



Architectural Review  
and Historic Preservation Board  
Agenda Report

Meeting Date 01/16/2019

DATE: December 19, 2018

File: AR 18-17

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 18-17 (Pabbi Nord Apartments)  
824 Nord Avenue, 043-220-019

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## RECOMMENDATION

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

### Proposed Motion

I move that the Architectural Review and Historic Preservation Board adopt the required findings contained in the agenda report and approve Architectural Review 18-17 (Pabbi Nord Apartments), subject to the recommended conditions therein.

## BACKGROUND

At its meeting on 11/7/2018, the Board reviewed this project and requested additional details regarding certain aspects of the project. Additionally, the Board suggested that changes to certain elements of the proposal be explored. The applicant submitted a revised proposal for the Board's consideration. For a complete background, please refer to the 11/07/2018 agenda report (**Attachment A**). The following is a list of key issues communicated to the applicant as a result of the Board's prior review, each followed by a brief response and, where applicable, staff analysis:

1. ***Provide additional details regarding the amenities proposed within the shared recreational areas.***

**Response:** The attached site plan drawings have been clarified and indicate that the proposed amenities area at the rear of the site will include a basketball court, cement picnic tables and barbeques (see **Attachment B**, Updated Site Plan).

2. ***Explore alternative color scheme.***

**Response:** The applicant has opted to use the proposed orange color for doors, awnings and trim elements. The building's main body would be beige and gray (see **Attachment C**, Updated Color Elevations and **Attachment D**, Updated Color Board). Second and third story exterior finishes that previously gave a "shipping container" appearance have been modified to a sheet siding cement fiber panel, giving the building's a uniform appearance.

3. ***Explore a possible redesign of the building's roof forms.***

**Response:** The applicant has indicated that this sloping, “butterfly” roof form was selected because of the ductless HVAC system used for the building. The sloped roof allows for the elimination of wasted attic space that would come with a gable roof (see **Attachment E**, Aerial View of Roof). Similar roof-forms can be found along the Nord Avenue corridor, such as Brentwood Apartments and Campus Walk Apartments.

4. ***Board Member Irving requested a response from City staff regarding traffic striping and possible roadway improvements to West Sacramento Avenue near the railroad tracks.***

**Response:** Board Member Irving expressed concerned over the condition/lack of pavement markings and traffic signage on West Sacramento Avenue near the railroad tracks. Board Member Irving raised this concern at a previous ARHPB meeting but was not satisfied with the response from the Public Works Department that the road markings were believed to be under the jurisdiction of Union Pacific Railroad, and that the City lacked the funding for roadway safety improvements such as this. Board Member Irving’s request has been added to the City’s list of concerns with existing City infrastructure to address when funding/staff becomes available.

## **DISCUSSION**

The project is consistent with General Plan goals and policies that encourage compatible infill development (LU-1, LU-4, and CD-5), 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) and directing growth into complete neighborhoods with a land use mix and distribution intended to reduce vehicle trips and support walking, biking and transit use (LU-3.1). The project is located within walking distance of Chico State campus, nearby shopping and restaurants, the site is located adjacent to the Nord Avenue Class II bike lane and transit route.

The proposal is consistent with Design Guidelines (DGs) that call for minimizing views of automobiles from the public right-of-way by locating parking to the rear of the site (DG 1.1.14) and placing buildings close to the street to reinforce a pedestrian-friendly environment (DG 1.1.15). The applicant has provided additional Design Guideline analysis provided as **Attachment F**.

## **REQUIRED FINDINGS FOR APPROVAL**

### Environmental Review

The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code (CMC) and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). Consistent with this exemption, the project is: consistent with the applicable general plan designation, zoning

regulations, and general plan policies; occurs on a project site less than five acres in size, substantially surrounded by urban uses; has no habitat value for special status species; will not result in any significant impacts regarding traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

### Architectural Review

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

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

The project is consistent with General Plan goals and policies that encourage compatible infill development (LU-1, LU-4, and CD-5), 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) and directing growth into complete neighborhoods with a land use mix and distribution intended to reduce vehicle trips and support walking, biking and transit use (LU-3.1). The project includes new landscaping with low to moderate water needs, consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). There are no specific plans or neighborhood plans applicable to the site.

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 proposal is consistent with Design Guidelines (DGs) that call for minimizing views of automobiles from the public right-of-way by locating parking to the rear of the site (DG 1.1.14) and placing buildings close to the street to reinforce a pedestrian-friendly environment (DG 1.1.15). The proposal is consistent with DGs that encourage resident amenities to create a sense of community and designing buildings with a variety of masses to avoid a monotonous appearance (DG 4.1.11, 4.1.23 and 4.1.45). The scale and design of the project is consistent with surrounding residential developments, which includes Nord Station Apartments to the south, Oakwood Apartments to the north and other new multi-family developments along Nord Avenue, such as The Urban and Campus Walk Apartments.

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 building reflect a contemporary design with a variety of material types and colors that will be visually compatible with the site and surrounding residential development. Exterior equipment will be properly screened from view within roof wells and parking lot lighting has been appropriately incorporated into the project.

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.*

Three-story construction is generally appropriate for the Nord Avenue corridor, and the proposed buildings are consistent with surrounding two and three story residential buildings. The proposed structures are compatible with the site and do not unnecessarily block views from other structures or unacceptably dominate their surroundings and are consistent with General Plan policies that encourage infill development.

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 landscaping will provide visual relief around the buildings and parking areas, as well as provide adequate screening of the trash enclosure and wall/ground mounted utilities. 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.

#### Parking Reduction

According to Chico Municipal Code Section 19.70.050, the Board may approve a reduction in the minimum number of off-street parking spaces for a project based upon making the following findings:

1. *The project meets one of the following:*
  - a. *The site is zoned RMU or has a –COS overlay zone;*
  - b. *The site is located within an area of mixed-use development;*
  - c. *The project will implement sufficient vehicle trip reduction measures (such as vehicles loan programs and transit passes) to offset the reduction; or*
  - d. *The area is served by public transit, bicycle facilities, or has other features which encourage pedestrian access.*

The proposed site layout provides 32 of the 33 off-street vehicle parking spaces typically required by the City's parking regulations. The project site is located within an area of mixed-use development consisting of a wide variety of commercial and service uses within the Safeway/Walgreens shopping center on Nord Avenue, and is near the CSUC campus. Staff supports the minor reduction of off-street parking based on the site's proximity to CSUC, a Class II bike lane, and bus transit route. Additionally, the project applicant has indicated that parking spaces would be rented separately to residents, resulting in heightened control over the number of vehicles expected to utilize on-site parking.

2. *The proposed parking reduction is not likely to overburden public parking supplies in the*

*project vicinity.*

The proposed project is in an area where street parking is not available (Nord Avenue), and the nearest public parking is located on Columbus Avenue, approximately 0.15 miles from the site. Therefore, it is not likely that the proposed parking reduction would overburden public parking supplies in the project vicinity.

## **RECOMMENDED CONDITIONS OF APPROVAL**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 18-17 (Pabbi Nord Avenue Apartments).
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. A parking reduction of one vehicle parking space is authorized in compliance with CMC 19.70.050.
4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. As required by CMC 16.66, trees removed shall be replaced as follows:
  - a. On-site. For every six inches in 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 trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved

shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.

## **PUBLIC CONTACT**

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date, notices were mailed out to all property owners and tenants within 500 feet of the project site, and a notice was placed on the project site. The meeting agenda was posted at least 10 days prior to the Architectural Review and Historic Preservation Board meeting.

## **ATTACHMENTS**

- A. 11-7-18 ARHPB Agenda Report
- B. Updated Site Plan
- C. Updated Color Elevations
- D. Updated Color Board
- E. Aerial View of Roof
- F. Update Architects Narrative

## **DISTRIBUTION**

Mike Sawley, Senior Planner  
Shannon Costa, Assistant Planner  
Files: AR 18-17 (Pabbi Nord Ave Apartments)

External

Northstar, Attn.: Larry E. Coffman, 111 Mission Ranch Blvd, Suite 100, Chico, CA 95926  
Kishav Pabbi, 824 Nord Avenue, Chico, CA 95926  
Files: AR 18-17 (Pabbi Nord Avenue Apartments)





# Architectural Review and Historic Preservation Board Agenda Report

Meeting Date 11/07/18

DATE: October 16, 2018

File: AR 18-17

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 18-17 (Pabbi Nord Apartments)  
824 Nord Avenue, 043-220-019

## 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 18-17 (Pabbi Nord Apartments), subject to the recommended conditions therein.

## BACKGROUND

The applicant proposes to construct two three-story apartment buildings with a total of 15 residential units located on the east side of Nord Avenue, approximately 345 feet south of the intersection at Nord Avenue and W. Sacramento Avenue (see **Attachment A**, Location Map). The site is designated Commercial Mixed Use on the City's General Plan Land Use Diagram and is zoned CC (Community Commercial). The resultant density for the project would be 18 dwelling units per acre, which is consistent with the allowable range of 6 to 22 du/ac for the CC zoning district. At its 8/14/2018 meeting, the Zoning Administrator approved a use permit (UP 18-12) authorizing ground-floor residential use in the CC zoning district.

The site plan illustrates the layout and orientation of the buildings, as well as the location of the trash enclosure, site amenities and parking (see **Attachment B**, Site Plan). Building One would be located toward the front of the site and Building Two would be located toward the rear of the site, with parking area in between.

Architecture for the two buildings is a contemporary design. Each building would feature two masses connected centrally by an external stairwell and butterfly roof. The buildings would be identical, except that Building One would include a single-story office building on its westerly elevation (see **Attachment C**, Exterior Elevations and Perspectives). Exterior walls for the first floor and portions of the second floor would be smooth cement fiber panels in dark grey ("Web Grey") with horizontal and vertical reveals. Second and third floor exterior walls would be cement fiber with board-and-batten finish in cream and orange ("Cherish Cream" and "Amber Wave") (see **Attachment D**, Colors and Materials). Window frames would be almond color vinyl, and roof material would be white standing seam metal. Ground-floor units would feature a private rear patio secured with a metal railing.



The project includes a total of 32 off-street parking spaces and the code typically requires 33 off-street spaces for the proposed mix of units and bedrooms, including guest parking. A reduction in the number of off-street parking spaces is proposed pursuant to Chico Municipal Code (CMC) section 19.70.050.A, which specifies that a reduction in off-street parking may be approved by the Board subject to making certain additional findings. In this case, staff supports the minor reduction of off-street parking based on the site's proximity to CSUC, nearby shopping and restaurants, a Class II bike lane, and a bus transit route. Further, the project applicant has indicated that parking spaces would be rented separately from the units by residents, resulting in heightened control over the number of vehicles expected to utilize on-site parking.

A total of seven bicycle racks would be located at the rear of the site, near the common space and outdoor amenities and an additional five bike racks would be located beneath each building's stairwell. Parking lot lights would be located along the northerly property line and within the parking area, mounted at 14-feet in height. Roof-mounted HVAC units would be hidden from view within roof wells. A CMU block trash enclosure is proposed within the parking area, central to the site.

The landscape plans call for a variety of species with moderate to low water demands (see **Attachment F**, Landscape Plan). A mixture of trees, shrubs, and perennials is proposed around the two buildings and the site perimeter. Parking lot shade is provided by a mix of tree species, including Japanese zelkova and Autumn Blaze red maple, and is estimated to reach 57-percent at full tree maturity. A total of two trees would be removed as part of the project, including one orange tree and one oak tree. Such tree removal is subject to the City's Tree Preservation Measures (CMC 16.66) requiring on-site tree replacement or payment of in-lieu fees.

## **DISCUSSION**

The project is consistent with General Plan goals and policies that encourage compatible infill development (LU-1, LU-4, and CD-5), 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) and directing growth into complete neighborhoods with a land use mix and distribution intended to reduce vehicle trips and support walking, biking and transit use (LU-3.1). The project is located within walking distance of Chico State campus, nearby shopping and restaurants, the site is located adjacent to the Nord Avenue Class II bike lane and transit route.

The proposal is consistent with Design Guidelines (DGs) that call for minimizing views of automobiles from the public right-of-way by locating parking to the rear of the site (DG 1.1.14) and placing buildings close to the street to reinforce a pedestrian-friendly environment (DG 1.1.15). The proposal is marginally consistent with DGs that call for creating a sense of community through incorporating common open space into the project design and designing buildings with a variety of masses to avoid a monotonous appearance (DG 4.1.11, 4.1.23 and 4.1.45). The scale and design of the project is consistent with surrounding residential developments, which includes Nord Station Apartments to the south, Oakwood Apartments to the north and other new multi-family developments along Nord Avenue, such as The Urban and Campus Walk Apartments.

## **REQUIRED FINDINGS FOR APPROVAL**

### Environmental Review

The project has been determined to be categorically exempt under Section 1.40.220 of the Chico Municipal Code, and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects). This exemption applies to infill projects which: are consistent with the general plan and zoning; are on sites less than five acres in size within the City limits; substantially surrounded by urban uses; have no value as habitat for endangered, rare, or threatened species; would not create any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

### Architectural Review

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

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

The project is consistent with General Plan goals and policies that encourage compatible infill development (LU-1, LU-4, and CD-5), 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) and directing growth into complete neighborhoods with a land use mix and distribution intended to reduce vehicle trips and support walking, biking and transit use (LU-3.1). The project includes new landscaping with low to moderate water needs, consistent with sustainability policies that promote water conservation and energy efficiency (SUS-4.2). There are no specific plans or neighborhood plans applicable to the site.

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 proposal is consistent with Design Guidelines (DGs) that call for minimizing views of automobiles from the public right-of-way by locating parking to the rear of the site (DG 1.1.14) and placing buildings close to the street to reinforce a pedestrian-friendly environment (DG 1.1.15). The proposal is marginally consistent with DGs that call for creating a sense of community through incorporating common open space into the project design and designing buildings with a variety of masses to avoid a monotonous appearance (DG 4.1.11, 4.1.23 and 4.1.45). The scale and design of the project is consistent with surrounding residential developments, which includes Nord Station Apartments to the south, Oakwood Apartments to the north and other new multi-family developments along Nord Avenue, such as The Urban and Campus Walk Apartments.

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 building reflect a contemporary design with a variety of material types and colors that will be visually compatible with the site and surrounding residential development. Exterior equipment will be properly screened from view within roof wells and parking lot lighting has been appropriately incorporated into the project.

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.*

Three-story construction is generally appropriate for the Nord Avenue corridor, and the proposed buildings are consistent with surrounding two and three story residential buildings. The proposed structures are compatible with the site and do not unnecessarily block views from other structures or unacceptably dominate their surroundings and are consistent with General Plan policies that encourage infill development.

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The proposed landscaping will provide visual relief around the building and parking areas, as well as provide adequate screening of the trash enclosure and wall/ground mounted utilities. 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.

#### Parking Reduction

According to Chico Municipal Code Section 19.70.050, the Board may approve a reduction in the minimum number of off-street parking spaces for a project based upon making the following findings:

1. *The project meets one of the following:*
  - a. *The site is zoned RMU or has a –COS overlay zone;*
  - b. *The site is located within an area of mixed-use development;*
  - c. *The project will implement sufficient vehicle trip reduction measures (such as vehicles loan programs and transit passes) to offset the reduction; or*
  - d. *The area is served by public transit, bicycle facilities, or has other features which encourage pedestrian access.*

The proposed site layout provides 32 of the 33 off-street vehicle parking spaces required by the City's parking regulations. The project site is located within an area of mixed-use development consisting of a wide variety of commercial and service uses within the Safeway/Walgreens shopping center on Nord Avenue, and is near the CSUC campus. Staff supports the minor reduction of off-street parking based on the site's proximity to CSUC, a Class II bike lane, and bus transit route. Additionally, the project applicant has

indicated that parking spaces would be rented separately to residents, resulting in heightened control over the number of vehicles expected to utilize on-site parking.

2. *The proposed parking reduction is not likely to overburden public parking supplies in the project vicinity.*

The proposed project is in an area where street parking is not available (Nord Avenue), and the nearest public parking is located on Columbus Avenue, approximately 0.15 miles from the site. Therefore, it is not likely that the proposed parking reduction would overburden public parking supplies in the project vicinity.

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. All approved building plans and permits shall note on the cover sheet that the project shall comply with AR 18-17 (Pabbi Nord Avenue Apartments).
2. All wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
3. A parking reduction of one vehicle parking space is authorized in compliance with CMC 19.70.050.
4. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
5. As required by CMC 16.66, trees removed shall be replaced as follows:
  - a. On-site. For every six inches in 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 trees not approved for removal shall be preserved on and adjacent to the project site. A tree preservation plan, including fencing around drip lines and methods for excavation within the drip lines of protected trees to be preserved shall be prepared by the project developer pursuant to CMC 16.66.110 and 19.68.060 for review and approval by planning staff prior to any ground-disturbing activities.

## **PUBLIC CONTACT**

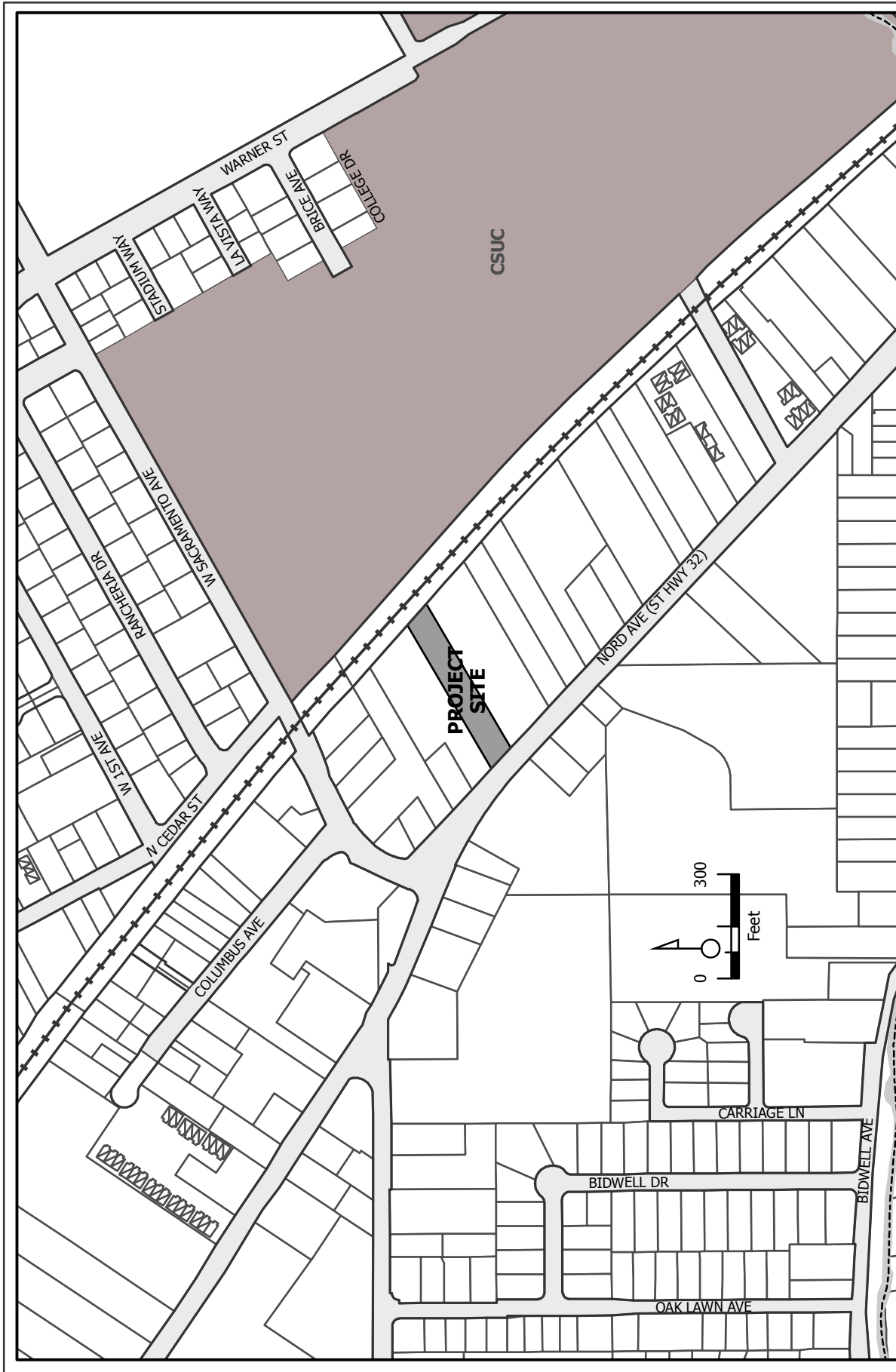
Ten days prior to the 10/3/2018 meeting date, a notice was published in the Chico Enterprise Record, notices were mailed out to all property owners and tenants within 500 feet of the project site, and a notice was placed on the project site. The meeting agenda was posted at least 10 days prior to the Architectural Review and Historic Preservation Board meeting. On 10/3/2018, the Architectural Review and Historic Preservation Board voted to continue the item to the 11/7/2018 meeting. Pursuant to Chico Municipal Code 19.10.030 (Hearing Procedures), *any hearing may be continued, without further notification, provided that prior to the adjournment or recess of the hearing, a clear public announcement is made specifying the date, time, and place to which the hearing will be continued.* Nonetheless, a notice was placed on the project site on 10/26/2018, 10-days prior to the Architectural Review and Historic Preservation Board meeting.

## **ATTACHMENTS**

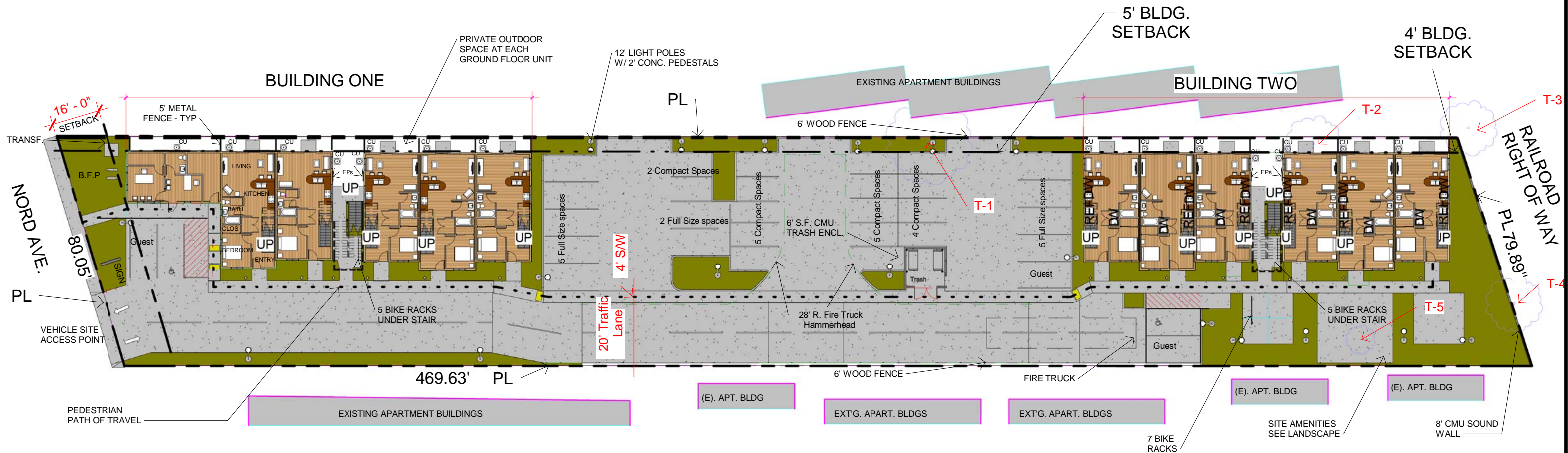
- A. Location Map
- B. Site Plan
- C. Color Elevations
- D. Perspectives
- E. Colors and Materials
- F. Landscape Plan

## **DISTRIBUTION**

Northstar, Attn.: Larry E. Coffman, 111 Mission Ranch Blvd, Suite 100, Chico, CA 95926  
Kishav Pabbi, 824 Nord Avenue, Chico, CA 95926  
Files: AR 18-17 (Pabbi Nord Avenue Apartments)



AR 18-17 (Pabbi)  
824 Nord Avenue  
APN 043-220-019-000



# ARCHITECTURAL SITE PLAN Rev.

SCALE: 1/32" = 1'-0"



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926  
 PHONE: (530) 893-1600 www.northstareng.com

NorthStar expressly reserves its common law copyright and other property rights for all ideas, provisions and plans represented or indicated by these drawings, including the principles of design. These plans are not to be reproduced, changed, copied or loaned in any form or matter whatsoever, nor are they to be assigned to any third party without the expressed written consent of NorthStar. They are also not to be used in any manner that may constitute a detriment directly or indirectly to NorthStar. Acceptance of these drawings is an agreement to these terms.

## 824 NORD AVE APARTMENTS

for KISHAV PABBI

Date Issued: 10.2.18

NS Project No. 18-046

Sheet: ARCH. SITE 11x17

of **SITE**



1 South Elevation - Bldg One  
3/32" = 1'-0"



2 North Elevation - Bldg. One  
3/32" = 1'-0"



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# 824 NORD AVE APARTMENTS

for KISHAV PABBI

RECEIVED

AUG 31 2018

CITY OF CHICO  
PLANNING SERVICES

Date Issued: 8.24.18

NS Project No. 18-046

Sheet: LONG BLDG. ONE 11x17

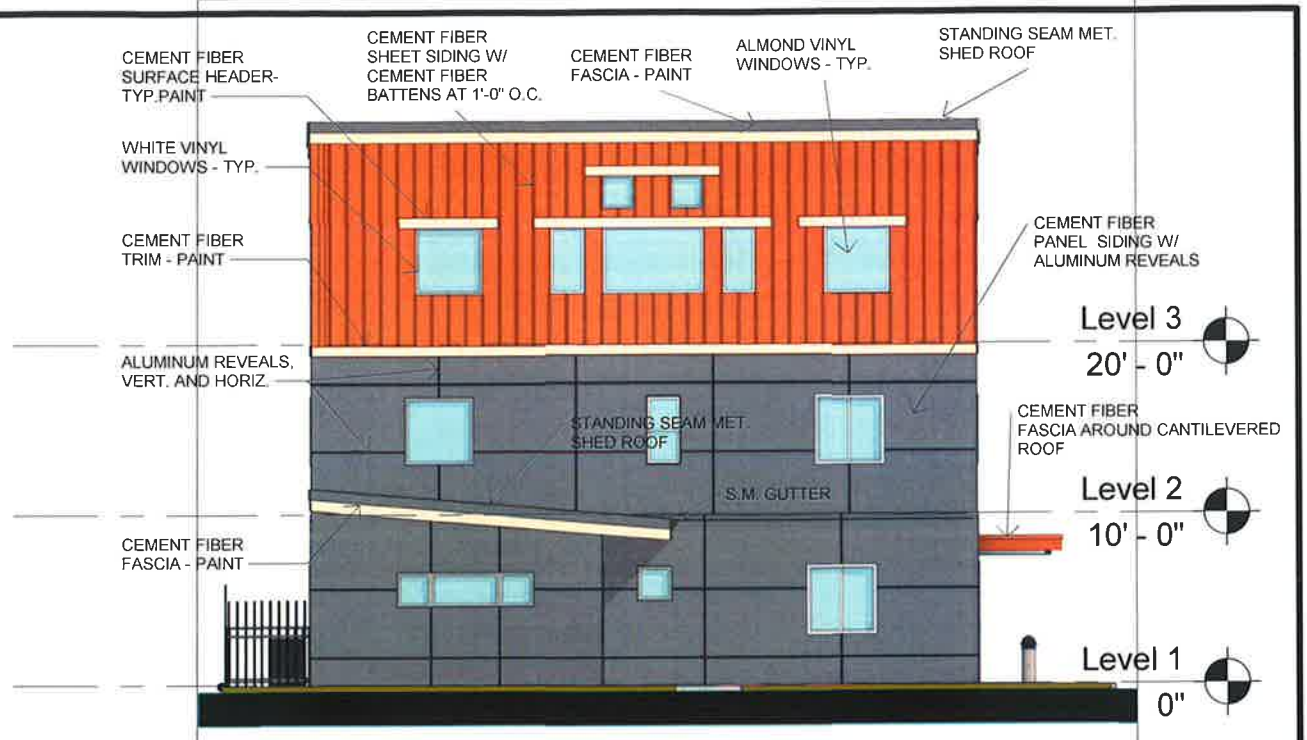
of **ELEV R.**

Attachment C

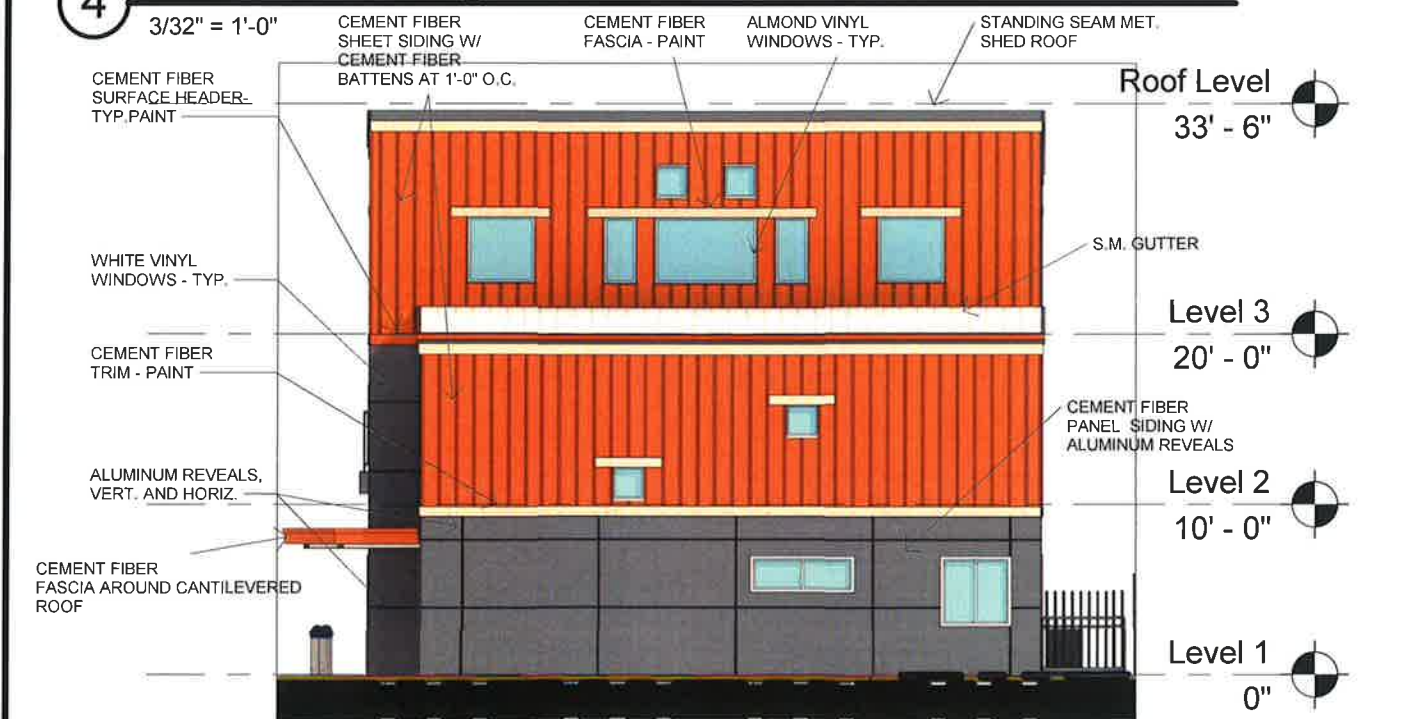




4 Stair East - Bldg. One S



1 West Elevation - Bldg. One



2 East Elev - Bldg One

RECEIVED  
AUG 31 2018  
CITY OF CHICO  
PLANNING SERVICES



3 Stair West - Bldg One S



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# 824 NORD AVE APARTMENTS

for KISHAV PABBI

Date Issued: 8.24.18

NS Project No. 18-046

Sheet: SHORT BLDG ONE 11X17

of **ELEV S**

Attachment C



**BUILDING 2 - NORTH ELEVATIONS 11X17**

1

3/32" = 1'-0"



**BUILDING 2 - SOUTH ELEVATION 11X17**

2

3/32" = 1'-0"



111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926

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# 824 NORD AVE APARTMENTS

for KISHAV PABBI

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CITY OF CHICO PLANNING SERVICES

Date Issued: 8.24.18

NS Project No. 18-046

Sheet: LONG ELEVS - BLDG TWO

of **ELEV T**



**3 Stair East - Bldg Two**  
3/32" = 1'-0"



**1 East Elevation - Bldg. Two**  
3/32" = 1'-0"



**2 West Elevation Bldg. Two**  
3/32" = 1'-0"

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**4 Stair West - Bldg Two**  
3/32" = 1'-0"



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# 824 NORD AVE APARTMENTS

for KISHAV PABBI

Date Issued: 8.24.18  
NS Project No. 18-046  
Sheet: SHORT BLDG TWO 11X17

of **ELEV U**

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FRONT BLDG. VIEW FROM NORD AVE



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# 824 NORD AVE APARTMENTS

for KISHAV PABBI

Date Issued: 8.24.18

NS Project No. 18-046

Sheet: BLDG ONE

of **3-D**

**Attachment D**



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BLDG. TWO VIEW FROM SOUTHWEST



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# 824 NORD AVE APARTMENTS

for KISHAV PABBI

Date Issued: 8.24.18

NS Project No. 18-046

Sheet: BLDG TWO

of **3-D 2**



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# 3D View - Overall Project View



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## 824 NORD AVE APARTMENTS

for KISHAV PABBI

Date Issued: 8.24.18

NS Project No. 18-046

Sheet: OVERALL

of **3-D 3**

**Attachment D**

PAINT COLORS

C. **SW 6657  
Amber Wave**  
Interior / Exterior  
Locator Number: 122-C6

B. **SW 6651  
Cherish Cream**  
Interior / Exterior

A. **SW 7075  
Web Gray**  
Interior / Exterior  
Locator Number: 235-C6

JAMES HARDI SMOOTH  
VERTICAL SIDING  
(NOT FOR COLOR REFERENCE)

E. **Smooth**  
21 colors

D. **Smooth Panel**

JAMES HARDI SMOOTH  
REVEAL PANEL SYSTEM  
(NOT FOR COLOR REFERENCE)

VINYL SLIDING WINDOWS  
COLOR: ALMOND



H.

GLAZING  
COLOR: CLEAR



G.

STANDING SEAM METAL  
ROOFING  
COLOR: WHITE



F.

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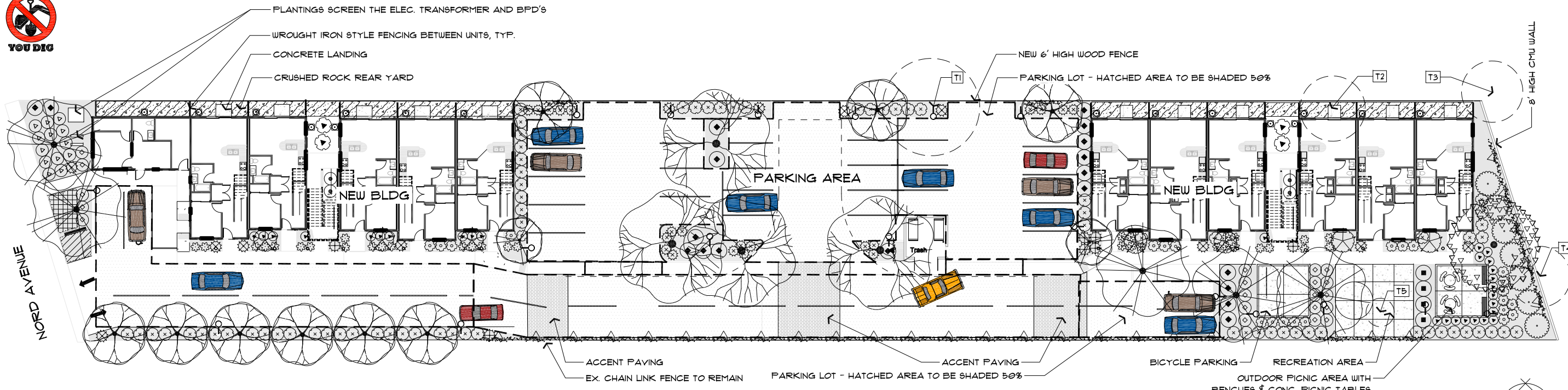
824 NORD AVE. APARTMENTS  
for Kishav Pabbi

Date: June 21, 2018

Job No: 18-046

Sheet: Exterior Materials

ARHPB-1



LANDSCAPE MASTER PLAN

Shade Calculations for 824 Nord Avenue Apartments Project

Botanical Name	Common Name	Quantity	Shade allowed	at				Total
				25%	50%	75%	100%	
Acer rubrum 'Jeffersred'	Autumn Blaze Red Maple	9	707	2	7	0	0	2,828.00
Lagerstroemia indica	Crape Myrtle	2	707		2			
Pistacia chinensis 'Keith Davey'	Chinese Pistache	3	1,256		3			1,884.00
Zelkova serrata 'Village Green'	Japanese Zelkova	5	1,256		3	2	2	4,396.00
<b>Total Shade Allowed</b>		<b>19</b>		<b>2</b>	<b>15</b>	<b>0</b>	<b>2</b>	<b>9,815.00</b>
parking lot area								15,407.00
50% shade required								7,703.50
% Shade Provided								63.70%

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	15 GAL	9
	LAGERSTROEMIA X 'NATCHEZ'	CRAPE MYRTLE	15 GAL	2
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	5
	QUERCUS ILEX	HOLLY OAK	15 GAL	1
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	15 GAL	4

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AUCUBA JAPONICA 'GOLD DUST'	GOLD DUST AUCUBA	5 GAL	4
	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	20
	LAGERSTROEMIA X 'ZUN'	JAPANESE CRAPE MYRTLE MULTI-TRUNK	5 GAL	1
	MAHONIA REPENS	CREeping MAHONIA	1 GAL	28
	NANDINA DOMESTICA 'GULF STREAM' TM	HEAVENLY BAMBOO	5 GAL	24
	PITTOSPORUM TOBIRA	MOCK ORANGE	5 GAL	1
	PITTOSPORUM TOBIRA 'VAREGATA'	VAREGATED MOCK ORANGE	5 GAL	23
	PRUNUS CAROLINANA 'BRIGHT 'N TIGHT' TM	BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL	54
	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL	20
	ROSA X 'FLOWER CARPET WHITE'	ROSE	5 GAL	13
	SARCOCOCCA RUSCIFOLIA	FRAGRANT SARCOCOCCA	5 GAL	4

PERENNIALS

	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	AGAPANTHUS AFRICANUS 'PETER PAN'	DWARF BLUE LILY OF THE NILE	1 GAL	23
	DIETES VEGETA	AFRICAN IRIS	1 GAL	19
	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL	10
	TULBAGHIA VIOLACEA 'SILVER LACE'	SILVER LACE SOCIETY GARLIC	1 GAL	21

VINES

	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	FICUS PUMILA	CREeping FIG	5 GAL	1
	PARTHENOCISSUS TRICUSPIDATA 'VEITCHI'	BOSTON IVY	5 GAL	30

GROUND COVERS

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS COYOTE BRUSH	1 GAL	36" O.C.	12
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	1 GAL	36" O.C.	9

MATERIALS

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	3/4" IN SIZE	CRUSHED ROCK - SONOMA GOLD OR EQUAL	2" DEPTH		1,223 SF

**Existing Tree Removal Information**

SYM	DBH	TREE	DESCRIPTION
T1	48	OAK	TO REMAIN
T2	14	OAK	TO BE REMOVED
T3	28	OAK	OFF-SITE; TO REMAIN
T4	36	OAK	OFF-SITE; TO REMAIN
T5	6	ORANGE	TO BE REMOVED / MITIGATION NA
<b>TOTAL</b>	<b>132</b>		

**EXISTING TREE REMOVAL INFORMATION**

TOTAL DBH (CALIFORNIA INCHES AT BREASt HEIGHT) TO BE REMOVED = 14" / 6" = 2 TREES TO MITIGATE.

4 REPLACEMENT TREES PROVIDED (15 GAL SIZE, EXCLUSIVE OF (10) PARKING LOT SHADE TREES).

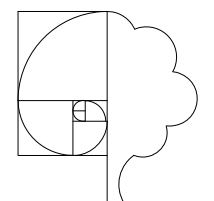
NO TREES ARE LEFT TO BE MITIGATED PER CMC. 16.66 (REFER TO 16.66.020.K.1 FOR CRITERIA)

NOTES:

- A. A SOILS FERTILITY TEST WITH RECOMMENDATIONS SHALL BE PROVIDED WITH THE LANDSCAPE DOCUMENTATION PACKAGE PER THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MUELO) REQUIREMENTS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT. THE SOILS TEST SHALL BE COLLECTED AFTER GRADING OPERATIONS AND PRIOR TO INSTALLATION OF LANDSCAPE MATERIALS. THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL SOIL AMENDMENTS, AS RECOMMENDED OR BETTER, TO CORRECT DEFICIENCIES NOTED BY THE SOILS REPORT.
- B. SHRUB PLANTING SHALL BE A MINIMUM FIVE-GALLON SIZE. GROUND COVER PLANTS USED FOR MASS PLANTING SHALL BE CONTAINERIZED WOODY, SHRUB GROUND COVER PLANTINGS PLANTED NO FARTHER APART THAN THREE (3) FEET ON CENTER IN ORDER TO ACHIEVE FULL COVERAGE WITHIN ONE (1) YEAR.
- C. LANDSCAPE PLANTINGS INCLUDE DROUGHT-TOLERANT, ORNAMENTAL, NATIVE SPECIES, COMPLEMENT THE ARCHITECTURAL DESIGN OF STRUCTURES ON THE SITE, AND ARE SUITABLE FOR THE SOIL AND CLIMATIC CONDITIONS SPECIFIC TO THE SITE.
- D. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (MUELO).
- E. A CERTIFICATE OF COMPLETION SHALL BE SUBMITTED TO THE CITY AND THE PROJECT APPLICANT SHALL FILL OUT THE CERTIFICATE TO THE SATISFACTION OF THE CITY UPON COMPLETION OF THE LANDSCAPE PROJECT.
- F. SOIL PREPARATION AND AMENDING:
  - 1) AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL THAT STATES WHAT SOIL AMENDMENTS ARE REQUIRED FOR OPTIMUM PLANTING GROWTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS.
  - 2) BROADCAST THE FOLLOWING SOIL AMENDMENTS. QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA. REFER TO PLANTING NOTE 4, THIS SHEET.
  - 3) CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL.
  - 4) DE-ROCK AREA TO BE PLANTED BY USING A MECHANICAL ROCK PICKER. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.
  - J. INSTALL WEED BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS, MANUFACTURED OF POLYPROPYLENE, 28 MIL THICKNESS, AND 2.6 OUNCES PER SQUARE YARD. DEWITT PRO-5, OR EQUAL. SECURE FABRIC SEGMENTS, TO SOIL, WITH 6"x1"x6" STEEL U SHAPE PINS. OVERLAP ADJACENT FABRIC SEGMENTS A MINIMUM OF SIX (6) INCHES AND SECURE WITH PINS AT TWENTY FOUR (24) INCHES ON CENTER.
  - K. INSTALL 3" DEPTH FIR BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND GROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM PINE, WHITE AND/OR RED FIR TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS 'WALK ON BARK' IN THE TRADE.

GENERAL NOTES:

- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (MUELO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE: (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS: (1) PROJECT INFORMATION: (A) DATE (B) PROJECT APPLICANT (C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S)) (D) TOTAL LANDSCAPE AREA (SQUARE FEET) (E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, ONE-OWNER-INSTALLED) (F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER (I) APPLICANT SIGNATURE AND DATE WITH STATEMENT. "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE" (2) WATER EFFICIENT LANDSCAPE WORKSHEET: (A) HYDROZONE INFORMATION TABLE (B) WATER BUDGET CALCULATIONS 1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA) 2. ESTIMATED TOTAL WATER USE (ETWU) (3) SOIL MANAGEMENT REPORT: (4) LANDSCAPE DESIGN PLAN; (5) IRRIGATION DESIGN PLAN; AND (6) GRADING DESIGN PLAN.



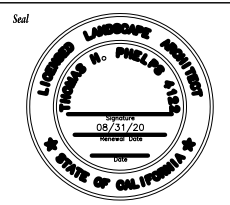
THOMAS H. PHELPS  
LANDSCAPE ARCHITECTURE  
THPLA, inc.

California Landscape Architect #4122  
P.O. BOX 8328  
Chico, CA 95927-8328  
(530) 892-8897 fax (530) 892-9588  
thphelps@sbcglobal.net

NORD AVENUE APARTMENTS  
 LANDSCAPE IMPROVEMENT PLANS  
 824 NORD AVENUE  
 CHICO, CALIFORNIA

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Sheet Title  
LANDSCAPE PLAN



No.	Date	Revision
1		

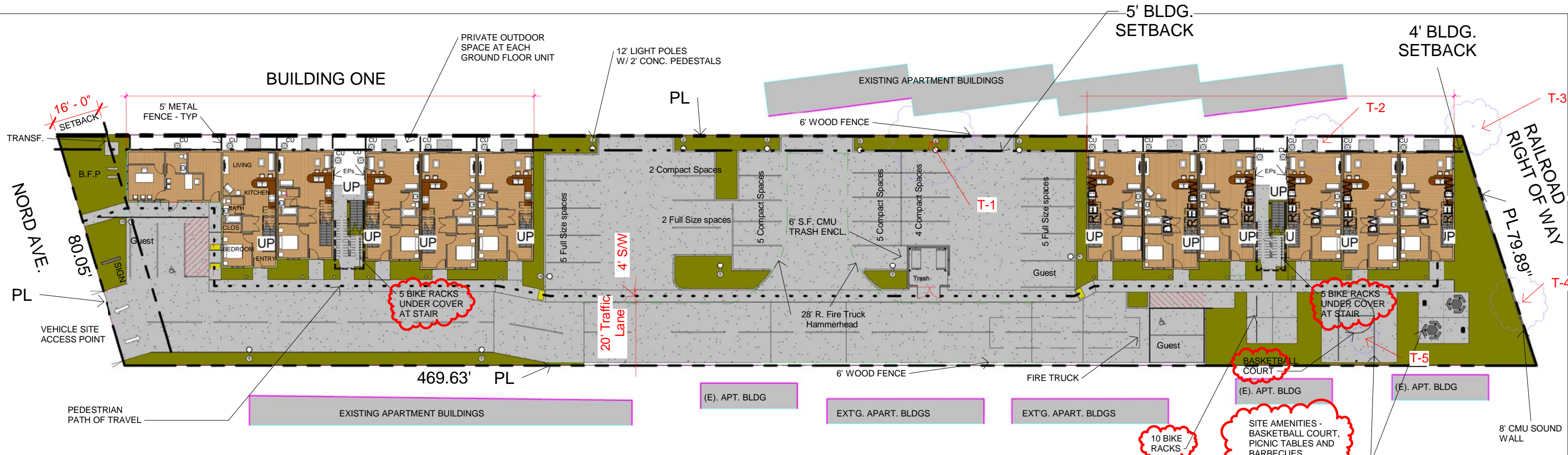
Project Mgr.: THP  
Drawn By: THP

Scale: 1"=20'  
Date: 25 SEPT 2018

File Name: 18-0231 PL of sheets

Sheet No.: L1





# ARCHITECTURAL SITE PLAN Rev.

SCALE: 1/32" = 1'-0"



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## 824 NORD AVE APARTMENTS

for KESHAV PABBI

Date Issued: 12.6.18  
 NS Project No. 18-046  
 Sheet: ARCH. SITE 11x17

of **SITE**



1 South Elevation - Bldg One  
3/32" = 1'-0"



2 North Elevation - Bldg. One  
3/32" = 1'-0"



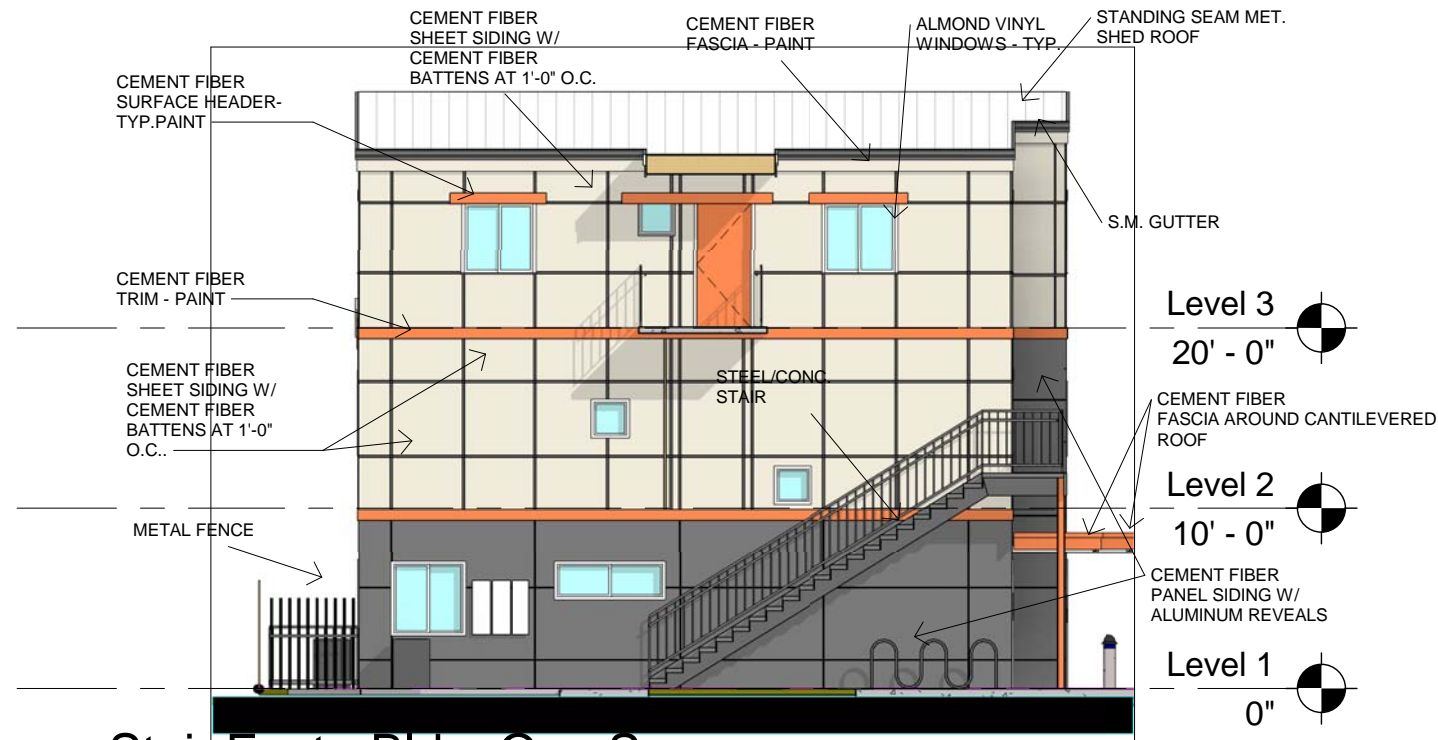
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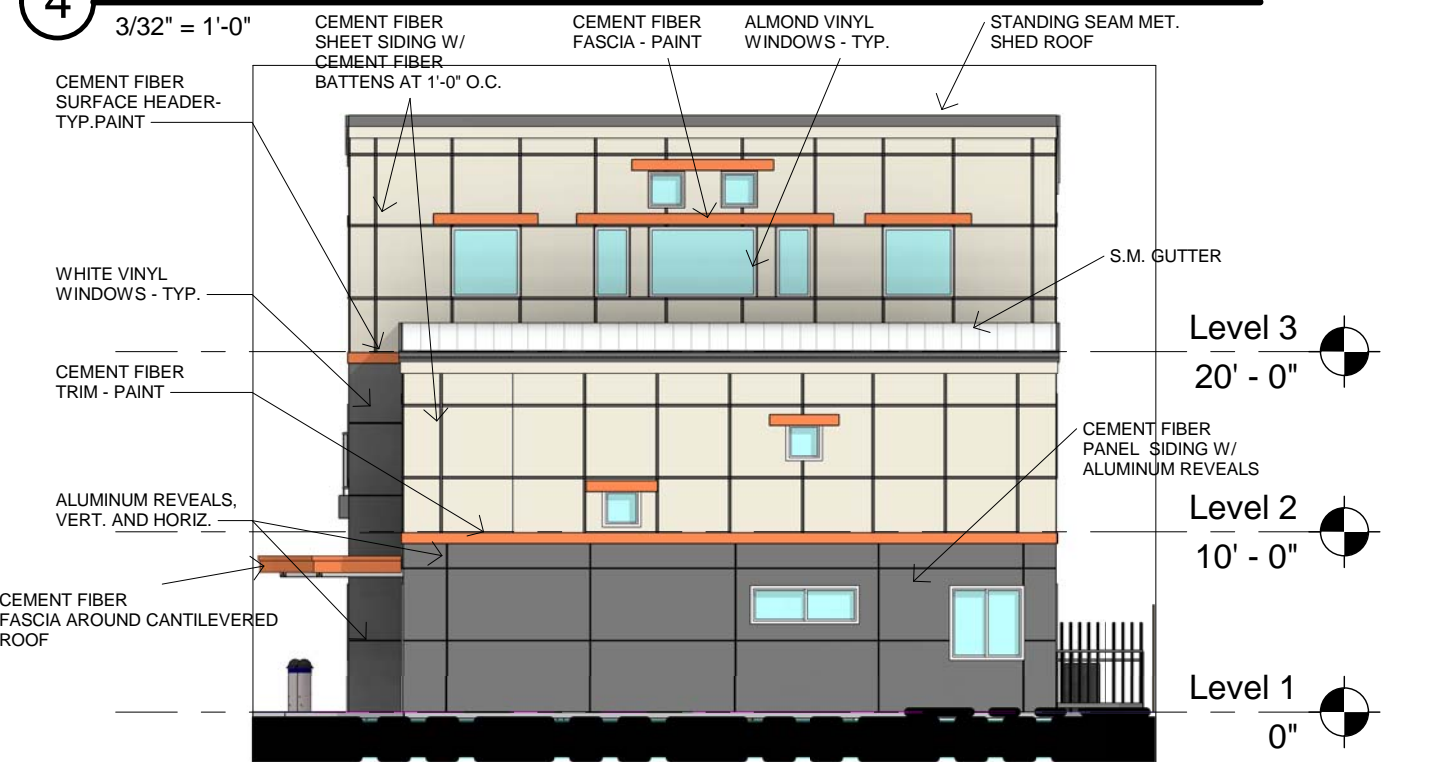
# 824 NORD AVE APARTMENTS

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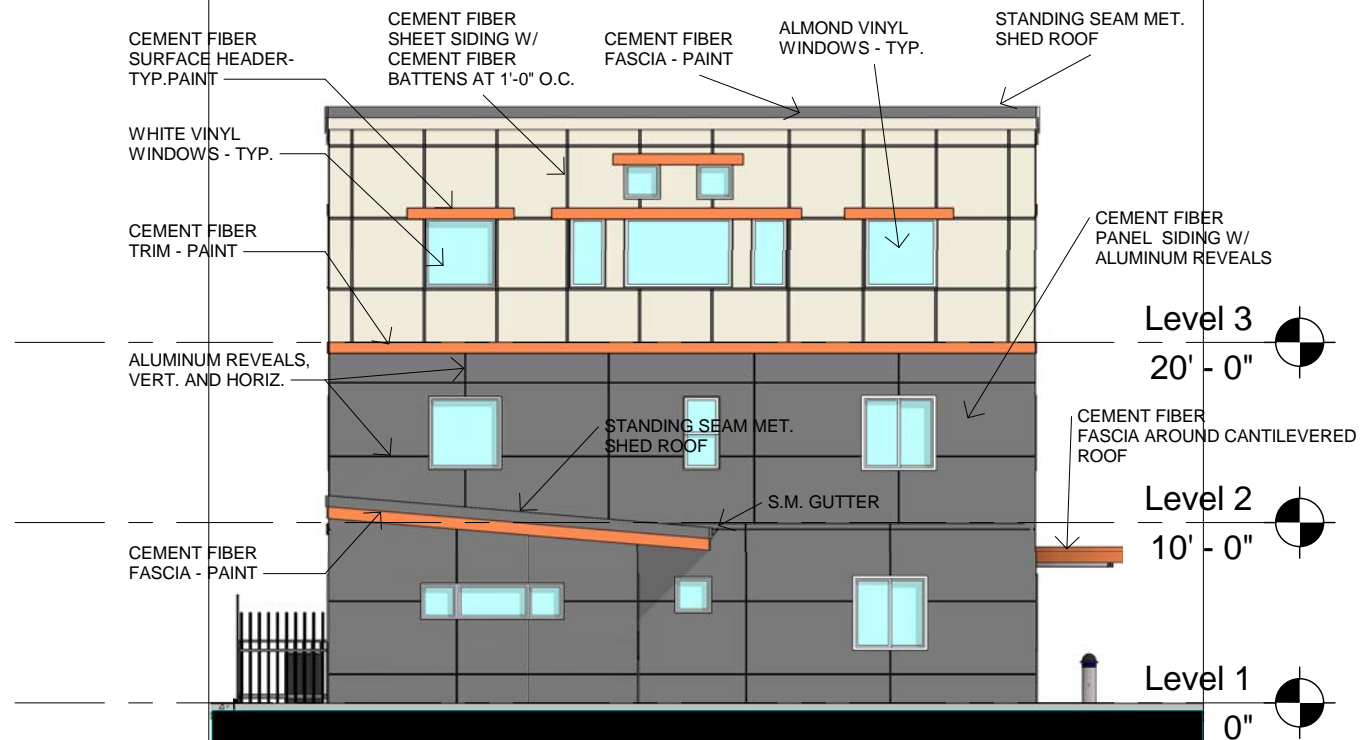
Date Issued:	12.6.18
NS Project No.	18-046
Sheet:	LONG BLDG. ONE 11x17
of <b>ELEV R.</b>	



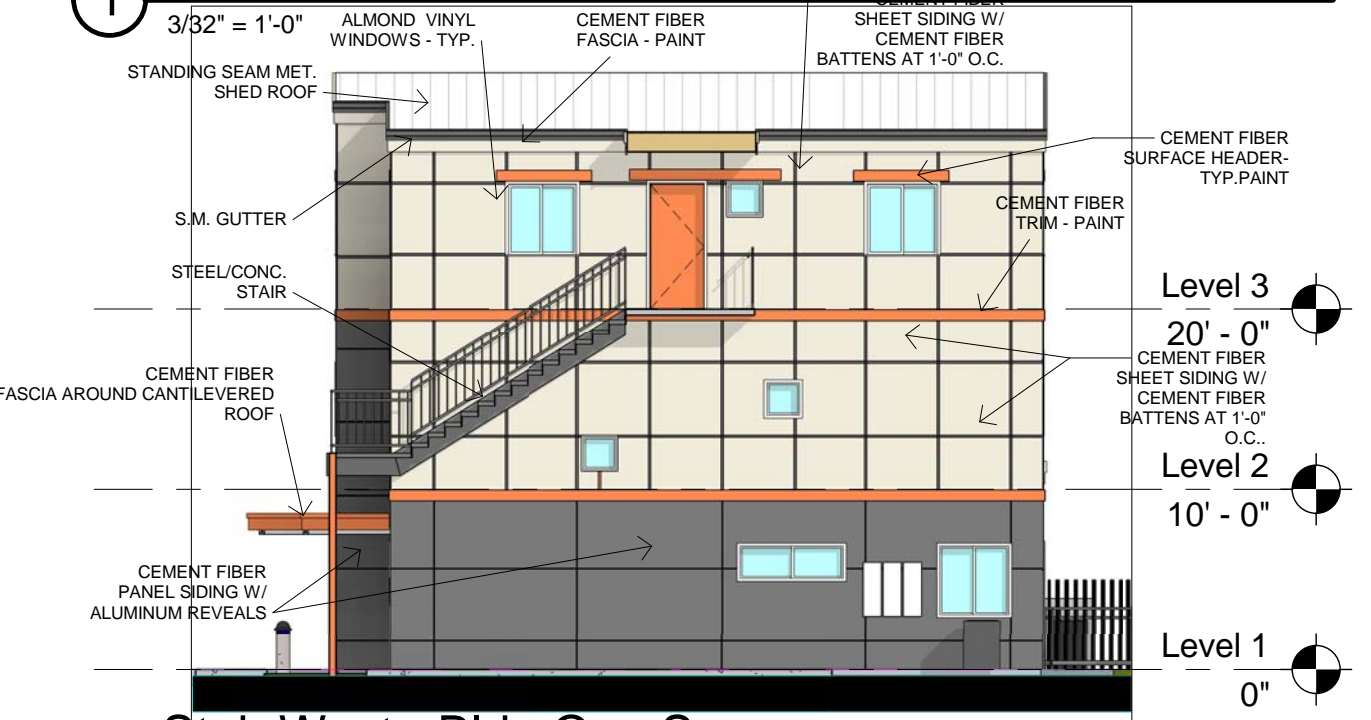
④ Stair East - Bldg. One S



② East Elev - Bldg One



① West Elevation - Bldg. One



① Stair West - Bldg One S



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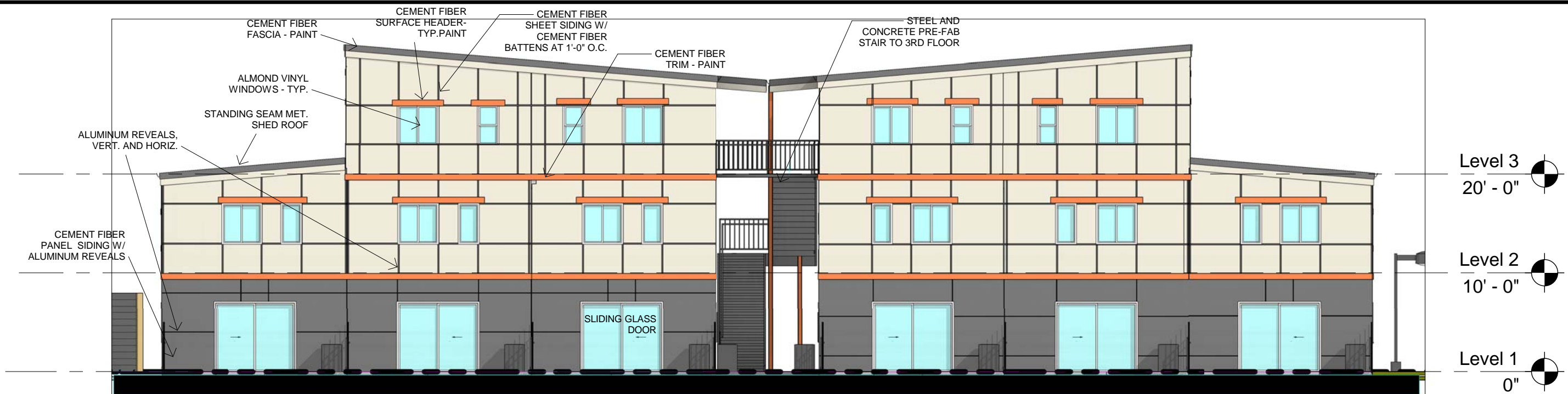
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for KISHAV PABBI

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 NS Project No. 18-046  
 Sheet: SHORT BLDG ONE 11X17

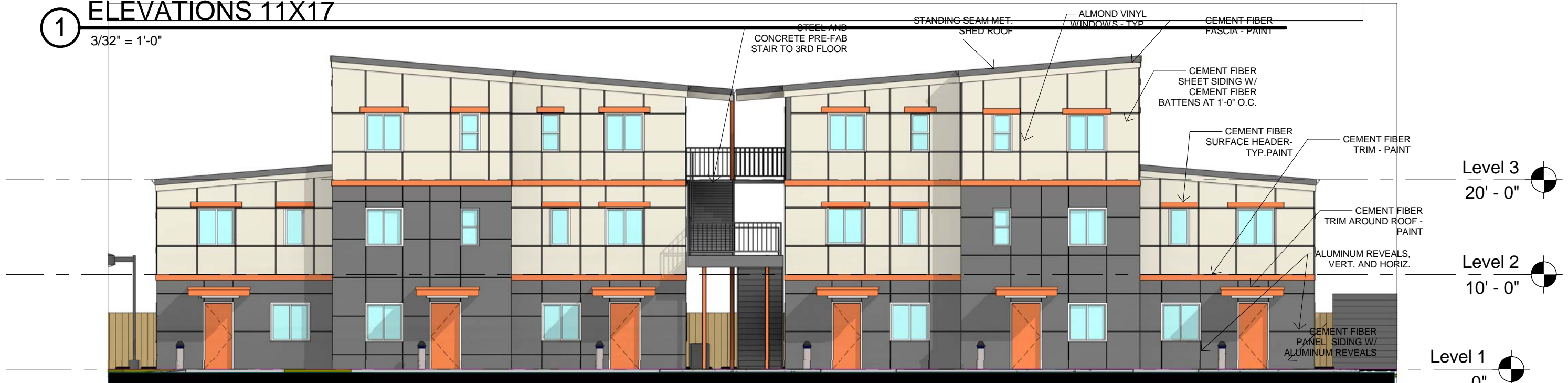
of **ELEV S**



**BUILDING 2 - NORTH ELEVATIONS 11X17**

1

3/32" = 1'-0"



**BUILDING 2 - SOUTH ELEVATION 11X17**

2

3/32" = 1'-0"



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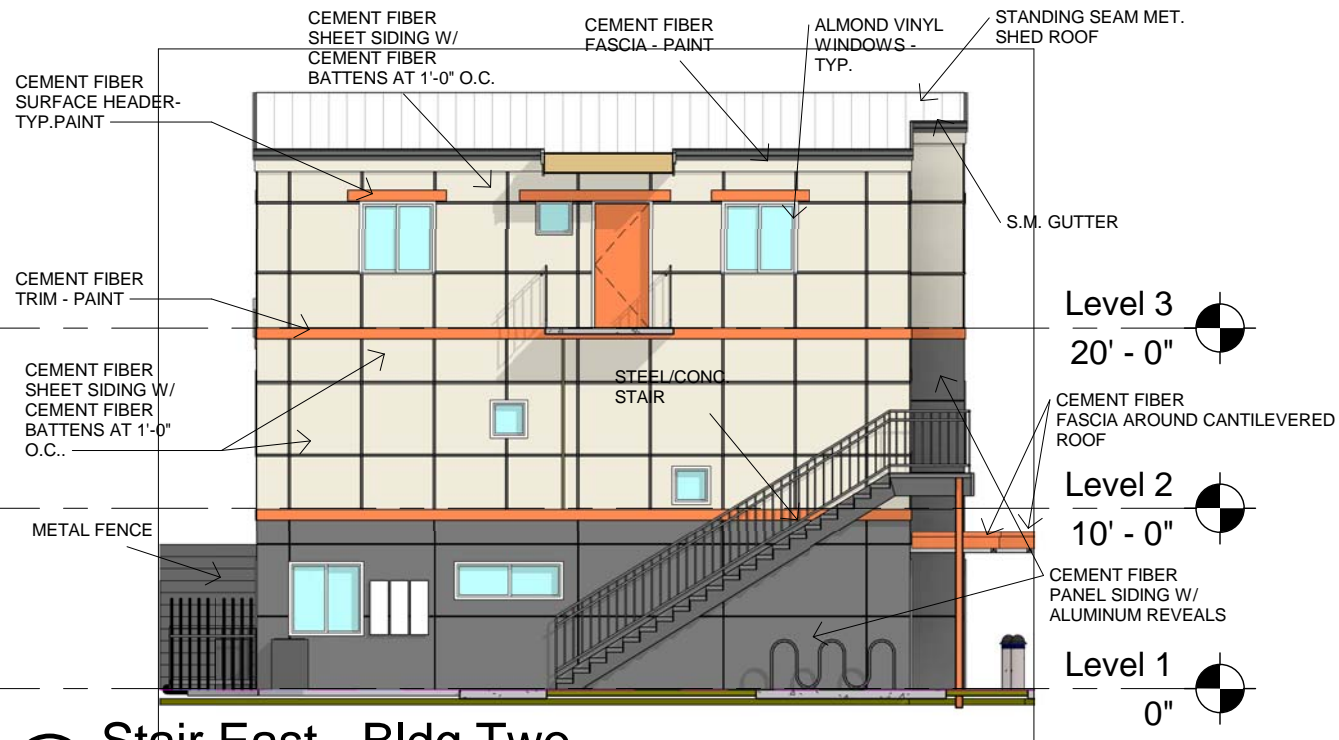
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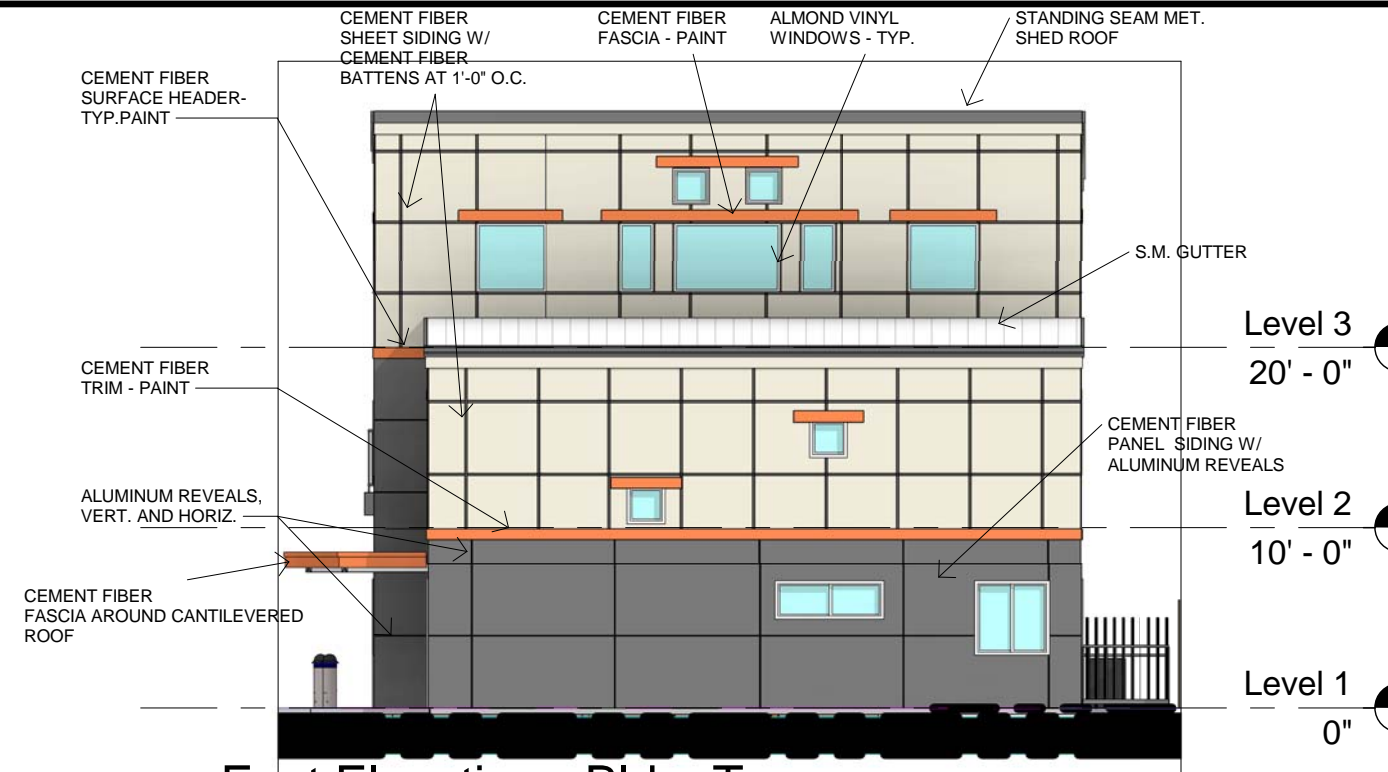
for KISHAV PABBI

Date Issued: 12.6.18  
 NS Project No. 18-046  
 Sheet: LONG ELVES - BLDG TWO

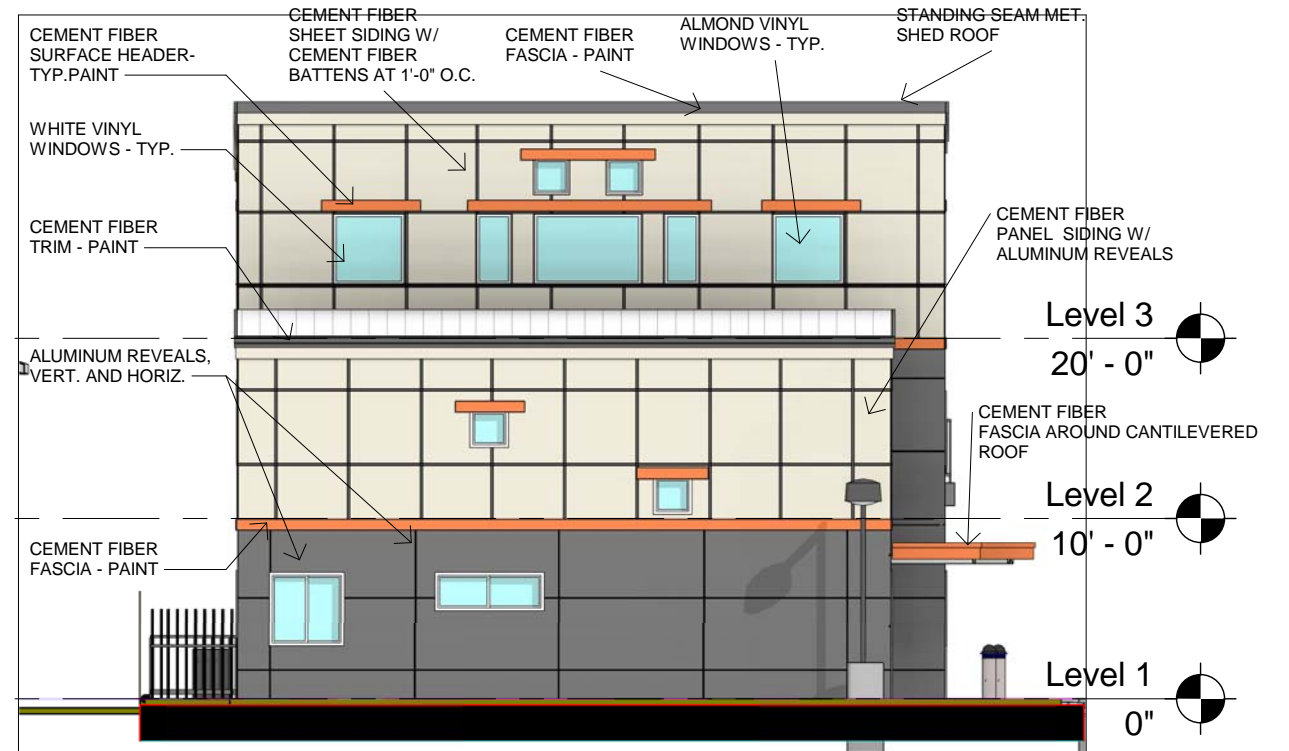
of **ELEV T**



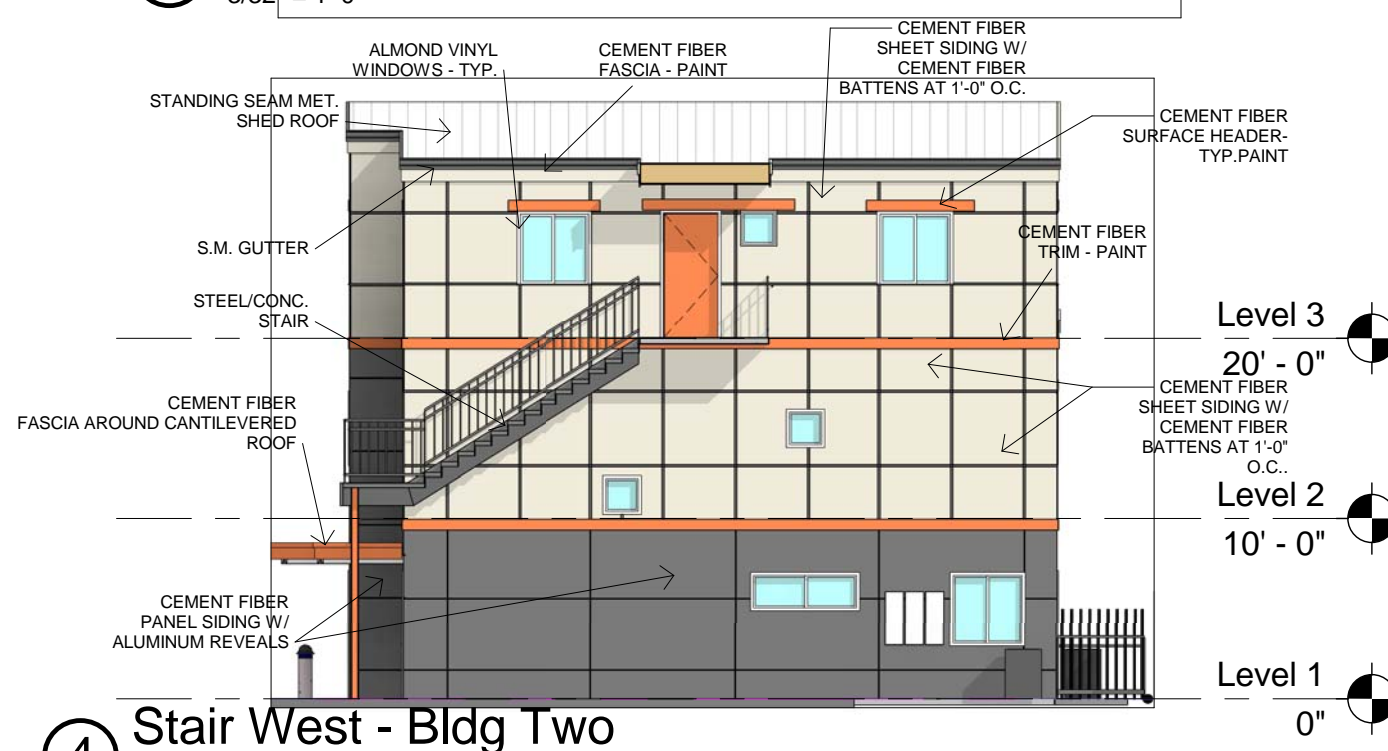
**3 Stair East - Bldg Two**  
3/32" = 1'-0"



**1 East Elevation - Bldg. Two**  
3/32" = 1'-0"



**2 West Elevation Bldg. Two**  
3/32" = 1'-0"



**4 Stair West - Bldg Two**  
3/32" = 1'-0"



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# 824 NORD AVE APARTMENTS

for KESHAV PABBI

Date Issued: 12.6.18  
NS Project No. 18-046  
Sheet: SHORT BLDG TWO 11X17

of **ELEV U**

PAINT COLORS

C. **SW 6657  
Amber Wave**  
Interior / Exterior  
Locator Number: 122-C6

B. **SW 6651  
Cherish Cream**  
Interior / Exterior

A. **SW 7075  
Web Gray**  
Interior / Exterior  
Locator Number: 235-C6

JAMES HARDI SMOOTH  
VERTICAL SIDING  
(NOT FOR COLOR REFERENCE)

E. **Smooth**  
21 colors

D. **Smooth Panel**

JAMES HARDI SMOOTH  
REVEAL PANEL SYSTEM  
(NOT FOR COLOR REFERENCE)

VINYL SLIDING WINDOWS  
COLOR: ALMOND



GLAZING  
COLOR: CLEAR



STANDING SEAM METAL  
ROOFING  
COLOR: WHITE



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824 NORD AVE. APARTMENTS  
for Kishav Pabbi

Date: June 21, 2018

Job No: 18-046

Sheet: Exterior Materials

ARHPB-1



OVERALL AERIAL VIEW FROM SOUTHWEST



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# 824 NORD AVE APARTMENTS

for KESHAV PABBI

Date Issued: 12.6.18

NS Project No. 18-046

Sheet: OVERALL

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## PROJECT NARRATIVE

### 824 NORD AVE. APARTMENTS

824 Nord Avenue Apartments is a 15-unit multifamily development located at 824 Nord Avenue (APN 043-220-019-000). The project is currently in application for a Use Permit approval. The site consists of .82 net acres of land that is in City of Chico. The project is currently zoned CC. The site is bounded by Nord Ave. (State Highway 32) to the west, apartment development on the north and south sides and Pacific Railroad tracks to the east.

The existing parcel was an auto repair business that is closed. The existing metal building is being demolished.

Building One is located in the northwest corner of the property, with an office attached to 7 apartments in a three story building. This building has five, two story apartment (3 bedroom, 3 bath) that are accessible from the ground. There are two “flat” apartments (4 bedroom, 4 bath) on the third floor, accessible by a stair leading from the ground, directly to the third floor. Each ground floor unit has a private yard along the north property line.

Building Two is located in the northeast corner of the property with six two story apartments (3 bedroom, 3 bath) that are accessible from the ground. There are two “flat” apartments (4 bedroom, 4 bath) on the third floor, accessible by a stair leading from the ground, directly to the third floor.

## SITE DESIGN

### DG 4.1.1 – Building Placement and Orientation

- As discussed above, the extreme linear shape of the property precipitated an “internal street with a two-way vehicular path with an immediately adjacent pedestrian path that the building face, much like a public street (DG 4.1.13).
- DG 4.1.14 - Create interest and variety with a mix of building types. Each building has 3 bedroom townhouse apartments with ground floor covered entries and a 4 bedroom flats above the townhouses.
- DG 4.1.15, 4.1.23 - Avoid monotonous streetscape. Each building’s massing has 2 story masses on the ends and 3 story mass in the middle. A stair to the upper level flats creates a visual void in the middle, then the geometry repeats.



#### DG 4.1.3 Internal Circulation

- DG 4.1.31 – Logical, safe vehicle and pedestrian circulation. The vehicular/pedestrian path runs along the south property line with immediate access to the units and the parking/trash along the north side of the vehicular/pedestrian path.
- DG 4.1.35 – Integrate projects into public street and sidewalk system. Vehicles, pedestrians and bicycles all have access to the only public street/pedestrian sidewalk on Nord Ave along the path described above. Each unit is visible and accessed from this path.

#### DG 4.1.4 Public Space/Pedestrian Amenities

- DG 4.1.41, 4.1.43 – Convenient pedestrian access to amenities. The pedestrian path of travel provides direct access to the amenities in the southeast corner of the property. Each townhouse unit (11) has a rear private outdoor area.
- DG 4.1.44 – Appropriate Lighting for common open space. Pole lights cover the vehicular traffic path and amenities area and bollard lights are provided at each front door along the pedestrian path.
- It is important to note that within easy walking distance is Chico State's campus recreation facilities.

#### DG 4.1.5 Parking

- DG 4.1.52 – Parking. The parking is located in three locations along the vehicular/pedestrian path and provide short walks to each apartment unit.
- DG 4.1.55 – Screening of Parking. Over 90% of on-site parking stalls are located behind the front building, which screens the view of cars from the public street.

### ARCHITECTURE

#### DG 4.2.1 – Massing, Scale and Form

- DG 4.2.11 – Reduce architectural massing. Our entries are identified by roof projections (DG 4.2.14, DG 4.2.32, DG 4.2.41, and DG 4.2.43) that provide weather protection as well. Other projections were limited due to proximity to property lines.
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The center apartment's front wall is pulled forward by 3 feet, to provide interest in the repeating façade (4.2.21). The stair to the third floor apartments occupies a void in the middle of each building which creates interest in the massing of forms. This void also allow additional fenestration for the units on either side.

The ground level is visually anchored by gray cement-fiber panel siding with a grid of reveals. The upper floors have a different expression of cement-fiber siding in a batten grid expression. These batts will provide an ever-changing shadow pattern as the sun move across the sky during the day.

The roofs are low-slope single slopes on the end units (DG 4.2.12) and butterfly shape in the middle. These roof forms have the exterior standing seam roof on top of the framing members and sheetrock ceilings on the underside of the framing with the cavity fully insulated. This is part of cost control by not building volume for attics.

#### DG 4.2.3 – Style and Design Details

- DG 4.2.31 – Enhance interest on elevations. Select façade colors from a rich palette. Avoid bland colors. In our professional opinion, our color palette of Gray, Orange and Cream is indeed a rich palette. The Orange has been limited to an accent role with the walls being Gray and Cream.

At each floor line we have a horizontal trim expression and above the window on the second and third floor we have an articulated header expression that adds interest to the windows.

Thank you!

Larry E. Coffman, Sr. Architect

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