



File: AR 18-25

DATE: December 17, 2018

TO: Architectural Review and Historic Preservation Board

FROM: Shannon Costa, Assistant Planner, (530-879-6807, shannon.costa@chicoca.gov)
Community Development Department

RE: Architectural Review 18-25 (Skyline Apartments) – Northwest corner of the
intersection of Chico Canyon Road and California Park Drive, APN 018-250-001

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 18-25 (Skyline Apartments), subject to the recommended conditions therein.

BACKGROUND

The applicant proposes to construct ten, two-story apartment buildings, containing a total of 104 multi-family residential units (see **Attachment A**, Location Map, and **Attachment B**, Project Description). Currently undeveloped, the site is located at the northeasterly corner of the intersection of Chico Canyon Road and California Park Drive. The site is designated CN (Neighborhood Commercial) in the General Plan Land Use Diagram and located in the CN (Neighborhood Commercial) zoning district. On July 24, 2018, the Zoning Administrator approved a use permit (UP 18-11) to allow ground-floor residential occupancy in the CN zoning district. Surrounding land uses include multi-family housing to the north and east, single family homes to the west and Enloe Same Day Surgery Center to the south.

The proposed development includes construction of ten apartment buildings using a combination of three building types. Each building type would feature similar architectural styling with minor distinguishing details. The proposed site plan illustrates the layout and orientation of the apartment buildings, as well as the trash enclosures, parking and recreation areas, site lighting and landscaping (see **Attachment C**, Overall Site Plan).

The buildings are organized on the site in four sections separated by parking areas to create courtyards and walkways between the buildings. The largest of the buildings (Building Type II) are located in a central section of the site, setback from the public right-of-way. Between them would be the smaller amenities building (Building A) with outdoor pool and patio. The other middle section would include four buildings, alternating Building Type I and III. The northerly section of the site would be two buildings, (both Building Type I) and the southerly section of the site would feature two buildings (Building Type II and Building Type III). To accommodate grade changes at the southern-most portion of the site, Building 10 is set back and angled

away from the property line. This provides balcony views for the residents and softens the building's appearance from the prominent intersection.

On-site resident amenities include a community center building at the center of the site (Building A) with adjacent outdoor pool and patio area, secured by tubular-steel fencing. A dog park would be adjacent to Building 6 at the center of the site, featuring crushed rock and dog waste and watering station. A total of three trash enclosures would be located onsite, screened from view by walls with extensive landscaping. The entire site would be enclosed with six-foot-tall tubular steel fencing in black.

All ten apartment buildings would be two-stories and vary slightly in height. Each building type would feature a rectangular main body with a variety of masses on each elevation, varying gable rooflines and a distinct color palette. The community center building, located central to the site, would be single-story and feature similar architectural elements, including a tower feature at the main entry (See **Attachment D**, Building Elevations).

The proposed color palette consists of rich earth-tones (see **Attachment E**, Colors and Materials). The main body of each building would feature a light beige ("Taupe Tone") and a light gray color ("Agreeable Gray"). In addition to these more neutral colors, three color schemes are proposed for the cement board siding: red, blue and green. Each scheme utilizes a richer shade and a lighter shade of the proposed color.

Onsite circulation has been designed to provide a pedestrian-friendly orientation for the complex, connecting each building to pedestrian paths and situating the parking areas around the buildings. Primary access to the site would be provided by a main entrance off California Park Drive. South of this entrance would be a second "right-in, right-out" access point. Each entry may be secured by a rolling gate, accessed by residents by a keypad security system. A total of 212 vehicle parking spaces are provided on site, most of which are under carport shade structures. Bicycle parking is located throughout the site, with each building featuring a bike-rack pad at the front of the building. All parking requirements pursuant to Chico Municipal Code 19.70 *Parking and Loading Standards* have been satisfied. Parking lot light fixtures would be 12-foot-tall standard LED fixtures throughout the parking areas (see Light Fixture Details on **Attachment E**). Bollard lights would be located throughout pedestrian walkways and between buildings.

The landscape plan calls for a variety of species, predominately with moderate water demands (see **Attachment F**, Landscape Plan). Extensive landscaping is provided along both Chico Canyon Drive and California Park Drive with particular attention to the corner of the prominent intersection. Given the rise in elevation from the intersection, the proposal includes a layered landscape treatment with low ground-cover, shrubs and flowers at the lowest level then layers of taller shrubs and trees behind (see **Attachment G**, Intersection Rendering). Groups of shrubs are trees are located between buildings and around each building elevation. Parking lot shading is estimated to reach approximately 53-percent at maturity. Shade for parking areas outside of carport structures is achieved with a variety of trees, including Chinese pistache and cork oak trees. Four deodar cedar trees are identified for removal which do not qualify for mitigation, pursuant the City's Tree Preservation Regulations (Chico Municipal Code 16.66).

DISCUSSION

The project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5) and providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, and H.3.4). The design is also consistent with policies that call for a strong pedestrian orientation by promoting interactions among tenants and creating a pedestrian-friendly design (CD-3.2). The proposed color schemes and architectural elements that will lend way-finding amongst the buildings (CD-3.2 and CIRC-4).

The project includes a shared recreational area and private back porches, consistent with Design Guidelines (DGs) that call for incorporating common space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and 4.1.45). Building types provide a variety of masses and are alternating around the site in order to avoid a monotonous streetscape (DG 4.1.15 and 4.1.23). The site is designed to provide logical internal streets so that visitors can easily navigate the site (DG 4.1.31) and appropriate site lighting enhances safety, while not create unnecessary glare to adjacent residential uses (DG 4.1.44).

REQUIRED FINDINGS FOR APPROVAL

Environmental Review

This project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15183 (Project Consistent with a Community Plan or Zoning). CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Consistent with this exemption, the project is consistent with: the development density established by Neighborhood Commercial zoning district, the Neighborhood Commercial General Plan land use designation, and the Chico 2030 General Plan Update EIR (GPU EIR) which was certified by the Chico City Council on April 12, 2011; there are no project specific effects which are peculiar to the project or its site; there are no project specific impacts which the GPU EIR failed to analyze as significant effects; there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, and; there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

Architectural Review

According to the Chico Municipal Code Section 19.18.060, the Architectural Review and Historic Preservation Board shall determine whether or not a project adequately meets adopted City standards and design guidelines based on the required findings itemized below.

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

The project is consistent with several General Plan goals and policies, including those that encourage compatible infill development (LU-1, LU-4, and CD-5) and providing adequate supply of rental housing to meet a wide range of renters and future needs throughout the city (H.3, H.3.2, and H.3.4). The design is also consistent with policies

that call for a strong pedestrian orientation by promoting interactions among tenants and creating a pedestrian-friendly design (CD-3.2). The proposed color schemes and architectural elements that will lend way-finding amongst the buildings (CD-3.2 and CIRC-4).

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 includes a shared recreational area and private back porches, consistent with Design Guidelines (DGs) that call for incorporating common space into the project design (DGs 1.1.42, 4.1.42, 4.1.43, and 4.1.45). Building types provide a variety of masses and are alternating around the site in order to avoid a monotonous streetscape (DG 4.1.15 and 4.1.23). The site is designed to provide logical internal streets so that visitors can easily navigate the site (DG 4.1.31) and appropriate site lighting enhances safety, while not create unnecessary glare to adjacent residential uses (DG 4.1.44).

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 color palette of the proposed apartment complex are visually compatible with the surrounding neighborhood. Exterior equipment will be properly screened in the rear yards of each unit by fences or painted to match the structures. Parking lot lighting is proposed at a pedestrian scale and will not result in any unnecessary source of glare or contribution to the night sky pollution.

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 not unnecessarily block views. The buildings may, at first, appear to dominate their surroundings, but are appropriately set back from the public right-of-way and neighboring uses. Further, extensive landscaping provided at the intersection of Chico Canyon Drive and California Park Drive will soften the building appearance and provide a prominent way-finding feature. Given the medium-density residential character of the area, implementation of a multi-family residential project of this scale and intensity would be compatible with the surrounding sites and 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 landscape plan calls for a variety of species, predominately with moderate water demands. Extensive landscaping is provided along both Chico Canyon Drive and California Park Drive with particular attention to the corner of the prominent intersection.

Parking lot shading is adequate and a partially-shaded, shared recreational area will also contribute towards providing an attractive residential environment. The landscaping will have a range of colors and textures that will provide visual interest throughout the year.

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 AR 18-25 (Skyline Luxury Apartments). No building permits related to this approval shall be finalized without prior authorization of Community Development Department planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. All approved building plans and permits shall note that wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.

PUBLIC CONTACT

Public notice requirements were fulfilled by placing a notice on the project site and by posting of the agenda at least 10 days prior to this ARHPB meeting.

ATTACHMENTS

- A. Location Map
- B. Project Description
- C. Overall Site Plan
- D. Building Elevations (4)
- E. Materials and Colors
- F. Landscape Plan
- G. Intersection Rendering (3)

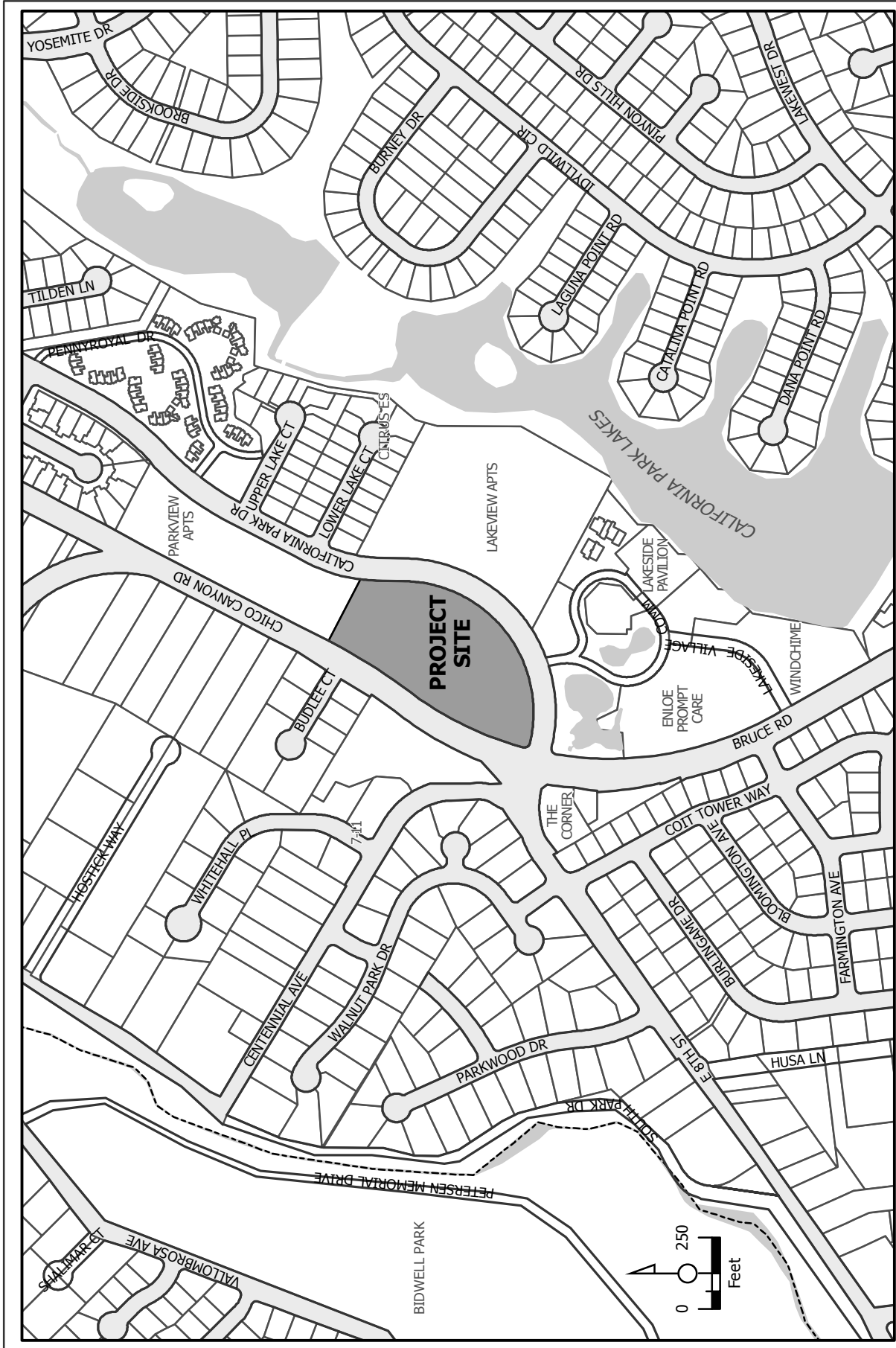
DISTRIBUTION

Internal (3)

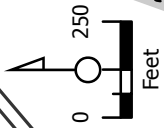
Mike Sawley, Senior Planner
Shannon Costa, Assistant Planner
File: AR 18-25

External (2)

Chuck Tatreau Construction, PO Box 7463, Chico, CA 95927 (chuck.tatreau@yahoo.com)
RGA, 115 Meyers Street, Suite 110, Chico, CA 95928 (kevin@rgachico.com)



AR 18-25 (Skyline Luxury Apartments)
NE corner of intersection at Bruce Road and California Park Drive
APN 018-250-001-000





August 2, 2018

City of Chico Planning Department
P.O. Box 3420
Chico, Ca. 95924

RE: ARHPB
Skyline Apartments
Northeast corner of California Park Drive and Chico Canyon Road
Chico CA 95928
APN: 018-250-001

Dear Reviewing Planner,

It is with pleasure that I take this opportunity to provide you the following narrative for the proposed A.R.H.P.B. of the aforementioned project. Where appropriate, the following narrative references the City of Chico Design Guidelines from the applicable Chapters 1 and 4.

Brief History

This property is at the northeast corner of California Park Drive and Chico Canyon Road. This property is undeveloped. The adjacent property is currently residential apartments.

Building Program

It is proposed that the site will be developed as high density, multi-family residential. Ten two-story apartment buildings that houses 104 units in total. Amenities include a community center, swimming pool, and dog park.

Proposed Architectural Elements

The site was designed with buildings to be in groups of two to create courtyards and walkways between buildings. Buildings are designed to have all sides with equal architectural elements. Multiple color schemes were selected throughout

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f 530 342 1882

the complex. Every building will have base colors with accent colors that could be selected from three different palettes. Those three different palettes are primary colors with the intent to be a little bolder than usual.

Applicable City of Chico Design Guidelines Objectives

Chapter 1

DG 1.1.13-Reinforce a pedestrian-friendly environment regarding building placement and orientation.

The project would provide public street sidewalk and private pedestrian circulation throughout the units and social spaces.

DG 1.1.14-Minimize views of automobiles from the public right of way.....

Buildings are at the property lines to minimize views of automobiles. Property is also above the street grades as a natural feature to minimize views.

DG 1.1.27- Consider new transit stops for residential.....

There is currently a bus stop on the southeast corner of California Park Road and Bruce Road. Once you cross California Park Road we are proposing new path of travel sidewalks along the entire property.

DG 1.1.31- Consider usable public space early in the design phase.....

The project proposes larger social spaces between buildings.

DG 1.1.42- Create "useable" Parks and Open space areas.....

If initial site layout is approved as proposed, it lays the foundation for the aforementioned design to be addressed and detailed.

Chapter 4- *Additional components of this section will be integrated after review and approval.*

DG 4.1.15- Avoid monotonous streetscape.....

This is accomplished through building placement and hierarchy with the design as proposed.

DG4.1.23- Design buildings with a variety of building masses to avoid a monotonous or institutional appearance.



This is paramount to the working design and massing. We have three different buildings that have three different shapes and mass.

DG 4.1.45- Provide one or more of the following amenities which may.....

Amenities include community center, swimming pool, and dog park.

DG 4.2.32- Include on front elevations porches and other architectural elements that relate to the human scale.....

All units have front and rear patios.

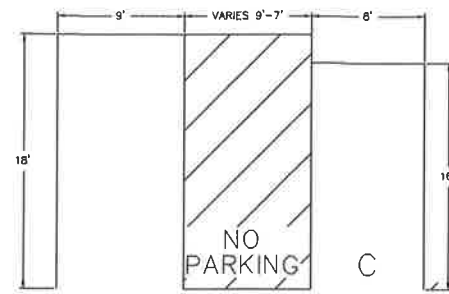
Thank you for your thoughtful consideration.

Sincerely,

Chad Finch

Project Manager -Russell, Gallaway Associates, Inc.

PARKING STALL DIMENSIONS



PARKING ANALYSIS:

BUILDING TYPE I	8 (2-BEDROOM UNITS)
BUILDING TYPE II	8 (2-BEDROOM UNITS)
BUILDING TYPE III	8 (3-BEDROOM UNITS)
BUILDING TYPE III	4 (2-BEDROOM UNITS)
BUILDING TYPE III	4 (3-BEDROOM UNITS)
BUILDING TYPE I	4 BUILDINGS/32 UNITS/REQUIRED PARKING = 56 SPACES
BUILDING TYPE II	3 BUILDINGS/48 UNITS/REQUIRED PARKING = 90 SPACES
BUILDING TYPE III	3 BUILDINGS/24 UNITS/REQUIRED PARKING = 45 SPACES
TOTAL UNITS = 104	GUEST PARKING = 21 SPACES
	TOTAL REQUIRED PARKING = 212 SPACES
	TOTAL PARKING SUPPLIED = 212 SPACES

LEGEND:

--- (dashed line)	PROJECT BOUNDARY	▨ (hatched)	PROPOSED EMERGENCY VEHICLE EASEMENT
— (solid line)	EXISTING EDGE OF PAVEMENT	▩ (hatched)	ROW DEDICATION TO CITY OF CHICO
— (dashed line)	EXISTING CURB, GUTTER AND SIDEWALK	⊗ (circle with cross)	PROPOSED CAR PORT
— (dashed line)	EXISTING ASPHALT DIKE	⊕ (circle with plus)	PUBLIC UTILITY EASEMENT
— (dashed line)	EXISTING FIRE HYDRANT	⊖ (circle with minus)	PUBLIC SERVICE EASEMENT
— (dashed line)	EXISTING WATER VALVE	⊙ (circle with dot)	FACE OF CURB
— (dashed line)	EXISTING FIRE HYDRANT	⊚ (circle with dot)	RIGHT OF WAY
— (dashed line)	EXISTING WATER VALVE	⊛ (circle with dot)	WATER METER AND BACKFLOW DETECTOR DEVICE (2" SERVICE, SINGLE CHECK)
— (dashed line)	EXISTING STREETLIGHT	⊜ (circle with dot)	WATER METER AND BACKFLOW DETECTOR DEVICE (1" SERVICE, SINGLE CHECK)
— (dashed line)	EXISTING UTILITY POLE	⊝ (circle with dot)	FIRE BACKFLOW DEVICE (6" SERVICE, DOUBLE DETECTOR CHECK AND PIV)
— (dashed line)	EXISTING GUY WIRE	⊞ (circle with dot)	LANDSCAPE WATER METER AND BACKFLOW DETECTOR DEVICE (1.5" SERVICE, SINGLE CHECK)
— (dashed line)	EXISTING FENCE LINE	⊠ (square with dot)	HVAC CONDENSER
— (dashed line)	EXISTING WATER LINE	⊡ (square with dot)	ELECTRIC METER
— (dashed line)	EXISTING TRAFFIC SIGNAL	⊢ (square with dot)	GAS METER
— (dashed line)	PROPOSED CURB, GUTTER AND SIDEWALK		
— (dashed line)	PROPOSED FIRE HYDRANT (7 TOTAL)		
— (dashed line)	PROPOSED AREA LIGHT (37 TOTAL)		
— (dashed line)	PROPOSED BOLLARD		
— (dashed line)	PROPOSED TRASH ENCLOSURE		
— (dashed line)	PROPOSED CITY STD. S-27 HANDICAPPED RAMP, CASE F, TYP.		

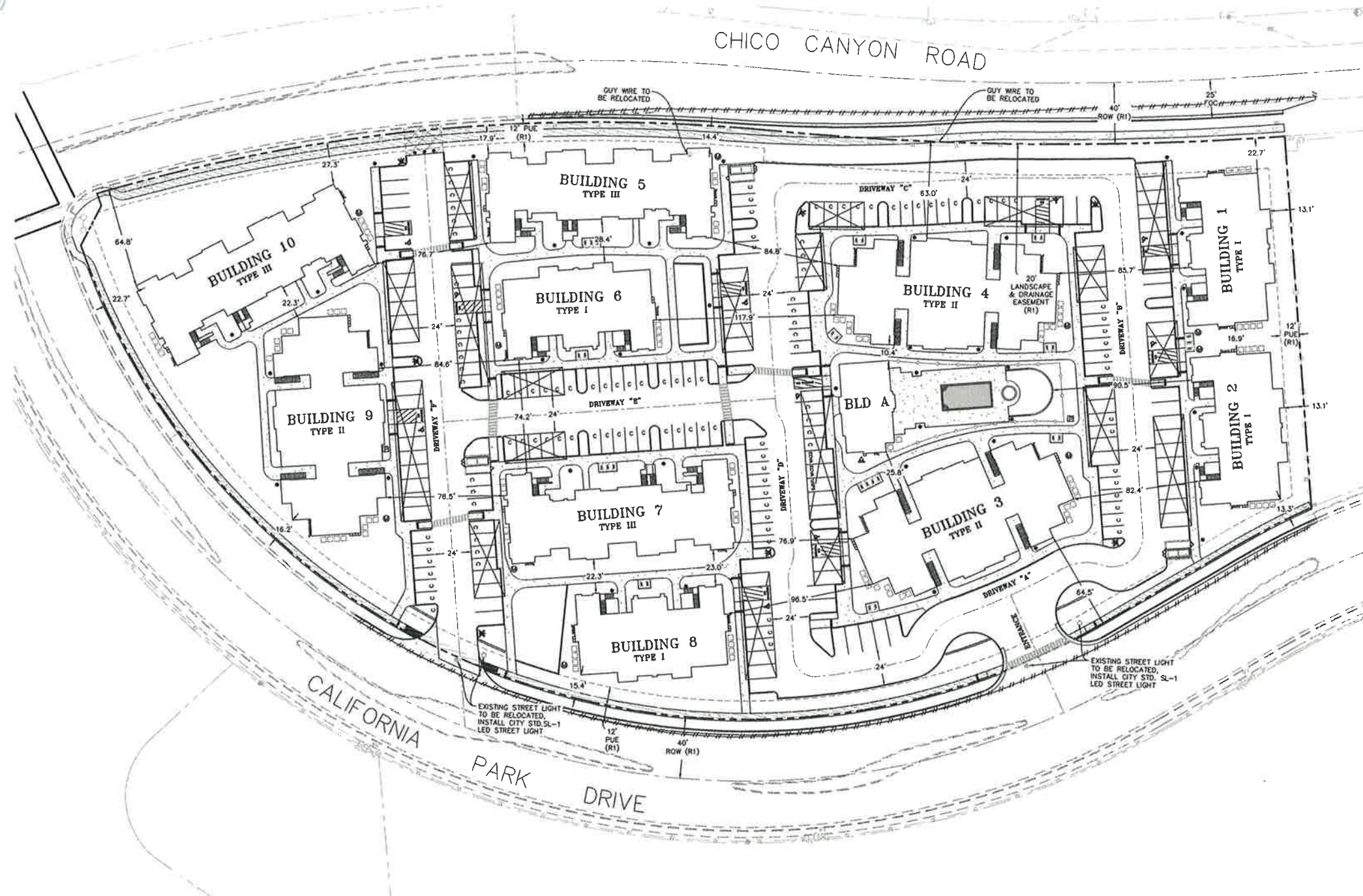
GRAPHIC SCALE



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**W. GILBERT
ENGINEERING**

140 YELLOWSTONE DRIVE,
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TEL (530) 899-1315
FAX (530) 817-8026

WES@WILBERTENGINEERING.COM

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PROPERTY SURVEYS
CONSTRUCTION STAKING



CHUCK TATREAU CONSTRUCTION, INC.
**SKYLINE LUXURY APARTMENTS
SITE IMPROVEMENT PLANS
SITE PLAN**

REV	DATE	DESCRIPTION

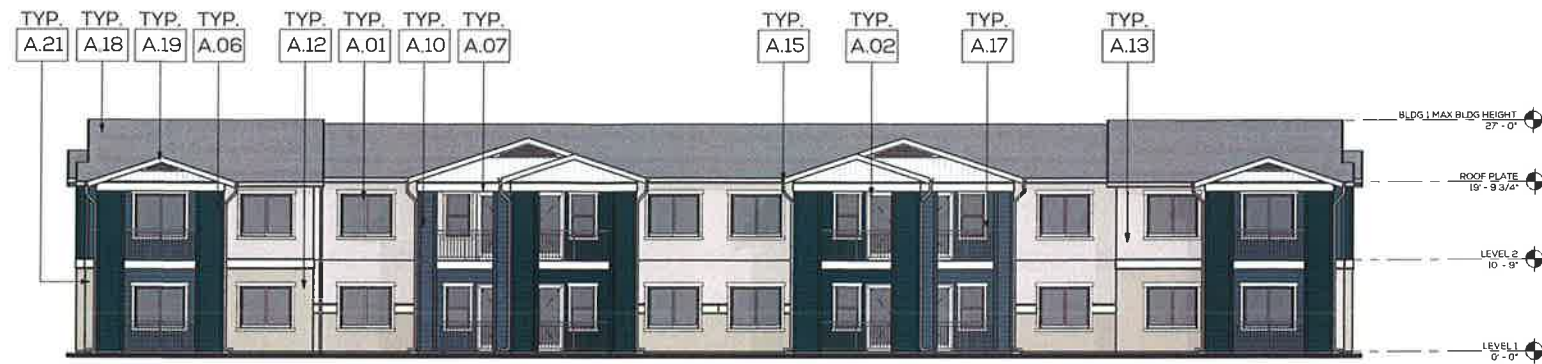
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DRAWN BY: WJN
DESIGNED BY: WEG
CHECKED BY: WEG
JOB NO: 1209

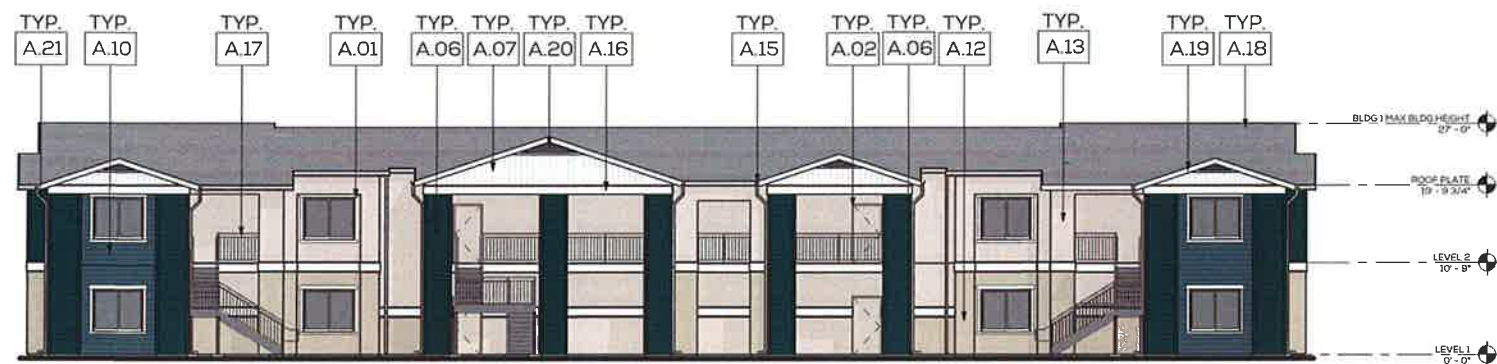
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COUNTY OF BUTTE

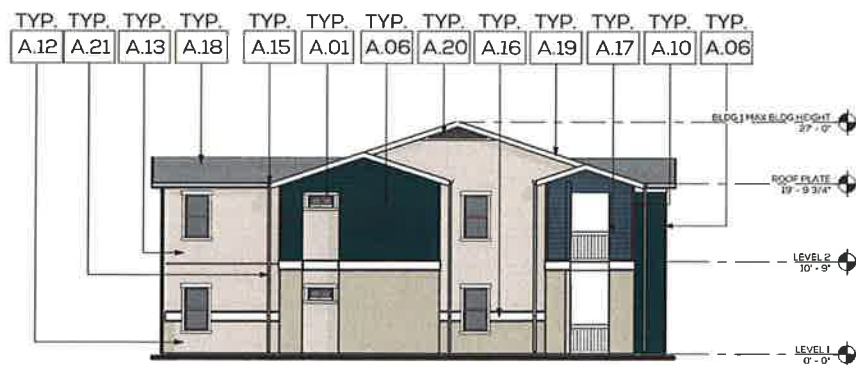
CITY OF CHICO



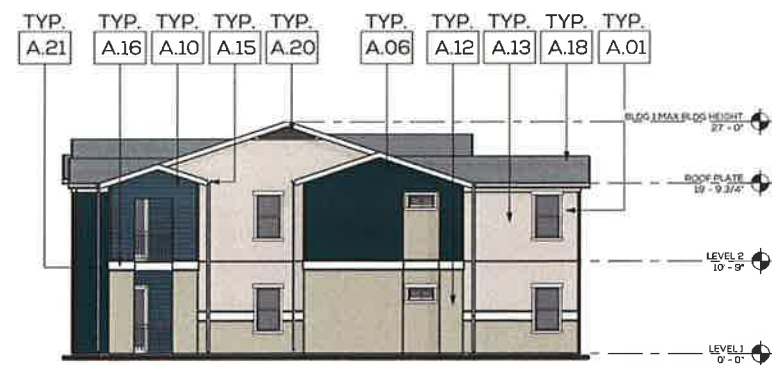
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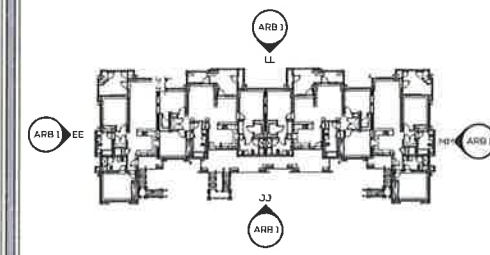
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MM - BUILDING 1 EAST ELEVATION
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EE - BUILDING 1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



DD - BUILDING 1 OVERALL LEVEL 1 FLOOR PLAN
SCALE: 1" = 30'-0"

A.01	VINYL NAILED FIN WINDOW
A.02	INSULATED STEEL EXTERIOR DOOR, FACTORY FINISH
A.06	PRE-FINISHED CEMENTITIOUS FIBERBOARD LAP SIDING, COLOR P-3
A.07	PRE-FINISHED CEMENTITIOUS FIBERBOARD LAP SIDING, COLOR P-4
A.20	PRE-FINISHED CEMENTITIOUS FIBERBOARD LAP SIDING, COLOR P-7
A.12	EXTERIOR PLASTER SYSTEM W/ACRYLIC TOP COAT, INTEGRAL COLOR PL-1
A.13	EXTERIOR PLASTER SYSTEM W/ACRYLIC TOP COAT, INTEGRAL COLOR PL-2
A.16	PRE-FINISHED GALVANIZED RAIN GUTTER
A.10	PRE-FINISHED CEMENTITIOUS FIBER BOARD TRIM, COLOR P-4
A.17	PRIMED AND PAINTED STEEL GUARDRAIL, COLOR TO MATCH PL-1
A.18	40 YEAR COMPOSITION SHINGLE ROOF, COLOR SF-1
A.19	2008 KAZIA, PRIMED AND PAINTED TO MATCH, COLOR P-4
A.20	GABEL END VENT, GALVANIZED, PRIME AND PAINT TO MATCH P-4
A.21	DOWNSPOUT, COLOR TO MATCH P-4

ALL FLASHING VENT STACKS AND ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF WALL OR TRIM COLOR AS APPLICABLE

BB - ARB - KEYNOTE LEGEND BLDG 1
SCALE: NONE

P-1	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR COUNTRYLANE RED
P-2	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR MOUNTAIN SAGE
P-3	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR EVENING BLUE
P-4	EXTERIOR SIDING	JAMES HARDIE, HARDIE PANEL VERTICAL SIDING, COLOR ARCTIC, WHITE
P-5	EXTERIOR SIDING	JAMES HARDIE, PRIMED LAP SIDING, CUSTOM COLOR PER SHERWIN WILLIAMS 0006 TONLE RED
P-8	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR HEATHERED MOSS
P-7	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR BOOTHBAY BLUE
PL-1	EXTERIOR PLASTER SYSTEM	OMEGA AKROFLEX FINE, COLOR SW 7633 TAUPE TONE
PL-2	EXTERIOR PLASTER SYSTEM	OMEGA AKROFLEX FINE, COLOR SW 7029 AGREEABLE GRAY
RF-1	ASPHALT SHINGLE	CERTANTEED, LANDMARK, COLOR GEORGETOWN GRAY

AA - EXTERIOR FINISH LEGEND
SCALE: NONE



r.g.a.
architecture + engineering

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ASSOCIATES Inc.

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

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CONSTRUCTION,
INC.

PROJECT ADDRESS
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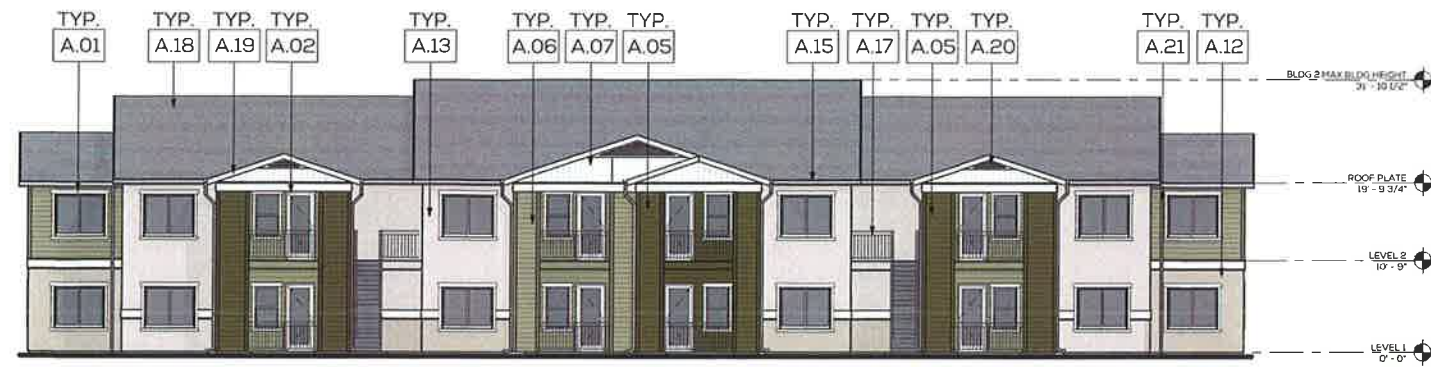
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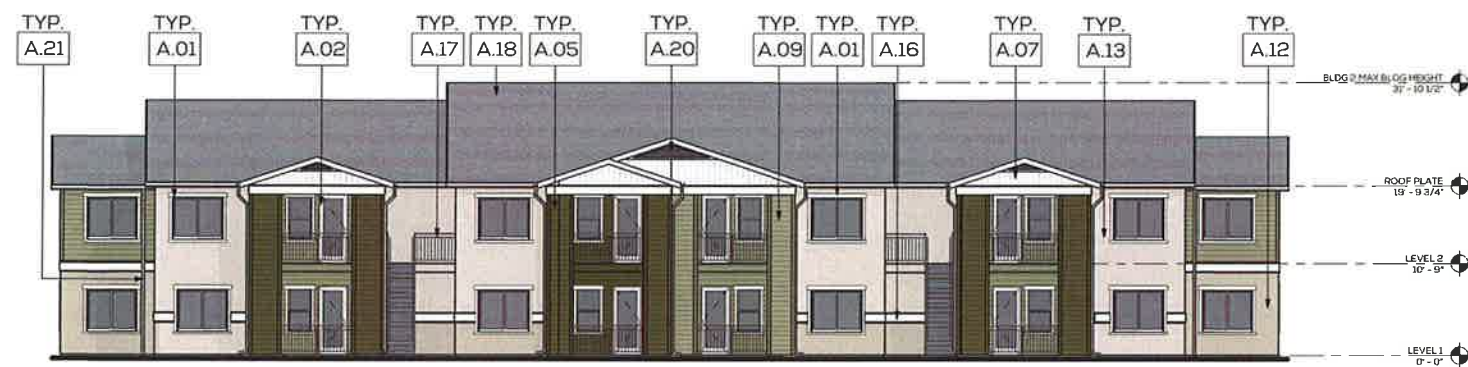
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CHECKED	KJE
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2ND SUBMITTAL	2018 11 16

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ELEVATIONS
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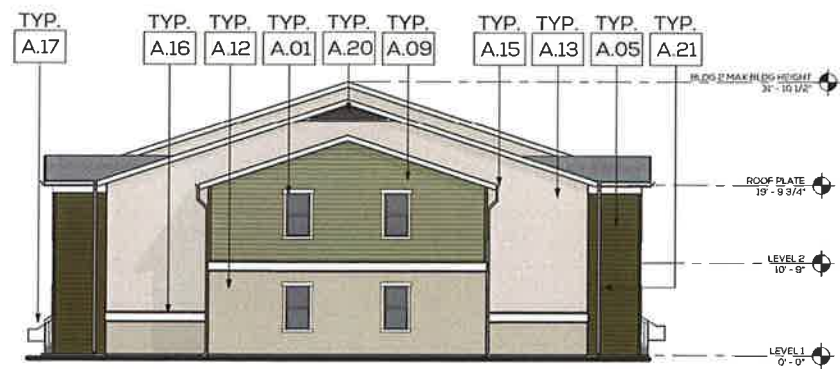
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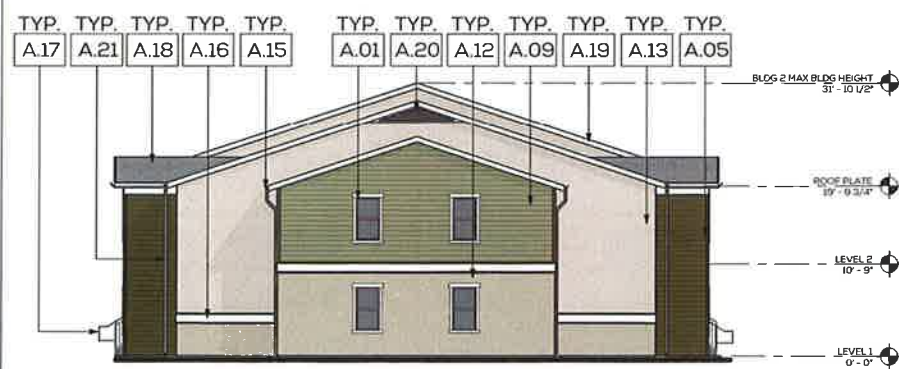
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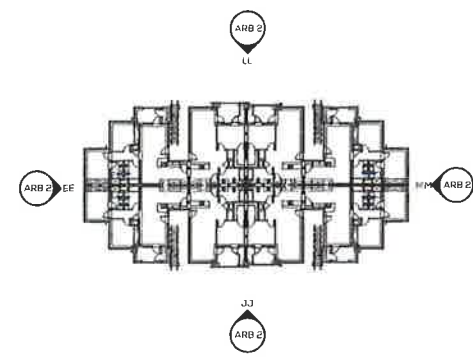
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A.07	PRE-FINISHED CEMENTITIOUS FIBERBOARD LAP SIDING, COLOR P-4
A.09	PRE-FINISHED CEMENTITIOUS FIBERBOARD LAP SIDING, COLOR P-8
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A.20	GABLE END VENT, GALVANIZED, PRIME AND PAINT TO MATCH P-4
A.21	DOWNSPOUT, COLOR TO MATCH P-4

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NOV 28 2018
CITY OF CHICO
PLANNING SERVICES

ALL FLASHING, VENT STACKS, AND ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ADJACENT ROOF, WALL, OR TRIM COLOR AS APPLICABLE

BB - ARB - KEYNOTE LEGEND BLDG 2
SCALE: NONE

P-1	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR COUNTRYLANE RED
P-2	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR MOUNTAIN SAGE
P-3	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR EVENING BLUE
P-4	EXTERIOR SIDING	JAMES HARDIE, HARDY PANEL, VERTICAL SIDING, COLOR ARCTIC WHITE
P-5	EXTERIOR SIDING	JAMES HARDIE, PRIME LAP SIDING, CUSTOM COLOR PER SHERWIN WILLIAMS 0006 TOILE RED
P-6	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR HEATHERED MOSS
P-7	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR BOOTHBAY BLUE
PL-1	EXTERIOR PLASTER SYSTEM	OMEGA AKROFLEX FINE, COLOR SW 7633 TAUPE TONE
PL-2	EXTERIOR PLASTER SYSTEM	OMEGA AKROFLEX FINE, COLOR SW 7029 AGREEABLE GRAY
RF-1	ASPHALT SHINGLE	CERTANTEED, LANDMARK, COLOR GEORGETOWN GRAY

AA - EXTERIOR FINISH LEGEND
SCALE: NONE



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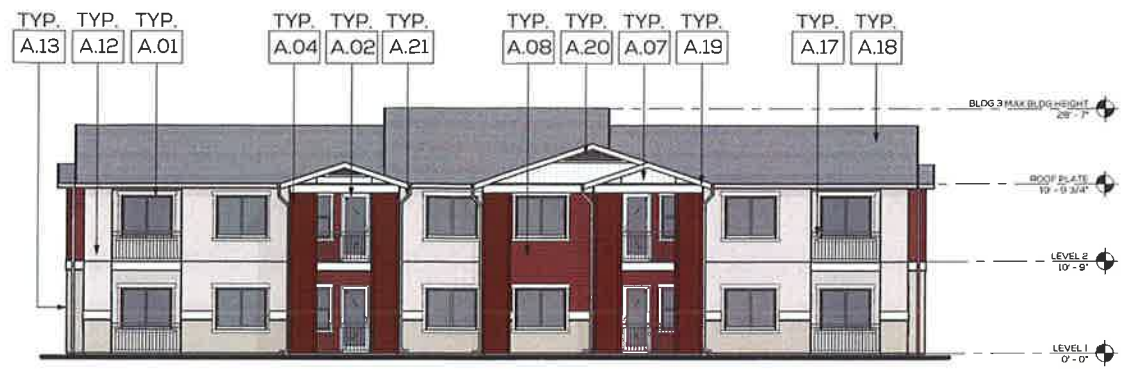
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NUMBER
018-250-001



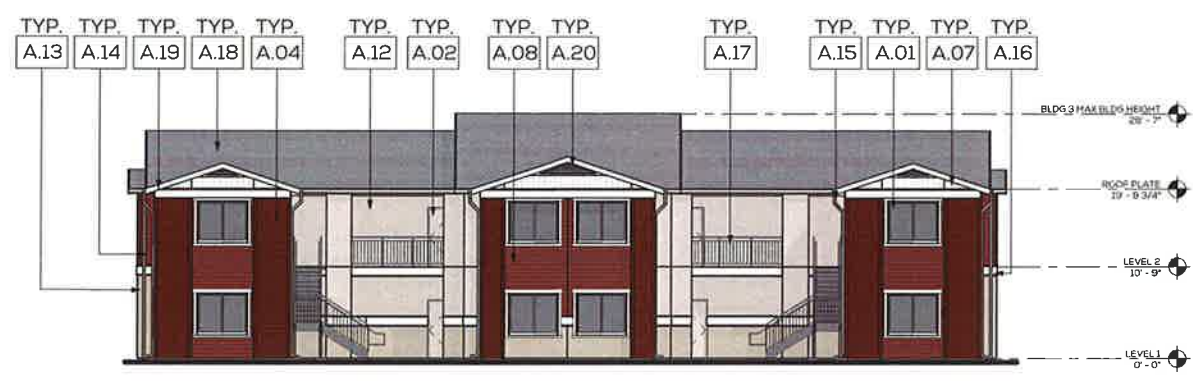
BLA PROJECT #	18-001
PLAN CHECK #	
DRAWN	KJ
CHECKED	KJE
1ST SUBMITTAL	2018 08 02
2ND SUBMITTAL	2018 11 16

ARB
ELEVATIONS
BLDG 2

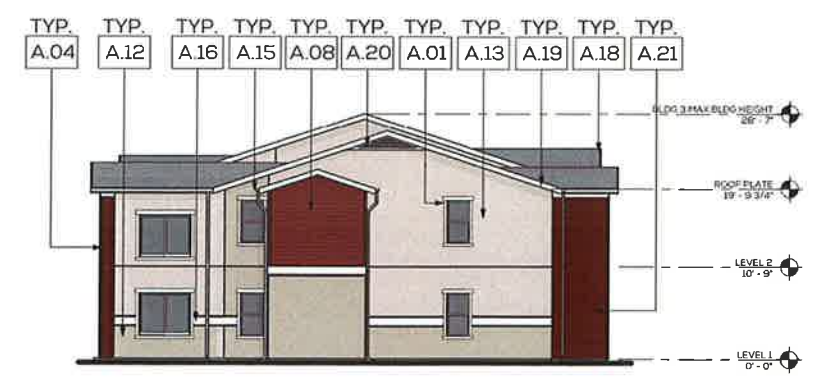
ARB 2



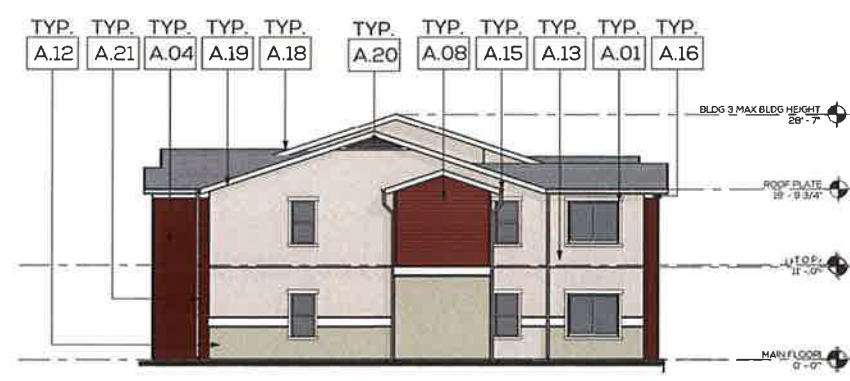
LL - BUILDING 3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



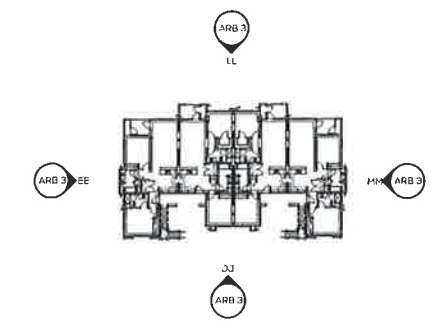
JJ - BUILDING 3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



MM - BUILDING 3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



EE - BUILDING 3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



DD - BUILDING 3 OVERALL LEVEL 1 FLOOR PLAN
SCALE: 1" = 30'-0"

A.01	VINYL MAIL FIN WINDOW
A.02	INSULATED STEEL EXTERIOR DOOR, FACTORY FINISH
A.04	PRE-FINISHED CEMENTITIOUS FIBERBOARD LAP SIDING, COLOR P-3
A.07	PRE-FINISHED CEMENTITIOUS FIBERBOARD LAP SIDING, COLOR P-4
A.09	PRE-FINISHED CEMENTITIOUS FIBERBOARD LAP SIDING, COLOR P-5
A.12	EXTERIOR PLASTER SYSTEM W/ACRYLIC TOP COAT, INTEGRAL COLOR, PL-1
A.13	EXTERIOR PLASTER SYSTEM W/ACRYLIC TOP COAT, INTEGRAL COLOR, PL-2
A.14	PRE-FINISHED GALVANIZED DOWNSPOUT, COLOR M1-3
A.15	PRE-FINISHED GALVANIZED RAIN GUTTER
A.16	PRE-FINISHED CEMENTITIOUS FIBERBOARD TRIM, COLOR P-4
A.17	PRIMED AND PAINTED STEEL GUARDRAIL, COLOR TO MATCH PL-1
A.18	40 YEAR COMPOSITION SHINGLE ROOF, COLOR RF-1
A.19	ZINC FASCIA, PRIMED AND PAINTED TO MATCH, COLOR P-4
A.20	GABLE END VENT, GALVANIZED, PRIME AND PAINT TO MATCH P-4
A.21	DOWNSPOUT, COLOR TO MATCH P-4

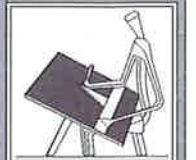
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BB - ARB - KEYNOTE LEGEND BLDG 3
SCALE: NONE

P-1	EXTERIOR SIDING	JAMES HARDIE LAP SIDING, COLOR COUNTRYLANE RED
P-2	EXTERIOR SIDING	JAMES HARDIE LAP SIDING, COLOR MOUNTAIN SAGE
P-3	EXTERIOR SIDING	JAMES HARDIE LAP SIDING, COLOR EVENING BLUE
P-4	EXTERIOR SIDING	JAMES HARDIE HARDE PANEL VERTICAL SIDING, COLOR ARCTIC WHITE
P-5	EXTERIOR SIDING	JAMES HARDIE PRIMED LAP SIDING, CUSTOM COLOR PER SHERWIN WILLIAMS 0006 TOLLE RED
P-6	EXTERIOR SIDING	JAMES HARDIE LAP SIDING, COLOR HEATHERED MOSS
P-7	EXTERIOR SIDING	JAMES HARDIE LAP SIDING, COLOR BOOTHBAY BLUE
PL-1	EXTERIOR PLASTER SYSTEM	OMEGA AKROFLEX FINE, COLOR SW 7633 TAUPE TONE
PL-2	EXTERIOR PLASTER SYSTEM	OMEGA AKROFLEX FINE, COLOR SW 7029 AGREEABLE GRAY
RF-1	ASPHALT SHINGLE	CERTAINTED, LANDMARK, COLOR GEORGETOWN GRAY

AA - EXTERIOR FINISH LEGEND
SCALE: NONE



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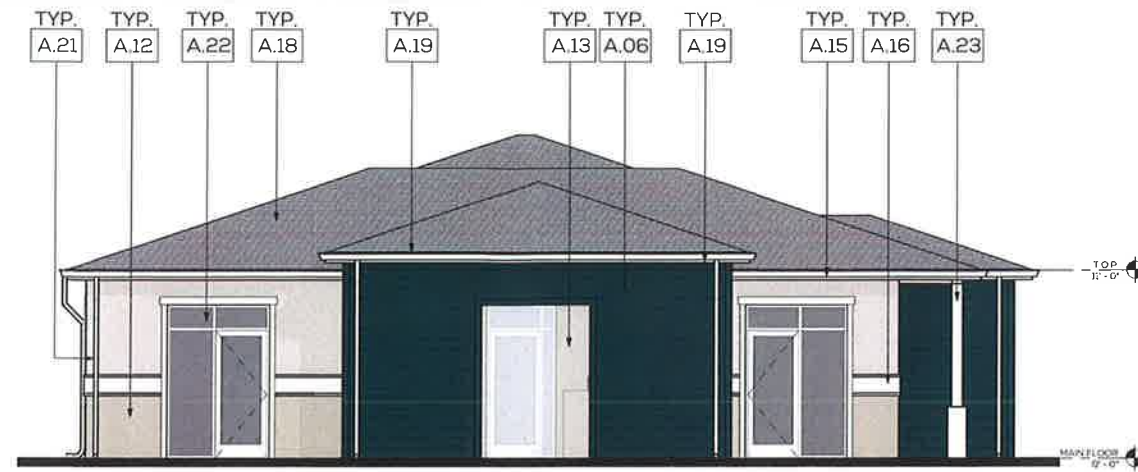
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018-250-001



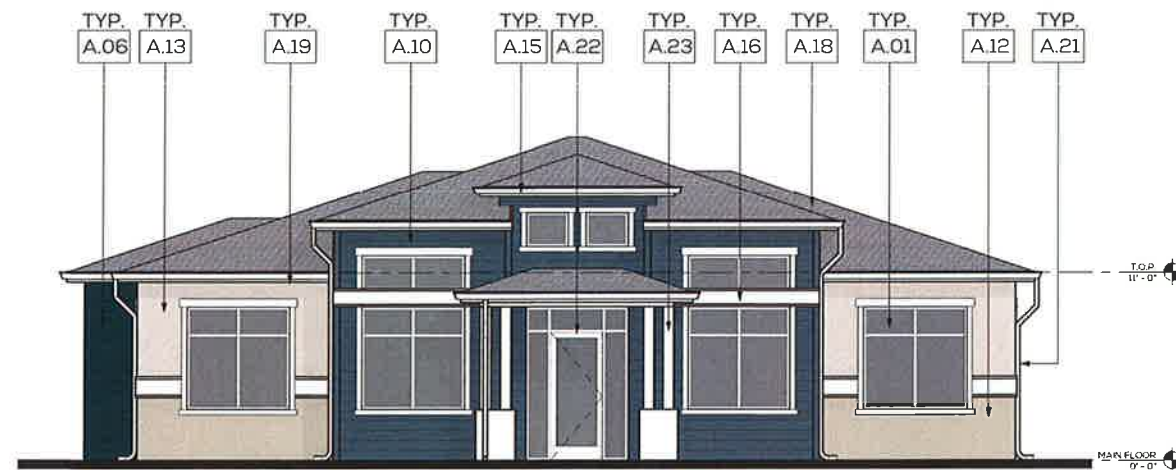
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PLAN CHECK #	
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CHECKED	KJE
1ST SUBMITTAL	2018 08/02
2ND SUBMITTAL	2018 11/16

**ARB
ELEVATIONS
BLDG 3**

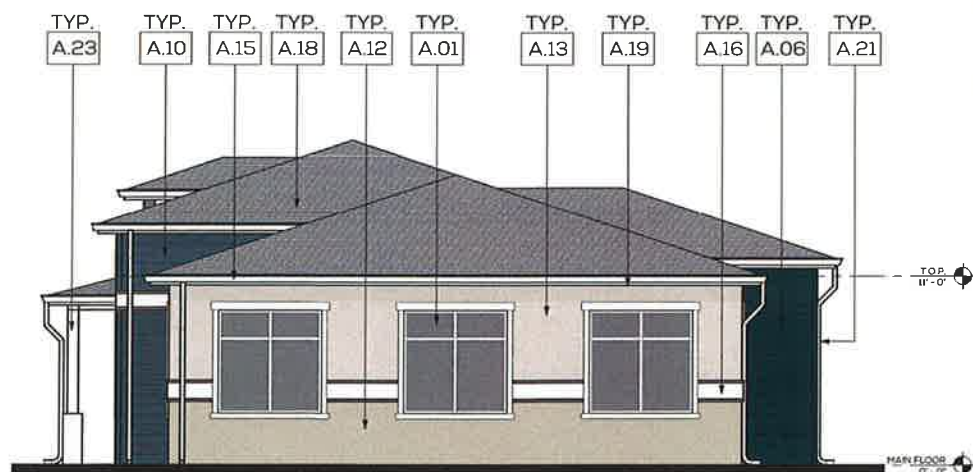
ARB 3



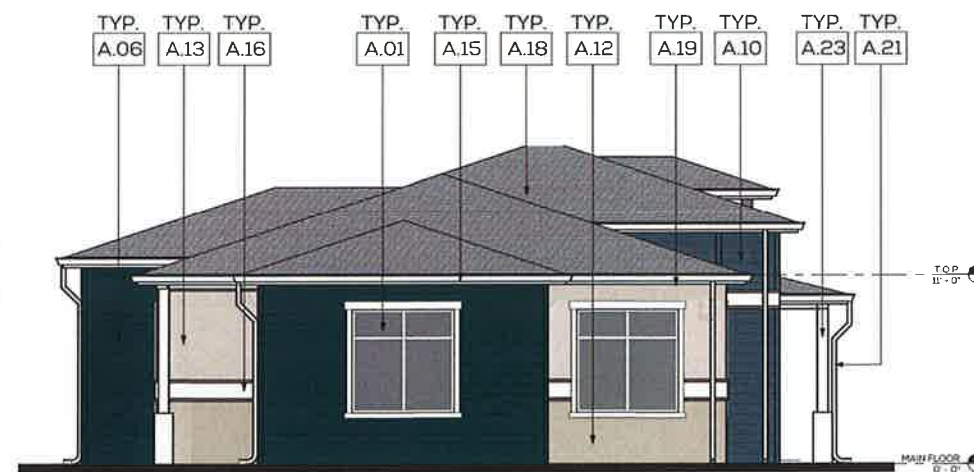
LL - COMMUNITY CENTER NORTH ELEVATION
SCALE 1/4" = 1'-0"



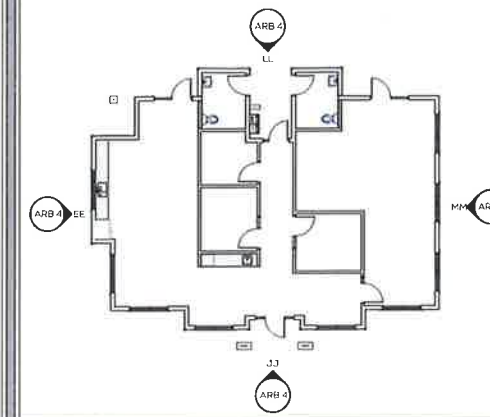
JJ - COMMUNITY CENTER SOUTH ELEVATION
SCALE 1/4" = 1'-0"



MM - COMMUNITY CENTER EAST ELEVATION
SCALE 1/4" = 1'-0"



EE - COMMUNITY CENTER WEST ELEVATION
SCALE 1/4" = 1'-0"



DD - COMMUNITY CENTER FLOOR PLAN
SCALE 3/32" = 1'-0"

A.01	VINYL HAIL FIN WINDOW
A.04	PRE-FINISHED CEMENTITIOUS FIBERBOARD LAP SIDING, COLOR P-3
A.10	PRE-FINISHED CEMENTITIOUS FIBERBOARD LAP SIDING, COLOR P-7
A.12	EXTERIOR PLASTER SYSTEM W/ACRYLIC TOP COAT, INTEGRAL COLOR, PL-1
A.13	EXTERIOR PLASTER SYSTEM W/ACRYLIC TOP COAT, INTEGRAL COLOR, PL-2
A.15	PRE-FINISHED GALVANIZED RAIN GUTTER
A.16	PRE-FINISHED CEMENTITIOUS FIBERBOARD TRIM, COLOR P-4
A.18	40 YEAR COMPOSITION SHINGLE ROOF, COLOR RF-1
A.19	SAB FASCIA, PRIMED AND PAINTED TO MATCH COLOR P-4
A.21	DOWNSPOUT, COLOR TO MATCH P-4
A.22	STOREFRONT WINDOW SYSTEM, COLOR TO MATCH VINYL HAIL FIN WINDOWS
A.23	FIBER COLUMN PRIMED AND PAINTED TO MATCH COLOR P-4 WITH HARD TRIM BASE, COLOR P-4

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BB - ARB - KEYNOTE LEGEND COMMUNITY CENTER
SCALE: NONE

P-1	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR COUNTRYLANE RED
P-2	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR MOUNTAIN SAGE
P-3	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR EVENING BLUE
P-4	EXTERIOR SIDING	JAMES HARDIE, HARDIE PANEL, VERTICAL SIDING, COLOR ARCTIC WHITE
P-5	EXTERIOR SIDING	JAMES HARDIE, PRIMED LAP SIDING, CUSTOM COLOR PER SHERWIN WILLIAMS 0006 TOLE RED
P-6	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR HEATHERED MOSS
P-7	EXTERIOR SIDING	JAMES HARDIE, LAP SIDING, COLOR BOOTHBAY BLUE
PL-1	EXTERIOR PLASTER SYSTEM	OMEGA AKROFLEX FINE, COLOR SW 7633 TAUPE TONE
PL-2	EXTERIOR PLASTER SYSTEM	OMEGA AKROFLEX FINE, COLOR SW 7029 AGREEABLE GRAY
RF-1	ASPHALT SHINGLE	CERTAINTEED, LANDMARK, COLOR GEORGETOWN GRAY

AA - EXTERIOR FINISH LEGEND
SCALE: NONE

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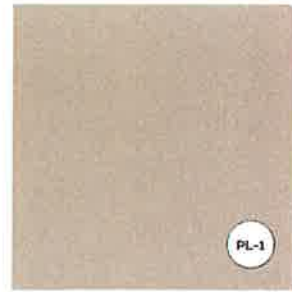
PROJECT ADDRESS
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CANYON
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PARK DRIVE
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95928**

ASSESSOR'S PARCEL
NUMBER
018-250-001



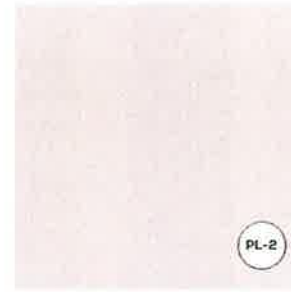
BSA PROJECT #	18-801
PLAN CHECK #	
DRAWN	KJ
CHECKED	KJE
1ST SUBMITTAL	2018 06 07
2ND SUBMITTAL	2018 11 16

ARB
ELEVATIONS
COMMUNITY
CENTER
ARB 4



OMEGA AKROFLEX FINE
CUSTOM COLOR
SHERWIN WILLIAMS
7633 TAUPE TONE

PL-1



OMEGA AKROFLEX FINE
CUSTOM COLOR
SHERWIN WILLIAMS
7029 AGREEABLE GRAY

PL-2



CERTAINTEED ROOFING
LANDMARK SERIES,
GEORGETOWN GRAY

RF-1

LL - PLASTER COLORS
SCALE: NONE

HH - ROOF COLOR
SCALE: NONE



JAMES HARDIE,
HARDIEPLANK
LAP SIDING,
CEDARMILL
COUNTRYLANE RED

P-1



JAMES HARDIE,
HARDIEPLANK
LAP SIDING, CEDARMILL
PRIMED AND PAINTED
WITH CUSTOM
SHERWIN WILLIAMS
0006 TOILE RED

P-5



JAMES HARDIE,
HARDIEPLANK
LAP SIDING, CEDARMILL
MOUNTAIN SAGE

P-2



JAMES HARDIE,
HARDIEPLANK
LAP SIDING, CEDARMILL
HEATHERED MOSS

P-6



JAMES HARDIE,
HARDIEPLANK
LAP SIDING,
CEDARMILL
EVENING BLUE

P-3



JAMES HARDIE,
HARDIEPLANK
LAP SIDING,
CEDARMILL
BOOTHBAY BLUE

P-7



JAMES HARDIE,
HARDIEPANEL/HARDIETRIM
VERTICAL SIDING,
SMOOTH
ARCTIC WHITE

P-4

II - LAP SIDING COLORS
SCALE: NONE



LANDSCAPE LIGHT BOLLARD

ALED-CMB2/78W/PCT-25P

RAB



Project No.	Type
18-001	Residential
Project By	Date
RG	08/08/2018
Drawn By	LED Info
RG	Wattage: 78W
RG	Color: Warm White
RG	Beam Angle: 120°
RG	Life Span: 50,000 hrs
RG	Temp: 100°F
RG	Dimmable: No
RG	Material: Aluminum
RG	Finish: Powder Coat

Technical Specifications

Quantity: 100
Material: Aluminum
Finish: Powder Coat
Color: Warm White
Beam Angle: 120°
Wattage: 78W
Life Span: 50,000 hrs
Temp: 100°F
Dimmable: No
Material: Aluminum
Finish: Powder Coat

Color Warranty

Color Warranty: 5 years
Color Retention: 90%
Color Matching: ±1.5 ΔE

Physical Management

Physical Management: 100%
Physical Protection: 100%
Physical Inspection: 100%

PARKING LOT DOUBLE LIGHT STANDARD

ALED-CMB1/78W/PCT-25P

RAB



Project No.	Type
18-001	Residential
Project By	Date
RG	08/08/2018
Drawn By	LED Info
RG	Wattage: 78W
RG	Color: Warm White
RG	Beam Angle: 120°
RG	Life Span: 50,000 hrs
RG	Temp: 100°F
RG	Dimmable: No
RG	Material: Aluminum
RG	Finish: Powder Coat

Technical Specifications

Quantity: 100
Material: Aluminum
Finish: Powder Coat
Color: Warm White
Beam Angle: 120°
Wattage: 78W
Life Span: 50,000 hrs
Temp: 100°F
Dimmable: No
Material: Aluminum
Finish: Powder Coat

Color Warranty

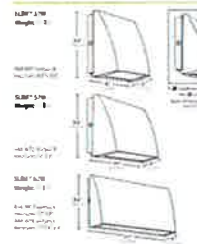
Color Warranty: 5 years
Color Retention: 90%
Color Matching: ±1.5 ΔE

Physical Management

Physical Management: 100%
Physical Protection: 100%
Physical Inspection: 100%

PARKING LOT SINGLE LIGHT STANDARD

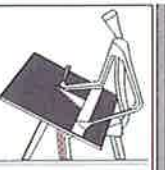
ALED-CMB1/78W/PCT-25P



Project No.	Type
18-001	Residential
Project By	Date
RG	08/08/2018
Drawn By	LED Info
RG	Wattage: 78W
RG	Color: Warm White
RG	Beam Angle: 120°
RG	Life Span: 50,000 hrs
RG	Temp: 100°F
RG	Dimmable: No
RG	Material: Aluminum
RG	Finish: Powder Coat

BUILDING WALL PACKS

AA - ELECTRICAL CUT SHEETS
SCALE: NONE



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ASSESSORS PARCEL
NUMBER
018-250-001



RG PROJECT #	18-601
PLAN CHECK #	KJ
DRAWN	KJ
CHECKED	KJ
1ST SUBMITTAL	2018 08 05

EXTERIOR
ELEVATIONS
MATERIALS &
COLORS
ARB 4

Attachment E



SHADE CALCULATIONS

DESCRIPTION	TOTAL			
GROSS PARKING LOT AREA	70,299 SF			
CARPORT AREA (SUBTRACT AREA FROM FROM GROSS PARKING LOT AREA)	20,424 SF			
PARKING AND BACK-UP AREA FOR SHADE CALCULATIONS	49,875 SF			
SHADE AREA PROVIDED				
DESCRIPTION	SHADE AREA	QUANTITY	TOTAL	PERCENT
40 FOOT DIAMETER TREES				
F FULL	1,256 SF	9	11,304 SF	22%
TQ THREE QUARTER	942 SF	7	6,594 SF	13%
H HALF	628 SF	8	5,024 SF	10%
Q QUARTER	314 SF	5	1,570 SF	3%
30 FOOT DIAMETER TREES				
F FULL	706 SF	-	-	-
TQ THREE QUARTER	530 SF	-	-	-
H HALF	353 SF	6	2,118 SF	4%
Q QUARTER	176 SF	1	176 SF	< 1%
TOTAL SHADE AREA PROVIDED			26,786 SF	53%

PARKING LOT LANDSCAPE

DESCRIPTION	AREA	PERCENT
PARKING LOT AREA	49,875 SF	
PARKING LOT LANDSCAPE	3,507 SF	7%

PLANTING LIST

SYMBOL	LATIN NAME / COMMON NAME	CONTAINER SIZE	QUANTITY	WATER USE
	ARBUTUS UNEDO STRAWBERRY TREE	15 GAL	7	LOW
	QUERCUS LOBATA VALLEY OAK	15 GAL	15	LOW
	QUERCUS SUBER CORK OAK	15 GAL	15	LOW
	PISTACHIA CHINENSIS CHINESE PISTACHE	15 GAL	8	LOW
	ULMUS PARVIFOLIA EVERGREEN ELM	15 GAL	12	LOW
	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	15 GAL	10	LOW
	PINUS CANARIENSIS CANARY ISLAND PINE	15 GAL	24	LOW
	LAGERSTROEMIA INDICA X FAURIEI TUSCARORA TUSCARORA CRAPE MYRTLE	15 GAL	18	LOW
	CORNUS 'EDDIE'S WHITE WONDER' HYBRID WHITE FLOWERING DOGWOOD	15 GAL	18	MED
	TRACHYCARPUS FORTUNEI WINDMILL PALM	15 GAL	6	MED
	ACER PALMATUM JAPANESE MAPLE	15 GAL	28	MED
SHRUBS				
	PRUNUS CAROLINIANA 'MONUS' BRIGHT 'N TIGHT' CAROLINA LAUREL	5 GAL	32	MED
	RHAPHIOLEPS INDICA 'MONTO' INDIAN PRINCESS INDIAN HAWTHORN	5 GAL	76	MED
	SALVIA GREGGII 'NAVAJO BRIGHT RED' 'NAVAJO' BRIGHT RED AUTUMN SAGE	5 GAL	22	MED
	DIETES BICLOR FORTNIGHT LILY	1 GAL	603	MED
	ROSA X NOARE P.P.# 11308 FLOWER CARPET RED GROUNDCOVER ROSE	1 GAL	98	MED
	NANDINA DOMESTICA HEAVENLY BAMBOO	1 GAL	70	MED
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	1 GAL	15	MED
	TEUCCRIUM X LUCIDRYS 'PROSTRATUM' PROSTRATE GERMANDER	1 GAL	30	MED
	ACHILLEA X 'MOONSHINE' MOONSHINE YARROW	1 GAL	23	MED
	HEMEROCALLIS X 'MOND' STARBURST RED EVERGREEN DAYLILY	1 GAL	92	MED
	PENSTEMON 'HETEROPHYLLIA PURPLE' PURPLE FOOTHILL BEARDTONGUE	1 GAL	28	MED
	PODOCARPUS MACROPHYLLUS MAKI SHRUBBY YEW PODOCARPUS	5 GAL	40	MED
	LOROPETALUM CHINENSE 'JAZZ HANDS' COMPACT FRINGE FLOWER	5 GAL	392	MED
	ELJONMUS FORTUNEI WINTERCREEPER	5 GAL	95	MED
	ROSMARINUS OFFICINALIS 'BLUE SPIRES' BLUE SPIRES ROSEMARY	1 GAL	139	MED
	RHAPHIOLEPS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	1 GAL	267	MED
GROUNDCOVER				
	ARCTOSTAPHYLOS LVA URSI KINNICK KINNICK	1 GAL	11,185 SF	LOW
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GAL	19,483 SF	MED
	HYPERICUM CALYCONUM ST. JOHN'S WORT	1 GAL	2,091 SF	MED
	JUNIPERUS CONFERTA SHORE JUNIPER	1 GAL	7,815 SF	LOW
	TURF SOD RHIZOTOMAEUS TALL FESCUE	SOD	4,980 SF	HIGH

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

SKYLINE APARTMENTS

PRELIMINARY LANDSCAPE PLANTING PLAN

Prepared for:
 MR. CHUCK TATREAU
 CHICO, CA

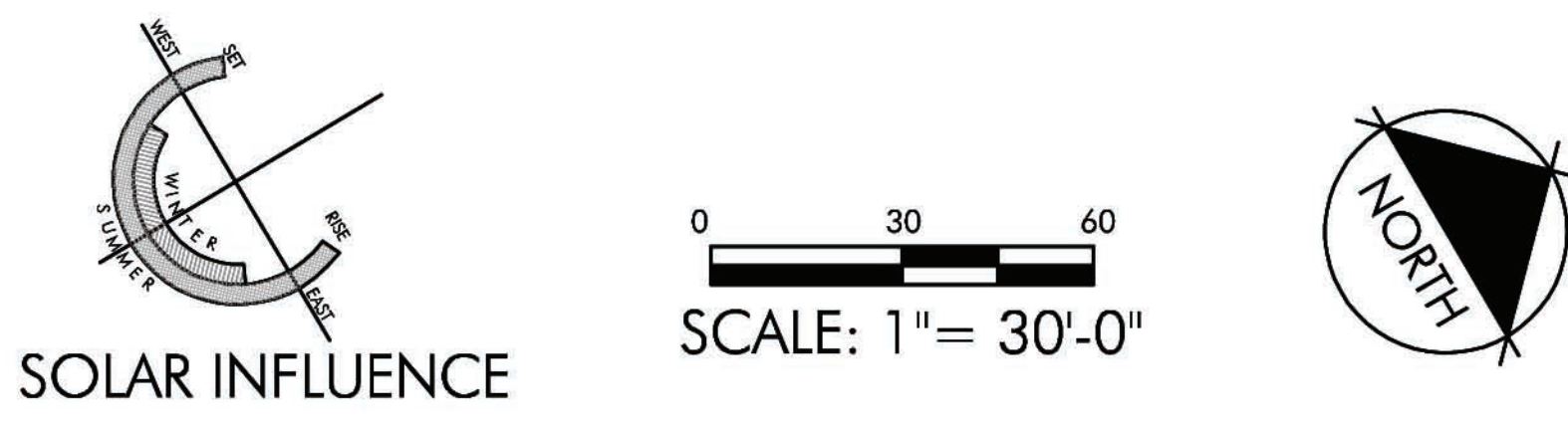


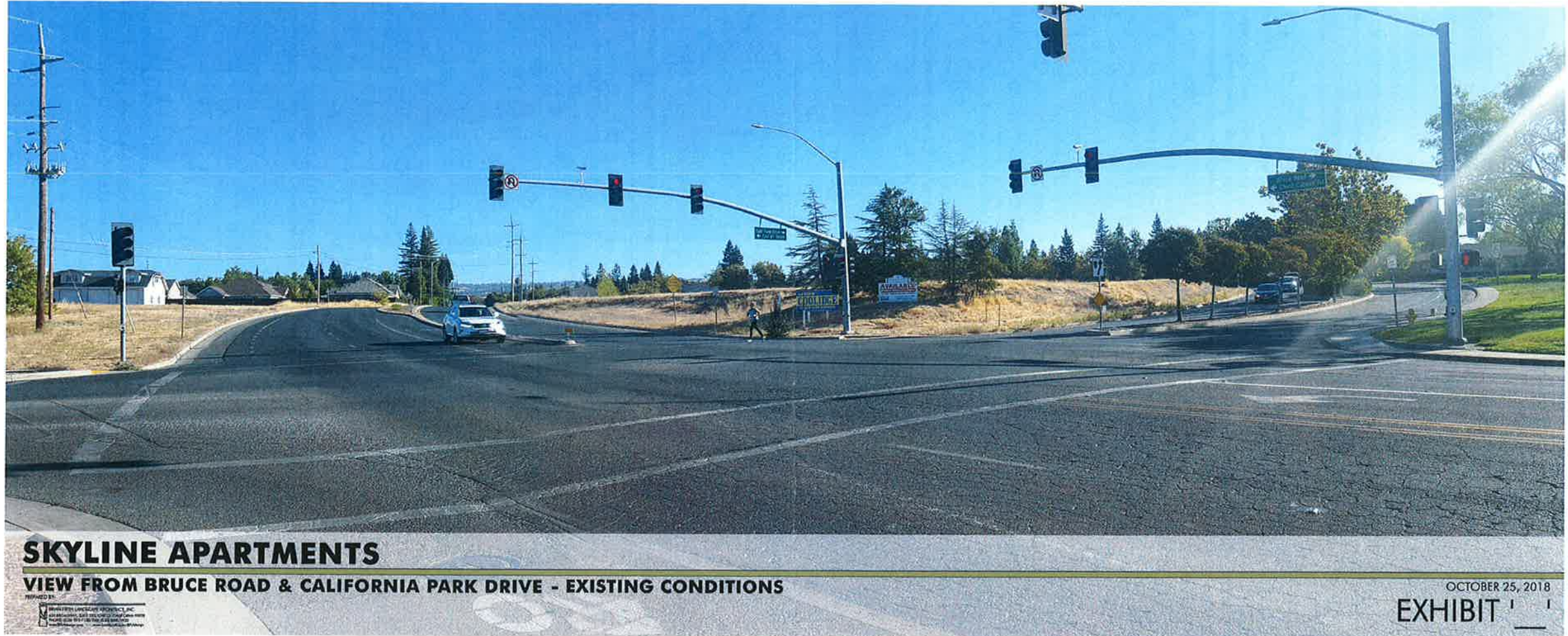
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 DATE: JULY 30, 2018
 REV.: OCTOBER 30, 2018
 PROJECT NUMBER: 2084
 DRAWN: JBB

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SKYLINE APARTMENTS

VIEW FROM BRUCE ROAD & CALIFORNIA PARK DRIVE - EXISTING CONDITIONS

PREPARED BY:
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1000 S. 10TH STREET, SUITE 100
CHICO, CA 95926
TEL: 530/893-1111
WWW.HARRISLANDSCAPEARCHITECTS.COM

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SKYLINE APARTMENTS

VIEW FROM BRUCE ROAD & CALIFORNIA PARK DRIVE - PROPOSED IMPROVEMENTS

PREPARED BY:
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1000 N. LAKE ST. SUITE 200
CHICAGO, IL 60610
PHONE: 312.467.1000
WWW.HARRISLANGRISH.COM

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PREPARED BY:
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2000 S. MAIN ST. SUITE 200
CHICO, CA 95926
TEL: 530/891-1111
WWW.PETERSONARCHITECTS.COM

OCTOBER 25, 2018

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