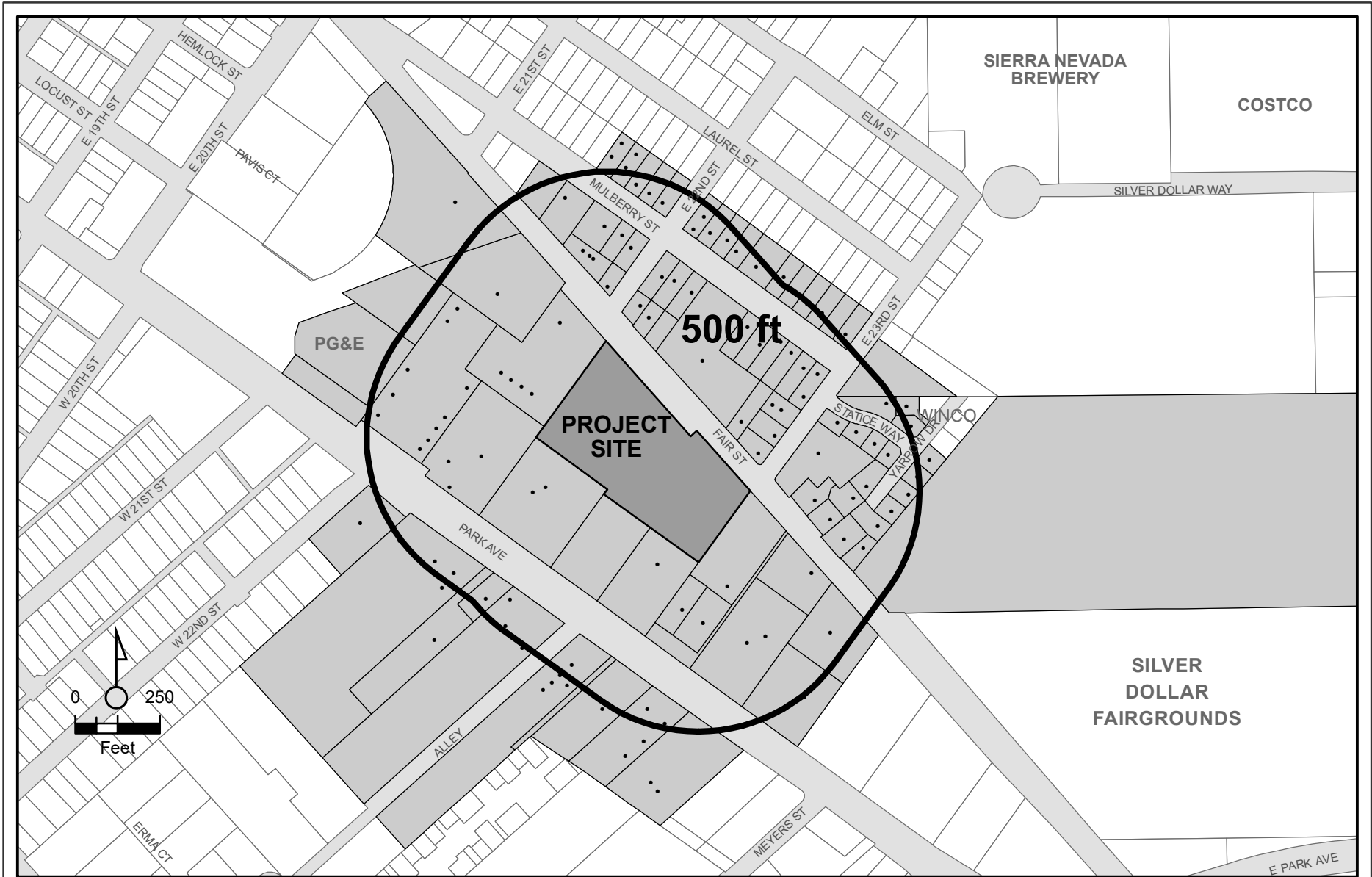
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### **ATTACHMENTS**

- A. Location Map
- B. Project Narrative
- C. Colored Site Plan
- D. Site Plan
- E. Tree Planting Plan
- F. Planting Plan
- G. Architectural Elevations
- H. Perspective Rendering



AR 21-17 (Renewal Center)  
 2216 Fair Street  
 APN 005-480-063-000

- Noticed Parcels
- Noticed Addresses





October 11, 2021

Plan Reviewer  
City of Chico Planning Department  
P.O. Box 3420  
Chico, CA 95927

RE: Renewal Center  
Coordinated by the Jesus Center  
2216 Fair Street  
Chico, CA 95928  
APN 005-480-063

Dear Reviewer,

It is with pleasure that I take this opportunity to provide you the following overview of the construction taking place at 2216 Fair Street for the new location of the Renewal Center. The following narrative makes references to the City of Chico Design Guidelines.

#### **Brief History**

This property had served as home for the Work Training Center for the past 40 years. Although there are some permanent structures on the south end of this property, the portion of the property subject to this project (and the associated Conditional Use Permit) does not have useable permanent structures.

#### **Building Program**

Renewal Center: Within a new 27,000+ square foot building on the west side of Fair Street, the Renewal Center would primarily include offices for various partnering agencies providing support for individuals experiencing homelessness. Use permit authorization has been granted for the emergency shelter component, which would include up to 100 beds serving families and specialized populations. The office uses do not require a use permit.

Designed from the ground-up to provide specialized shelter space and enrichment services, the Renewal Center would include mental health services, substance use cessation support, and trauma recovery in an effective and supportive environment. The concept would promote co-located programming for participants to access several

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Attachment B

critical services at once and allow the providers to fill gaps currently unaddressed. Sheltering programs would include family shelter units, as well as shelter for specialized populations including co-hosted back-to-work program, medical respite beds, support for those experiencing lapsed sobriety, and several others. Life and vocational skills development would be embedded in all aspects of both the Renewal Center and the previously permitted Sabbath House (across Fair Street) programs.

Renewal Center service providers and partners are anticipated to include: Ampla Health, Butte County Department of Behavioral Health, Butte County Office of Education, Butte County Public Health, Catalyst Domestic Violence Services, Department of Social Services (DESS), Enloe Medical Center, Help Central.org/211 Butte County, Youth for Change, Sierra Health & Wellness, the Elijah House Foundation, as well as other various nonprofit organizations and County Government agencies. Establishing this broad array of service providers at one location is responsive to the diverse needs of individuals experiencing homelessness.

The Renewal Center site would occupy approximately 2.5 acres of the existing 3.83-acre parcel on the west side of Fair Street. A boundary line modification will proceed concurrently with the ARB and Building Permitting processes.

### Proposed Architectural Elements

The building marks the first ground up project on the Fair Street side of the area known as "The Wedge". The existing commercial buildings in this area are an eclectic mix of commercial architectural elements. Many have exposed gables and roof pitches. This is in parallel to many of the properties on the Northeast side of Fair Street. The Northeast side of Fair Street is even more unique in that it transitions from Fairgrounds to Residential to Commercial, basically in thirds, as it proceeds to the Northwest along this section of Fair Street. This leaves much room for interpretation on how to approach the architectural style of a new build. In our case, we started by creating a strong street facing façade that addressed Fair Street properly. We utilized the shape of the building to screen rear Single Unit Shelters, site gardens and patios - all allowing for different degrees of separation, security and privacy. We looked for additional architectural elements that intentionally blended key pieces from the area. Gable roofs create rich massing consistent with surrounding commercial and residential neighbors. The introduction of clerestory elements is both functional and aesthetic. The element is very common to industrial buildings. Concrete wainscots draw in additional industrial imagery consistent with the zoning, though the selected color is intended to soften it slightly. Function and program within the building presents itself to the exterior design. Partners will require individual entries and separation. This allowed for different users to experience the building in different manners providing safety for mixed populations. On the sides and rear of the building we looked to provide windows to all shelter rooms, and this too drove the layout of the building. The material pallet was selected for its durability.



The colors are intended to draw from the region, specifically the Sabbath House across the street which utilized core colors drawn from the owner's branding.

Applicable City of Chico Design Guidelines Objectives:

*DG 1.1.11 - Incorporate recognizable design elements that relate to the immediate neighborhood or community.*

As mentioned in the description of architectural elements, the project creates several recognizable elements including prominent street-oriented façade, courtyard and garden. The roof shapes are consistent with the majority of buildings on Fair Street and The Wedge.

*DG1.1.12 - Consider view vistas and the natural environment surrounding a project site early during the conceptual design stages.*

Site layout was designed around maintaining the larger healthier Valley Oaks that exist on site. A landscape expert has been involved in the design and is detailing key site features to assist in preserving the welfare of these trees. All of this has been occurring with input and direction from the City's Urban Forester.

*DG1.1.13 - Reinforce a pedestrian-friendly environment regarding building placement and orientation.*

Pedestrian oriented design was the main impetus behind the site design of this facility. Not only within this portion of the development but also with regards to its connectivity to the facility across the street and potential future developments. Key axis can be seen running southeast through the parking and to the northeast and eventually across the road. Development Engineering has identified the location for a flashing crosswalk that ties to the other side of Fair Street. These pedestrian ways are in addition to the primary sidewalk that will be constructed as part of the frontage improvements.

*DG1.1.15 - Place buildings close to streets to re-enforce a pedestrian friendly environment.*

The building has been sited appropriately to address the street and "not overwhelm the neighborhood" (DG 1.2.13). Given the nature and speed of traffic on Fair Street, it seemed more appropriate to bring some front oriented parking to the storefronts along Park Avenue, but the majority of the city required parking was designed to the side, preserving the courtyard and rear of the building for appropriate outdoor spaces.



*DG1.1.27 - Consider new transit stops for residential and non-residential projects whenever need is available and funding is warranted as determined in consultation with BCAG.*

Although a new stop has not been proposed as part of this project, we have gone to lengths to preserve the existing bus stop and enhance connectivity across the street. The design team has had many discussions with BCAG given the nature of this project.

*DG1.1.31 - Consider usable public space early in the site design phase and not as afterthoughts for large expenses of unusable or left-over pavement areas.*

The project has integrated several large outdoor spaces. Given the nature of the facility it was important to design these areas in a way that was both logical from a way finding standpoint and yet somewhat protected from street view.

*DG1.1.32/ 1.1.33 - Pedestrian gathering areas and definition.*

The pedestrian gathering areas become integrated with the aforementioned public space. Differing concrete coloring and texture will be used to accentuate the paths and spaces.

*DG1.1.34 - Utilize elements that reinforce a sense of place, referencing architectural or cultural ties to the surrounding neighborhood and then to the greater Chico community.*

Several design elements are site 'hardscape' elements that define space but ultimately become art. The steel screen walls, and courtyard shade/ screen structure serve specific functional needs but will be constructed locally as part of Chico's rich artisan culture.

*DG1.1.41 - Sensitively integrate riparian corridors in site design for active or passive amenities.*

Though not specifically mentioned in this Design Guideline standard, it could be interpreted that this applies to the requirements for Low Impact Development Standards that pertain to storm water runoff (L.I.D.s). Planner Mike Sawley specifically requested that we address our approach for L.I.D.s on this project. The civil engineer has outlined our approach based upon existing grades and contours as well as the quantities of impervious surfaces. It has been integrated into the site design as indicated on the site planting plan.

*DG1.2.11 - Utilize the massing, scale and form of new buildings as transitional elements between new and existing development to maintain a pedestrian-level scale throughout the city.*

Several site design elements including the courtyard shading/ screening structure accomplish this design goal.

*DG1.2.13 - Create a scale and character of development that does not overwhelm the neighborhood.*

The building design and placement was specifically designed to have articulation and some separation from Fair Street to accomplish this design standards goal.

*DG1.2.21 - Relate the design of building facades and roofs to the immediate neighborhood or greater Chico Community through the use of architectural or cultural motifs, historical references or references to the natural environment.*

As mentioned in the Architectural Elements section above, the aforementioned elements are derived from the neighborhood.

*DG1.2.22 - Utilize rooflines and exposed (pitched) roofs to add character and style to a building, reinforcing its sense of place.*

Beyond the previous mentioned items, the color and style (standing seam metal) of the roof will also assist in achieving this design guideline.

*DG1.2.31 - Compliment natural surrounding vistas with color rather than create prominent features that distract from surrounding vistas.*

The color and material pallet of is this project is rich and not overwhelming (too many). There are no distracting building elements proposed.

*DG1.2.32 - Use building materials that reinforce a sense of permanence, history or place.*

As mentioned in the Architectural Elements section above, the material selection has been made thoughtfully to combine a variety of "place" elements including the existing area, the zone, and the facility across Fair Street.

*DG1.5.11 - Clearly light entrances and eaves of porticos for ease of access, safety and security.*

Lighting at entrances will be provided with can and puck lighting to provide Building Code light levels in a manner where we "see the effect of the light without seeing the source."

*DG 1.5.13 - Integrate a finished height of parking lot that is below the expected canopy of shade trees. Pole-mounted lights in excess of 18 feet is discouraged.*

Pole mounted lights are proposed at 14' in accordance with this standard.

*DG1.1.15 - Architecturally integrate full cutoff fixtures for all parking and security lighting.*

All proposed lighting is full cutoff.

*DG1.1.16 - Use pedestrian scale lighting along pedestrian walkways to avoid glare.*

All proposed lighting is at 12' consistent with 'pedestrian scale'.

*DG1.6.11 - Enhance a projects identity, while protecting the character of residential neighborhoods, business areas, streetscapes and vistas.*

Although not included as part of this submittal, signage on this project will be fairly limited and consistent with this design standard.

*DG1.7.11 - Consider solar orientation early in the design process of new roads, driveways and buildings.*

The longer ridge sections of roof were intentionally oriented to maximize a southwest orientation.

*DG1.7.12 - Optimize use of energy-efficient fixtures for external lighting including parking lots, buildings and signage.*

All lighting will be highly efficient LED. Color temperatures will be coordinated to each other in a "warm tone."

*DG1.7.13 - Consider deciduous shade trees in landscape design along the south and west sides of buildings, allowing heat cane in colder seasons and providing shade during hotter seasons.*

Deciduous trees have been specified to provide a mixture of colors, textures and appropriate seasonal shading.

*DG1.7.15 - Minimize unshaded pavement along south and west elevations.*

During discussing with the Urban Forester, a challenge was made to shade parking more than the required 50%. The project generates 56.3% parking lot shading. It is fair to say that there is very little unshaded pavement, particularly on the south and west elevations.

As part of the IMOU Zone, the "Commercial and Commercial Mixed – Use Project Types will be used for the remaining guidelines.

*DG 3.1.1 – Incorporate and locate building entries as dominant elements which are obvious from the street and provide clear and unobstructed pedestrian path(s).*

The site design was created to meet a number of goals:

- Appropriately address the street per this design guideline.
- Provide proper screening and protection of outdoor spaces.
- Preserve existing trees as possible.
- Provided code and E.V.A. access to site and building.

*DG 3.1.12 – Foster a sense of security for employees and clients by incorporating visual lines of site for surveillance from the street and neighboring structures.*

The layout of this building represents a study of site lines. Security for staff and the neighborhood is a primary concern for the building owner. This goes hand in hand with providing security for a very vulnerable client population. Given the size of the building and the nature of numerous Tenants and Clients, common view lines from everyone to everywhere was impossible. The layout hierarchy provides first for a clear street presence and visibility from the northeastern suites to the street facade of the building. The building provides multiple secure and screened areas where security increases as a person gets further from the street. Connectivity within the building for staff has been enhanced to supplement a robust digital security surveillance system.

*DG 3.1.21 – include save and convenient bicycle and pedestrian connections to surrounding residential, commercial and retail areas and retrofit existing office developments with such design features where feasible.*

At present there is not a defined bikeway on Fair Street. The predominant bikeway route is on Park Ave to the west. We have discussed a "road diet" with the group at Development Engineering where a bike path could be integrated but no formal plans exist at this point. We have integrated larger pedestrian ways that could double as bike ways. As discussed earlier in this narrative, the pedestrian ways link the site from "right to left" as well as across the street to neighboring uses and the bus stop.

*DG 3.1.21 – Provide save pedestrian and bicycle crossings across parking lot driveways. To delineate pathways, provide physical separation or visible changes in texture and/ or color.*

The pedestrian ways discussed in the previous point are delineated by the use of contrasting color and texture. (AC in parking lot, colored concrete on the walkways.)

*DG 3.1.24 – Screen parking areas from street views.*

The perimeter of the entire site is planted and screened with 5'. Where parking abuts the public way an additional 5' has been added. This creates 10' of on-site landscaping separate from the city park strip and walkway.

*DG 3.1.25 – Minimize the visual impact of vehicles by locating parking areas to the rear of side of office developments rather than along the street frontages. Avoid elevating the grade of parking areas where views from adjacent streets may become more prominent.*

As discussed in DG 1.1.15, in a storefront environment it is appropriate to place some of the parking adjacent to front doors. This helps visually re-enforce some of that activity to the roadway. We have limited the quantity of frontage parking and placed the majority of parking along the side of our proposed building.

*DG 3.1.31 – Consider gathering areas for employees and the public early in the site design phase as integral site design features.*

See DG 1.1.31.

*DG 3.1.33 – Provide covered bicycle parking with compatible architectural design features.*

Bicycle parking has been thoughtfully divided around the project to provide opportunities for both staff and clients. In 3 locations the bike parking will be covered. The client bike parking has been pulled in tight to the building near the appropriate entrance to assist with security.

*DG 3.1.34 – Locate bicycle parking close to main entrance.*

There are multiple entrances. Bicycle parking will be divided amongst the major entrance points, see also DG 3.1.33.

*DG 3.1.35 – Screen and buffer trash enclosures, storage areas, expansive paving, service yards and utility services from public views. Screening involves a structure that blocks views, while buffering involves softening the visual impact by use of landscaping and/ or greater setbacks.*

Site walls will be utilized to screen the back of kitchen area where deliveries and cleaning occurs. Trash will be enclosed in a covered structure. The walls of said structure match the other site walls on site. It is unknown where PG&E will want to set a transformer. The hope is that it will occur behind the site wall on our utility side. If not, a small screen wall will be created to hide the unit from view.

*DG 3.1.37- Convenient pedestrian access should be provided from all residential units to common opens space areas and amenities.*

All of the various populations from the interior spaces are provided with area designated for their shelter/ dorm unit. Said areas are located on the south, west and north sides of the building and separated appropriately with either block or wrought iron.

*DG 3.2.12 - Use massing, scale, and form to respond to the context and design linkages to surrounding areas.*

The neighborhood context is mostly one-story buildings. The building is set back from the road slightly and utilizes residential shapes as noted in the Architectural Elements section as well as DG 1.2.13 and DG 1.2 21 listed above.

*DG 3.2.21 - Articulate a clear design concept in a written narrative statement to provide and understanding of the fundamental design elements of a project.*

The 'Proposed Architectural Elements' section of this document provides a summary of the design approach. The remainder of this document illustrates how specific individual elements conform with the guidelines.

*DG 3.2.22 - Avoid unarticulated elevations and incorporate varied building depth and shadow.*

The design utilizes overhangs, awnings and exterior wainscot to articulate the surfaces, create depth and shadows.

*DG 3.2.23 - Design and locate building entries to create a sense of focus so people may easily find the entrance. Roof overhangs, and wall recesses are two examples of features which help define a sense of entry for a building.*

As discussed previously the building has multiple entries. Prominent road frontage entries are accented with awnings and building articulation.



*DG 3.2.24 – Emphasize Roof design as an integral component of the architecture in order to enhance overall aesthetics.*

The roof and clerestory elements are designed with purpose to illustrate a residential component to the interior use and have a mixture of shapes and elements that complement the building design.

*DG 3.2.25 and 3.2.26 – Avoid continuous flat roofs.....and parapets which appear “stuck on”.....*

The project intentionally avoids the architectural elements mentioned in these two sections of the Design Guidelines.

*DG 3.27 and 3.2.28 – Screen roof-mounted equipment with structural materials.....minimize the appearance.....of equipment.*

The design intent is to provide screen walls and hide all utility and mechanical infrastructure. Walls on the north side anticipate utilities coming to that location. Of course, there is always the possibility that the utility companies will have different requirements. If such deviances occur, they will be address in accordance with the suggestions of these design guidelines.

*DG 3.2.31 – Include variations in the depth of surfaces of changes in the surface materials to provide visual interest to walls.*

The introduction of architectural wainscot, accent colors and façade articulation all accomplish this design guideline.

*DG3.2.32 – Select building colors and accent materials from a rich palette.*

The pallet selected is comprised mainly of architectural metals but incorporates a board formed concrete wainscot to add variety in texture and appearance among materials. There are two tones of Grays utilized from the branding pallet that serve as the base colors. Accents of primary “oranges and teals” highlight entries and windows with a heavy textured white filling in the balance of the façade. Black accents are also used throughout to add contrast and depth to the overall palette.

*DG 3.2.33 – Express design continuity throughout all elevations through complementary use of form, materials, color, and detailing.*



The architectural pallet of colors and elements (such as windows, columns, accents) is carried around the building. Elements are intended to speak of both residential and industrial uses showing a link to both proposed and existing uses in the area.

*DG 3.2.44 – Ensure that buildings placed against foothill or riparian backdrops do not obscure the scenic beauty by being oversized, extremely tall, or composed of materials or colors that disrupt the natural view.*

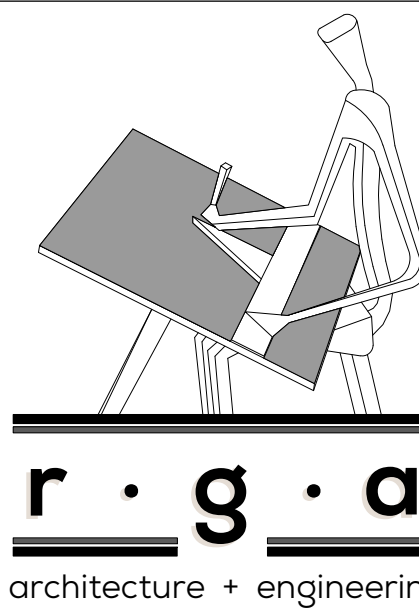
This project is fairly removed from the foothills and natural views. Surrounding tree canopies are mature and shield this and neighboring properties from aforementioned views.

Sincerely,

Matt Gallaway; AIA, LEED AP  
Russell, Gallaway, Associates Inc.



# COLORED SITE PLAN



**RUSSELL  
GALLOWAY  
ASSOCIATES Inc.**

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

[www.rgachico.com](http://www.rgachico.com)



**Renewal  
CENTER**

**JESUS  
CENTER  
PHASE 2**



2216 FAIR ST.  
CHICO, CA  
95928

005-480-063

RGA PROJECT #	21-462
PLAN CHECK #	
DRAWN	RG
CHECKED	MG
ARB SUBMITTAL	2021.10.12
ARB END SUBMITTAL	2021.11.15

**COLORED SITE  
PLAN**

**ARB2**





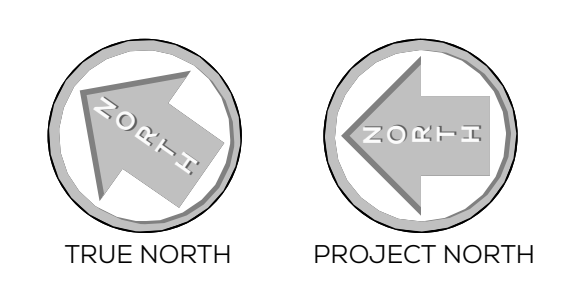
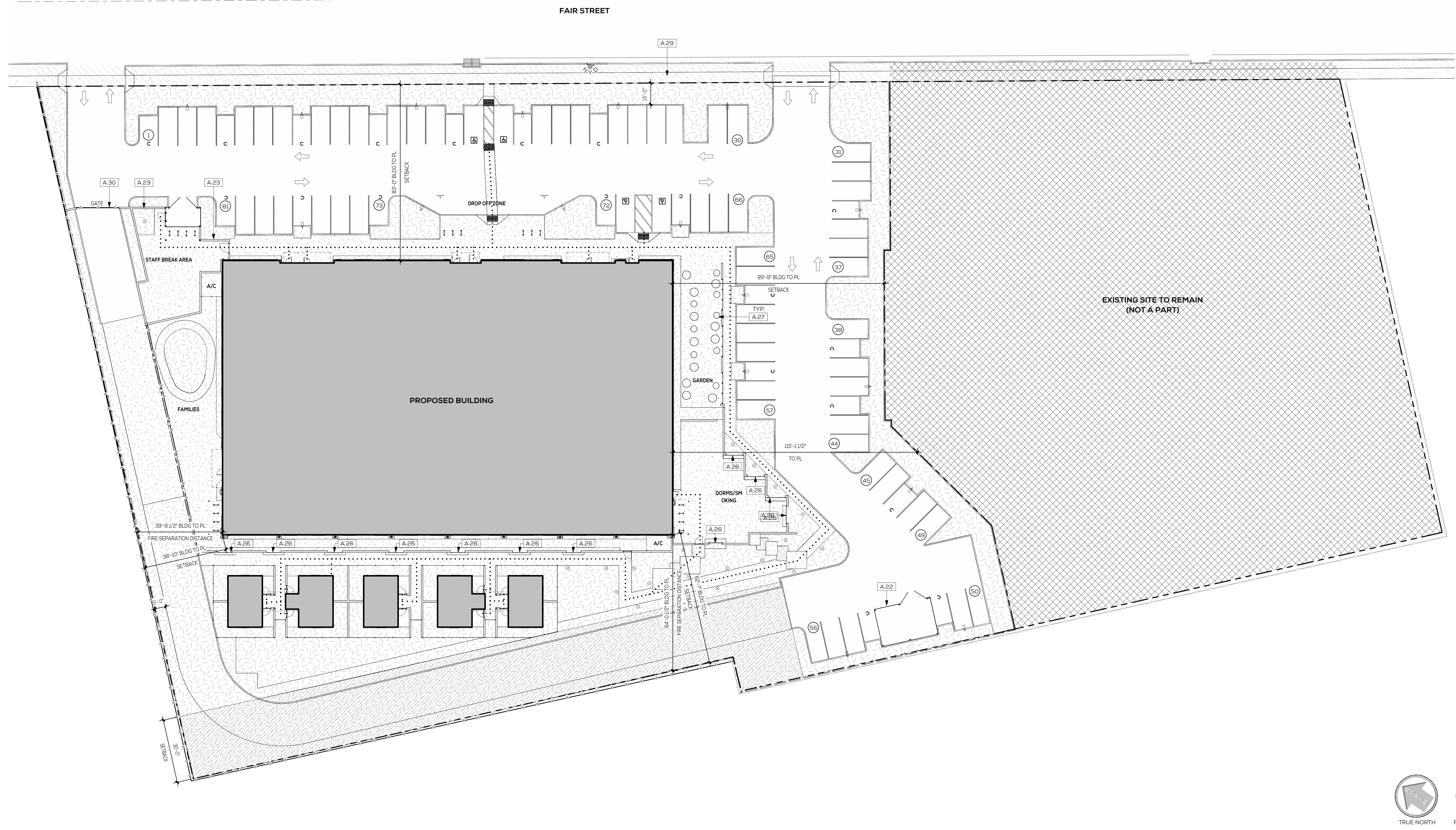
**Renewal CENTER**

**JESUS CENTER PHASE 2**



2216 FAIR ST.  
CHICO, CA  
95928

005-480-063



**RR - SITE PLAN**  
SCALE: 1" = 20'-0"

**SITE CIRCULATION ROUTE NOTES:**  
SITE CIRCULATION ROUTE, AS INDICATED, IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE. EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES (11B-403.3.9) AT LEAST 60" X 60" ARE LOCATED NOT MORE THAN 200' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% UNLESS OTHERWISE INDICATED. SITE CIRCULATION ROUTE SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-307.2).

**GENERAL NOTES:**  
ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY WILL REQUIRE A CITY ISSUED ENCROACHMENT PERMIT.  
REMOVE, REPLACE, RECONSTRUCT, AND/OR UPGRADE ANY DEFICIENT SIDEWALK ALONG THE FAIR STREET FRONTAGE TO ACHIEVE COMPLIANCE WITH CITY STANDARDS, CURRENT ADA, AND TITLE 24 ACCESSIBILITY REQUIREMENTS. CITY TO DETERMINE LIMITS OF REPLACEMENT AND/OR RECONSTRUCTION.  
ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE CITY OF CHICO'S REQUIREMENT FOR CUT OFF. NO LIGHTING SHALL PROJECT ON TO NEIGHBORING PROPERTIES.  
CITY RIGHT OF WAY IMPROVEMENTS TO BE MADE IN ACCORDANCE WITH CITY OF CHICO DEVELOPMENT ENGINEERING REQUIREMENTS. SAID IMPROVEMENTS SHALL INCLUDE PARKWAY STRIP, CURB AND GUTTER, AND SIDEWALK IN A CONFIGURATION AS PRESCRIBED BY CITY. SAID IMPROVEMENTS SHALL EXTEND FOR THE LENGTH OF FAIR STREET EQUAL TO THE PROJECT.  
NOTE THAT A BOUNDARY LINE MODIFICATION WILL BE PERFORMED AS PART OF THIS PROJECT TO ALIGN THE SOUTHEASTERN PROPERTY LINE WITH THE C.U.P. PROJECT LIMITS.

- ..... PROPOSED ACCESSIBLE SITE CIRCULATION ROUTE
- PROPOSED EMERGENCY VEHICLE ACCESS
- PROJECT AREA PROPERTY LINE
- EXISTING FENCE TO REMAIN
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- SITE WALL
- ROAD BOUNDARY
- PAVED WALK WAY
- BIKE RACKS - SEE DETAIL
- SITE LIGHT - SEE
- GATE - SEE DOOR SCHEDULE
- SITE LIGHT - SEE
- PARKING COUNT
- ACCESSIBLE PARKING STALL
- COMPACT STALL
- FIRE HYDRANT

- PROPOSED BUILDING / SHELTER OPTIONS FOR PEOPLE WITH PETS
- EXISTING SITE TO REMAIN
- EXISTING BUILDING - NOT A PART
- CONCRETE
- ASPHALT PAVING
- LANDSCAPING - SEE LANDSCAPE DRAWINGS
- STAMPED CONCRETE 1
- STAMPED CONCRETE 2
- 30'-0" EASEMENT
- CITY R.O.W. - SEE GENERAL NOTES

**SITE CALCULATIONS:**

TOTAL PROJECT AREA:	111,297 SF	
BUILDING FOOTPRINT/BUILDING AREA	27,179 SF	(24.4%)
FLOOR AREA RATIO (F.A.R.):	24.4	
PAVED PARKING AREA:	29,697 SF	(26.6%)
SHADED PORTION OF PARKING:	16,318 SF	(54.9% OF PARKING, 50% REQUIRED)
TOTAL LANDSCAPING:	20,211 SF	(18.2%)
TOTAL HARDSCAPE:	16,470 SF	(14.8%)
TOTAL IMPROVED LANDSCAPE/HARDSCAPE =	36,681 SF	(33% SITE TOTAL, 15% REQUIRED)
FIRE ACCESS/EASEMENT	13,140 SF	(11.8%)
MISC. (DRIVE AISLES, TRASH ENCLOSURES, ETC)	+/- 4,600 SF	(4.1%)

**PARKING CALCULATIONS:**

OFFICE =	3,649 S.F. @ 1375 = 9.73	10 STALLS REQUIRED
MULTI-USE =	5,910 S.F. @ 1375 = 15.76	16 STALLS REQUIRED
OFFICE/MEDICAL CLINIC =	3,035 S.F. @ 1375 = 9.09	9 STALLS REQUIRED
RESIDENTIAL =	9,722 S.F. OR 100 MAX BEDS @ 15 BEDS =	20 STALLS REQUIRED
RETAIL =	1,557 S.F. @ 1250 = 6.22	7 STALLS REQUIRED
HALLWAYS/BESTROOMS =	5,185 S.F. =	NO PARKING REQUIRED
<b>TOTAL =</b>		<b>62 PARKING STALLS REQUIRED</b>

**ACCESSIBLE STALLS =** 4 REQUIRED - 4 PROVIDED

**COMPACT STALLS =** 20

**STANDARD =** 57

**DROP OFF (NOT INCLUDED) =** 2

**BIKE PARKING:**

OFFICE =	63 X 10% = 7
DORM =	29 ROOMS = 29
<b>TOTAL =</b>	<b>36 BIKE SPACES</b>

**KEYNOTES**

A.22	COVERED TRASH ENCLOSURE
A.23	SECURITY FENCE/SCREEN - PORTIONS TO THE PRIVATE SIDE OF THIS WALL ARE SCREENED FROM PUBLIC VIEW
A.26	RUSTED DECORATIVE SCREENING
A.27	RAISED PLANTER
A.29	EXISTING WROUGHT IRON FENCE ALONG FAIR STREET TO BE RELOCATED TO BACK AND SIDE OF PROPERTY
A.30	SECURITY GATE

RGA PROJECT #	21-462
PLAN CHECK #	
DRAWN	SJM
CHECKED	MG
ARB SUBMITTAL	2021.10.12
ARB 2ND SUBMITTAL	2021.11.15

**QQ - SITE LEGEND**  
SCALE: NONE

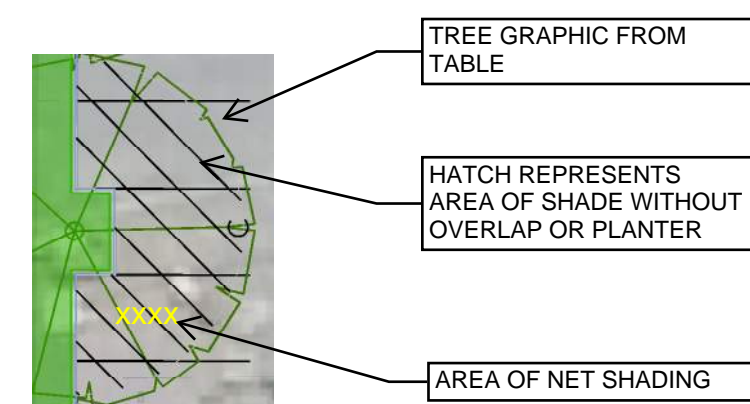
**SITE PLAN**

**ARB3**





**RR- TREE PLANTING PLAN**  
SCALE: 1" = 20' - 0"



XXX LANDSCAPE 20,211 S.F. TOTAL (NET SUBTOTALS NOTED IN WHITE)  
 HARDSCAPE 16,470 S.F. TOTAL

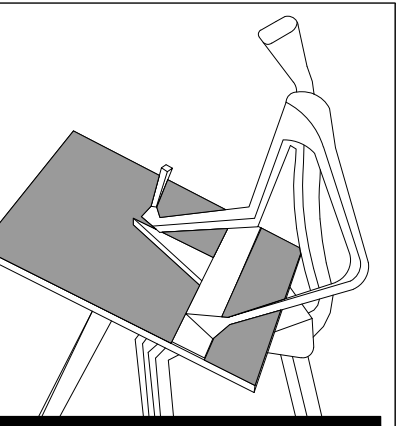
**NOTES**  
 AREA OF SHADE: THE PAVED AREA CONTAINED WITHIN BORDERING CURBS IS SUMMARIZED ON SHEET ARB 3. IT IS COVERED WITH 4 SPECIES OF TREES AS DEPICTED IN THE PLAN ABOVE. ALL CALCULATIONS ARE PROVIDED FROM THE CAD FILE AND CAN BE PROVIDED TO PLANNING FOR VERIFICATION IF REQUIRED.  
 PERIMETER AREA OF THE "PAVED AREA" AS DEFINED IN CHICO MUNICIPAL CODE TITLE 19.70.060 SECTION E.  
 SEE SHEET ARB 3 FOR CALCULATION SUMMARY  
 SEE SHEET ARB 5 FOR ADDITIONAL LANDSCAPE INFORMATION

**TREE PRESERVATION MEASURES**  
 CONSTRUCTION WORK AROUND THE PRESERVED VALLEY OAKS SHALL BE IN CONFORMANCE WITH C.M.C. TITLE 19.68.060.  
 FOR THIS PROJECT SPECIFIC MEASURES HAVE BEEN TAKEN TO ASSIST AERATION AND ROOT PROTECTION. SAID MEASURES INCLUDE THE USE OF PERMEABLE PAVERS AND RE-ENFORCED 'FLOATING' CONCRETE CURBS. THE ARCHITECT IN CONJUNCTION WITH LANDSCAPE CONSULTANT KEN CHASE HAVE BEEN WORKING WITH THE URBAN FORESTER TO MAINTAIN THE WELFARE OF THE PROTECTED TREES.

**QQ- TREE PLANTING PLAN NOTES & LEGEND**  
NO SCALE

PLAN GRAPHIC		SPECIES AND USE	NOTES
		PRESERVED VALLEY OAK, <i>Quercus lobata</i> LANDSCAPE CONTRACTOR SHALL COORDINATE WITH CITY TITLE 19 REQUIREMENTS & GENERAL CONTRACTOR TO PRESERVE ALL TREES DENOTED WITH THIS SYMBOL. CANOPY SIZE VERIFIED IN FIELD.	
		NEW SILKY OAK, <i>Grevillea Robusta</i> ACCENT TREE TO BE UTILIZED AT DRIVE AISLE ENTRIES CANOPY 35' DIAMETER	
		NEW PYRAMIDAL EUROPEAN HORNBEAM, <i>Carpinus betulus 'Fastigiata'</i> COLUMNAR TREE TO BE UTILIZED ALONG STREET FRONTAGE AND BUILDING FRONTAGE TO MAXIMIZE SHADE AND STILL PRESERVE VIEW OF ARCHITECTURE CANOPY 35' DIAMETER	
		NEW RED SUNSET MAPLE, <i>Acer rubrum</i> COLOR ACCENT TO BE UTILIZED IN CENTRAL ISLANDS CANOPY 35' DIAMETER	
		NEW BUR OAK, <i>Quercus macrocarpa</i> LARGER CANOPY TREE TO BE UTILIZED AT EDGES OF BUILDING IN EFFORT TO 'FRAME' MAIN FACADE ELEVATION CANOPY 40' DIAMETER	
		REMOVED TREE. GRAPHIC MARKED WITH "X" AND NUMBER REPRESENT VALLEY OAKS WITH D.B.A. AS NOTED. SAID OAKS SHALL BE MITIGATED IN ACCORDANCE WITH TITLE 19.69 OF THE CHICO MUNICIPAL CODE.	MITIGATION- 47" OAK = (8) 15 GALLON MITIGATION- 30" OAK = (5) 15 GALLON MITIGATION- 20" OAK = (2) 15 GALLON MITIGATION- 16" OAK = (3) 15 GALLON MITIGATION- 14" OAK = (2) 15 GALLON NO MITIGATION- 5" OAK UNPROTECTED  (22) 15 GALLON VALLEY OAKS REQUIRED
		NEW VALLEY OAK, <i>Quercus lobata</i> 15 GALLON PLANTING TO BE USED AS MITIGATION FOR REMOVED VALLEY OAK. CANOPY IS NOT UTILIZED IN SHADING CALCULATION	NEW VALLEY OAK, <i>Quercus lobata</i>  PER CALCULATION ABOVE, 19 REQUIRED AND (24) 15 GALLON PROPOSED.

**AA- TREE PLANTING LEGEND**  
NO SCALE



**r · g · a**  
architecture + engineering

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Renewal  
CENTER

JESUS  
CENTER  
PHASE 2



2216 FAIR ST.  
CHICO, CA  
95928

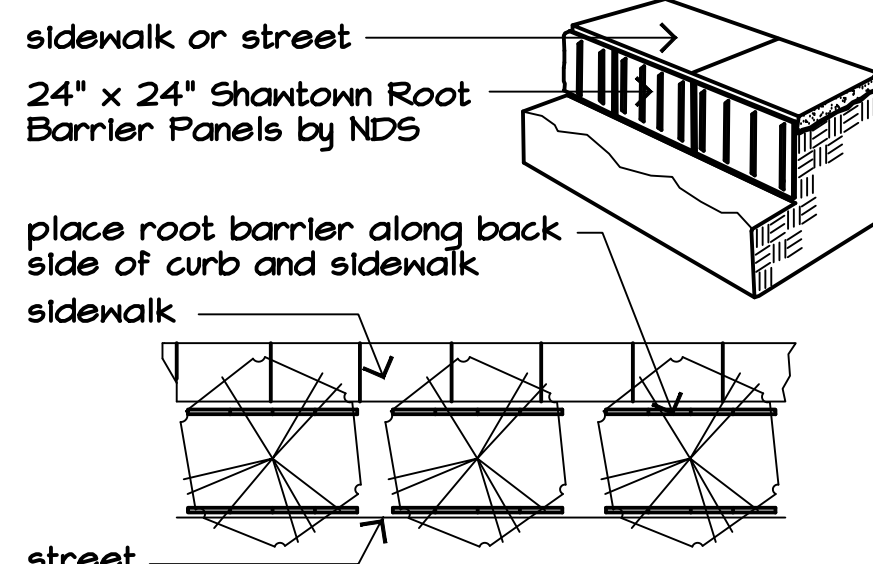
005-480-063

RGA PROJECT #	21-462
PLAN CHECK #	
DRAWN	BW
CHECKED	MG
ARB SUBMITTAL	2021.10.12
ARB 2ND SUBMITTAL	2021.11.15

**TREE PLANTING  
PLAN**

**ARB5**



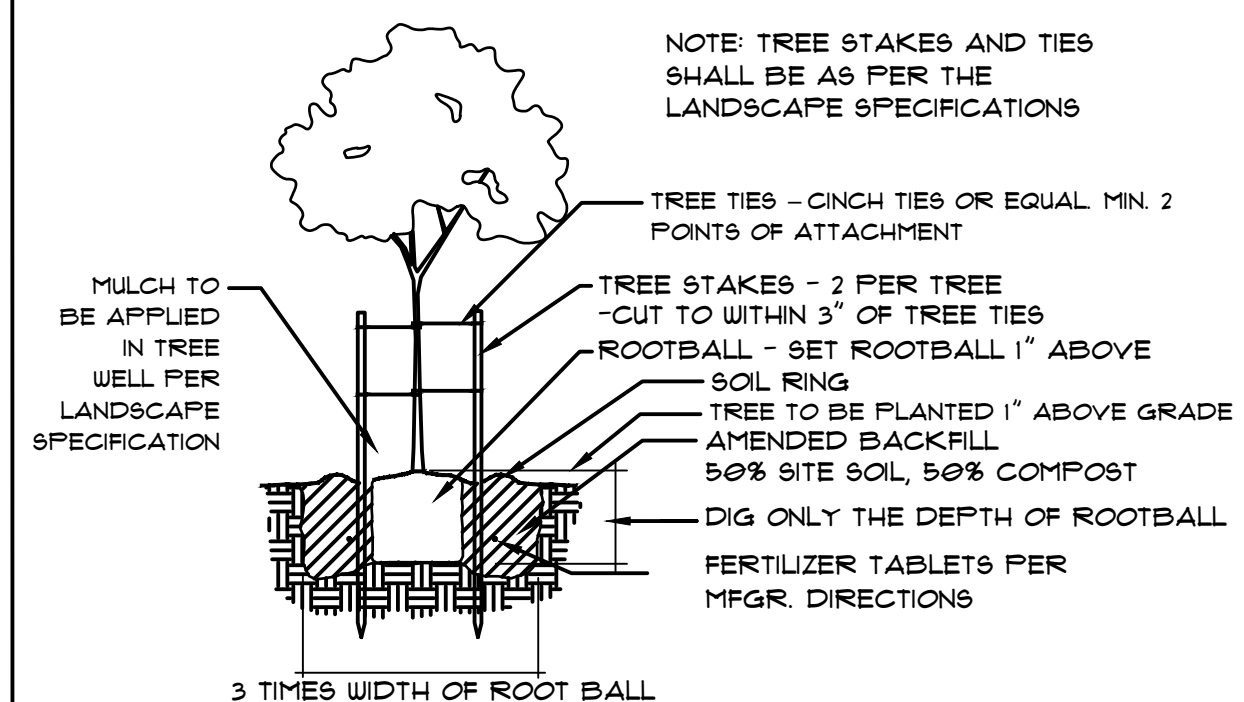


place root barrier along back side of curb and sidewalk sidewalk

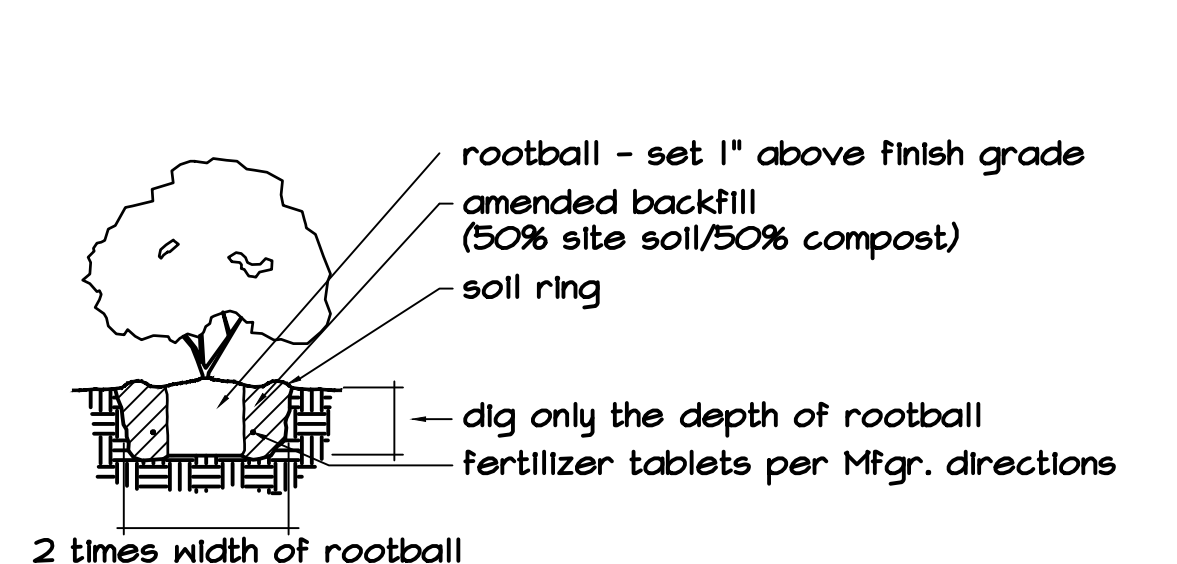
street

Note: Install 4 24\"/>

TREE ROOT BARRIER



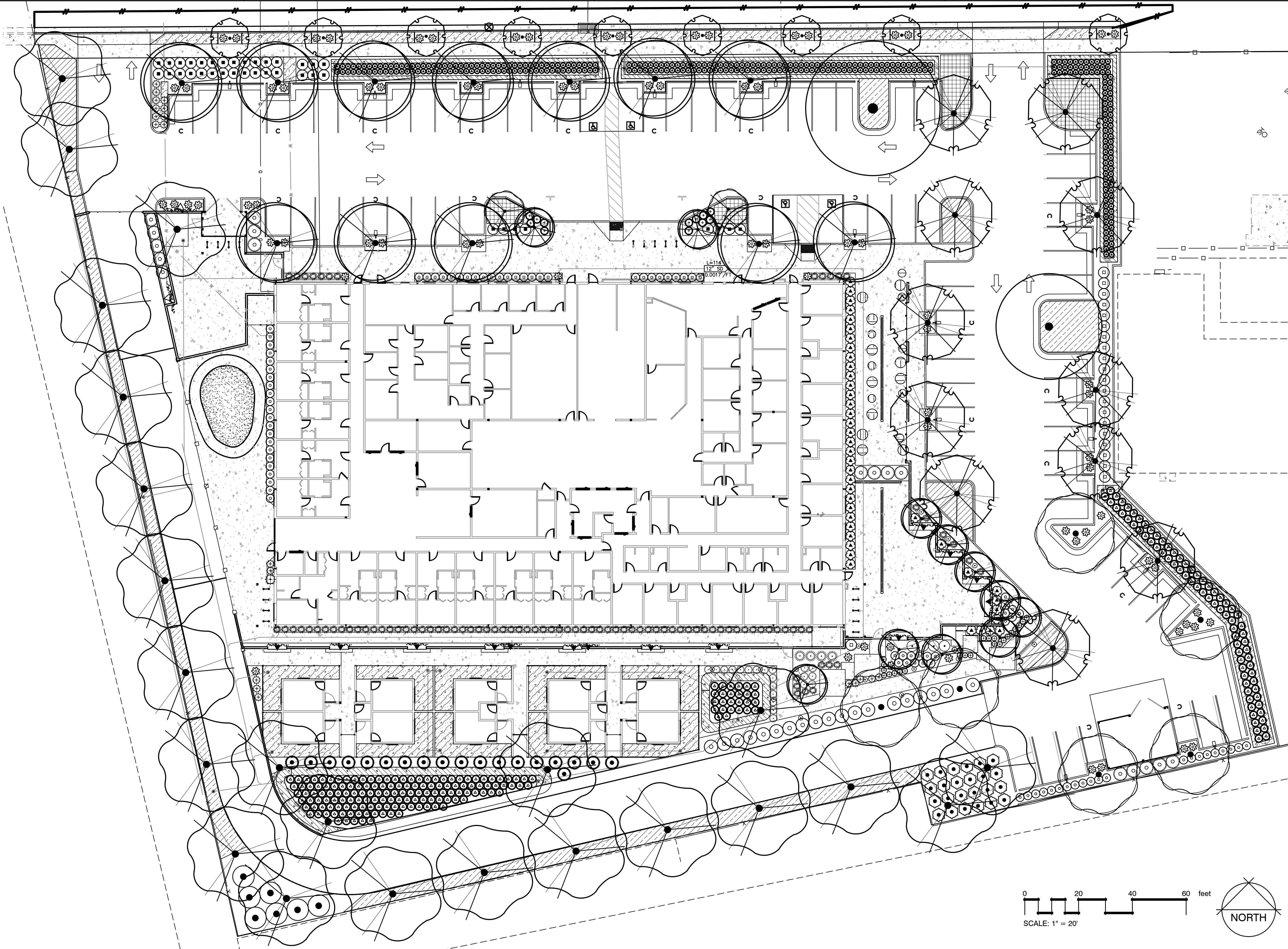
TREE PLANTING



SHRUB PLANTING

THOMAS H. PHELPS  
LANDSCAPE ARCHITECTURE  
IDLA, INC.  
California Landscape Architect #4122  
ID #LA-16771 \* HI #LA-16112

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RENEWAL CENTER  
A PROJECT OF THE JESUS CENTER  
2216 FAIR STREET  
CHICO, CALIFORNIA

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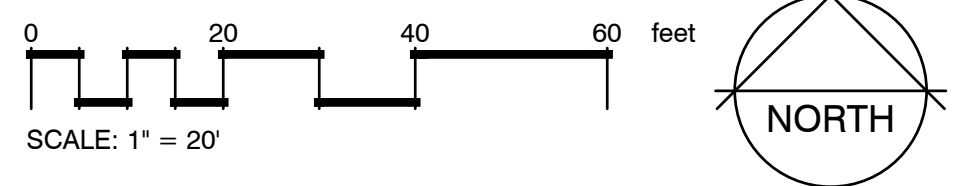
Sheet Title  
PLANTING PLAN



No.	Date	Revision
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Project Mgr.: THP  
Drawn By: THP  
Scale: 1"=20'  
Date: 11.08.21  
File Name: \_\_\_\_\_ of \_\_\_\_\_ sheets

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**L2**



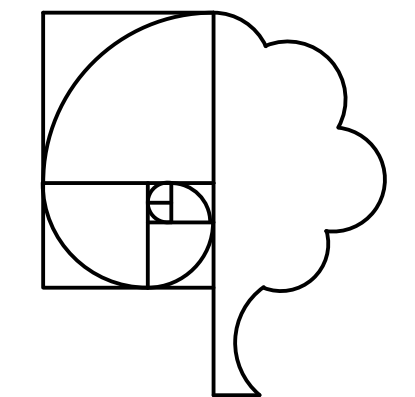


**PLANT SCHEDULE**

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL		19	
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL		4	
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF WEEPING BOTTLEBRUSH	5 GAL		21	
	CEANOTHUS X 'JULIA PHELPS'	CALIFORNIA LILAC	5 GAL		1	
	CISTUS SALVIIFOLIUS 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GAL		24	
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL		81	
	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	5 GAL		42	
	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA LAUREL	5 GAL		17	
	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL		38	
	TEUCRIUM X LUCIDRYS PROSTRATUM	GERMANDER	1 GAL		25	
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		4	
	FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	SISKIYOU BLUE FESCUE	1 GAL		93	
	MUHLENBERGIA CAPILLARIS 'PINK CLOUD'	PINK MUHLY	1 GAL		21	
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL		19	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
	DIETES IRIDIODES	FORTNIGHT LILY	1 GAL		82	
	TULBAGHIA VIOLACEA 'SILVER LACE'	SILVER LACE SOCIETY GARLIC	1 GAL		20	
STORM WATER MANAGEMENT PLANTINGS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
	CAREX BARBARAE	SANTA BARBARA SEDGE	1 GAL		313	
	NASSELLA PULCHRA	PURPLE NEEDLE GRASS	1 GAL		245	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
	DIETES VEGETA	AFRICAN IRIS	1 GAL		1	
	TULBAGHIA VIOLACEA 'VARIEGATA'	STRIPED CAPE GARLIC	1 GAL		12	
VINE/SPALIER	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
	PARTHENOCISSUS TRICUSPIDATA 'VEITCHII'	BOSTON IVY	5 GAL	STAKED	2	
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE TRELLIS	5 GAL	STAKED	14	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	LANTANA MONTEVIDENSIS 'PURPLE'	TRAILING LANTANA	1 GAL		36" O.C.	849 SF
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL		36" O.C.	993 SF
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
		3/4 CRUSHED ROCK SONOMA GOLD OR EQUAL			2" DEPTH OVER LANDSCAPE FABRIC	3,602 SF
		BARK MULCH 'WALK-ON' PLACED BY OWNER, NIC			3" DEPTH	3,050 SF
		COBBLE 4-8" SIZE PLACE OVER LANDSCAPE FABRIC, INSTALLED BY OWNER, NIC			6"	2,020 SF
SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
		TURF SOD BOLERO PLUS				461 SF

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	15 GAL	11
	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	15 GAL	2
	CORNUS X 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	15 GAL	9
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	15 GAL	9
	LAGERSTROEMIA X 'TUSCARORA'	TUSCARORA GRAPE MYRTLE	15 GAL	2
	QUERCUS LOBATA EXISTING TO REMAIN	VALLEY OAK	---	2
	QUERCUS LOBATA	VALLEY OAK	15 GAL	23
	QUERCUS MACROCARPA	BURR OAK	15 GAL	6
	QUERCUS RUBRA	RED OAK	15 GAL	12



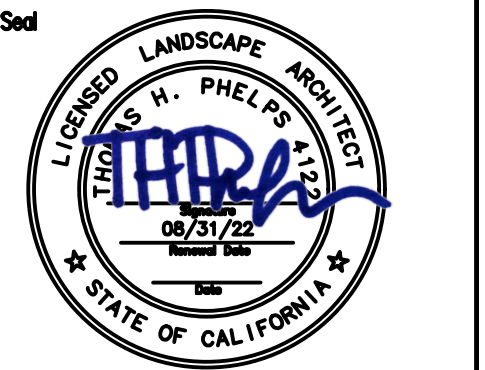
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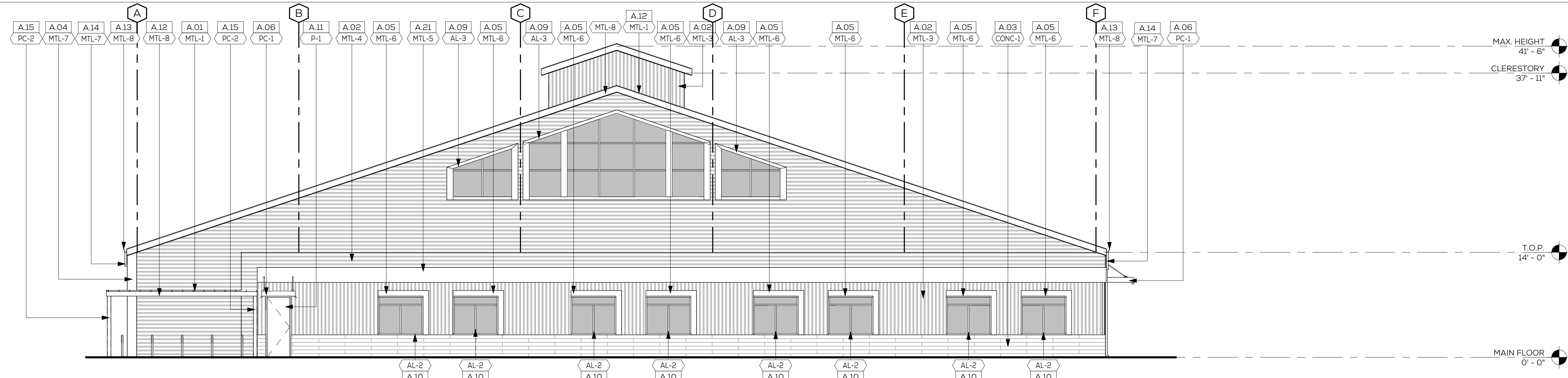
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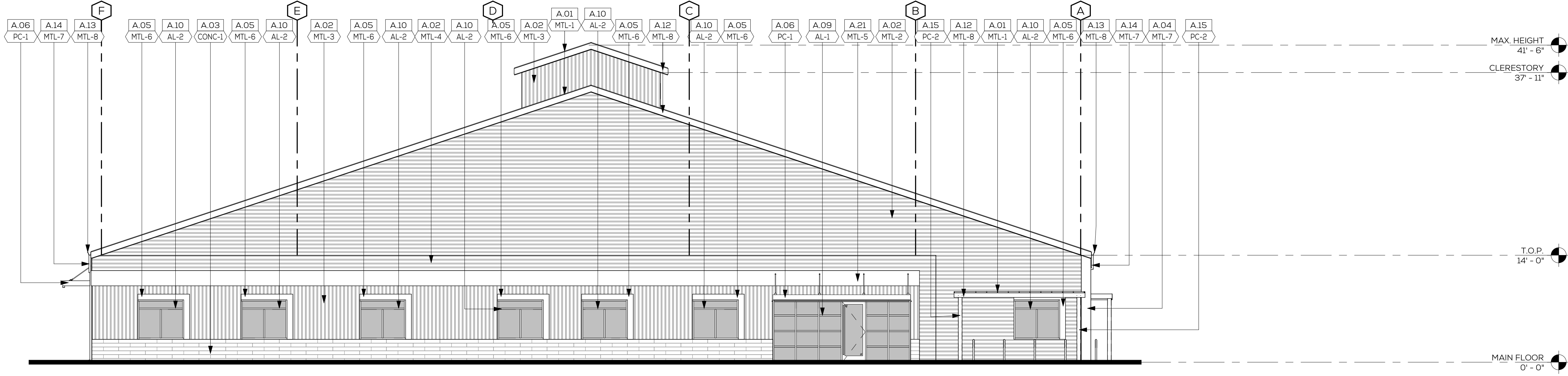
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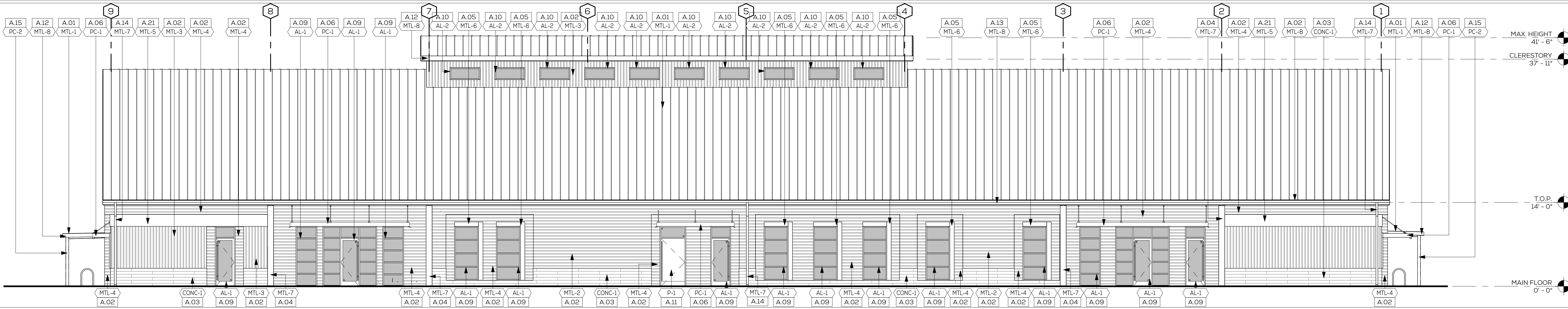




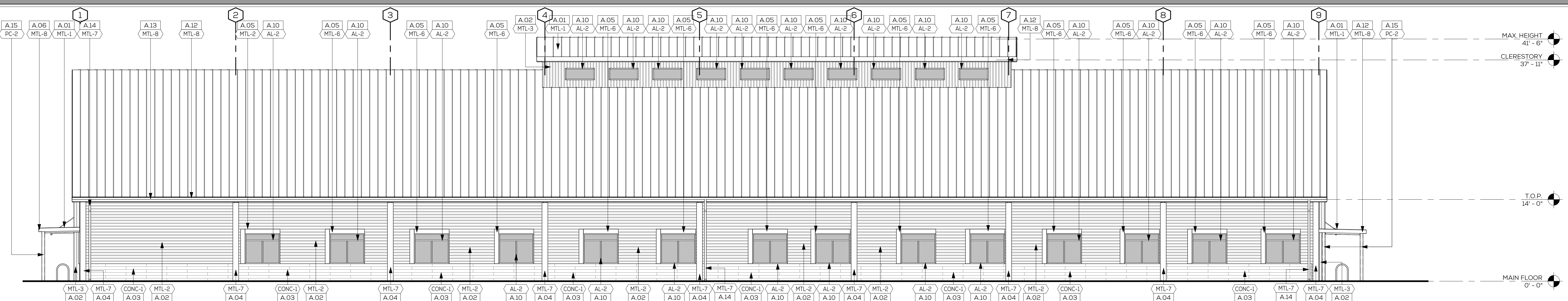
**TT - SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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



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

**FINISH DEFINITIONS:**

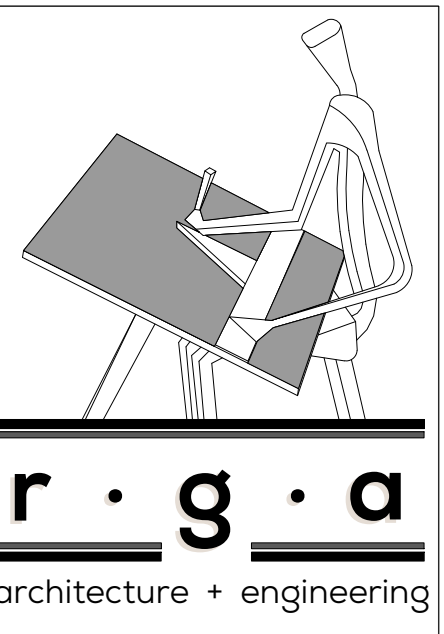
- AL-1 STOREFRONT, DARK BRONZE ANODIZED ALUMINUM
- AL-2 WINDOWS, MILGARD DARK BRONZE ANODIZED
- CONC-1 EXTERIOR WAINSCOT, WALL THEORY - REALCAST BOARD-FORM CONCRETE PANELS - COLOR: NATURAL GREY
- GL-1 EXTERIOR GLAZING
- MTL-1 EXTERIOR METAL SOFFIT, AEP SPAN - 17" DESIGN SPAN HP - COLOR: OLD TOWN GRAY
- MTL-2 EXTERIOR METAL SIDING, AEP SPAN - PERCEPTION COLLECTION - PC40-12 HORIZONTAL - COLOR: REGAL WHITE
- MTL-3 EXTERIOR METAL SIDING, AEP SPAN - PERCEPTION COLLECTION - PC40-12 VERTICAL - COLOR: SLATE GRAY
- MTL-4 EXTERIOR METAL SIDING, AEP SPAN - PERCEPTION COLLECTION - PC40-12 HORIZONTAL - COLOR: SLATE GRAY
- MTL-5 EXTERIOR METAL AEP SPAN - COLORED COIL STOCK - COLOR: COOL MATTE BLACK
- MTL-6 EXTERIOR METAL ACCENT, AEP SPAN - COLORED COIL STOCK - COLOR: COOL JADE GREEN
- MTL-7 EXTERIOR COLUMNS & DOWNSPOUTS, AEP SPAN - COLORED COIL STOCK - COLOR: SLATE GRAY
- MTL-8 EXTERIOR GUTTER & FASCIA, AEP SPAN - COLOR: OLD TOWN GRAY
- MTL-9 EXTERIOR METAL SIDING, AEP SPAN - PERCEPTION COLLECTION - PC40-12 VERTICAL - COLOR: REGAL WHITE
- P-1 HOLLOW METAL DOORS, PRIME AND PAINT - SHERWIN WILLIAMS - COLOR: SW 6991 BLACK MAGIC
- PL-1 EXTERIOR PLASTER SYSTEM, SMOOTH FINISH, OMEGA FLEX FINE ACRYLIC TOP COAT W/ INTEGRAL COLOR, SW 7674 PEPPER CORN
- PC-1 EXTERIOR AWNINGS, POWDER COAT - COLOR: RAL 1034 PASTEL YELLOW
- PC-2 EXTERIOR GATES AND EXPOSED COLUMNS, POWDER COAT, TIGER DRYLAC, ANODIZED EFFECT DARK BRONZE, 6U/8801

FINISH TAG - SEE FINISH DEFINITIONS

**KEYNOTES**

A01	STANDING SEAM METAL ROOF
A02	METAL SIDING
A03	BOARD-FORM CONCRETE PANEL WAINSCOT
A04	BRAKE METAL WRAPPED STRUCTURAL COLUMN
A05	METAL BOX HEADER AND JAMB
A06	METAL AWNING
A09	STOREFRONT WINDOW AND/OR DOOR SYSTEM
A10	WINDOW
A11	DOOR
A12	METAL FASCIA
A13	GUTTER
A14	DOWNSPOUT
A15	STRUCTURAL METAL COLUMN
A21	METAL TRIM

**CC - FINISH DEFINITIONS & KEYNOTES**  
SCALE: NONE



**RUSSELL GALLAWAY ASSOCIATES inc.**

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

www.rgachico.com



**Renewal CENTER**

**JESUS CENTER PHASE 2**



2216 FAIR ST.  
CHICO, CA  
95928

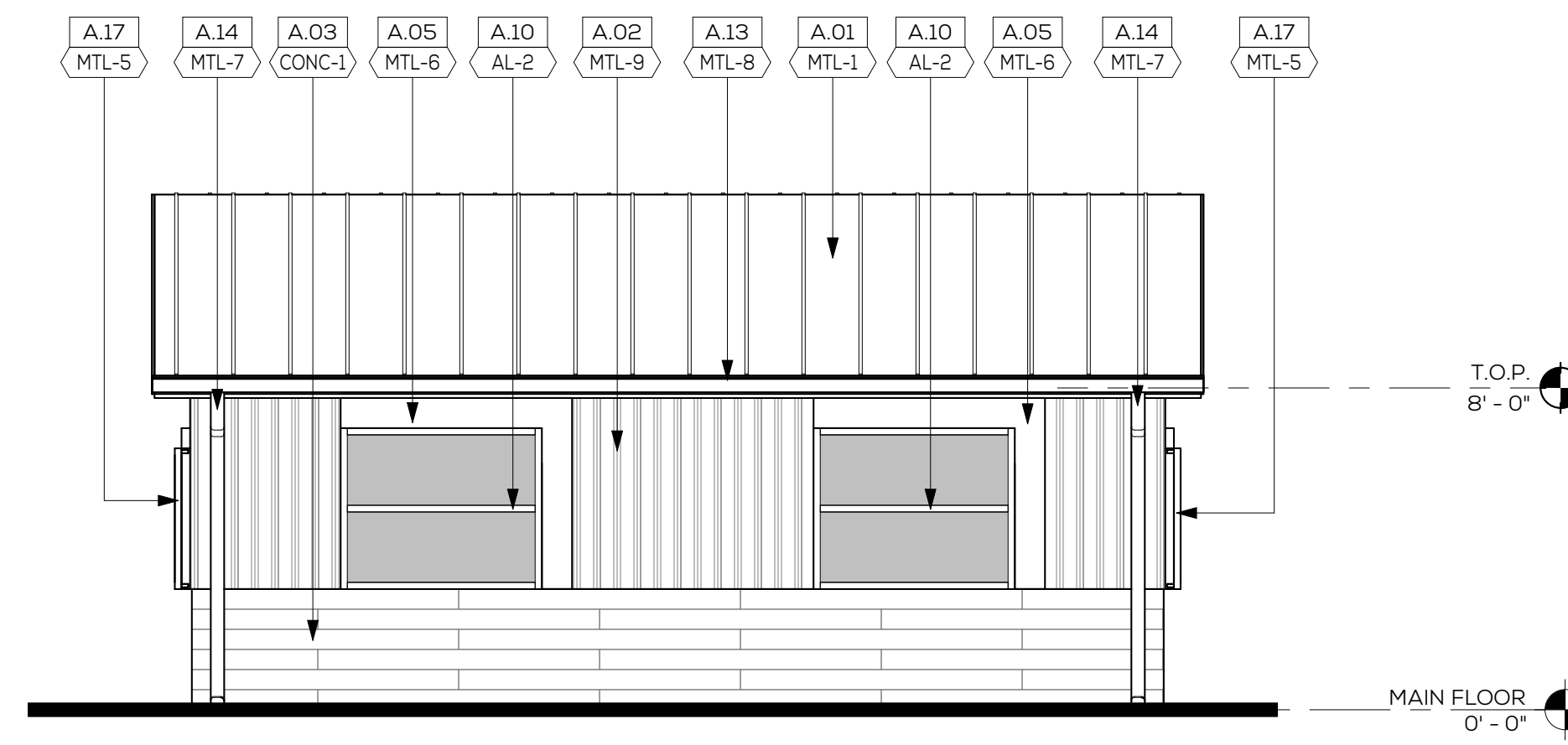
005-480-063

RGA PROJECT #	21-462
PLAN CHECK #	
DRAWN	SJM
CHECKED	MG
ARB SUBMITTAL	2021.10.12
ARB 2ND SUBMITTAL	2021.11.15

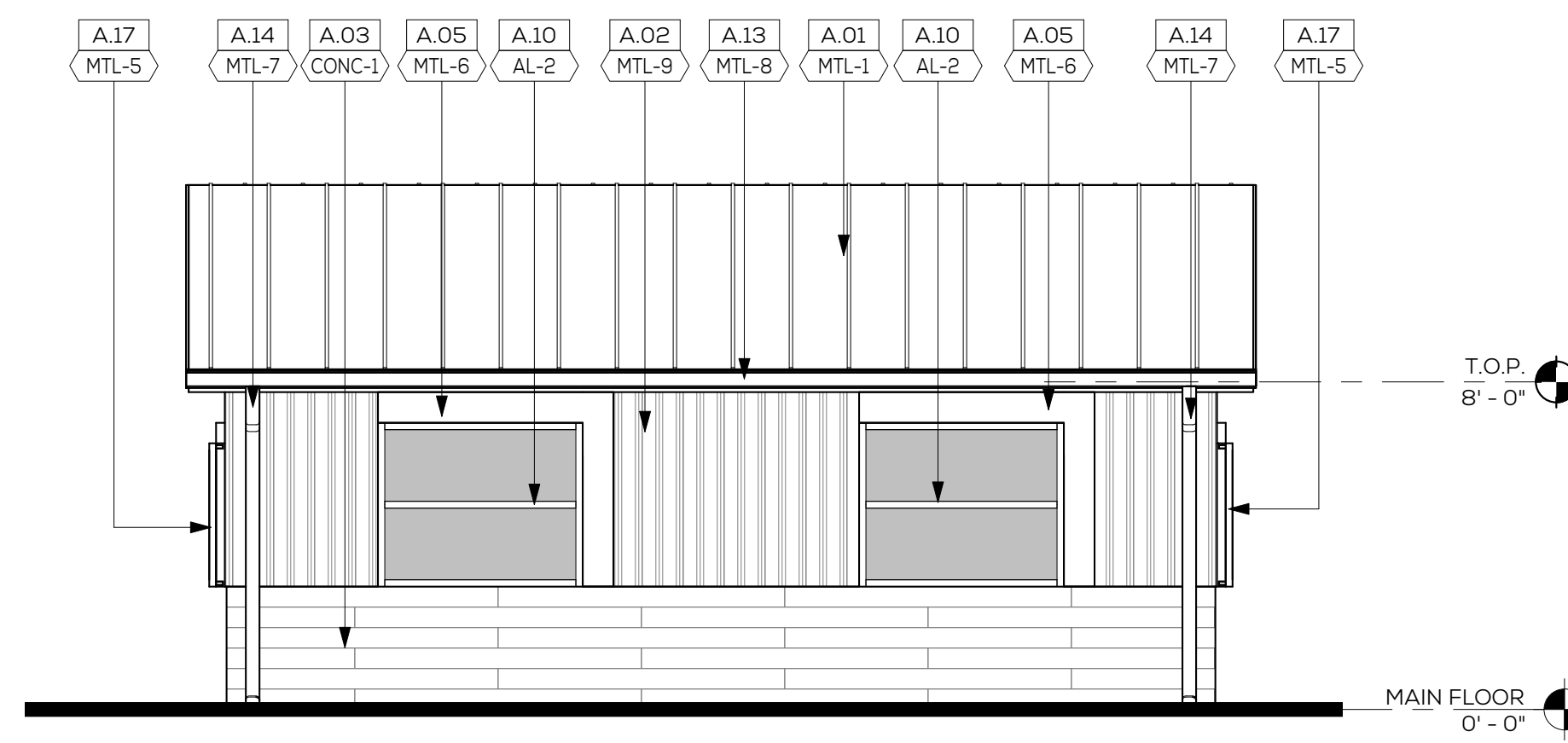
**EXTERIOR ELEVATIONS**

**ARB6**





**HH - SHELTER OPTIONS FOR PEOPLE WITH PETS - SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**GG - SHELTER OPTIONS FOR PEOPLE WITH PETS - NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

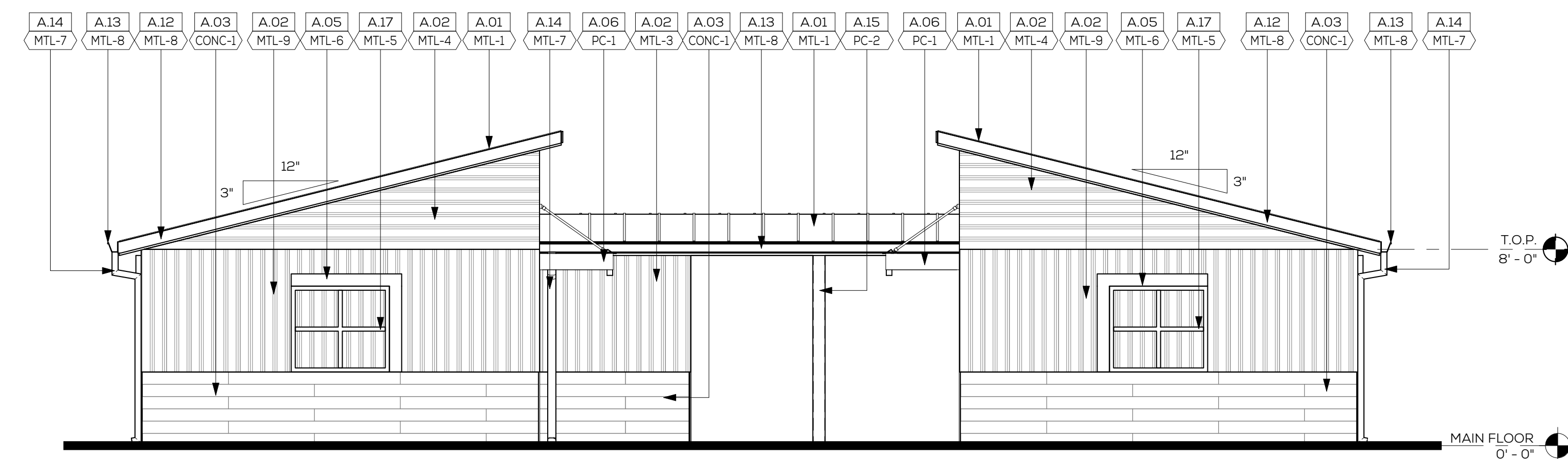
- FINISH DEFINITIONS:**
- AL-1 STOREFRONT, DARK BRONZE ANODIZED ALUMINUM
  - AL-2 WINDOWS, MILGARD DARK BRONZE ANODIZED
  - CONC-1 EXTERIOR WAINSCOT, WALL THEORY - REALCAST BOARD-FORM CONCRETE PANELS - COLOR: NATURAL GREY
  - GL-1 EXTERIOR GLAZING
  - MTL-1 EXTERIOR METAL ROOF, AEP SPAN - 17' DESIGN SPAN HP - COLOR: OLD TOWN GRAY
  - MTL-2 EXTERIOR METAL SIDING, AEP SPAN - PERCEPTION COLLECTION - PC40-12 HORIZONTAL - COLOR: REGAL WHITE
  - MTL-3 EXTERIOR METAL SIDING, AEP SPAN - PERCEPTION COLLECTION - PC40-12 VERTICAL - COLOR: SLATE GRAY
  - MTL-4 EXTERIOR METAL SIDING, AEP SPAN - PERCEPTION COLLECTION - PC40-12 HORIZONTAL - COLOR: SLATE GRAY
  - MTL-5 EXTERIOR METAL, AEP SPAN - COLORED COIL STOCK - COLOR: COOL MATE BLACK
  - MTL-6 EXTERIOR METAL ACCENT, AEP SPAN - COLORED COIL STOCK - COLOR: COOL JADE GREEN
  - MTL-7 EXTERIOR COLUMNS & DOWNSPOUTS, AEP SPAN - COLORED COIL STOCK - COLOR: SLATE GRAY
  - MTL-8 EXTERIOR GUTTER & FASCIA, AEP SPAN - COLOR: OLD TOWN GRAY
  - MTL-9 EXTERIOR METAL SIDING, AEP SPAN - PERCEPTION COLLECTION - PC40-12 VERTICAL - COLOR: REGAL WHITE
  - P-1 HOLLOW METAL DOORS, PRIME AND PAINT - SHERWIN WILLIAMS - COLOR: SW 6891 BLACK MAGIC
  - PL-1 EXTERIOR PLASTER SYSTEM, SMOOTH FINISH, OMEGA FLEX FINE ACRYLIC TOP COAT W/ INTEGRAL COLOR, SW 7674 PEPPER CORN
  - PC-1 EXTERIOR AWNINGS, POWDER COAT - COLOR: RAL 1034 PASTEL YELLOW
  - PC-2 EXTERIOR GATES AND EXPOSED COLUMNS, POWDER COAT: TIGER DRYLAC, ANODIZED EFFECT DARK BRONZE, 6U/6800L

7 FINISH TAG - SEE FINISH DEFINITIONS

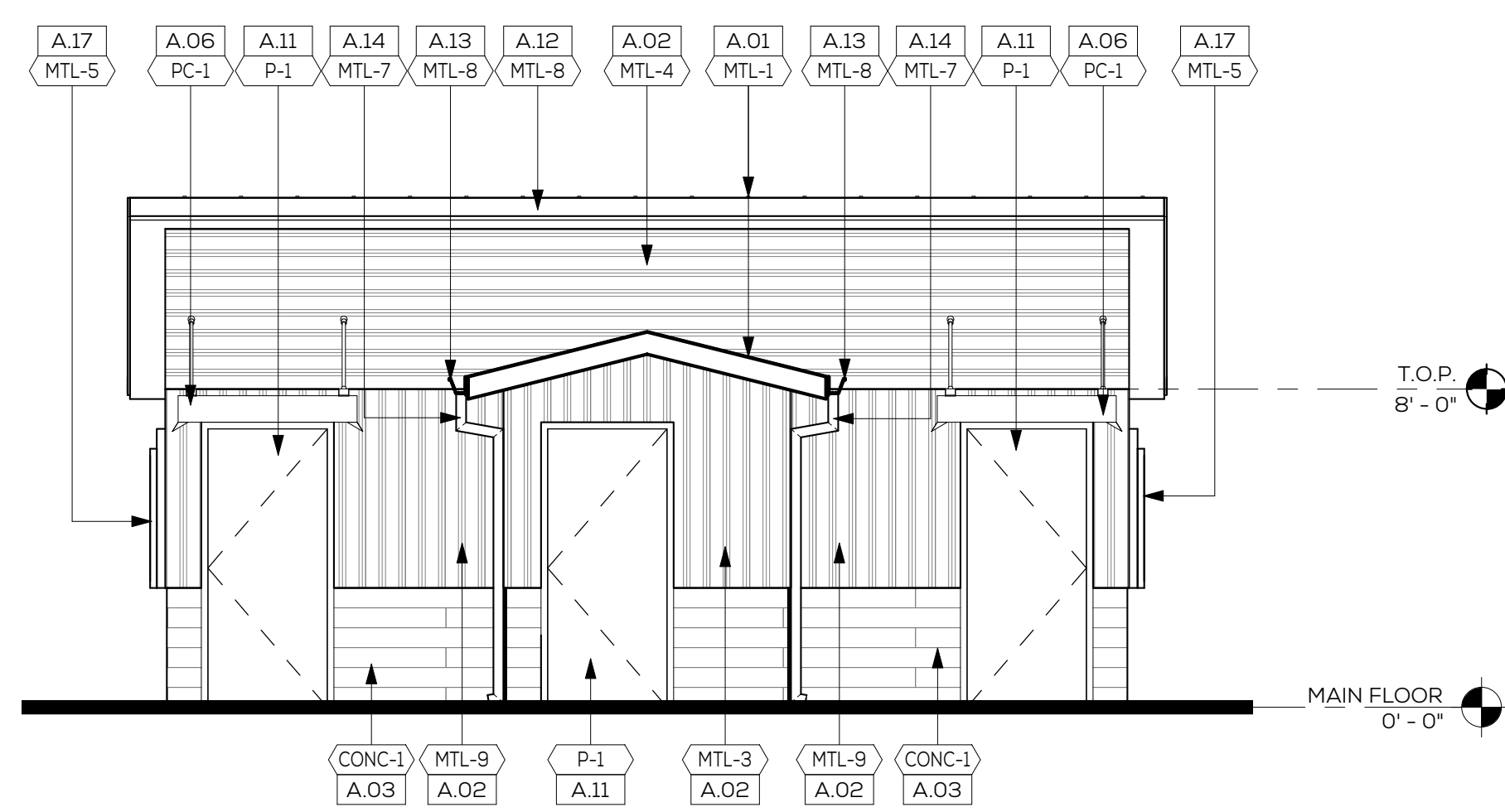
**KEYNOTES**

A.01	STANDING SEAM METAL ROOF
A.02	METAL SIDING
A.03	BOARD-FORM CONCRETE PANEL WAINSCOT
A.05	METAL BOX HEADER AND JAMB
A.06	METAL AWNING
A.10	WINDOW
A.11	DOOR
A.12	METAL FASCIA
A.13	GUTTER
A.14	DOWNSPOUT
A.15	STRUCTURAL METAL COLUMN
A.17	WALL TRELLIS

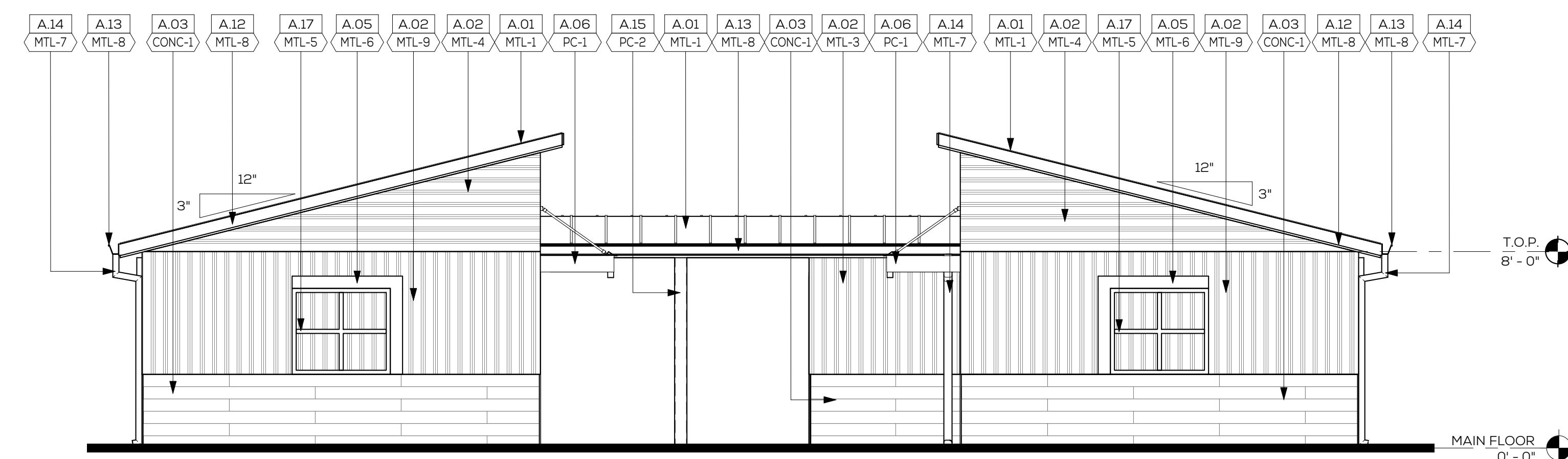
**CC - FINISH DEFINITIONS & KEYNOTES**  
SCALE: NONE



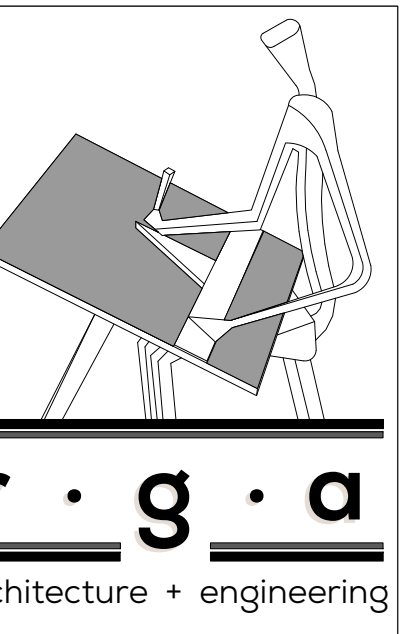
**FF - SHELTER OPTIONS FOR PEOPLE WITH PETS - EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**QQ - SHELTER OPTIONS FOR PEOPLE WITH PETS - INSIDE NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**EE - SHELTER OPTIONS FOR PEOPLE WITH PETS - WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



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ARB SUBMITTAL	2021.10.12
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**EXTERIOR ELEVATIONS**  
**ARB7**





DRAWING SCALE:

# THE RENEWAL CENTER

RENDERING

2021.10.12