



Architectural Review and  
Historic Preservation Board  
Agenda Report

Meeting Date 11/16/2022

DATE: November 2, 2022

File: AR 22-05

TO: Architectural Review and Historic Preservation Board

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

RE: Architectural Review 22-05 (Cussick Apartments); APN 042-450-022

### 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 22-05 (Cussick Apartments), subject to the recommended conditions therein.

### BACKGROUND

The applicant proposes to construct a 76-unit apartment complex, and associated site improvements including outdoor amenities, parking, and landscaping on an approximately 3.23-acre site west of the intersection of Cussick and W. East Avenues (see **Attachment A**, Location Map). The site is designated Medium Density Residential (MDR) on the City of Chico General Plan Land Use Diagram and zoned Medium Density Residential (R2) and within the Corridor Opportunity Site (-COS) overlay zone.

The proposed apartment complex would consist of six three-story and one two-story contemporary buildings. A community building would be centrally located on the site with outdoor amenities including a tot lot, benches, pergola, and community garden. A half-court basketball area and fenced dog park would be located on the northwest side of the site (see **Attachment B**, Project Description and **Attachment C**, Site Plan). The site is currently vacant. Surrounding land uses include single-family residences to the north and west, single-family and commercial veterinary uses to the east, and medical offices to the south.

### ANALYSIS

The proposal is for the construction of a 76-unit apartment complex. The common open space has pedestrian access and is dispersed around the development, with a community building centrally located within the complex, outdoor seating, an enclosed dog park, bicycle parking, a community garden with raised planter beds, a half-court basketball play area, and other outdoor amenities.

### Corridor Opportunity Site (-COS) Overlay Zone

The -COS overlay zone is intended to encourage mixed use development of medium-and high-density residential and commercial land uses and to promote increased density and transportation patterns that do not rely solely on the automobile. The development standards of the -COS overlay zone are designed to encourage a safe and pleasant pedestrian environment with an attractive streetscape and limited conflicts between vehicles and pedestrians. Residential projects within the -COS overlay zone must be developed at or above the midpoint range of the primary zoning district designation. Development standards specific to the -COS overlay zone include criteria regarding density, maximum height limit, and off-street parking reduction. Regarding density, residential projects within the -COS overlay zone range from 15 dwelling units per acre minimum to a maximum of 70 dwelling units per acre.

### Density

Pursuant to CMC Section 19.42.040, Table 4-5, the allowable density range of the R2 zoning district is 6 to 14 dwelling units per acre. As noted above, the Corridor Opportunity Site overlay increases the density range of this site to 15 to 70 dwelling units per acre. With 76 residential units proposed as part of the project, the density would be 23.5 dwelling units per acre and within the range required by the -COS overlay zone.

### Parking

Pursuant to CMC Section 19.70.040, multi-family housing projects within Corridor Opportunity Site overlay zones are required to provide 1 parking space per each one-bedroom unit and 1.5 spaces per each unit with two bedrooms or more. Based on these requirements, 110 parking spaces would be required for the proposed project. A total of 145 vehicle parking spaces are provided, meeting requirements for the minimum number of spaces. In addition, a total of 76 bicycle parking spaces are required and 76 are provided, meeting requirements.

### Architectural Design

As conditioned, the project complies with all development standards including lot size, site coverage, setbacks and building height. The exterior of the proposed three-story apartment buildings would be a variety of earth tones with yellow, orange, and blue contrast and a variety of materials. The exterior materials would be a combination of stucco and HardiePlank siding. Architectural accents would be incorporated, providing an aesthetically appealing, contemporary exterior with low-pitched hip roofs that blend with the character of the surrounding neighborhood (see **Attachment D**, Architectural Elevations). Planning staff will present the color and materials boards at the upcoming meeting. The color and materials boards and renderings of the proposed apartment complex have been attached to the report (see **Attachment E**, Material Color Boards and Renderings).

### Lighting and Landscaping

The landscape plan proposes a variety of native oaks and other trees and plants (see **Attachment F**, Landscape Plan). A total of 84 new trees would be planted onsite, including redbud, ginkgo biloba, and oak trees.

Exterior lighting would include parking lot lights with a finished height of 18 feet and wall-mounted downlights on the buildings. Lighting design will be required to minimize glare and spillover impacts while still maintaining a safe atmosphere.

## **DISCUSSION**

### General Plan Goals, Policies and Actions

The Medium Density Residential land use designation is generally characterized by duplexes, small apartment complexes, single-family attached homes such as town homes and condominiums, and single-family detached homes on small lots. The proposed project is for the construction of a 76-unit apartment complex, and associated site improvements including outdoor amenities, parking, and landscaping on an approximately 3.23-acre site. The apartment complex would consist of six three-story and one two-story contemporary buildings with 76 units ranging including one-, two-, three-, and four-bedroom units. The proposal is consistent with General Plan goals and policies that facilitate increased density and intensity of development in Corridor Opportunity Sites (LU-5.1), support new development within the Corridor Opportunity Sites to support ridership (CIRC-5.2.1), and enable sufficient housing construction to meet future needs (Housing Element 2022 Policy 4.1).

### Consistency with Design Guidelines Manual

The design intent of the Multi-Family Residential project type ranges from duplexes and triplexes to large multi-unit apartment buildings. The proposed housing project provides for much needed housing options for people in the community. The design of the project provides amenities for the people who would live in the proposed apartment complex. The common open space has pedestrian access and is dispersed around the development, with a community building centrally located within the complex, outdoor seating, an enclosed dog park, bicycle parking, a community garden with raised planter beds, a half-court basketball play area, and other outdoor amenities (DG 4.1.42, 4.1.45). This encourages individuals to make use of the open space by setting it in a meaningful relationship with its surroundings. Lighting design will be required to minimize glare and spillover impacts while still maintaining a safe atmosphere (DG 1.5.14, 1.5.15). The overall plan has the character, scale, and quality expected of new architecture in the City of Chico by the Chico Municipal Code and by the Design Guidelines (DG 1.2.11).

### Environmental Review

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development Projects). Consistent with this exemption, the project site is less than five acres, surrounded by urban uses, and can be adequately served by all required utilities and public services.

## **REQUIRED FINDINGS FOR APPROVAL**

### Architectural Review

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

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

The proposal is for the construction of a 76-unit apartment complex, and associated site improvements including outdoor amenities, parking, and landscaping, on property designated Medium Density Residential (MDR) on the City of Chico General Plan Land Use Diagram. The proposal is also consistent with General Plan goals and policies that facilitate increased density and intensity of development in Corridor Opportunity Sites (LU-5.1), support new development within the Corridor Opportunity Sites to support ridership (CIRC-5.2.1), and enable sufficient housing construction to meet future needs (Housing Element 2022 Policy 4.1).

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

The proposed structures have meaningful architectural character and high-quality design elements. The proposed landscaping and configuration of the parking area help to minimize the views of automobiles (DG 1.1.14). The common open space has pedestrian access and is dispersed around the development, with a community building centrally located on the site with outdoor amenities including a tot lot, benches, pergola, and community garden. Other outdoor amenities include a dog park and half-court basketball (DG 4.1.42, 4.1.45). This encourages individuals to make use of the open space by setting it in a meaningful relationship with its surroundings. Lighting design will be required to minimize glare and spillover impacts while still maintaining a safe atmosphere (DG 1.5.14, 1.5.15). The overall plan has the character, scale, and quality expected of new architecture in the City of Chico by the Chico Municipal Code and by the Design Guidelines (DG 1.2.11).

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 type of construction of the apartment building would be wood frame supported by perimeter foundations. The exterior materials would be a combination of stucco and HardiePlank siding. Architectural accents would be incorporated, providing an aesthetically appealing, contemporary exterior with low-pitched hip roofs that blend with the character of the surrounding neighborhood.

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 apartment complex buildings are predominantly sited close to Cussick and W. East Avenues. Parking is provided along a loop with an access driveway on each street at points furthest from the intersection. Four of the seven buildings are sited along W. East Avenue where they are located farthest from neighboring single-family residences. In addition, outdoor amenities such as the dog park and interior access drive aisle would create a buffer between surrounding existing development and most of the proposed buildings. Consequently, the development should not unnecessarily block views from other structures or dominate its surroundings (DG 1.2.13).

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 design includes a variety of trees and shrubs with moderate to low water use. The design will complement the proposed apartment complex and outdoor amenities, help to screen certain portions of the site, and provide sufficient visual relief to create an attractive environment.

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. The front page of all approved building plans shall note in bold type face that the project shall comply with Architectural Review 22-05 (Cussick Apartments). No building permits related to this approval shall receive final approval without prior authorization of Community Development Department Planning staff.
2. All development shall comply with all other State and local Code provisions, including those of the City of Chico Community Development and Public Works Departments. The permittee is responsible for contacting these offices to verify the need for compliance.
3. The site and landscape plans submitted for construction shall show parking set back a minimum of six feet from the common property line shared with the R1-zoned properties to the north, with a landscaped planter as a buffer, in compliance with CMC 19.70.060(E)(3)(b).
4. All approved building plans and permits shall note that wall-mounted utilities and roof or wall penetrations, including vent stacks, utility boxes, exhaust vents, gas meters and similar equipment, shall be screened by appropriate materials and colors. All parapet caps and other metal flashing shall be painted, consistent with the approved building colors. Adequate screening shall be verified by Planning staff prior to issuance of a certificate of occupancy.
5. All exterior lighting shall be shielded and directed downward to avoid light spillage onto adjacent properties.
6. All new electric, telephone, and other wiring conduits for utilities shall be placed underground in compliance with CMC 19.60.120.
7. 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.
8. To minimize potential impacts to existing trees along the alignment of the proposed CMU wall, all excavation within the dripline of any tree not approved for removal shall be done by hand tools.
9. If during ground disturbing activities, any bones, pottery fragments or other potential cultural resources are encountered, the applicant or their supervising contractor shall cease all work within the area of the find and notify the Community Development Department at 879-6800. A professional archaeologist who meets the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology and who is familiar with the archaeological record of Butte County, shall be retained by the applicant to evaluate the significance of the find. Community Development Department staff shall notify all local tribes on the consultation list maintained by the State of California Native American Heritage Commission, to provide local tribes the opportunity to monitor evaluation of the site. Site work shall not resume until the archaeologist conducts sufficient research, testing and analysis of the archaeological evidence to make a determination that the resource is either not cultural in origin or not potentially significant. If a potentially significant resource is encountered, the archaeologist shall prepare a mitigation plan for review and approval by the Community Development Department, including recommendations for total data recovery, Tribal monitoring, disposition protocol, or avoidance, if applicable. All measures determined by the Community Development Director to be appropriate shall be implemented pursuant to the terms of the archaeologist's report. The preceding requirement shall be incorporated into construction contracts and documents to ensure contractor knowledge and responsibility for the proper implementation.
10. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii)

the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.

## **PUBLIC CONTACT**

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

## **DISTRIBUTION**

### Internal (4)

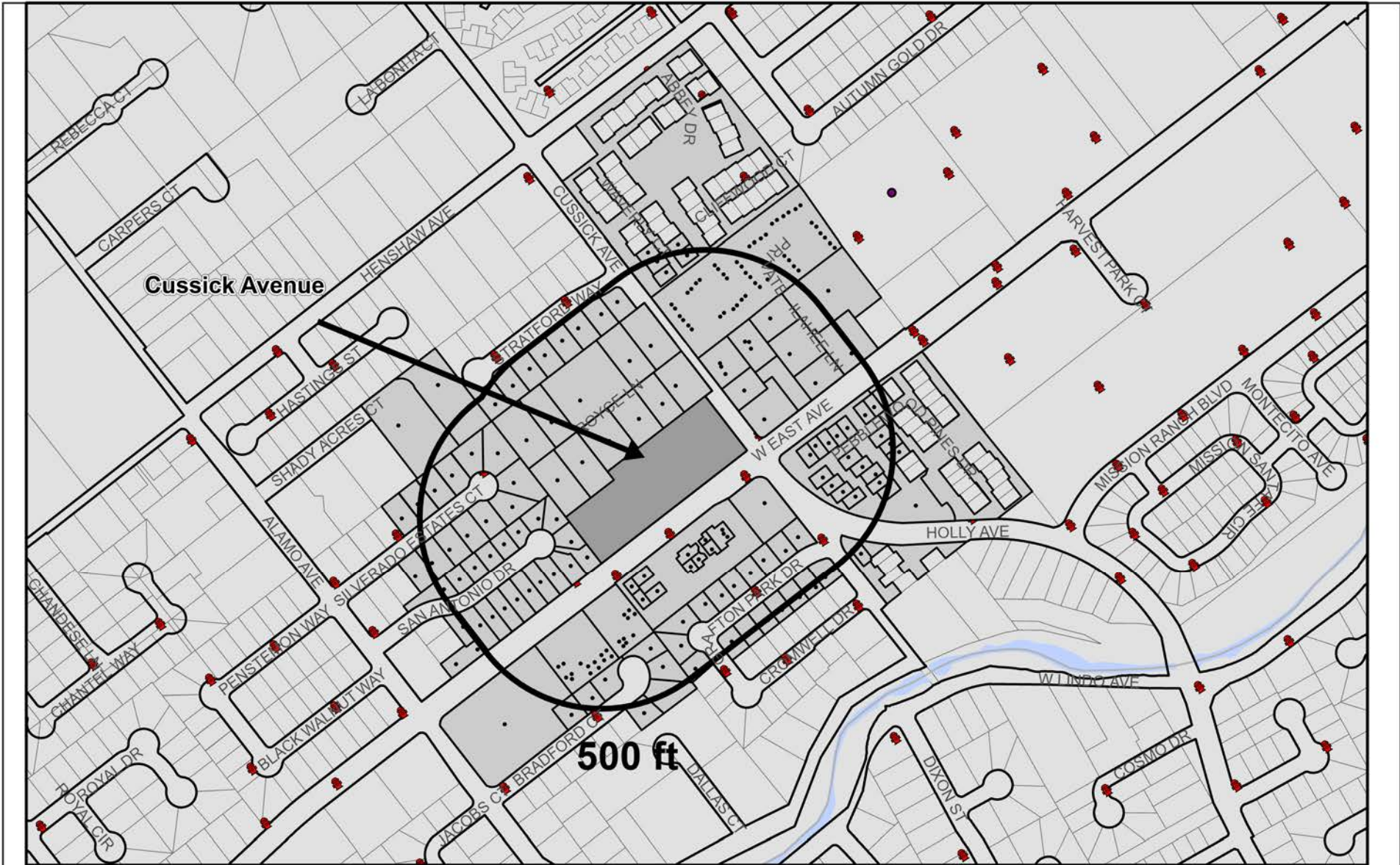
Mike Sawley, Principal Planner  
Marie Demers, Housing Manager  
Tina Wilson, Associate Planner  
File: AR 22-05

### External (5)

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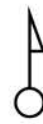
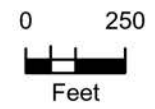
## **ATTACHMENTS**

- A. Location Map
- B. Project Description
- C. Site Plan
- D. Architectural Elevations
- E. Material Color Boards and Renderings
- F. Landscape Plan



AR 22-05 (Cussick Apartments)  
 Cussick Ave and W East Avenue  
 APN 042-450-022-000

- Noticed Parcels
- Noticed Addresses



Date Saved:



## Construction and Design Description

### Site & Exterior:

- New construction of seven (7) residential, multi-family buildings, consisting of three stories, wood framed construction over continuous concrete footing foundation on cast in place concrete slab.
- Residential structures are to be provided with fully remote monitored fire alarm systems, and will be designed for NFPA R-13 and NFPA 13 fire sprinkler systems. Per state building code, all structures will be designed to be in compliance with Construction Type VB, for the three (3) smaller structures and Construction Type VA, for the four (4) larger building footprints. Where required by code, exteriors at the larger structures will be provided with one hour (1-HR) exterior walls.
- Structural building components will be designed by a Licensed Structural Engineer in the State of California familiar with multifamily design requirements. All structures will be engineered for continuous gravity load paths to structural hardware embedded in the building foundations, and sheathed in plywood shear panels to resist lateral wind loads and seismic acceleration in conformance with local codes and recognized standards.
- The exterior of all buildings will be platform framed with wood studs, beams and LVL structural elements, with wood plywood or oriented strand board sheathing (non-structural), covered by a vapor barrier system. Over the vapor barrier system, the architect is proposing the installation of cementitious siding, Hardi Plank, or equal, in massing and design elements consistent with contemporary commercial architecture. Panels, grids, and siding elements will be mechanically secured to the building sheathing, through the vapor barrier, in a manner consistent with approved manufacturer's installation instructions. The limited use of stucco, for accent at some build outs, will be over fifteen pound tar paper, lath and plaster with a final colored skim coat of light dash or sand finish.
- Windows are proposed to be double paned, Low E design, vinyl with continuous shingle flashing and sealant. Where windows are adjacent to West East Avenue they will be provided with augmented STC ratings.
- Roofing, as proposed will be low slop, EPDM or PVC type roofing, over a low slope, insulated roof system. Roof planes will drain to internal roof drains which are conducted to an on-site storm water system, and will be provided with code mandated overflows or back up scupper. Roof assembly will have high albedo and be consistent with cool roof ratings. Each structure will be provided with a recessed roof well or wells, for mechanical compressor units for HVAC. By placing HVAC units up on the roof it mitigates ground level sound production and prevents unauthorized access or tampering with refrigerant gas.
- The site has been designed to move the residential structures as far away from the northerly property line as possible to allow for privacy of existing residences. Parking and landscape buffer have programmed at these areas.

### Parking & Transportation:

- As designed, Cussick Apartments provided parking in excess of City of Chico requirements for this zoning designation and multifamily housing requirements. Current code mandates a minimum of 110 parking stalls, and the project has been designed for a minimum of one hundred and forty five (145) parking space, of which seventy six (76) are covered standard and ADA stalls.
- Pedestrian circulation on site will provide for full compliance for mobility compromised individuals with ADA and Title 24 compliant paths of travel to all ground floor units, common area site amenities and community building amenities. Walking paths within the center courtyard have been laid out in a paseo design to encourage spontaneous interactions between residents and guest.
- Adjacent to each structure are long term bike storage areas which are contiguous to concrete sidewalk areas. In addition, near the community building there are long-term, covered and lockable bike storage lockers for employees and guests.

#### Tenant Units

- Each residential unit has been designed to maximize direct exposure to natural daylighting through the thoughtful placement of larger windows in bedrooms and living rooms, in addition to patio and deck French doors which are full lite for increased natural day lighting. To augment natural lighting, all units are provided with energy efficient LED light fixtures with occupancy sensors
- To insure that residents have healthy interior spaces, all units are provided with luxury vinyl tile (LVT) flooring throughout. This durable flooring product reduces ambient dust within units, is easy to clean and will be provided in contemporary colors and textures.
- Cabinets and countertops for all units will be sourced and specified to be consistent with LVT flooring style and color. Cabinets will be contemporary “Shaker” style, or equal, with brushed nickel pulls and handles, soft-close hardware and replaceable components. Cabinets will be configured to provide code compliant reach ranges for all ground floor mobility and adaptable units. Countertops will be durable Quartzite, or similar, cultured composite, with rounded edges and ADA compliant friction coefficients for ground floor units.
- All resident kitchens will be provided with Energy Star appliances and direct exhaust range fans for higher interior air quality. In addition, unit restrooms will have low Sone rating exhaust fans and will be engineered to be a component of current air quality standards for residential construction.
- To provide the highest level of water conservation, all units will be provided with low flow shower heads, lavatory fixtures and low flush toilets. High efficiency, electric water heaters will provide consistent on-demand potable water for fixtures. Each unit is provided with separate closets for resident provided washer and dryer. Also, as mandated by state tax credit requirements, the central community building also has commercial grade washers and dryers for residents that may not have that appliance.
- Resident bathrooms will be designed for full mobility compliance at designated ground floor units. This includes grab bars at combination tub shower, shower seats, grab bars at toilets, removable base cabinets and countertops within ADA reach ranges. In addition, at standard units, residents will be provided with toilet paper roll holders, shower bars, towel rings and bars

and a built-in medicine cabinet. All electrical fixtures at bathrooms will be provided with GFCI's and light fixtures will be specified for high humidity locations.

- Initial engineering design stipulates that conditioned air within units will be provided by ducted, mini-split HVAC units. These high efficiency units will be located within the units in either mechanical enclosures or will be ceiling mounted (interstitial pan cake units), and will be acoustically isolated from unit interiors for sound mitigation purposes.

#### Community Areas

- Centrally located within the project development, the community center is located at the ground floor of one of the residential units and is on acceptable ADA compliant paths of travel for mobility compromised residents. All signage within the structure will be consistent with state requirements for universal access, as are all common area facilities including restrooms and kitchen.
- The community center is approximately one thousand eight hundred square feet (1,800 SF) and has been programmed to meet the requirements of the State of California Tax Credit Requirements. It will contain a Leasing Office with lockable storage closet, Exercise Equipment Room with direct exterior access, full service Commercial Laundry facility with exterior access, and adjacent resident restrooms. The community center common area has been configured for maximum flexibility with a large 'Gathering Room' adjacent a non-commercial kitchen which will contain a refrigerator, range with range hood, sink, dishwasher, countertops and cabinets, in a style and color program consistent with individual residential units. In addition, the community center will be furnished with commercial grade furnishings and fixtures for long term durability and are to be of a low-maintenance design. All kitchen fixtures are to be Energy Star.
- Lighting within the community center will be LED, commercial grade fixtures, and will be located and switched for ease of use and resident comfort. Low voltage sound systems will be integrated with video monitors (TVs) to be located at the Gathering Room and Exercise Room. Security control and access features for low voltage design at the community building will be consistent with current contemporary commercial residential construction.
- HVAC systems for resident and guest comfort will be integrated into the building design and will consist of a forced air furnace and air conditioner, sized for the intended use. The commercial grade laundry facility will be serviced by commercial grade hybrid boilers located remote from the laundry, in a maintenance closet.
- To insure that the development is serviced appropriately, the community center contains a separate Maintenance Room with and oversized four foot wide door. This space is intended to be used by on-site maintenance staff for storage of surplus appliances and similar activities consistent with the long-term servicing needs of an asset of this size.
- The site has been provided with common area amenities consistent with state requirements, including such amenities as a covered pergola adjacent to a central courtyard tot lot and paseo. For residents to use in production of consumable vegetables, the project has a designated community garden consistent of raised planter beds of mortared concrete masonry units which will be provided with drip irrigation systems for watering. Located at the northwest side of the site is a half-court basketball play area, near a fenced dog park for resident's service animals. In addition to these standard amenities, the site will be provided with fixed bench seating, waste receptacles, lockable bike storage and lockers and three ADA accessible trash enclosures.

# CUSSICK APARTMENTS CHICO, CALIFORNIA

APN: 042-450-022



## PROJECT DIRECTORY

### OWNER/ DEVELOPER

CHICO CUSSICK AVENUE, LP  
CHRIS DART  
5251 ERICSON WAY  
ARCATA, CA 95521  
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### ARCHITECT OF RECORD

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(208) 493-0006

## PROJECT SHEET INDEX

SHEET NUMBER	SHEET NAME
T1.1	DRAWING SHEET INDEX & TITLE SHEET
C1	TOPOGRAPHIC SURVEY

## LANDSCAPE

SHEET NUMBER	SHEET NAME
L1	LANDSCAPE PLAN - B&W
L1 (COLOR)	LANDSCAPE PLAN - COLOR

## ARCHITECTURAL

SHEET NUMBER	SHEET NAME
A1.1	ARCHITECTURAL SITE PLAN
A1.3	SITE DETAILS
A1.4	SITE DETAILS
A2.1	UNIT PLANS
A2.2	UNIT PLAN
A3.1	COMMUNITY AREA PLAN
A4.1A	BUILDING A - OVERALL FIRST FLOOR PLAN
A4.1B	BUILDING A - OVERALL SECOND FLOOR PLAN
A4.1C	BUILDING A - OVERALL THIRD FLOOR PLAN
A4.2	BUILDING A - EXTERIOR ELEVATIONS
A4.3	BUILDING A - MATERIAL COLOR BOARD
A4.4	ROOF PLAN - BLDG. TYPE A
A5.1A	BUILDING B - OVERALL FIRST FLOOR PLAN
A5.1B	BUILDING B - OVERALL SECOND FLOOR PLAN
A5.2	BUILDING B - EXTERIOR ELEVATIONS
A5.3	BUILDING B - MATERIAL COLOR BOARD
A5.4	ROOF PLAN - BLDG. TYPE B
A6.1A	BUILDING C - OVERALL FIRST, SECOND, & THIRD FLOOR PLANS
A6.2	BUILDING C - EXTERIOR ELEVATIONS
A6.4	ROOF PLAN - BLDG. TYPE C
A7.1A	BUILDING D - OVERALL FIRST, SECOND, & THIRD FLOOR PLANS
A7.2	BUILDING D - EXTERIOR ELEVATIONS
A7.4	BUILDING D - ROOF PLAN
A8.1A	BUILDING E COMMUNITY BLDG. - OVERALL FIRST FLOOR PLAN
A8.1B	BUILDING E COMMUNITY BLDG. - OVERALL SECOND FLOOR PLAN
A8.1C	BUILDING E COMMUNITY BLDG. - OVERALL THIRD FLOOR PLAN
A8.2	BUILDING E COMMUNITY BLDG. - EXTERIOR ELEVATIONS
A8.3	COMMUNITY BUILDING E - MATERIAL COLOR BOARD
A8.4	BUILDING E COMMUNITY BLDG. - ROOF PLAN
A9.1	SITE VISUALIZATION RENDERINGS
A9.2	SITE VISUALIZATION RENDERINGS

## ELECTRICAL

SHEET NUMBER	SHEET NAME
E1.00	SITE ELECTRICAL PLAN
E1.01	SITE PHOTOMETRIC PLAN
E1.02	ELECTRICAL DETAILS

## REVISIONS

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PROJECT

CUSSICK  
APARTMENTS

CHICO, CA  
CUSSICK AVENUE

T1.1

DRAWING SHEET INDEX &  
TITLE SHEET

Attachment C

ENTITLEMENT APPLICATION

**FIRE DEPARTMENT REQUIREMENTS:**

1. FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES SHALL BE PROVIDED DURING TIME OF CONSTRUCTION.
2. THE FURTHEST PROJECTION OF THE EXTERIOR WALL OF A BUILDING SHALL BE ACCESSIBLE FROM WITHIN 150 FEET OF AN APPROVED FIRE DEPARTMENT ACCESS ROAD, MINIMUM 20 FEET WIDE, AND NOT MORE THAN 400 FEET FROM AN APPROVED WATER SUPPLY PER CFC 503.1.1, 507.5.1.
3. ROADS USED FOR FIRE DEPARTMENT ACCESS THAT ARE LESS THAN 28 FEET IN WIDTH SHALL BE MARKED "NO PARKING FIRE LANE" ON BOTH SIDES; ROADS LESS THAN 36 FEET IN WIDTH SHALL BE MARKED ON ONE SIDE.
4. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES PER CFC 503.2.3.
5. PROVIDE A CERTIFIED WATER FLOW TEST FOR THE PROPOSED USED, OCCUPANCIES AND CONSTRUCTION TYPE PER CFC 507.4.
6. PROVIDE REQUIRED FIRE HYDRANTS IN ACCORDANCE WITH CFC 507, APPENDIX C, SECTION C102.1, AND THE CITY OF CHICO MUNICIPAL CODE.
7. PROVIDE APPROPRIATE KNOX BOX FIRE DEPARTMENT ACCESS FOR SITE, AS APPROVED IN THE FIELD BY AUTHORITIES HAVING JURISDICTION, PER CFC SECTION 506.

**APPLICANT**  
 CHICO CUSSICK AVENUE, LP  
 CHRIS DART  
 5251 ERICSON WAY  
 ARCATA, CALIFORNIA 95521  
 (707) 822-9000

**ARCHITECT**  
 DG GROUP ARCHITECTURE, PLLC  
 DOUGLAS GIBSON, CALIFORNIA ARCHITECT C29792  
 430 E. STATE STREET, SUITE 100  
 EAGLE, IDAHO 83616  
 (208)-461-0022 X3021

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 PROJECT #: DNG21-31

**ACCESSIBILITY**

	# OF UNITS	PERCENTAGE
ACCESSIBLE UNITS (15% TOTAL)	12	15.8%
SENSORY IMPAIRED UNITS (10% TOTAL)	8	10.5%

**UNIT MIX SUMMARY**

		SQ. FOOTAGES
(8) 1-BEDROOM UNITS	(8) x 652 S.F. =	5,216 S.F.
(24) 2-BEDROOM UNITS	(24) x 734 S.F. =	17,616 S.F.
(30) 3-BEDROOM UNITS	(30) x 1,274 S.F. =	38,220 S.F.
(4) 3-BEDROOM A UNITS	(4) x 1,049 S.F. =	4,196 S.F.
(10) 4-BEDROOM UNITS	(10) x 1,486 S.F. =	14,860 S.F.
(76) UNITS TOTAL		80,108 S.F.
COMMUNITY BUILDING		1,822 S.F.
TOTAL		81,930 S.F.

**FIRE SPRINKLER**  
 AUTOMATIC FULLY SPRINKLERED SYSTEM WITH CENTRAL CALL STATION, OFF-SITE MONITORING AND FDC'S

**SITE SIZE**  
 137,235 S.F. ± (3.15 ACRES ±) (136,755 NET S.F. ± OR 3,139 NET ACRES ±)  
 24,13 DWELLING UNITS/ACRE

**SITE COVERAGE**

	SQ. FT.	PERCENTAGE
BUILDING FOOTPRINTS	34,808 S.F.	25.36%
ON-SITE ASPHALT CONCRETE PAVING	47,718 S.F.	34.77%
SITE AMENITIES (PERGOLA, TOT LOT, DOG PARK, HALF COURT BASKETBALL, COMMUNITY GARDEN)	5,231 S.F.	3.81%
CONCRETE WALKS & PADS	13,951 S.F.	10.17%
LANDSCAPE, OPEN SPACE	35,529 S.F.	25.89%
TOTAL AREA	137,235 S.F.	100%

NOTE: \* ALL NUMBERS PROVIDED ARE ESTIMATED FOR SITE COVERAGE

**PARKING SUMMARY**

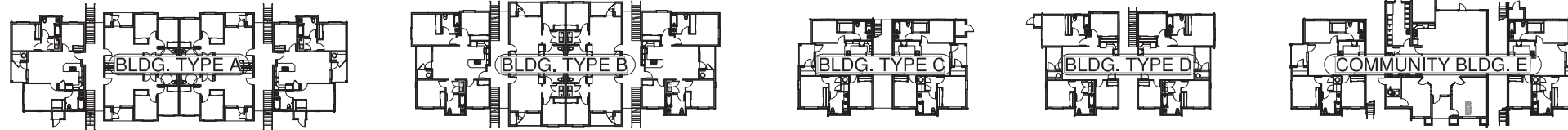
**TOTAL REQUIRED FOR CORRIDOR OPPORTUNITY SITE (COS) PER CITY OF CHICO 19.52.080 AND 19.70 TABLE 5-4 FOR MULTIFAMILY HOUSING:**

(8) 1-BDRM UNITS X 1 =	8 SPACES REQUIRED
(24) 2-BDRM UNITS X 1.5 =	36 SPACES REQUIRED
(34) 3-BDRM UNITS X 1.5 =	51 SPACES REQUIRED
(10) 4-BDRM UNITS X 1.5 =	15 SPACES REQUIRED
TOTAL SPACES REQUIRED:	110 SPACES

TOTAL PROVIDED: 145 (INCLUDING 10 ADA SPACES & 76 COVERED SPACES)  
 COVERED SPACES PROVIDED: 76 (INCLUDING 8 ADA SPACES)  
 BICYCLE PARKING: 1/UNIT REQUIRED  
 76 OR 1/UNIT SPACES PROVIDED INCLUDING 4 LONG TERM COVERED SPACES AND 72 SPACES ON 9 BICYCLE RACKS

**ACOUSTICAL MITIGATION STRATEGY:**

BUILDINGS 100, 200, 300, & 400 WILL BE DESIGNED, PERMITTED AND CONSTRUCTED WITH MIN. STC 35 WINDOWS AND DOORS AND SUPPLEMENTAL ACOUSTIC INSULATION, Baffles, AND ASSEMBLIES ALONG THE ENTIRE FRONTAGE OF WEST EAST AVENUE.



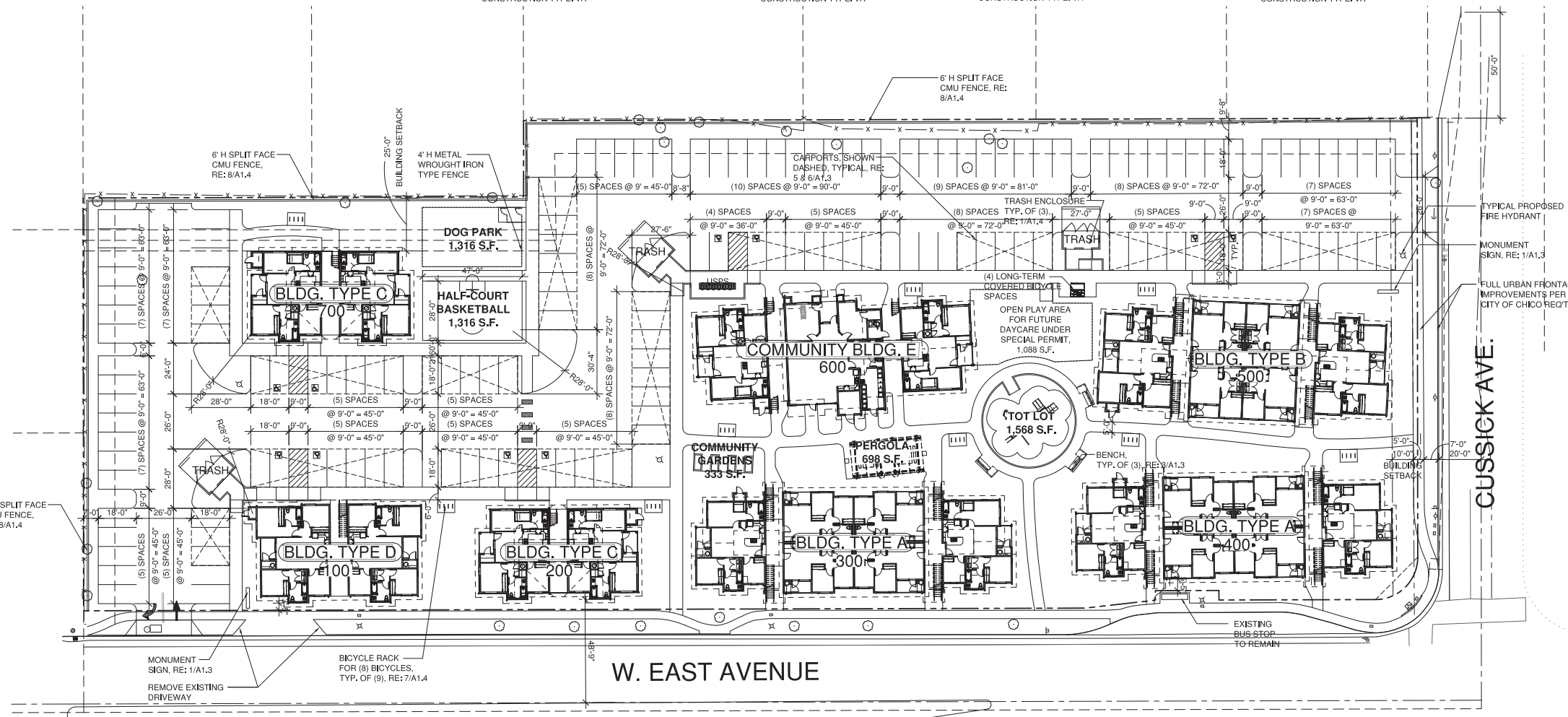
**BUILDING A**  
 (2) BUILDING'S TOTAL  
 (12) 2-BDRM UNITS & (6) 3-BDRM UNITS  
 FOOTPRINT - 6,529 S.F.  
 MAXIMUM HEIGHT - 35'-0"± (3) STORY  
 OCCUPANCY R-2  
 FULLY SPRINKLERED PER NFPA 13  
 CONSTRUCTION TYPE: VA

**BUILDING B**  
 (1) BUILDING TOTAL  
 (8) 1-BDRM UNITS & (4) 4-BDRM UNITS  
 FOOTPRINT - 6,855 S.F.  
 MAXIMUM HEIGHT - 28'-0"± (2) STORY  
 OCCUPANCY R-2  
 FULLY SPRINKLERED PER NFPA 13  
 CONSTRUCTION TYPE: VA

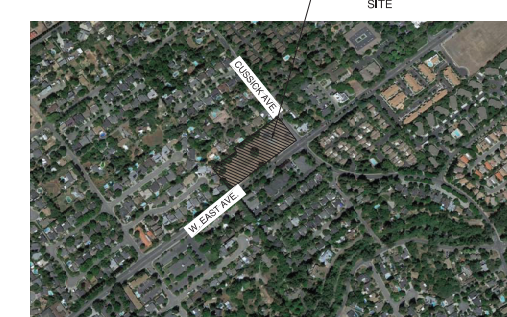
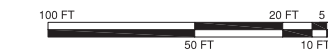
**BUILDING C**  
 (2) BLDG. TOTAL  
 (6) 3 BEDROOM UNITS  
 FOOTPRINT - 2,983 S.F.  
 MAXIMUM HEIGHT - 35'-0"± (3) STORY  
 OCCUPANCY R-2  
 FULLY SPRINKLERED PER NFPA 13R  
 CONSTRUCTION TYPE: VA

**BUILDING D**  
 (1) BLDG. TOTAL  
 (6) 4 BEDROOM UNITS  
 FOOTPRINT - 3,348 S.F.  
 MAXIMUM HEIGHT - 35'-0"± (3) STORY  
 OCCUPANCY R-2  
 FULLY SPRINKLERED PER NFPA 13R  
 CONSTRUCTION TYPE: VA

**BUILDING E**  
 (1) BLDG. TOTAL  
 (10) 3 BEDROOM UNITS  
 FOOTPRINT - 5,779 S.F.  
 MAXIMUM HEIGHT - 35'-0"± (3) STORY  
 OCCUPANCY B/A-3/R-2  
 FULLY SPRINKLERED PER NFPA 13  
 CONSTRUCTION TYPE: VA



**SITE PLAN**  
 SCALE: 1" = 30'-0"



**VICINITY MAP**

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 EAGLE, IDAHO 83616  
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PROJECT

**CUSSICK APARTMENTS**

CHICO, CA

ARCHITECTURAL SITE PLAN

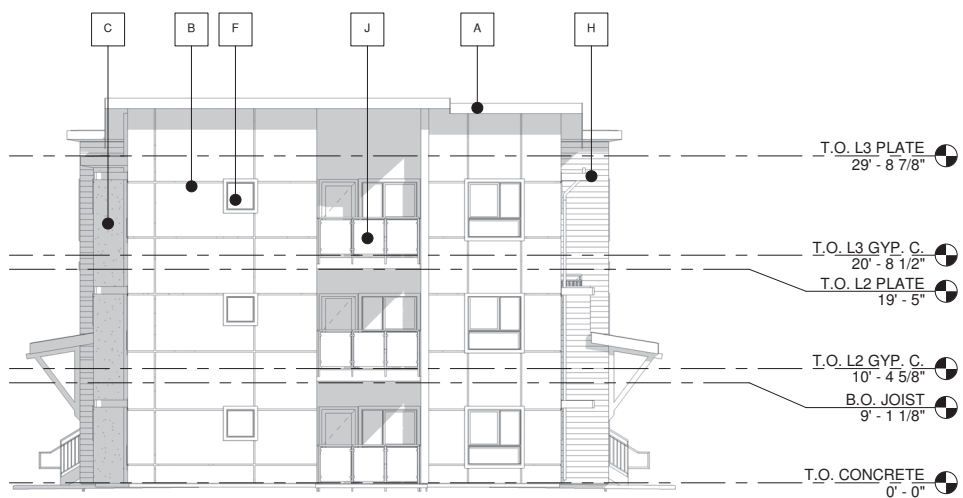
**A1.1**

Attachment C

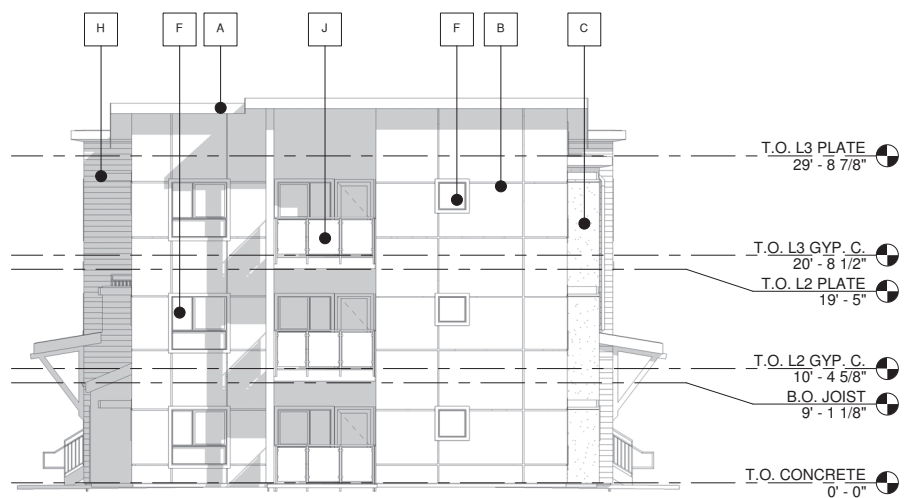
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1 BUILDING TYPE A - FRONT ELEVATION  
1/8" = 1'-0"



2 BUILDING TYPE A - RIGHT ELEVATION  
1/8" = 1'-0"



3 BUILDING TYPE A - LEFT ELEVATION  
1/8" = 1'-0"



4 BUILDING TYPE A - REAR ELEVATION  
1/8" = 1'-0"

- MATERIAL FINISHES (SCHEME A):** [ ] →
- A. FIBER CEMENT TRIM BOARDS, BENJAMIN MOORE AEGEAN OLIVE 1491
  - B. FIBER CEMENT SIDING PANELS WITH 1/2" PAINTED METAL REVEALS, SHERWIN WILLIAMS LINK GRAY SW 6200
  - C. 7/8" STUCCO COLOR TO MATCH SHERWIN WILLIAMS CARIBBEAN CORAL SW 2854
  - D. FIBER CEMENT 8.25" LAP SIDING SHERWIN WILLIAMS ENDURING BRONZE SW 7055
  - E. FIBER CEMENT 8.25" LAP SIDING SHERWIN WILLIAMS HARVEST GOLD SW 2858
  - F. PAINTED DOOR PANELS AND VINYL WINDOWS TO MATCH MILGARD ESPRESSO
  - G. PABCO 30 YEAR COMPOSITE SHINGLE PREMIER DRIFTWOOD
  - H. BRUSHED ALUMINUM PREFABRICATED LOUVERED SUNSHADES
  - J. TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS TO MATCH BENJAMIN MOORE AEGEAN OLIVE 1491

- MATERIAL FINISHES (SCHEME B):** [ ] →
- A. FIBER CEMENT TRIM BOARDS, BENJAMIN MOORE AEGEAN OLIVE 1491
  - B. FIBER CEMENT SIDING PANELS WITH 1/2" PAINTED METAL REVEALS, SHERWIN WILLIAMS RARE GRAY SW 6199
  - C. 7/8" STUCCO COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
  - D. FIBER CEMENT 8.25" LAP SIDING SHERWIN WILLIAMS ENDURING BRONZE SW 7055
  - E. FIBER CEMENT 8.25" LAP SIDING BENJAMIN MOORE HONEYMOON AF-345
  - F. PAINTED DOOR PANELS AND VINYL WINDOWS TO MATCH MILGARD ESPRESSO
  - G. PABCO 30 YEAR COMPOSITE SHINGLE PREMIER DRIFTWOOD
  - H. BRUSHED ALUMINUM PREFABRICATED LOUVERED SUNSHADES
  - J. TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS TO MATCH BENJAMIN MOORE AEGEAN OLIVE 1491

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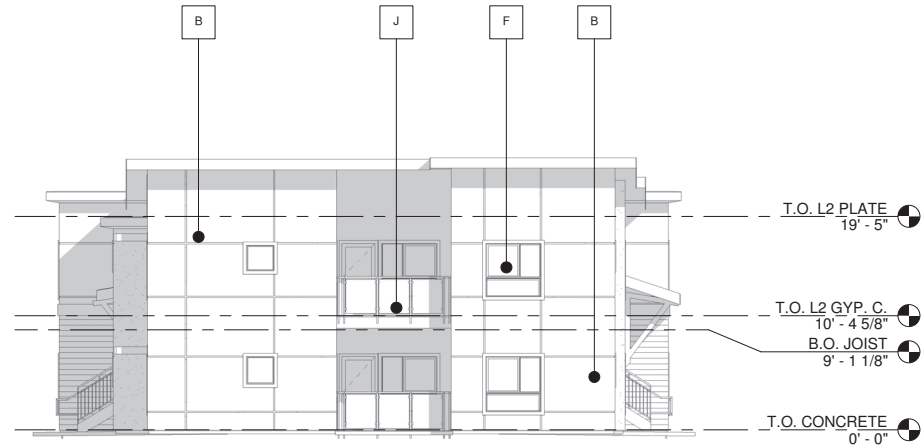
PROJECT  
**CUSSICK APARTMENTS**  
CUSSICK AVENUE  
CHICO, CA

**A4.2**  
BUILDING A - EXTERIOR ELEVATIONS

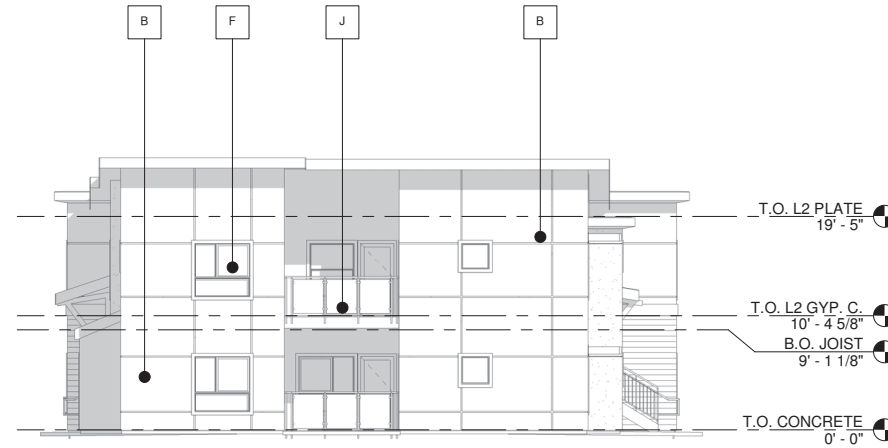
ENTITLEMENT APPLICATION



① BUILDING B - FRONT ELEVATION  
1/8" = 1'-0"



② BUILDING B - RIGHT ELEVATION  
1/8" = 1'-0"



③ BUILDING B - LEFT ELEVATION  
1/8" = 1'-0"



④ BUILDING B - REAR ELEVATION  
1/8" = 1'-0"

**MATERIAL FINISHES (SCHEME B): [ ] →**

A.	FIBER CEMENT TRIM BOARDS, BENJAMIN MOORE AEGEAN OLIVE 1491
B.	FIBER CEMENT SIDING PANELS WITH 1/2" PAINTED METAL REVEALS, SHERWIN WILLIAMS RARE GRAY SW 6199
C.	7/8" STUCCO COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
D.	FIBER CEMENT 8.25" LAP SIDING SHERWIN WILLIAMS ENDURING BRONZE SW 7055
E.	FIBER CEMENT 8.25" LAP SIDING BENJAMIN MOORE HONEYMOON AF-345
F.	PAINTED DOOR PANELS AND VINYL WINDOWS TO MATCH MILGARD ESPRESSO
G.	PABCO 30 YEAR COMPOSITE SHINGLE PREMIER DRIFTWOOD
H.	BRUSHED ALUMINUM PREFABRICATED LOUVERED SUNSHADES
J.	TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS TO MATCH BENJAMIN MOORE AEGEAN OLIVE 1491

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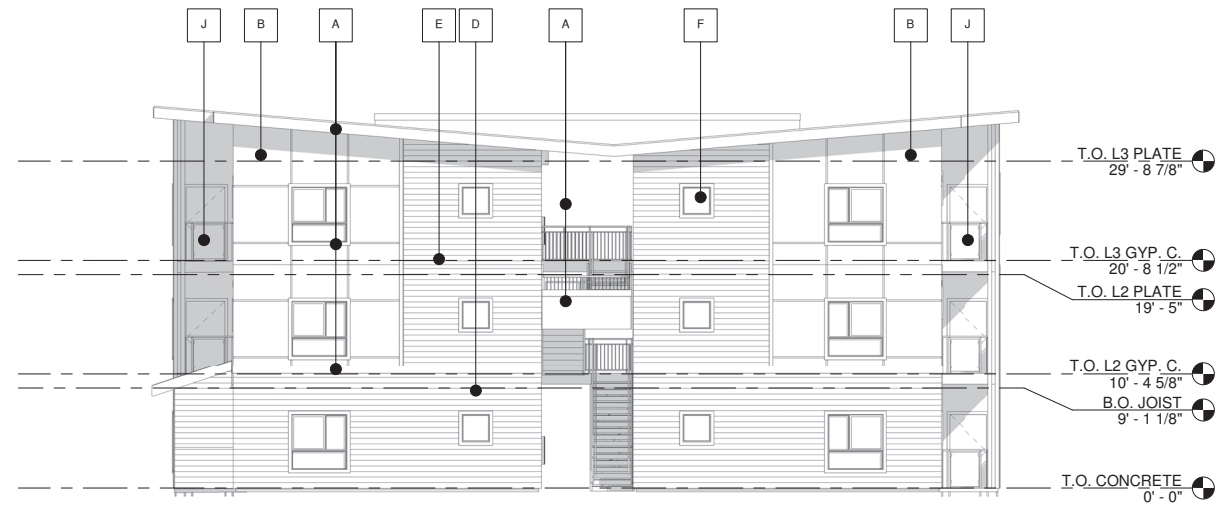
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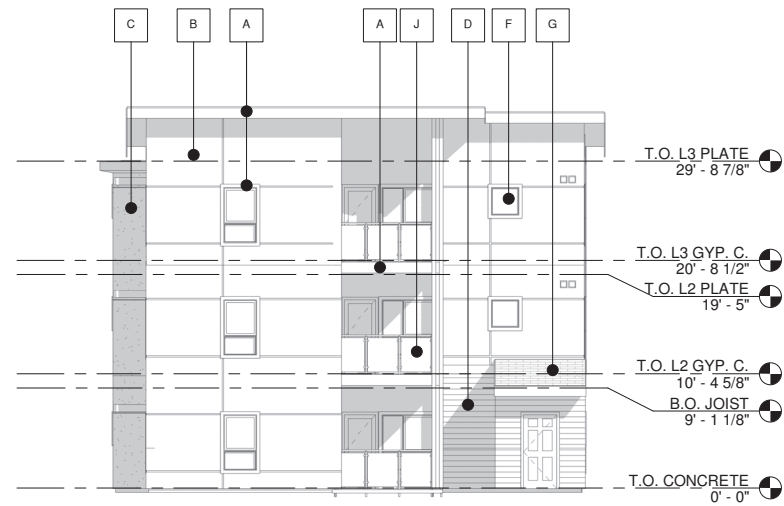
PROJECT  
**CUSSICK APARTMENTS**  
CUSSICK AVENUE CHICO, CA

**A5.2**  
BUILDING B - EXTERIOR ELEVATIONS

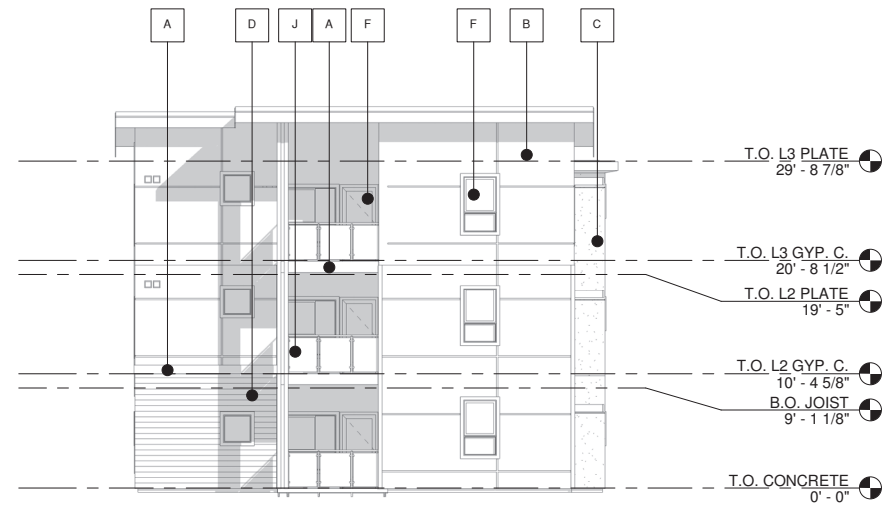
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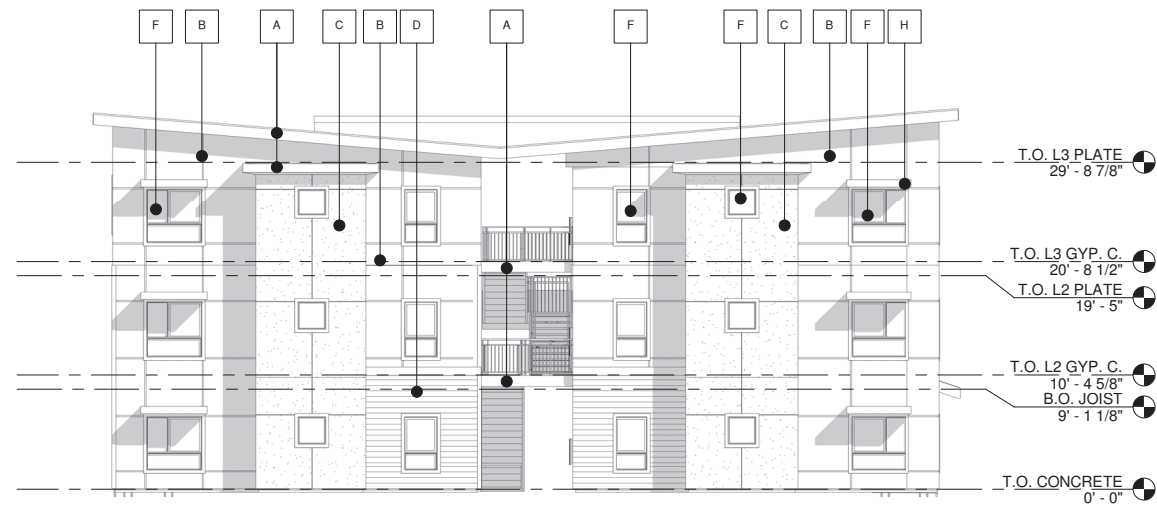
① BUILDING C - FRONT ELEVATION  
1/8" = 1'-0"



② BUILDING C - LEFT ELEVATION  
1/8" = 1'-0"



③ BUILDING C - RIGHT ELEVATION  
1/8" = 1'-0"



④ BUILDING C - REAR ELEVATION  
1/8" = 1'-0"

**MATERIAL FINISHES (SCHEME A):** [ ] → •

A.	FIBER CEMENT TRIM BOARDS, BENJAMIN MOORE AEGEAN OLIVE 1491
B.	FIBER CEMENT SIDING PANELS WITH 1/2" PAINTED METAL REVEALS, SHERWIN WILLIAMS LINK GRAY SW 6200
C.	7/8" STUCCO COLOR TO MATCH SHERWIN WILLIAMS CARIBBEAN CORAL SW 2854
D.	FIBER CEMENT 8.25" LAP SIDING SHERWIN WILLIAMS ENDURING BRONZE SW 7055
E.	FIBER CEMENT 8.25" LAP SIDING SHERWIN WILLIAMS HARVEST GOLD SW 2858
F.	PAINTED DOOR PANELS AND VINYL WINDOWS TO MATCH MILGARD ESPRESSO
G.	PABCO 30 YEAR COMPOSITE SHINGLE PREMIER DRIFTWOOD
H.	BRUSHED ALUMINUM PREFABRICATED LOUVERED SUNSHADES
J.	TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS TO MATCH BENJAMIN MOORE AEGEAN OLIVE 1491

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PROJECT #	DNG21-31



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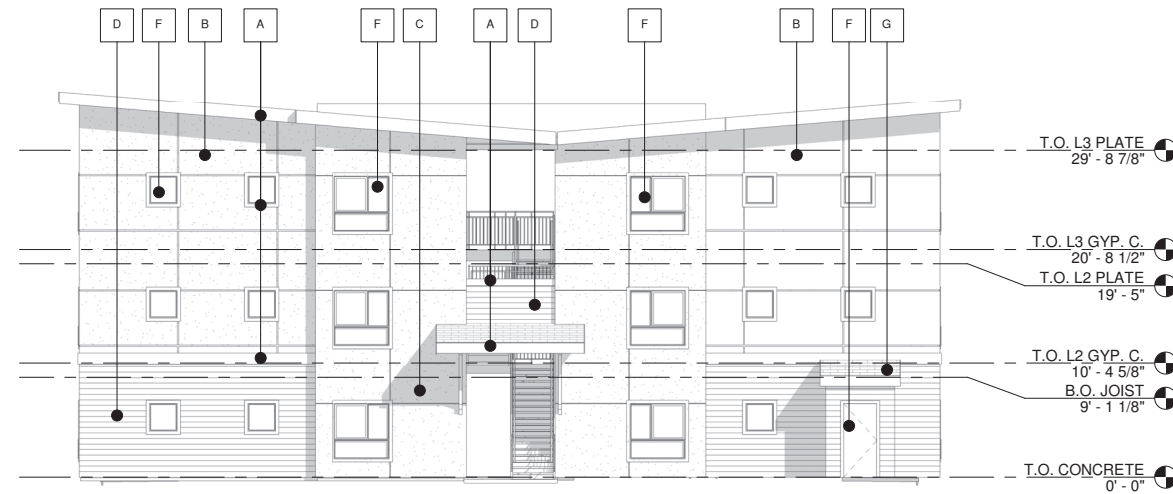
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PROJECT  
**CUSSICK APARTMENTS**  
CUSSICK AVENUE CHICO, CA

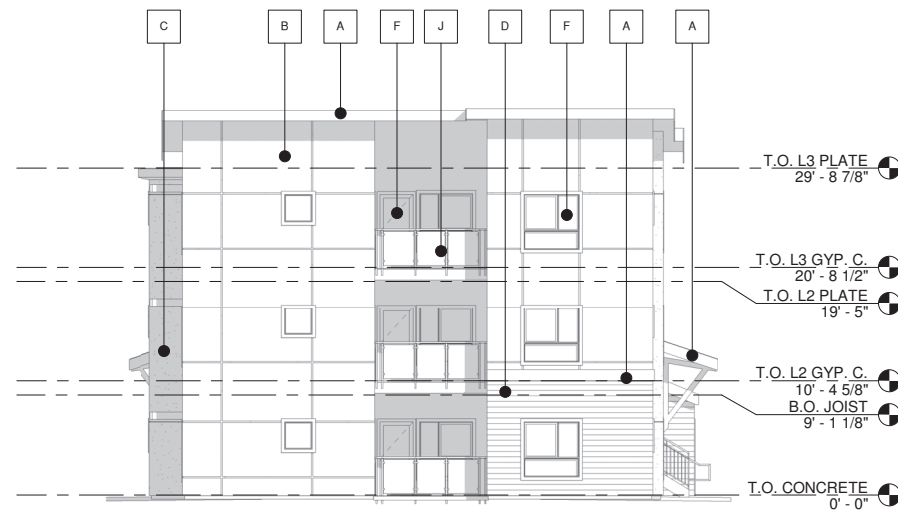
**A6.2**  
BUILDING C - EXTERIOR ELEVATIONS

ENTITLEMENT APPLICATION

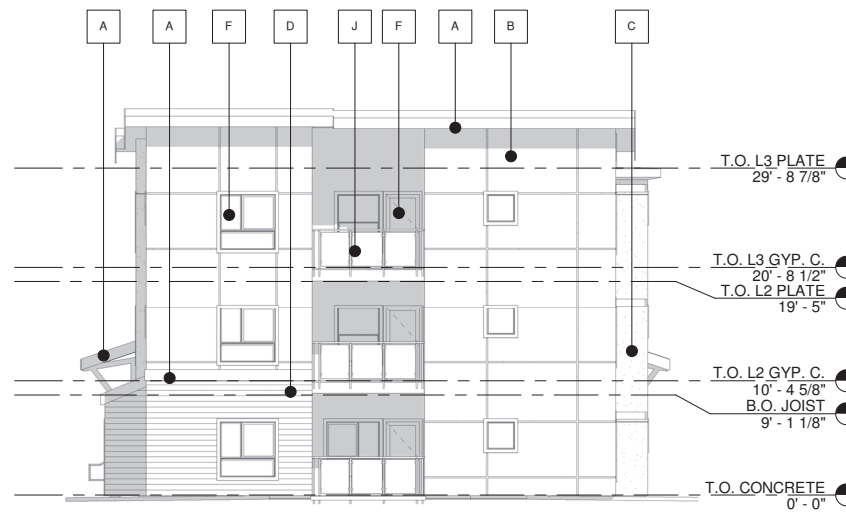




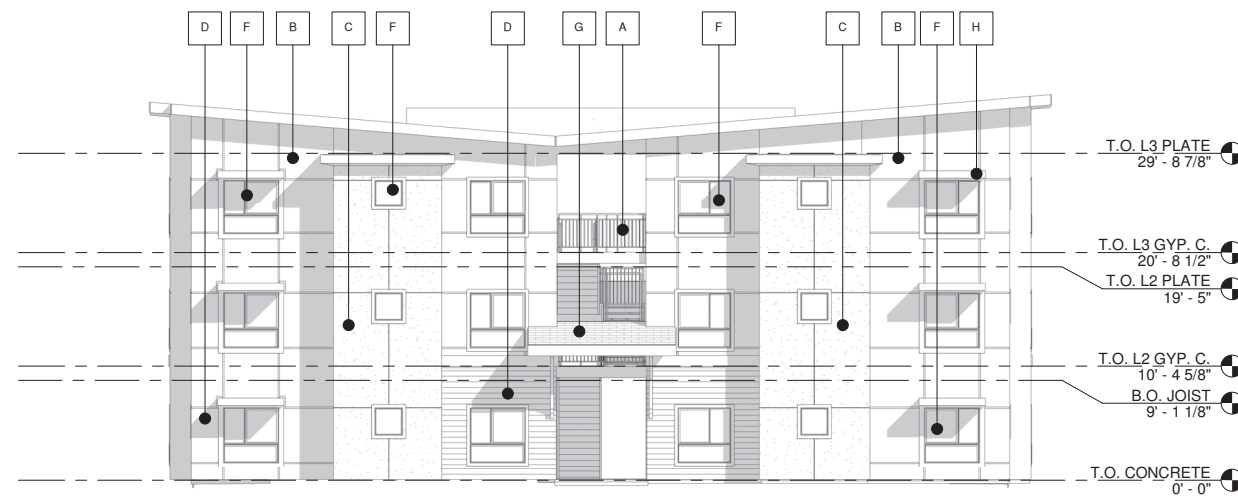
1 BUILDING D - FRONT ELEVATION  
1/8" = 1'-0"



2 BUILDING D - LEFT ELEVATION  
1/8" = 1'-0"



3 BUILDING D - RIGHT ELEVATION  
1/8" = 1'-0"



4 BUILDING D - REAR ELEVATION  
1/8" = 1'-0"

**MATERIAL FINISHES (SCHEME B):** [ ] - [ ]

A.	FIBER CEMENT TRIM BOARDS, BENJAMIN MOORE AEGEAN OLIVE 1491
B.	FIBER CEMENT SIDING PANELS WITH 1/2" PAINTED METAL REVEALS, SHERWIN WILLIAMS RARE GRAY SW 6199
C.	7/8" STUCCO COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
D.	FIBER CEMENT 8.25" LAP SIDING SHERWIN WILLIAMS ENDURING BRONZE SW 7055
E.	FIBER CEMENT 8.25" LAP SIDING BENJAMIN MOORE HONEYMOON AF-345
F.	PAINTED DOOR PANELS AND VINYL WINDOWS TO MATCH MILGARD ESPRESSO
G.	PABCO 30 YEAR COMPOSITE SHINGLE PREMIER DRIFTWOOD
H.	BRUSHED ALUMINUM PREFABRICATED LOUVERED SUNSHADES
J.	TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS TO MATCH BENJAMIN MOORE AEGEAN OLIVE 1491

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PROJECT  
**CUSSICK APARTMENTS**  
CHICO, CA  
CUSSICK AVENUE

**A7.2**  
BUILDING D - EXTERIOR ELEVATIONS

ENTITLEMENT APPLICATION

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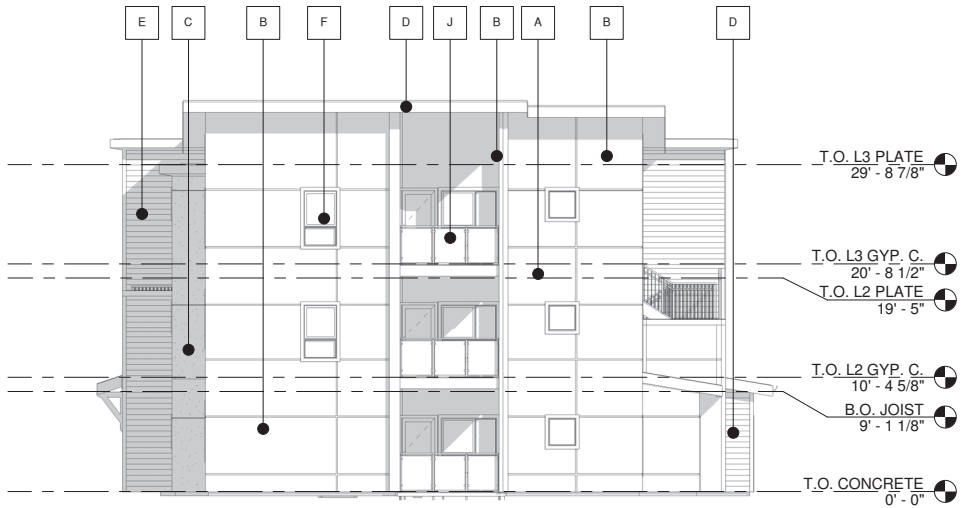
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**MATERIAL FINISHES (SCHEME C):** [ ] →

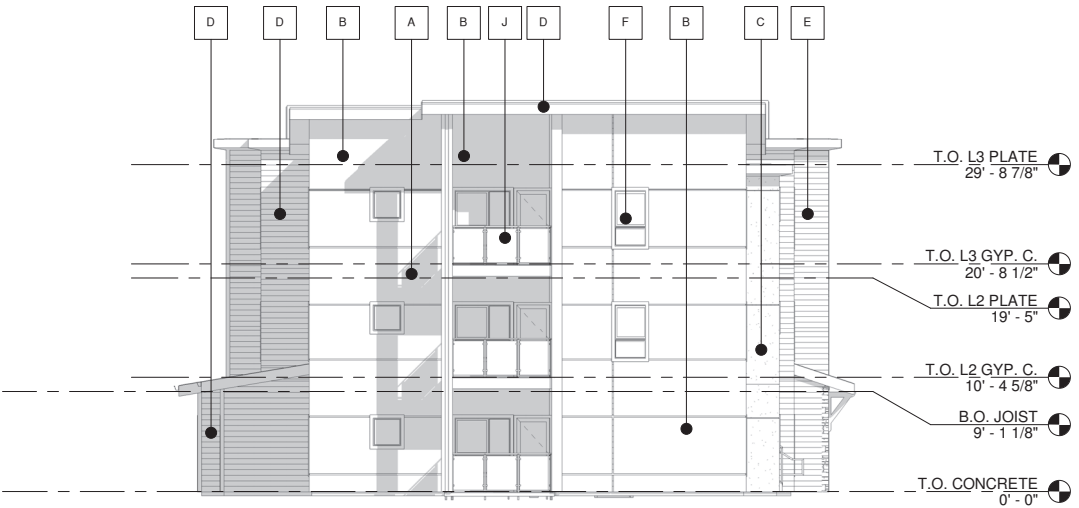
A.	FIBER CEMENT TRIM BOARDS, BENJAMIN MOORE AEGEAN OLIVE 1491
B.	FIBER CEMENT SIDING PANELS WITH 1/2" PAINTED METAL REVEALS, SHERWIN WILLIAMS RARE GRAY SW 6199
C.	7/8" STUCCO COLOR TO MATCH BENJAMIN MOORE BLUE NOTE 2129-30
D.	FIBER CEMENT 8.25" LAP SIDING SHERWIN WILLIAMS ENDURING BRONZE SW 7055
E.	FIBER CEMENT 8.25" LAP SIDING BENJAMIN MOORE APPLE CRISP 2159-30
F.	PAINTED DOOR PANELS AND VINYL WINDOWS TO MATCH MILGARD ESPRESSO
G.	PABCO 30 YEAR COMPOSITE SHINGLE PREMIER DRIFTWOOD
H.	BRUSHED ALUMINUM PREFABRICATED LOUVERED SUNSHADES
J.	TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS TO MATCH BENJAMIN MOORE AEGEAN OLIVE 1491



① COMMUNITY BUILDING E - FRONT ELEVATION  
1/8" = 1'-0"



② COMMUNITY BUILDING E - RIGHT ELEVATION  
1/8" = 1'-0"



③ COMMUNITY BUILDING E - LEFT ELEVATION  
1/8" = 1'-0"



④ COMMUNITY BUILDING E - REAR ELEVATION  
1/8" = 1'-0"

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PROJECT  
**CUSSICK APARTMENTS**  
CHICO, CA  
CUSSICK AVENUE

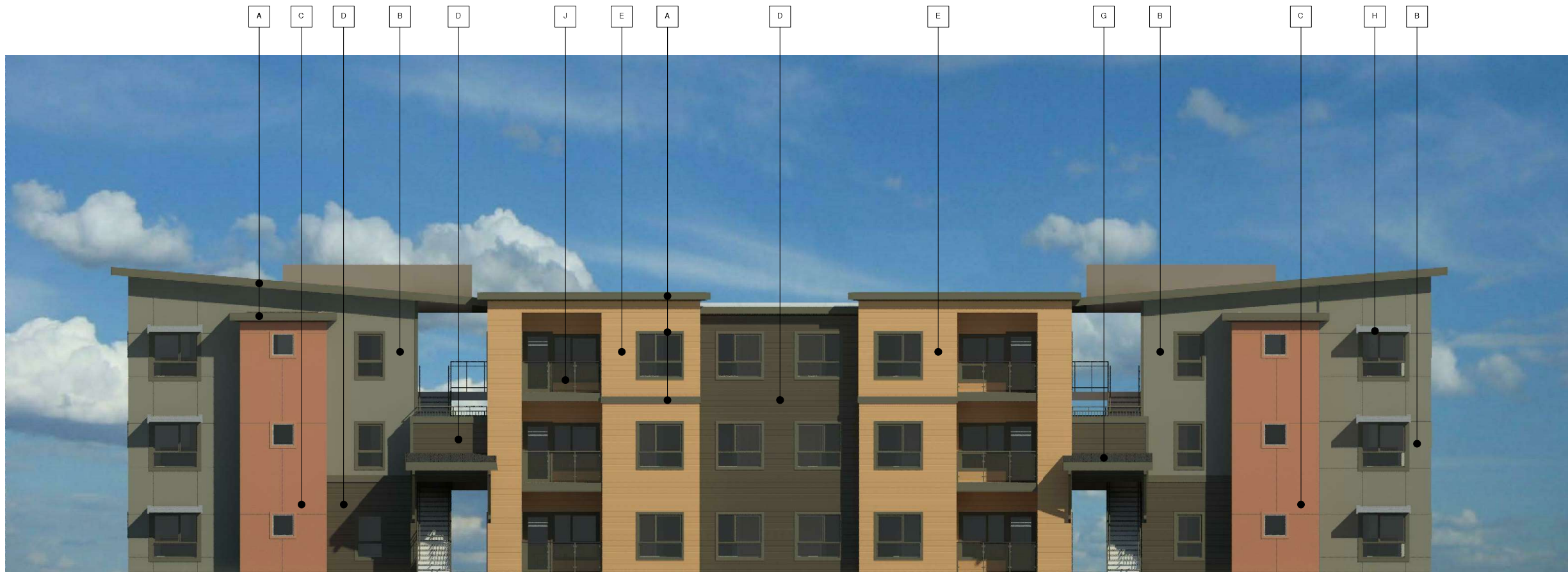
**A8.2**  
BUILDING E COMMUNITY BLDG. - EXTERIOR ELEVATIONS

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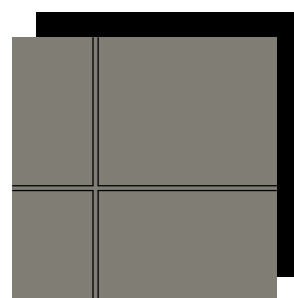
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PROJECT #	DNG21-31



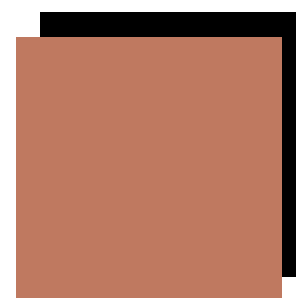
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**A** FASCIA, TRIM BOARDS, AND BELLY BANDS, COLOR TO MATCH BENJAMIN MOORE "AEGEAN OLIVE" 1491



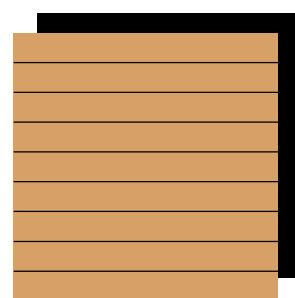
**B** CEMENT BOARD WITH 1/2" PAINTED METAL REVEALS, COLOR TO MATCH SHERWIN WILLIAMS "LINK GRAY" SW 6200



**C** STUCCO, COLOR TO MATCH SHERWIN WILLIAMS "CARIBBEAN CORAL" SW 2854



**D** 8.25" SMOOTH CEMENT BOARD LAP SIDING, COLOR TO MATCH SHERWIN WILLIAMS "ENDURING BRONZE" SW 7055



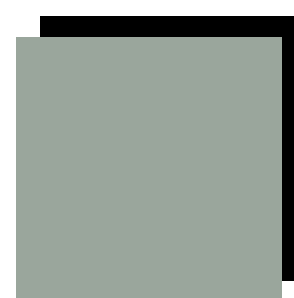
**E** 8.25" SMOOTH CEMENT BOARD LAP SIDING, COLOR TO MATCH SHERWIN WILLIAMS "HARVEST GOLD" SW 2858



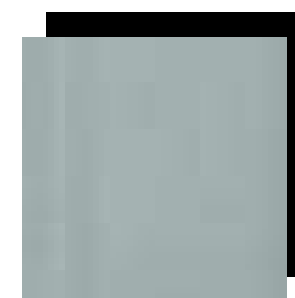
**F** DOOR PANEL, & VINYL WINDOWS COLOR TO MATCH MILGARD "ESPRESSO"



**G** ASPHALT ROOFING TO MATCH PABCO PREMIER "DRIFTWOOD"



**H** BRUSHED SATIN ALUMINUM



**J** TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS

**COLOR SCHEME A**

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PROJECT

**CUSSICK APARTMENTS**

CUSSICK AVENUE CHICO, CA

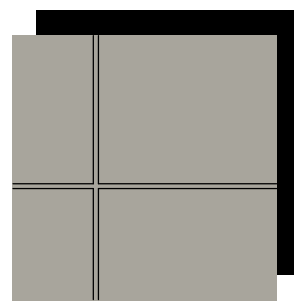
ENTITLEMENT APPLICATION

**A4.3**

BUILDING A - MATERIAL COLOR BOARD



**A** FASCIA, TRIM BOARDS, AND BELLY BANDS, COLOR TO MATCH BENJAMIN MOORE "AEGEAN OLIVE" 1491



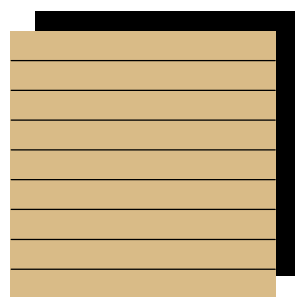
**B** CEMENT BOARD WITH 1/2" PAINTED METAL REVEALS, COLOR TO MATCH SHERWIN WILLIAMS "RARE GRAY" SW 6199



**C** STUCCO, COLOR TO MATCH BENJAMIN MOORE "NORMANDY" 2129-40



**D** 8.25" SMOOTH CEMENT BOARD LAP SIDING, COLOR TO MATCH SHERWIN WILLIAMS "ENDURING BRONZE" SW 7055



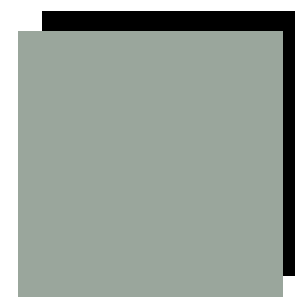
**E** 8.25" SMOOTH CEMENT BOARD LAP SIDING, COLOR TO MATCH BENJAMIN MOORE "HONEYMOON" AF-345



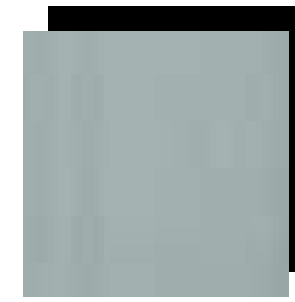
**F** DOOR PANEL, & VINYL WINDOWS COLOR TO MATCH MILGARD "ESPRESSO"



**G** ASPHALT ROOFING TO MATCH PABCO PREMIER "DRIFTWOOD"



**H** BRUSHED SATIN ALUMINUM



**J** TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS

**COLOR SCHEME B**

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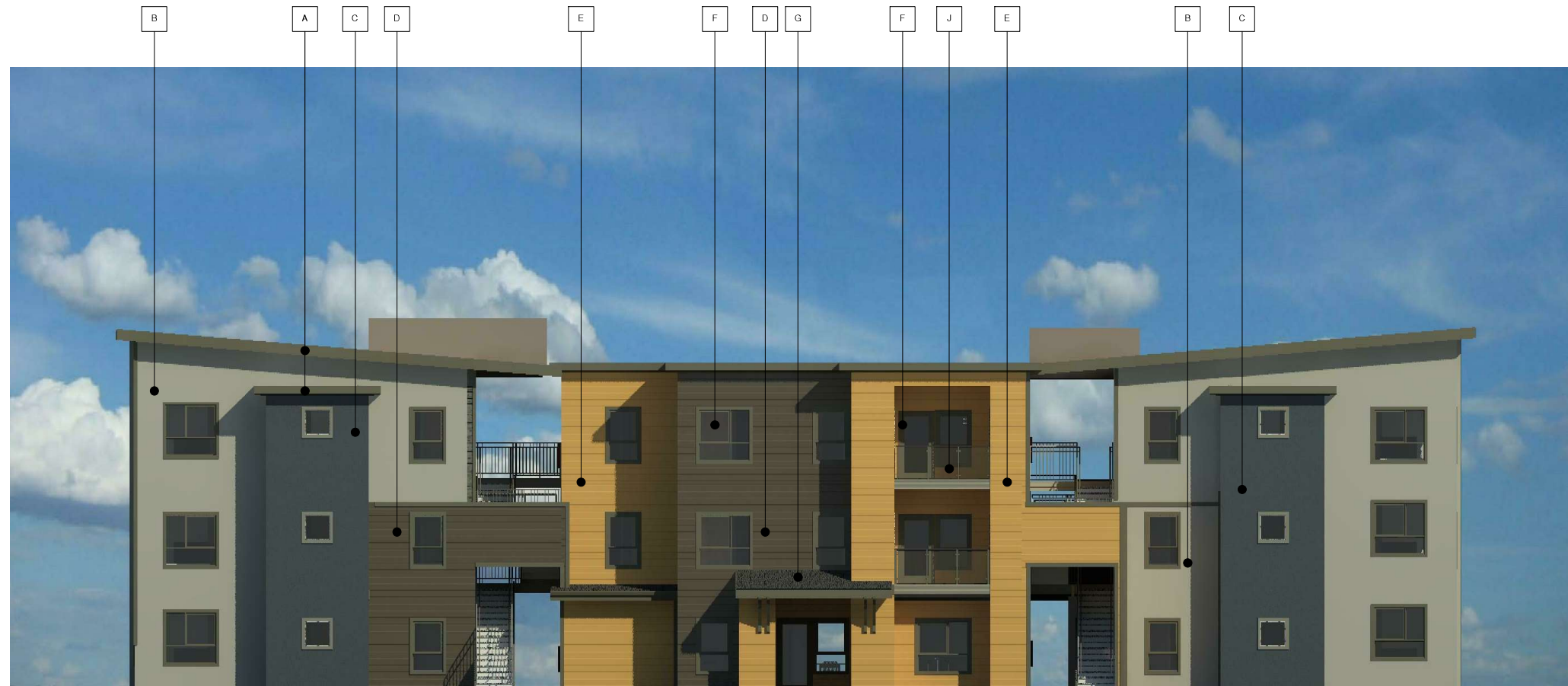
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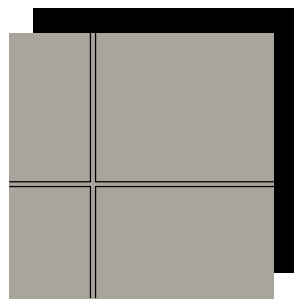
PROJECT  
**CUSSICK APARTMENTS**  
CUSSICK AVENUE CHICO, CA

**A5.3**

BUILDING B - MATERIAL COLOR BOARD



**A** FASCIA, TRIM BOARDS, AND BELLY BANDS, COLOR TO MATCH BENJAMIN MOORE "AEGEAN OLIVE" 1491



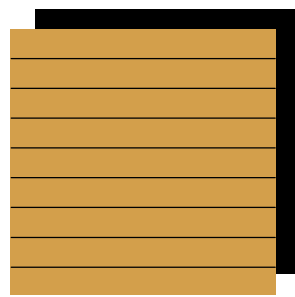
**B** CEMENT BOARD WITH 1/2" PAINTED METAL REVEALS, COLOR TO MATCH SHERWIN WILLIAMS "RARE GRAY" SW 6199



**C** STUCCO, COLOR TO MATCH BENJAMIN MOORE "BLUE NOTE" 2129-30



**D** 8.25" SMOOTH CEMENT BOARD LAP SIDING, COLOR TO MATCH SHERWIN WILLIAMS "ENDURING BRONZE" SW 7055



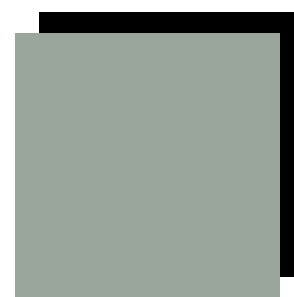
**E** 8.25" SMOOTH CEMENT BOARD LAP SIDING, COLOR TO MATCH BENJAMIN MOORE "APPLE CRISP" 2159-30



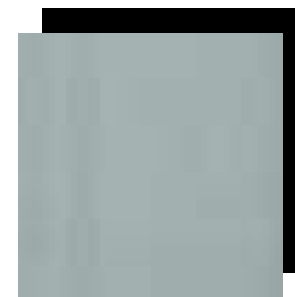
**F** DOOR PANEL, & VINYL WINDOWS COLOR TO MATCH MILGARD "ESPRESSO"



**G** ASPHALT ROOFING TO MATCH PABCO PREMIER "DRIFTWOOD"



**H** BRUSHED SATIN ALUMINUM



**J** TRANSLUCENT SAFETY GLASS PANELS WITH COATED METAL RAILINGS

### COLOR SCHEME C

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PROJECT  
**CUSSICK APARTMENTS**  
CUSSICK AVENUE  
CHICO, CA

### A8.3

COMMUNITY BUILDING E - MATERIAL COLOR BOARD



② VIEW LOOKING EAST ON W. EAST AVENUE  
1/16" = 1'-0"



③ VIEW LOOKING NORTH WEST ON W. EAST AVENUE  
1/16" = 1'-0"



④ VIEW LOOKING SOUTH WEST ON CUSSICK AVENUE  
1/16" = 1'-0"



① VIEW LOOKING WEST ON W. EAST AVENUE  
1/16" = 1'-0"

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PROJECT

**CUSSICK  
APARTMENTS**

CUSSICK AVENUE  
CHICO, CA

ENTITLEMENT APPLICATION

**A9.1**

SITE VISUALIZATION  
RENDERINGS



② VIEW LOOKING SOUTH TOWARDS COMMUNITY PLAY AREAS  
1/16" = 1'-0"



③ BIRDS EYE VIEW LOOKING NORTH EAST  
1/16" = 1'-0"



① BIRDS EYE VIEW LOOKING NORTH WEST  
1/16" = 1'-0"

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PROJECT

CUSSICK  
APARTMENTS

CUSSICK AVENUE

CHICO, CA

A9.2

SITE VISUALIZATION  
RENDERINGS

ENTITLEMENT APPLICATION

SHADE CALCULATIONS

Shade Calculations: Cussick Apts., Chico CA

Botanical Name	Common Name	Quantity	Shade				Total	
			allowed	at 25%	50%	75%		
Ginkgo biloba 'Princeton Sentry'	Ginkgo	12	707	0	10	2	0	3,535.00
Pistacia chinensis 'Keith Davey'	Chinese Pistache	11	1,256	0	8	3	0	5,042.00
Nyssa sylvatica	Tupelo Tree	7	490	0	7	0	0	1,715.00
Quercus ilex	Holly Oak	6	1,256	1	0	1	4	5,338.00
Quercus rubra	Red Oak	2	1,256	0	0	0	2	2,512.00
<b>Total Shade Allowed</b>		<b>38</b>	<b>1</b>	<b>25</b>	<b>6</b>	<b>6</b>		<b>18,142.00</b>

parking lot area to be shaded	47,734.00
Less carport area	12,490.00
Shade Required	11,377.00
Shade Provided	18,142.00
% Shade Provided*	51.48%

(\*Parking lot area requiring 50% shade / divided by shade provided by new trees)

SHADE CALCULATIONS

TREE #	COMMON NAME	DBH
1	UNKNOWN	13
2	UNKNOWN	15
3	UNKNOWN	11
4	UNKNOWN	21
5	UNKNOWN	14
6	UNKNOWN	12
7	UNKNOWN	10
8	UNKNOWN	14
9	UNKNOWN	14
10	UNKNOWN	20
11	UNKNOWN	16
12	UNKNOWN	11
13	UNKNOWN	16
14	UNKNOWN	23
15	UNKNOWN	8
16	UNKNOWN	28
TOTAL		246

TOTAL DBH (CALIPER INCHES AT BREAST HEIGHT) 246 / 6" = 41 TREES TO MITIGATE.

41 REPLACEMENT TREES REQUIRED

THERE ARE 84 TREES PROPOSED ON THE PROJECT:  
46 REPLACEMENT TREES PROVIDED (15 GAL SIZE, EXCLUSIVE OF (38) PARKING LOT SHADE TREES)

NO TREES ARE LEFT TO BE MITIGATED PER CMC 16.66

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	15 GAL	4
	ARBUTUS X 'MARINA'	ARBUTUS STANDARD	15 GAL	6
	CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD	15 GAL	21
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	15 GAL	11
	NYSSA SYLVATICA	TUPELO	15 GAL	1
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"	12
	QUERCUS ILEX	HOLLY OAK	15 GAL	6
	QUERCUS RUBRA	RED OAK	15 GAL	2
	ZELKOYA BERRATA 'GREEN VASE'	SAWLEAF ZELKOYA	15 GAL	9

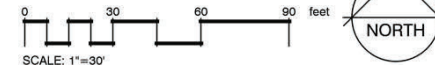
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	SHR AA2		SHRUB & GROUND COVER	PLANTING AREA	---	28,181 SF
	VEG GA3		VEGETABLE GARDEN	---	---	91 SF

MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
		DECOMPOSED GRANITE	4" DEPTH	---	1,233 SF

SOD	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
		TURF SOD BOLERO PLUS	FESCUE BLEND	SOD	5,184 SF



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CHICO, CA

PROJECT

**CUSSICK APARTMENTS**

LANDSCAPE PLAN

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

P.O. BOX 170129  
Boise, Idaho 83717  
thp@idlainc.net  
(208) 906-1300

ENTIRE PLAN APPLICATION - 02/04/22

Attachment F