

GENERAL INFORMATION

Project	AR 23-11 (Enloe Comprehensive Cancer Center)			
Applicant:	Kevin Woodward, Enloe Community Medical Center, 1531 Esplanade, Chico, CA 95926			
Property Owner:	Enloe Community Medical Center, 1531 Esplanade, Chico, CA 95926			
Purpose:	Architectural review for a new medical building			
Location:	Northwest corner of Bruce Road and East 20th Street			
Assessor's Parcel No.:	002-180-181			
Parcel Size:	6.49 acres			
Existing Zoning:	TND (Traditional Neighborhood Development) and designated CORE by the Regulating Plan			
Existing Land Use:	Vacant			
General Plan Designation:	SMU (Special Mixed Use)			
Surrounding Land Uses:				
Ν	Vacant			
S	Vacant			
E	Residential and Restaurant			
W	Vacant			
Environmental Review:	The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan, which was certified by the City Council on June 19, 2007. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA), no subsequent environmental review is necessary.			



Architectural Review and Historic Preservation Board Agenda Report

DATE:	January 3, 2024	File: AR 23-11		
TO:	Architectural Review and Historic Preservation Board			
FROM:	Tina Wilson, Associate Planner, 530-879-6807, tina.wilson@chicoca.gov			
RE:	Architectural Review 23-11 (Enloe Comprehensive Cancer Cen 2390 East 20 th Street; APN 002-180-181	iter)		

RECOMMENDATION

Staff recommends Board approval of the design review application by the following motion:

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 23-11 (Enloe Comprehensive Cancer Center), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct a three-story building on the west side of Bruce Road with a 48,136 square foot building footprint (see **Attachment A**, Location Map). The proposed building would be a medical office for the Enloe Comprehensive Cancer Center in the Meriam Park community that would house cancer treatment and support services (see **Attachment B**, Project Description). The site is currently vacant. The proposed building would be accompanied by landscaping, a parking lot with 395 vehicle parking spaces, including electric vehicle charging stations, and a trash enclosure (see **Attachment C**, Site Plan). The building would be situated along the eastern site boundary, between the parking area and Bruce Road, with the third story roof element angled up towards East 20th Street at its intersection with Bruce Road.

DISCUSSION

The design is focused on helping energize this major intersection by locating the building close to the streets and sidewalks. The new building would be situated parallel to Bruce Road with a combination of sloped and flat roofs, creating a strong street-facing façade on the corner (see **Attachment D**, Elevations). The east building façade fronting Bruce Road would have a glazed central element housing staff lounge areas and outdoor terraces, visually breaking up the building mass. The south building façade fronting East 20th Street would house the infusion suite on the third floor and have a tall, glazed wall with a projecting roof canopy covering an exterior deck. The west building façade would include a two-story glazed wall that would help orient visitors to both the main entrance to the building, with views to a healing garden landscape area. Parking would primarily be placed behind the building, shielding it from the view along Bruce Road.

The 395-space vehicle parking area exceeds parking requirements of CMC Section 19.88.030. For portions of the parking area that are within the required 28-foot setback, the applicant proposes "built-up berm screening or densely planted green screen fencing." To clarify the

extent of parking lot screening and meet TND code requirements, a condition is recommended that a berm and green screen fencing shall be provided along East 20th Street, and green screen fencing shall be provided along Bruce Road (see **Condition No. 9**). Lighting would be screened and shielded downward (see **Attachment E**, Photometric Plan).

Landscaping would utilize a variety of trees including Columbia London plane tree, cork oak, and crystal blue fern pine (see **Attachment F**, Landscape Plan). It appears that the applicant may need to remove one or two existing trees to accommodate the proposed development; any tree removal must comply with Chico Municipal Code (CMC) Section 16.66 and **Condition No. 10**.

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

The project falls within the scope of the Environmental Impact Report (EIR) for the Meriam Park Master Plan, which was certified by the City Council on June 19, 2007. The EIR included several mitigation measures that apply to the proposed development, which are included in the recommended conditions of approval.

Pursuant to Section 15162 of the California Environmental Quality Act, no subsequent environmental review is necessary, as there have been no substantial changes to the project which would require revisions of the EIR, no substantial changes have occurred with respect to the circumstances under which the project is being undertaken which would require major revisions of the EIR, and no new information has become available which was not known and could not have been known at the time the EIR was completed.

Architectural Review

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

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

The proposal is consistent with several General Plan goals and policies, including those that encourage architectural designs that create a culturally relevant sense of place, and promote pedestrian-oriented development (CD-3.1, CD-4.1.3, CD-3.2 and CD-3.3). Further, the native, drought tolerant species selections for the proposed landscaping are consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). The site is not located within the bounds of a Neighborhood Plan or area plan.

2. The proposed development, including the character, scale, and quality of design are consistent with the purpose/intent of this chapter and any adopted design guidelines.

The project is consistent with Design Guidelines (DGs) that call for pedestrian-friendly design with the building located at the back of sidewalk and vehicle parking located to the side and rear of the site, consistent with DGs 1.1.14, 1.1.15, 2.1.25, 2.1.26 and 2.1.27. Building massing and scale are layered, and design elements such as metal

trellises, perforated metal sunshades, and glazed storefronts create a point of interest at building entrances. The proposed materials are rich and interesting, consistent with DGs 3.2.32 and 3.2.31.

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 design, materials and colors of the proposed new buildings are anticipated to be visually compatible with future surrounding development in the CORE area and the overall vision of Meriam Park. Exterior equipment will be properly screened from view by shrubs and other landscaping. As conditioned, the project would minimize views of the parking area and exterior lighting would be appropriately shielded and directed downward.

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 proposal is consistent with the anticipated development in the CORE area and the overall vision of Meriam Park. As few buildings currently exist within the immediate vicinity, the structures will appear to dominate the surroundings, however, this effect will diminish over time with additional surrounding development. The building would not unnecessarily block views from other existing structures.

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

The proposed landscape includes a variety of trees and shrubs along the street frontages and parking lot. Shrubs and trees are in appropriate locations, provide visual relief, and provide an attractive environment around the new building. Outdoor patios are provided for patients and staff with complementary landscaping. Planting would also minimize irrigation demands through the use of drought tolerant plants while also providing adequate shade over the parking lot.

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 23-11 (Enloe Comprehensive Cancer Center). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
- 2. All construction plans related to this entitlement shall include all conditions of approval, including mitigation measures, if applicable, on the first page of construction plans.

- 3. 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.
- 4. 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.
- 5. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
- 6. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
- 7. Per the Public Works Engineering Department, the project (Enloe's CCC) will need to accommodate and coordinate with the City's Bruce Road Capital Improvement Program (CIP) Widening Project construction. The CIP will construct certain frontage improvements for Enloe's CCC, including but not limited to road widening, curb/gutter, traffic signal relocation, and the 12-foot-wide concrete bike path along Bruce Road. The CIP will also construct the remaining portion of the East 20th Street frontage, curb to curb, with Enloe's CCC responsible for street improvements behind the curb along East 20th Street.

The applicant shall be responsible for constructing all sidewalk along the East 20th Street frontage and installing the parkway strip landscaping along East 20th Street and Bruce Road consistent with the City's landscape plans once the CIP project is completed. Installing portions of the landscaping for Enloe's CCC near the CIP project work area shall be deferred until after the CIP project is completed to minimize potential damage to Enloe CCC landscaping during construction of the CIP project.

- 8. Prior to issuance of a building permit, revise the landscape plans to include specific tree species for "Street Tree/per Meriam Park," Subject to review and approval by the Urban Forest Manager. Shade trees such as Quercus phellos (willow oak), Quercus Ilex (holly oak), and Quercus suber (cork oak) are encouraged. The City does not support over-use of Quercus shumardii (Shumard oak) due to delayed autumn leaf fall.
- 9. For portions of the parking area that are within the required 28-foot setback, the applicant shall provide built-up berm screening and densely planted green screen fencing along East 20th Street, and densely planted green screen fencing shall be provided along Bruce Road.
- 10. As required by CMC 16.66, trees removed shall be replaced as follows:
 - a. On-site. For every six inches of DBH removed, a new 15-gallon tree shall be planted on-site. Replacement trees shall be of similar species, unless otherwise approved by the urban forest manager, and shall be placed in areas dedicated for tree plantings. New plantings' survival shall be ensured for three years after the date of planting and shall be verified by the applicant upon request by the

director. If any replacement trees die or fail within the first three years of their planting, then the applicant shall pay an in-lieu fee as established by a fee schedule adopted by the City Council.

- b. Off-site. If it is not feasible or desirable to plant replacement trees on-site, payment of an in-lieu fee as established by a fee schedule adopted by the City Council shall be required.
- c. Replacement trees shall not receive credit as satisfying shade or street tree requirements otherwise mandated by the municipal code.
- d. Tree removal shall be subject to the in-lieu fee payment requirements set forth by Chico Municipal Code (CMC) 16.66 and fee schedule adopted by the City Council.
- e. All existing trees on the site are approved for removal.
- 11. 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.
- 12. The applicant shall comply with all applicable mitigation measures from the Meriam Park Environmental Impact Report and Mitigation Monitoring Program. These include, but are not limited to AES-1, AIR-1a, AIR-1b, AIR-1c, AIR-1d, AIR-2, BIO-8, CUL-2a, CUL-2b, CUL-3, CUL-4. HYDRO-3, and UTIL-1b.
- 13. <u>MITIGATION AES-1 (Aesthetics)</u>: In order to minimize impacts of new sources of light and glare:
 - 1. All new lighting shall be designed to eliminate direct light spilling onto adjacent properties.
 - 2. Lighting for new development within Meriam Park, including parking areas, shall be designed to include shields, ranging from 120-180 degrees and cutoffs that minimize light spillage onto unintended surfaces and minimize atmospheric light pollution, use minimal wattage.
 - 3. Exterior surfaces should not be reflective glass or other reflective materials.
 - 4. As part of the Architectural Review process, light and glare should be given specific consideration and measures incorporated into project design to minimize both.
 - 5. Where possible, limit height of light standards to 12 feet.
- 14. MITIGATION AIR-1a (Air Quality): All construction plans and documents for

construction projects in the TND zone shall include the measures set forth below to reduce construction-related air quality impacts.

- 1. All active construction areas shall be watered at least twice daily. The frequency shall be based on the type of operation, soil conditions, and wind exposure.
- 2. Apply chemical soil stabilizers to inactive construction areas (disturbed areas that are unused for at least four consecutive days) to control dust emissions. Dust emission shall be controlled at the site for both active and inactive construction areas throughout the entire construction period (including holidays).
- 3. Storage piles shall be controlled for dust emissions as needed by covering the storage pile, application of chemical soil stabilizers, or other technique acceptable to the City.
- 4. Vehicle speeds shall be limited to 15 mph on unpaved roads and areas.
- 5. Land clearing, grading, earth moving, or excavation activities shall be suspended when wind speeds exceed 20 mph.
- 6. Non-toxic binders (e.g. latex acrylic copolymer) shall be applied to exposed areas after cut and fill operation and the area hydroseeded when the area becomes inactive for 10 days or more.
- 7. Prior to any grading or construction taking place, the developer shall consult with the Butte County Air Quality Management District regarding the application of a paved (or dust palliative treated) apron onto the Meriam Park site.
- 8. Inspect adjacent streets at least once per day and sweep or wash paved streets adjacent to the site where visible silt or mud deposits have accumulated due to construction activities.
- 9. Building and Engineering Division staff shall review final improvement plans for all construction projects to ensure that the above notes are included on such plans. Building and Engineering Division staff shall inspect the property for compliance with the above air quality measures.
- 15. <u>MITIGATION AIR-1b (Air Quality)</u>: One or more publicly-visible signs shall be posted at each construction site with the name and telephone number of the developer representative to contact regarding dust complaints. Complaints received about dust shall be responded to, and corrective action taken, immediately. The telephone number of the BCAQMD shall be included on the signs and visible to ensure compliance with BCAQMD Rules 201 and 207.
- 16. <u>MITIGATION AIR-1c (Air Quality)</u>: Construction shall be phased so that only a portion of the Meriam Park site is graded at a time. Areas in which one large piece of earth-moving equipment is working shall not exceed 10 acres on a daily basis, and areas in which two or more large pieces of earth-moving equipment are working simultaneously shall not exceed 4 acres per day.
- 17. <u>MITIGATION AIR-1d (Air Quality)</u>: Prior to final occupancy, all exposed ground surfaces shall be landscaped, seeded or chemically treated to minimize fugitive

dust emissions (dust clouds caused by wind, traffic, or other disturbances to exposed ground surfaces).

- 18. <u>MITIGATION AIR-2 (Air Quality)</u>: The following measures would reduce diesel particulate matter and NOx emissions from construction equipment, and represent a level of reasonable control that would reduce these emissions to a less-than-significant level.
 - Prior to commencement of any grading or construction, a NOx reduction plan shall be prepared and submitted for approval by the City and BCAQMD demonstrating that heavy-duty (> 50 horsepower) off-road vehicles to be used during construction, including owned, leased and subcontracted vehicles, will achieve a project-wide fleet-average NOx reduction equivalent to or exceeding the most recent CARB fleet average at the time of construction. Acceptable options for reducing emissions may include use of late model engines, lowemission diesel products, alternative fuels, engine retrofit technology, aftertreatment products, and/or other options as they become available.
 - 2. The NOx reduction plan shall include a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that would be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use or fuel throughput for each piece of equipment. The inventory shall be updated on a monthly basis throughout the duration of the grading portion of construction.
 - 3. Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The Meriam Park project shall ensure that emissions from all construction diesel powered equipment used on the Meriam Park site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately.
 - 4. The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors).
 - 5. Diesel equipment standing idle for more than two minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site and away from residences.
 - 6. Properly tune and maintain equipment for low emissions.
- 19. <u>MITIGATION BIO-8 (Biological Resources)</u>: Adequate measures shall be taken to avoid inadvertent take of loggerhead shrike, raptors, and nests of other birds protected under the Migratory Bird Treaty Act when in active use. This shall be accomplished by taking the following steps.
 - If construction is proposed during the nesting season (March August), a focused survey for nesting raptors and other migratory birds shall be conducted by a qualified biologist within 30 days prior to the commencement of construction, in order to identify any active nests on the proposed project site and the vicinity of proposed construction.

- 2. If no active nests are identified during the survey period, or if construction is initiated during the non-breeding season (September February), grading and construction may proceed.
- 3. If active raptors nests are found, an adequate setback shall be established around the nest location and construction activities restricted within this nodisturbance zone until the qualified biologist has confirmed that any young birds have fledged and are able to function outside the nest location. Required setback distances for the no-disturbance zone shall be determined in consideration with the CDFG and/or USFWS, and may vary depending on species and sensitivity to disturbance. The no- disturbance zone shall be fenced with temporary orange construction fencing.
- 4. A report of findings shall be prepared by the qualified biologist and submitted to the City for review and approval prior to initiation of grading and construction during the nesting season (March - August). The report shall either confirm absence of any active nests or shall confirm establishment of a designated nodisturbance zone for any active nests. Supplemental reports shall be submitted to the City for review and approval where no-disturbance zones have been required to allow construction to proceed within these zones after any young birds have fledged.
- 20. <u>MITIGATION CUL-2a (Cultural Resources)</u>: In the event any cultural materials are discovered or unearthed during the course of grading or construction activities, all work shall cease within 100 feet of the discovered site and a qualified archeologist shall be retained by the project applicant to evaluate the significance of the site. If the archeologist determines that the materials represent a potentially-significant resource, the project proponent, archeologist, City Planning Director, and local tribal coordinator shall begin a consultation process to determine a plan of action either for: 1) total data recovery, as a mitigation; 2) tribal cultural resource monitoring; 3) displacement protocol; or 4) total avoidance of the resource, if possible.
- 21. <u>MITIGATION CUL-2b (Cultural Resources)</u>: A note shall be placed on all construction plans which informs the construction contractor that if any bones, pottery fragments or other potential cultural resources are encountered during construction, all work shall cease within the area of the find pending an examination of the site and materials by a professional archaeologist. The Planning Division and Engineering Division staff will verify that this wording is included in project grading plans.
- 22. <u>MITIGATION CUL-3 (Cultural Resources)</u>: In the event that human remains are discovered during the course of grading or construction activities, all work shall cease within 100 feet of the find and the construction supervisor must immediately notify the Butte County Coroner pursuant to Section 7050.5 of California's Health and Safety Code, and the City Planning Director. The construction supervisor shall also take appropriate action to ensure that the discovery is protected from further disturbance and vandalism. If the remains are of a Native American, the coroner must notify the California Native American Heritage Commission within 24 hours, which in turn will inform a most likely descendent pursuant to Section 5097.98 of the State Resources Code. The designated descendant would then negotiate with

the land owner for final disposition of identified remains, which may include reburial within an appropriate location within the project area.

- 23. <u>MITIGATION CUL-4 (Cultural Resources)</u>: In the event that paleontological resources are encountered during construction activities, consultation with a professional paleontologist, geologist or archaeologist, as appropriate, shall be undertaken immediately, and the significance of the find evaluated. Appropriate specific mitigation measures would be recommended, based on the finding of significance of the discovery. The project proponent shall implement recommended mitigation measures.
- 24. <u>MITIGATION HYDRO-3 (Hydrology and Drainage)</u>: The developer shall develop a stormwater master plan and a SWPPP for the Project site. No grading permits or other construction permits for the Project site shall be issued until the developer prepares a SWPPP and the SWPPP is reviewed and approved by the City of Chico and reviewed by the Caltrans District 3 office and the Central Valley Regional Water Quality Control Board (Redding office). The SWPPP shall describe the construction- phase and post-construction control measures to improve water quality of runoff. Selection and design of the water quality BMPs shall be reviewed and approved by City staff and operations and maintenance considerations shall be described in the SWMP or Operations and Maintenance Manual (OMM) prepared for the treatment facilities.
- 25. <u>MITIGATION UTIL-1b (Utilities)</u>: At least 75 percent of the remaining projectrelated construction and demolition waste shall be diverted to an approved facility or by salvage. The City shall give the applicant a list of approved facilities or reuse options. A Waste Diversion Plan including the total weight or volume of demolition and construction waste and the plan for diverting the waste shall be provided to and approved by the City pursuant to commencement of construction.

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 and by posting the agenda at least 10 days prior to the ARHPB meeting.

DISTRIBUTION

Mike Sawley, Principal Planner Tina Wilson, Associate Planner File: AR 23-11

External (3) Kevin Woodward, Enloe Community Medical Center, email, C/o: cassie.mcaleer@enloe.org James Willsie, HGA, email: jwillsie@hga.com Karenda MacDonald, HGA, email: kmacdonald@hga.com

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Elevations

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E. Photometric Plan

F. Landscape Plan



Enloe Comprehensive Cancer Center

The proposed Enloe Comprehensive Cancer Center is a new 3 story 100,000 sq. ft. OSHPD-3 medical office building housing Cancer treatment and support services. These services include a radiology/oncology suite with linear accelerators, specialty clinics, an infusion suite, and patient resource center. The project site is located at the northwest corner of the intersection of Bruce Road and East 20th Street, in the Meriam Park community. To help energize this major intersection, and to establish the street-front fabric of the neighborhood, the building has been located adjacent to the streets and sidewalks. The setbacks are limited to what is required for easements, or to provide a landscaped edge for a more pedestrian-friendly environment. Providing a connection to the exterior and to nature is important to the building design, as it aids in the healing process for the visiting patients and provides areas of respite for staff.

The east building façade fronting along Bruce Road, features a glazed central element housing staff lounge areas and outdoor terraces. This feature breaks up the building mass, as it transitions from a three-story form with a dynamic sloped roof at the south end of the building, to a two-story flat roofed form on the north end of the building. At the street level, an outdoor break area for staff provides shaded tables and landscape planters, further animating this pedestrian-scaled environment.

The south building facade on East 20th Street houses the infusion suite on the third floor. This tall, glazed wall and deep overhanging roof canopy, take advantage of sweeping views of nature, protected from direct sunlight. This infusion area also comprises a modest outdoor terrace for patients and families. At the prominent corner of Bruce and E. 20th, the design presents a strong tower-like form, with the fully glazed upper level serving as a welcoming lantern to the community.

Highly visible upon entry to the site, the west facade creates the main welcoming expression for the building. A two-story glazed wall provides views into and out of the building's "Main Street" public circulation areas. This strong feature helps orient visitors and provides a light filled area with views to a healing garden landscape adjacent to the main entry. To minimize heat gain and glare in this space, vertical fins of perforated aluminum are incorporated into the glazing system. At the north end of this façade, a smaller scaled mass defines a Comfort Center, housing amenity uses for the staff and visitors, including an outdoor patio to the north.

In addition to this outdoor patio, the north façade is active with loading operations, a staff entry, and an enclosure structure to hide the emergency generator.

The primary material of the building exterior is a synthetic stucco finish system (EIFS) with two colors and textures - a cream-colored sand finish, and a dark-bronze smooth finish. This quiet background sponsors a pattern of windows, bringing ample daylight and views to the interior. A metal panel screen wall hides the rooftop mechanical equipment from view.

Address: 2390 East. 20th Street APN: 022-180-181 Site Area: +/- 6.49 Acres Zoning: TND Core

19.80.070 Allowable Land Uses Professional Office = permitted use in TND CORE

19.84.020 Height Standards Core = 4 stories not to exceed 65' Enloe CCC = 3 Stories, 58' Max

19.84.030 Frontage types allowed by TND Designation CORE = Shopfront, Gallery, Arcade

• Enloe CCC proposes to use a modified shopfront frontage along Bruce Road. The building will feature an enclosed staff garden that adjoins the multiuse pathway along the road. This façade also features a prominent glazed feature element at the transition between sloped roof and flat roof portions of the building to provide a focal point for this building face and engage the street.

19.86.050 Allowed Building Types

Enloe CCC proposes to use a combination of the office and civil building types which both are allowed in the CORE TND designation.

- Front build-to-line:
 - Bruce Road: The longest dimension of the building will be located along Bruce Rd. and will sit 20' or less from the property line in accordance with the current Meriam TSM. The street frontage along Bruce Road includes a public service easement which limits the ability to build directly adjacent to the multi-use path along the street. We have designed the utilities for this building to allow for 90' of enclosed outdoor staff garden area to directly adjoin the multi-use path and provide a pedestrian oriented street frontage.
- Side Setback:
 - East 20th Avenue: The short dimension of the building will face East 20th St. and is placed such that the area of future expansion is 15' or less from the property line. This street frontage also features a public service easement which limits construction directly adjacent to the sidewalk.
- Building Size and Massing:
 - o $\;$ The proposed building is 3 stories with a maximum height of 58' $\;$
- Parking:
 - On site parking is located a minimum of 28 ft behind the sidewalk. At locations where the parking is located closer to the sidewalk, we will provide built-up berm screening or densely planted green screen fencing. Typically, a berm is provided along E. 20th St. and green screen fencing is provided along Bruce Road.



REV # NUMBER

APN: 002-180-181	
ZONING:	GENERAL PLAN DESIGNATION
TND TRADITIONAL MIXED USE	SMU-SPECIAL MIXED USE
SITE ADDRESS:	
ENLOE CANCER CENTER	
2390 EAST 20TH STREET	
CHICO, CA 95928	
SITE AREA: +/- 6.49 ACRES	
TOTAL SITE AREA : 318,544 SF	
TOTAL BUILDING COVERAGE AREA : 48,136 SF _	15.23%
TOTAL PARKING AREA : 150,068 SF _	47.11%
TOTAL LANDSCAPE AREA : 119,932 SF _	37.64%
PROPOSED USE:	SEISMIC ZONE
MEDICAL OFFICE BUILDING - OSHPD 3	03
OCCUPANCY	
B.S-1.A	
58'-0" AND 3 STORIES	
PROJECT BUILDING AREA	
1ST ELOOR : 44 476 SE	
2ND ELOOR : 37 649 SE	
3RD FLOOR : 20,408 SF	
TOTAL :102,533 SF	
OTHER STRUCTURES AREA:	
OTHER STRUCTURES AREA: GENERATOR : 1,821 SF	
OTHER STRUCTURES AREA: GENERATOR : 1,821 SF TRASH ENCLOSURE : 662 SF	
OTHER STRUCTURES AREA: GENERATOR : 1,821 SF TRASH ENCLOSURE : 662 SF ENTRY CANOPY : 2,608 SF	
OTHER STRUCTURES AREA: GENERATOR : 1,821 SF TRASH ENCLOSURE : 662 SF ENTRY CANOPY : 2,608 SF PATIO TRELLIS : 1,044 SF	

CONTACT INFORMATION	N
OWNER: ENLOE COMMUNITY MEDICAL CENTE	R PHONE: (530) 332-4505
CONTACT: ANNE STANSELL	EMAIL: ANNE.STANSELL@ENLOE.ORG
ARCHITECT: HAMMEL, GREEN AND ABRAHAM	SON PHONE: (916) 787-5100
CONTACT: JAMES WILLSIE	EMAIL: JWILLSIE@HGA.COM
CIVIL: NORTHSTAR	PHONE: (530) 588-5199
CONTACT: ROSS SIMMONS	EMAIL: RSIMMONS@NORTHSTARAE.COM
LANDSCAPE: FUHRMAN LEAMY LAND GROUP	PHONE: (916) 783-5263
CONTACT: KEVIN LEAMY	EMAIL: KEVINL@FLLANDGROUP.COM

PARKING COUNTS

TOTAL REQUIRED PARKING: (102,533 / 1000) X 1.6 = 164.05 ~ 165 SPACES

TOTAL PROVIDED PARKING TABLE:

STANDARD SPACE	209
COMPACT SPACE	80
E.V. READY	59 (INC. 0 VAN, 2 ADA VAN, 2 AMBULATORY)
E.V. CHARGER	20 (INC. 1 VAN, 1 ADA VAN, 1 AMBULATORY)
A.D.A VAN	6
A.D.A. STANDARD	21
TOTALS	395
OFFSITE	28

BIKE PARKING REQUIRED: 165 X (20/100) = 33 BIKE PARKING SPOTS 33 X (25/100) = 8.25 ~ 9 BIKE SPACES COVERED

 Bike RACKS
 21

 Bike LOCKERS
 12

 TOTAL
 33

	ARB-00	COVERSHEET
	ARB-01	SITE PLAN
	ARB-02	SITE CONTEXT
	ARB-03	FLOOR PLANS
	ARB-04	ELEVATION
	ARB-05	MATERIAL BOARD
	ARB-06	EXTERIOR RENDERINGS
	ARB-07	EXTERIOR RENDERINGS
	ARB-08	EXTERIOR RENDERINGS
	ARB-09	SITE DETAILS - ENTRY CANOPY
	ARB-09B	SITE DETAILS - PATIO TRELLIS
	ARB-09C	SITE DETAILS - STAFF GARDEN
	ARB-09D	SITE DETAILS-TRASH ENCLOSURE
	E01	SITE ELECTRICAL
	E02	SITE PHOTOMETRIC
	L-101	PRELIMINARY LANDSCAPE PLAN
	L-102	PRELIMINARY LANDSCAPE PLAN - ENTRY GARDEN
	L-103	PRELIMINARY LANDSCAPE PLAN-BELL
	L-104	PRELIMINARY LANDSCAPE PLAN-COMFORT CENTER
	L-105	PRELIMINARY LANDSCAPE PLAN-INFUSION TERRACE
	L-106.	PRELIMINARY LANDSCAPE PLAN - STAFF GARDEN
	L-107	PRELIMINARY LANDSCAPE PLAN
	L-108	PRELIMINARY LANDSCAPE PLAN
O	-4-1.00	

SHEET NAME

VICINITY MAP



ENLOE COMPREHENSIVE CANCER CENTER

JOB NUMBER: 4927-001-00

NOV 10, 2023





COVERSHEET



Attachment C

1:1



WENLOE HEALTH HGA

1200 R STREET, SUITE 100 SACRAMENTO, CALIFORNIA 95811 TELEPHONE: 916.787.5100

ENLOE COMPREHENSIVE CANCER CENTER

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SITE PLAN LEGEND

EXIT DISCHARGE	ED
PROPERTY LINE	
EXISTING EASEMENT LINE	
STREET LIGHT	Ø•
STORM DRAIN	
A.D.A SIGNAGE	_•_
BACK FLOW	0220
FIRE HYDRANT	НУД
FIRE TURNING RADII	(
ELECTRICAL TRANSFORMER	FRONT
COMPACT STALL PER CITY OF CHICO STANDARD & CIVIL SITE PLAN	С
ELECTRIC VEHICLE CHARGING STATION	EV
ELECTRIC VEHICLE CHARGING INFRASTRUCTURE READY	ER

KEYNOTES

#	DESCRIPTION
SA2	CANOPY/FREE STANDING SHADE TRELLIS
SA3	MONUMENT SIGN - 6'TALL
SA4	RAISED BERM SCREENING - SEE LANDSCAPE DRAWINGS
SA5	40" SCREENING, GREEN SCREEN PLANT WALL -SEE LANDSCAPE DRAWINGS
SA6	6' SCREENING, GREEN SCREEN PLANT WALL - SEE LANDSCAPE DRAWINGS
SA7	TRASH ENCLOSURE WITH ROOF COVER
SA8	FUTURE ART OR SCULPTURE DISPLAY
SA9	NON EMERGENCY TRANSPORT DROP OFF
SA10	OUTLINE OF POSSIBLE FUTURE BUILDING
SA11	SOLAR CANOPY
SA12	BIKE LOCKERS
SA13	BIKE RACK
SA14	SITE DIRECTIONAL SIGNAGE 40' TALL



ARB-01



POINT 7







POINT 5

POINT 6



POINT 4

1) SITE CONTEXT -ARB





POINT 2



POINT 3





ENLOE COMPREHENSIVE CANCER CENTER

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SITE CONTEXT

1" = 60'-0"







1 LEVEL 01 - FLOOR PLAN - ARB

2 LEVEL 02 - FLOOR PLAN - ARB



HGA

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3 LEVEL 03 - FLOOR PLAN - ARB

TOTAL BUILDING GROSS SQUARE FOOTAGE FIRST FLOOR SECOND FLOOR THIRD FLOOR 44,476 SF 37,649 SF 20,408 SF TOTAL 102,533 SF 0 10'

SCALE: 1" = 20'-0"

ARB-03

OVERALL FLOOR PLANS

1" = 20'-0"







(3)

LEVEL 02 15' - 0" -01 SOUTH ELEVATION - COMFORT CENTER -1

05 <u>____</u>

	MATERIAL ID - EXTERIOR ELEVATIONS							
MATERIAL ID	ATERIAL ID DESCRIPTION TECHNICAL INFORMATION		MATERIAL ID	DESCRIPTION	TECHNICAL INFORMATION			
CW1	CURTAIN WALL	EXTRUDED ALUMINIUM , COLOR : PPG DURANAR SUNSTORM - DARK BRONZE ANODIZED	P3	METAL PANEL	KINGSPAN, COLOR : PPG DURANAR SUNSTORM - BISTRO BRONZE			
E5	SINGLE PLY ROOF MEMBRANE	TPO, COLOR; TAN	P4	METAL TRIM AND GUTTER	ALUMINIUM PANEL OR BREAK-SHAPE TRIM ANDIOR GUTTER, COLOR : PPG DURANAR SUNSTORM - BISTRO BRONZE			
E6	STANDING SEAM METAL ROOF	COLOR : PPG DURANAR SUNSTORM - BISTRO BRONZE	P5	METALLIC - LOOK EIFS WALL PANEL	DRYVIT REFLECTIVE SYSTEM, COLOR TO MATCH : PPG DURANAR SUNSTORM - BISTRO BRONZE			
GL1	VISION GLASS	CLEAR INSULATED GLASS, WITH LOW E, VIRACON VNG35-4022	P6	FASCIA, METAL TRIM, AND GUTTER	ALUMINIUM PANEL OR BREAK-SHAPE TRIM AND/OR GUTTER, COLOR : PPG DURANAR SUNSTORM - BRONZE			
GL2	VISION GLASS W/FRIT	CLEAR INSULATED GLASS, WITH LOW E COATING AND FRIT PATTERN FOR SHADING VIRACON VING35-4022 WITH DOT SCREEN PATTERN 5564, COLOR V953 MEDIUM GRAY	SS1	EXTERIOR SUNSHADE OR SCREEN	PERFORATED ALUMINUM PLATE SUNSHADE, CUSTOM NATURE - THEMED PATTERN, COLOR : PPG DURANAR SUNSTORM - BISTRO BRONZE			
GL3	SPANDREL GLASS	CLEAR INSULATED GLASS, WITH LOW E COATING AND SPANDREL COAT VIRACON VNG35-4022	TR1	TRELLIS / CANOPY	STEEL AND ALUMINIUM TRELLIS / SUNSHADE / CANOPY, COLOR : PPG DURANAR SUNSTORM - BISTRO BRONZE			
P1	EIFS WALL PANELS	EXTERIOR INSULATION FINISH SYSTEM (EIFS), CREAM COLOR TO MATCH: PAREX 3014 MOUNTAIN, SAND FINE FINISH	W1	STOREFRONT / WINDOW	EXTRUDED ALUMINIUM, COLOR : PPG DURANAR SUNSTORM - DARK BRONZE ANODIZED			
P2	PHENOLIC SIFFIT PANELS	FUNDERMAX, WOOD-LOOK FINISH : 0931 NT AKRO ALMOND						



ENLOE COMPREHENSIVE CANCER CENTER

JOB NUMBER: 4927-001-00

NOV 10, 2023

ELEVATION



As indicated

MATERIAL BOARD								
SAMPLE	MATERIAL ID	DESCRIPTION	TECHNICAL INFORMATION	SAMPLE	MATERIAL ID	DESCRIPTION	TECHNICAL INFORMATION	
	E5	SINGLE PLY ROOF MEMBRANE	TPO, COLOR; TAN		CW1	CURTAIN WALL	EXTRUDED ALUMINIUM , COLOR : PPG DURANAR SUNSTORM - DARK BRONZE ANODIZED	
	E6	STANDING SEAM METAL ROOF	COLOR : PPG DURANAR SUNSTORM - BISTRO BRONZE		P5	METALLIC - LOOK EIFS WALL PANEL	DRYVIT REFLECTIVE COLOR TO MATCH : PPG DURANAR SUNSTORM - BISTRO BRONZE	
	GL1	VISION GLASS	CLEAR INSULATED GLASS, WITH LOW E, VIRACON VNG35-4022		SS1	EXTERIOR SUNSHADE OR SCREEN	PERFORATED ALUMINUM PLATE SUNSHADE, CUSTOM NATURE - THEMED PATTERN, COLOR : PPG DURANAR SUNSTORM - BISTRO BRONZE	
50% Coverage 5564 1/8" Holes	GL2	VISION GLASS W/FRIT	CLEAR INSULATED GLASS, WITH LOW E COATING AND FRIT PATTERN FOR SHADING VIRACON VNG35-4022 WITH DOT SCREEN PATTERN 5564, COLOR V953 MEDIUM GRAY		TR1	TRELLIS / CANOPY	STEEL AND ALUMINIUM TRELLIS / SUNSHADE / CANOPY, COLOR : PPG DURANAR SUNSTORM - BISTRO BRONZE	
	GL3	SPANDREL GLASS	CLEAR INSULATED GLASS, WITH LOW E COATING AND SPANDREL COAT VIRACON VNG35-4022 WITH DOT SCREEN PATTERN 5564, COLOR V953 MEDIUM GRAY		W1	STOREFRONT / WINDOW	EXTRUDED ALUMINIUM, COLOR : PPG DURANAR SUNSTORM - DARK BRONZE ANODIZED	
	P1	EIFS WALL PANES	EXTERIOR INSULATION FINISH SYSTEM (EIFS), CREAM COLOR TO MATCH: PAREX 3014 MOUNTAIN, SAND FINE FINISH		P6	FASCIA, METAL TRIM AND GUTTER	ALUMINIUM PANEL OR BREAK-SHAPE TRIM AND/OR GUTTER, COLOR : PPG DURANAR SUNSTORM - BRONZE	
	P2	PHENOLIC SOFFIT PANELS	FUNDERMAX, WOOD-LOOK FINISH : 0931 NT AKRO ALMOND		P6 P1	—— P3 P5 GL2	GL3 P6 E5	
	P3	METAL PANEL	KINGSPAN, COLOR : PPG DURANAR SUNSTORM - BISTRO BRONZE					
	P4	METAL TRIM AND GUTTER	ALUMINIUM PANEL OR BREAK-SHAPE TRIM AND/OR GUTTER, COLOR : PPG DURANAR SUNSTORM - BISTRO BRONZE					

1 ARB - MATERIAL BOARD



ENLOE COMPREHENSIVE CANCER CENTER

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- SS1



MATERIAL BOARD

ARB-05

1"=1'

-SS1

- GL1



WEST FACADE



EAST FACADE

HGA





ENLOE COMPREHENSIVE CANCER CENTER

JOB NUMBER: 4927-001-00

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EXTERIOR RENDERINGS







SOUTH FACADE

SOUTHEAST VIEW



NORTHWEST VIEW





ENLOE COMPREHENSIVE CANCER CENTER

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EXTERIOR RENDERINGS







COMFORT CENTER VIEW



SOUTHWEST VIEW



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EXTERIOR RENDERINGS













ENTRY CANOPY



ENTRY CANOPY DROP OFF



ENTRY CANOPY BUILDING ENTRY





ENLOE COMPREHENSIVE CANCER CENTER

JOB NUMBER: 4927-001-00

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SITE DETAILS - ENTRY CANOPY



As indicated





PATIO TRELLIS



ENLOE COMPREHENSIVE CANCER CENTER

JOB NUMBER: 4927-001-00

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SITE DETAILS - PATIO TRELLIS

As indicated







STAFF GARDEN

LEVEL 02 15' - 0"

_____L<u>EVEL 01</u> 0'- 0"\$



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(F)

ARB-09

(E)

-SS1>

ENLOE COMPREHENSIVE CANCER CENTER

JOB NUMBER: 4927-001-00

-<u>P1</u>

NOV 10, 2023

SITE DETAILS - STAFF GARDEN

As indicated

2 ARB - ELEVATION - TRASH ENCLOSURE - FRONT 1/4* = 1'-0'

3 ARB - ELEVATION - TRASH ENCLOSURE - SIDE

4 ARB - SECTION DETAIL - TRASH ENCLOSURE SECTION

1200 R STREET, SUITE 100 SACRAMENTO, CALIFORNIA 95811 TELEPHONE: 916.787.5100

TRASH ENCLOSURE, VIEW FROM LOADING AREA

TRASH ENCLOSURE, VIEW FROM LOADING AREA

TRASH ENCLOSURE, VIEW FROM BRUCE ROAD

ENLOE COMPREHENSIVE CANCER CENTER

JOB NUMBER: 4927-001-00

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SITE DETAILS-TRASH ENCLOSURE

As indicated

	SITE PLAN PLAN - ELECTRICAL
U	1" = 30'-0"

	LUMINAIRE SCHEDULE								
TYPE MARK	MANUFACTURER	MODEL	DESCRIPTION	MOUNTING	LAMP	VOLT	WATT	REMARKS	
C1	HYDREL	3110C-H42-8COB-40K-MVOLT-SYM-LDIM-BL	ROUND BOLLARD DOME TOP	RECESSED	LED	277	84		
GS	FATHOM	4-35-RD-H-SM-SN-ESS	4" EXTERIOR LINEAR LED	RECESSED	LED	277	4.3/FT		
SP1	LEOTEK	AR18-10M2-MV-NW-3-BK-530-MSL3/RPA-BK	LED AREA LUMINAIRE	SITE POLE	LED	277	63		
SP1.1	LEOTEK	AR18-10M2-MV-NW-3-BK-530-MSL3/RPA-BK	LED AREA LUMINAIRE W BATTERY BACKUP	SITE POLE	LED	277	63		
SP2	LEOTEK	AR18-10M2-MV-NW-3-BK-530-MSL3/RPA-BK	LED AREA LUMINAIRE	SITE POLE	LED	277	126		
SP2.1	LEOTEK	AR18-10M2-MV-NW-3-BK-530-MSL3/RPA-BK	LED AREA LUMINAIRE W BATTERY BACKUP	SITE POLE	LED	277	126		
w	LITHONIA LIGHTING	WDGE2 LED P3 40K 80CRI VW MVOLT SRM E20WC	WALL PACK	SURFACE	1				

ENLOE COMPREHENSIVE CANCER CENTER

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SHEET NOTES:

- UNDERGROUND CONDUIT FOR EXTERIOR LIGHTING SHALL BE A MINIMUM OF 1" AND BURIED NOT LESS THAN
- EXTERIOR LIGHTING SHALL INCLUDE A INTEGRAL OCCUPANCY SENSOR. SENSOR SHALL DIM FIXTURES TO
- A PHOTOSENSOR SHALL CONTROL A LIGHTING CONTROL PANEL (LCP) IN FIRST FLOOR ELECTRICAL ROOM.
- ALL CONDUCTORS SERVING EXTERIOR AND PARKING LOT LIGHTING SHALL BE #10 AWG U.O.N. FIXTURE TYPES TO INCLUDE BATTERY BACKUP: <u>W, C1,</u> <u>GS, SP1.2, SP2.1</u>.

NUMBERED NOTES:

 $\overline{(1)}$ (N) EV SWITCHBOARD, 208V.

- $\langle 2 \rangle$ 10'x10' UTILITY CONCRETE PAD FOR 208V SERVICE.
- (3) PG&E SERVICE #1 PROVIDE 10'X8.75' CONCRETE PAD PER PG&E STANDARDS. SERVICE FOR CANCER CENTER. PROVIDE BOLLARD PROTECTION PER PG&E REQUIREMENTS.
- (4) EV CHARGING PARKING SPACES, TYPICAL 24 PARKING SPACES SHALL BE PROVIDED LEVEL 2 CHARGERS, 80 PARKING SPACES SHALL BE EV READY, CONDUIT INSTALLED AND ELECTRICAL INFRASTRUCTURE INSTALLED.
- $\overline{\langle 5 \rangle}$ CONNECTION FOR 480V ILLUMATED SIGN.
- 6 PROVIDE (6) 1" CONDUITS PATHWAY TO LIGHTING CONTROL PANEL (LCP) IN MAIN ELECTRICAL ROOM.
- $\overline{(6)}$ PHOTO SENSOR FOR EXTERIOR LIGHTING CONTROL. $\langle \overline{7} \rangle$ water fountain, 120V.
- $\langle 8 \rangle$ EPO BUTTON STATION.

SITE ELECTRICAL

As indicated

1) SITE PLAN PLAN - PHOTEMETRICS

1200 R STREET, SUITE 100 SACRAMENTO, CALIFORNIA 95811 TELEPHONE: 916.787.5100

ENLOE COMPREHENSIVE CANCER CENTER

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	5.2 fc	17.2 fc	0.0 fc	N/A	N/A

- 2. ALL SHRUB AND GROUNDCOVER AREAS SHALL RECEIVE A 3" LAYER OF BARK CHIP MULCH TOP DRESSING.
- 3. GROUND COVERS SHALL NOT BE INSTALLED WITHIN A 4' RADIUS OF A TREE TRUNK.

4. SITE SOILS ARE HIGHLY CONDENSED CLAY AND DO NOT DRAIN. ALL TREE WELLS WILL INCLUDE A SUBSURFACE DRAIN APPROX. 3-4' BELOW GRADE THAT WILL TIE INTO THE STORM DRAIN SYSTEM. SOIL AMENDMENTS WILL BE INCORPORATED INT THE SOIL FOR ALL OF THE SHRUB AND GROUNDCOVER PLANTING AREAS.

1200 R STREET, SUITE 100

TELEPHONE: 916.787.5100

SACRAMENTO, CALIFORNIA 95811

ARKI HADI HADI	NG AREA = 101 E REQUIRED (5 E PROVIDED (6)	.,466 S.F. 0%) = 50,733 0%) = 60,845	S.F. S.F.	SYMBOL	1 GENERAL DESCRIPTION
	QTY.	S.F.	TOTAL S.F.		
				(1-01)	PROPOSED BUILDING.
<u>:S</u> IUES.	TILT, ULMP)			1-02	PROPOSED TRASH ENCLOSUR
,	27	962	25,974	\leq	
	0	722	0	(1-03)	PROPOSED PROJECT SIGNAGE
	71	481	34,151	\leq	
	3	240	120	(1-04)	PROPOSED SITE FURNITURE -
S					
_				(1-05)	PROPOSED CANOPY - SEE ARC
	0	491	0		
	0	369	0		2 SITE
	0	246	0	SYMBOL	DESCRIPTION
s	0	125	0		
				2-01	PROPOSED ART SCULPTURE.
	0	314	0	\equiv	
	0	236	0	(2-02)	PROPOSED 48" X 36" SQUARE
	0	157	0	\equiv	
	0	79	0	(2-03)	PROPOSED 24" X 72" X 30" GFF
HAD	PROVIDED:		60.845 S F		

20' TRE

TOTAL

	2-04	PROPOSED 24" X 96" X 30" GFRC PLANTER. TYP. OF 4.
	2-05	PROPOSED WALLY BENCH BY TOURNESOL. 6' - TYP. OF 4. 10' - TYP. OF 5.
	2-06	PROPOSED CELEBRATION BELL.
	2-07	PROPOSED WATER FEATURE.
ROVIDED BY OWNER.	2-08	PROPOSED 6' BENCH WITH BACK. TYP OF 6.
IITECTURAL PLANS.	2-09	PROPOSED MOON GATE.
	2-10	PROPOSED VERTICAL BIKE RACKS. TYP OF 12.
	2-11	PROPOSED 4' X 8' METAL SCREEN PANELS. TYP. OF 14. MAXIMUM 4" BETWEEN PANELS.
GFRC PLANTER. TYP. OF 2.	(2-12)	PROPOSED 24" PAVERS ON PEDESTALS
C PLANTER. TYP OF 10.		

ENLOE COMPREHENSIVE CANCER CENTER

JOB NUMBER: 4927-001-00

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Attachment F

PRELIMINARY LANDSCAPE PLAN

SCALE: 1'' = 30' - 0''FUHRMAN LEAMY $|\uparrow$ AND GROUP DESIGN · SERVICE · SOLUTI ROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661 783-5263 in fo@fllandgroup.com

L101

EN WITH	VINE	PLANTING.	8'X4'	SCREEN	PANELS
05.00					

PROPOSED 24" TALL PIP CONCRETE SCREEN / RETAINING WALL

PROPOSED 24" TALL PIP CONCRETE PLANTER WALL WITH BENCH

PROPOSED 36" TALL PIP CONCRETE PLANTER.

PROPOSED 20" TALL PIP CONCRETE PLANTER.

SYMBOL

(3-01) (3-02)

3-03

3-04

YP. OF 19.			

YP.	OF 19.			

I WITH VINE	PLANTING. 4	4'X8' SCREEN	I PANELS
(P. OF 19.			

YP. OF 19.			

WITH VINE	PLANTING.	4'X8'	SCREEN	PANELS

	94,491 SF
S / STAR JASMINE	5 GAL., MOD
ATOM / PROSTRATE GERMANDER	I GAL, LOW
LIMELIGHT CATMINT	1 GAL., LOW
HONIA	1 GAL., LOW
DRUFF	1 GAL., MOD
E` / COMPACT BLUE FLAX LILY	1 GAL., LOW
> / PINEAPPLE EXPRESS MANGAVE	1 GAL., LOW
WALBRISTAR ' / BRIGHT STAR YUCCA	2 GAL., LOW
IASS	1 GAL., LOW
CARESS' / SOFT CARESS MAHONIA	5 GAL., MOD
BEAUTY / PLATINUM BEAUTY LOMANDRA	1 GAL., LOW
/ SILVER DRAGON CREEPING LILYTURF	1 GAL., LOW
WYUCCA	1 GAL LOW
SS! / EESTIVAL CRASS CORDVLINE	2 GAL, LOW
CADE DUCH	1 GAL., LOW
ADI FOEDETED : (FEATUED DEED COASE	5 GAL., LOW
DW AGAVE	3 GAL., LOW
DWARF` / DWARF HEAVENLY BAMBOO	5 GAL., LOW
/ BREEZE MAT RUSH	1 GAL., LOW
HO YELLOW TOCHLILY	2 GAL., LOW
HYLLA` / BOXLEAF EUONYMUS	2 GAL., LOW
,	1 GAL., LOW
	5 GAL., LOW
FRN	1 GAL LOW
JOHN / DWARF WEEPING BUTTLEBRUSH	5 GAL., LOW
IOHN' / DWARE WEEDING ROTTLERRUSH	5 GAL., LOW
DUSIN ITT LITTLE RIVER WATTLE	5 GAL., LOW

FEBERRY

VONDER' / EDDIE'S WHITE WONDER DOGWOOD	24" BOX	MEDIUM
N SENTRY` / PRINCETON SENTRY MAIDENHAIR TREE	24" BOX	LOW
SKYROCKET' / SKYROCKET JUNIPER	15 GAL.	LOW
MAGNOLIA MULTI-TRUNK	15 GAL.	MEDIUM
SHOWERS' / MAYTEN TREE	24" BOX	MEDIUM
ISEUM' / DESERT MUSEUM PALO VERDE	24" BOX	LOW
	15 GAL.	MEDIUM
DLUMBIA' / COLUMBIA LONDON PLANE TREE	15 GAL.	MEDIUM
RYSTAL BLUE' / CRYSTAL BLUE FERN PINE	15 GAL.	MEDIUM
к	15 GAL.	LOW
RUNK CORK OAK	24" BOX	LOW
INK	24" BOX	
PARK	15 GAL.	LOW
G' / STERLING SILVER LINDEN	15 GAL.	MEDIUM
PECTOR` / PROSPECTOR ELM	15 GAL.	MEDIUM

3 GAL., MOD 5 GAL., LOW 5 GAL., LOW 5 GAL., LOW 5 GAL., LOW

5 GAL., LOW 5 GAL., LOW 5 GAL., LOW 5 GAL., LOW

SIZE

WATER USE

MEDIUN

24" BOX MEDIUM

15 GAL. LOW

15 GAL.

ENLOE COMPREHENSIVE CANCER CENTER

JOB NUMBER: 4927-001-00

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YUCCA GLORIOSA RECURVIFOLIA `WALBRISTAR`

BRIGHT STAR YUCCA

CORREA PULCHELLA 'PINK EYRE' PINK AUSTRALIAN FUCHSIA

DIANELLA CAERULEA CASSA BLUE"

LITTLE MISS SUNSHINE ROCKROSE

AGAVE PARRYI PERRY'S AGAVE

ENLOE COMPREHENSIVE CANCER CENTER

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CORDYLINE BAUERI 'FESTIVAL GRASS' FESTIVAL GRASS CORDYLINE

FATSIA JAPONICA 'VARIEGATA' CAMOUFLAGE VARIEGATED FATSIA

LIRIOPE SPICATA 'SILVER DRAGON' SILVER DRAGON CREEPING LILYTURF

PRELIMINARY LANDSCAPE PLAN - RECOVERY BELL L103 Attachment F

VINCA MINOR 'ALBA' DWARF WHITE PERIWINKLE

ENLOE COMPREHENSIVE CANCER CENTER

JOB NUMBER: 4927-001-00

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PRELIMINARY LANDSCAPE PLAN - COMFORT CENTER

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ORANGE SUNROSE

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DIANELLA CAERULEA 'CASSA BLUE'' CASSA BLUE FLAX LILY

RHAPHIOLEPIS UMBELLATA

VINCA MINOR 'ALBA' DWARF WHITE PERIWINKLE

(2-12)

(1-04

会日ふ

HGA

ENLOE COMPREHENSIVE CANCER CENTER

JOB NUMBER: 4927-001-00

NOV 10, 2023

L105 Attachment F

CAREX OSHIMENSIS 'FEATHER FALLS' FEATHER FALLS JAPANESE SEDGE

 \vdash j 2-05 2-12 2-02

ENLOE COMPREHENSIVE CANCER CENTER

JOB NUMBER: 4927-001-00

NOV 10, 2023

CHONDROPETALUM TECTORUM CAPE RUSH

PRELIMINARY LANDSCAPE PLAN - STAFF GARDEN

RHAPHIOLEPIS UMBELLATA `MINOR` YEDDO HAWETHORN

ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' HOWARD MCMINN MANZANITA

TEUCRIUM FRUTICANS 'AZUREUM' BUSH GERMANDER

CHAENOMELES X 'KUROKOJI' KUROKOJI FLOWERING QUINCE

PODOCARPUS 'CRYSTAL BLUE' CRYSTAL BLUE FERN PINE

CISTUS LADANIFER CRIMSON-SPOT ROCKROSE

ENLOE COMPREHENSIVE CANCER CENTER

JOB NUMBER: 4927-001-00

NOV 10, 2023

CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` FEATHER REED GRASS

A SCREENING - BERMING SCALE: 1"=20'

TRACHELOSPERMUM JASMINOIDES STAR JASMINE

L107 Attachment F Downtown Rack

Vertical Bike Locker

ACCESSION OF THE PARTY OF THE P

Submittal Sheet

Ӧ Tournesol

, ,

REFERENCE-EFT Actual Length (71%)

11:27

SEACH TO BE ROURTED TO CAST IN PLACE FLOW THRU PLANTER.

. .

E WALLY BENCH

HGA

APPROVAL Segnal the extinctions Tournessi Elevacete to manufacture the product as shown

\$

D'TO NY DIANG MEDIANAN

Tea monoi filtenate. SEO Porto Nano, United Statuto, College Seo Statuto, College Sector (Sector) College College

DETAIL B

<u>~~~~</u>?

1/2" DIA MOUNTENS HOL

L23021-02

ENLOE COMPREHENSIVE CANCER CENTER

JOB NUMBER: 4927-001-00

NOV 10, 2023

Submittal Sheet

1 5530

CAPACITY

BATERIALS

FINISHES

LOSS DATA

етбаска

LOCKING

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durability by loticert granders. 1. Sensibility 2. Epoxy primer electrostationity applied 3. Final thick Talk polycetor provider soni

40 cm² antos, 90 mph wind exposuse B, high seismic when Installadion constants

Altre a 60" cleanance from door face.

Lowsing hert Venitating winds Großtit resistant UV resistant Humbersci piste Gem hook Daar dazer

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ProliceldU-Lock Handle

Hang ing Roo

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PRELIMINARY LANDSCAPE PLAN - DETAILS

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