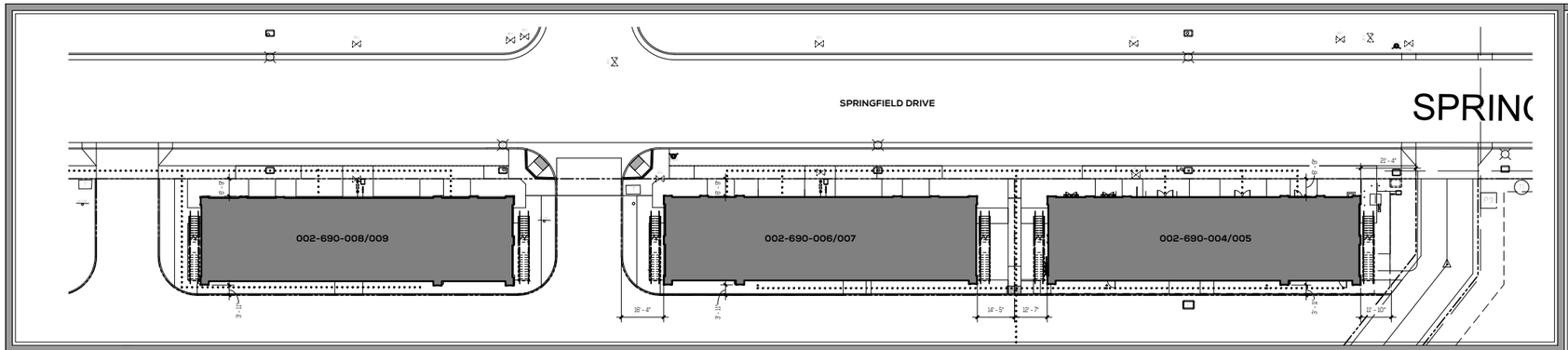
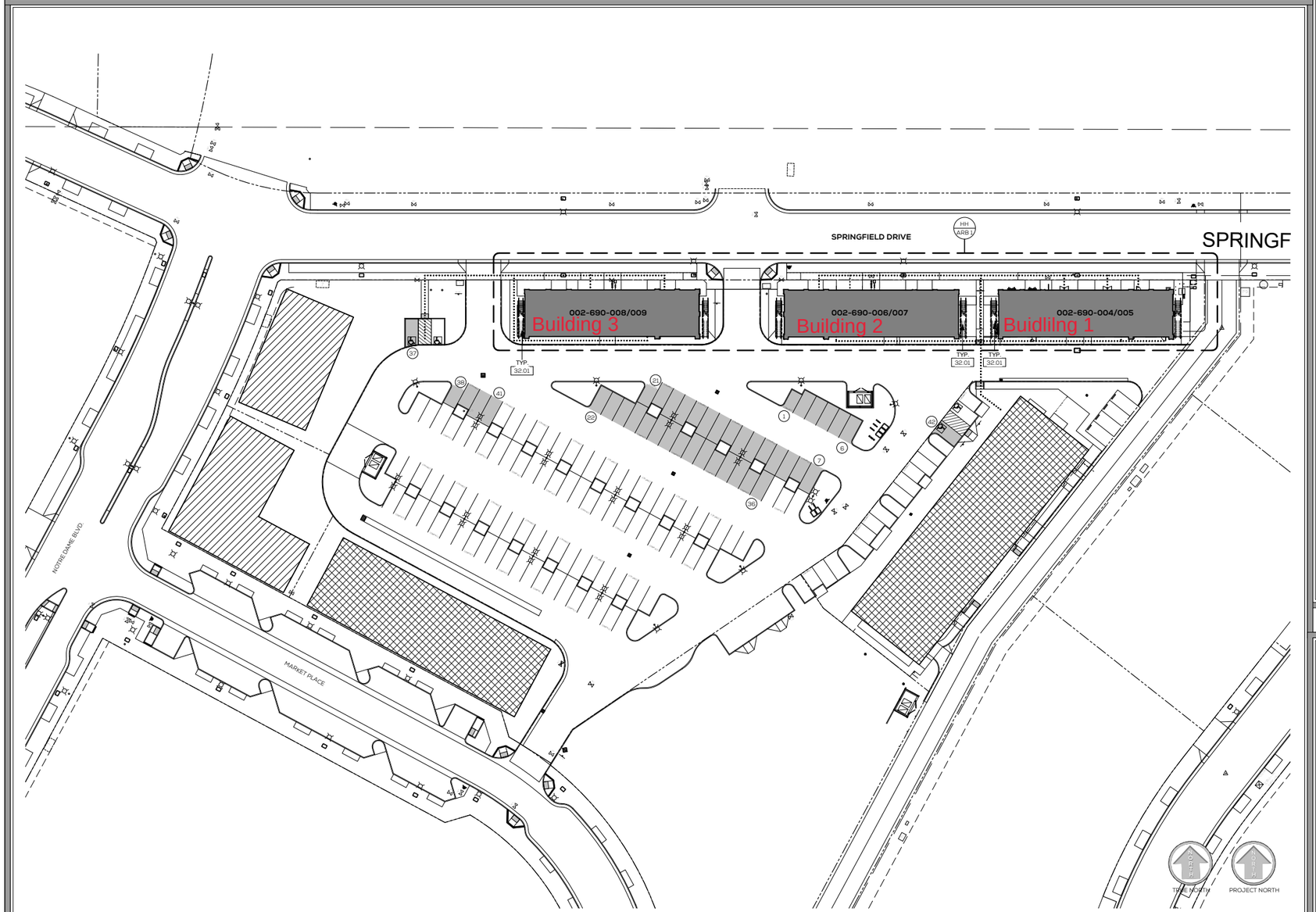


HH - OVERALL SITE PLAN

SCALE : 1" = 20'-0"



EE - OVERALL SITE PLAN

SCALE : 1" = 30'-0"

PARKING REQUIRED (EACH BUILDING)

2,992 SF COMMERCIAL @ 1.6 SPACES /1,000 SF	5 SPACES	(CHICO MC 19.88.030)
848 SF RESIDENTIAL GROUND FLOOR	1 UNIT	
3,857 SF RESIDENTIAL SECOND FLOOR	8 UNITS	
9 UNITS @ 1 SPACE/UNIT	9 SPACES	
BICYCLE PARKING (20%)	2 SPACES	(CHICO MC 19.88.070.D.2)

VEHICLE PARKING PROVIDED (TOTAL - ALL BUILDINGS)

SPACES REQUIRED	42 SPACES
FULL SIZE STALLS PROVIDED	40 SPACES
ACCESSIBLE STALLS PROVIDED	2 SPACES
TOTAL SPACES PROVIDED	42 SPACES

BICYCLE PARKING PROVIDED (EACH BUILDING)

BICYCLE SPACES REQUIRED (20%)	2 SPACES	(CHICO MC 19.88.070.D.2)
BICYCLE SPACES SPACES PROVIDED	2 SPACES	

TND ZONING SUMMARY

ZONING	TND-CORE	(CHICO MC 19.80)
BUILDING TYPE	SMALL MIXED-USE BUILDING	(CHICO MC 19.86.300)
FRONTAGE TYPE	SHOPFRONT	(CHICO MC 19.84.040)
SETBACKS FRONT	ZERO TO BACK OF WALK	(CHICO MC 19.86.300)
SIDE	NONE REQUIRED	(CHICO MC 19.86.300)
REAR	NONE REQUIRED	(CHICO MC 19.86.300)
BUILDING HEIGHT	2 STORIES 35 FT MAX	(CHICO MC 19.86.300)
PARKING	28 FT MIN BEHIND BACK OF WALK	(CHICO MC 19.86.300)
PLANTING	SEE LANDSCAPE DRAWINGS	
INFRASTRUCTURE	SEE CIVIL DRAWINGS	
WALKWAYS	SHALL BE ACCESSIBLE - SEE ACCESSIBLE ROUTE REQUIREMENTS	

- ACCESSIBLE ROUTE
- PROPERTY LINE
- UTILITY EASEMENT
- PROJECT AREA - NEW BUILDING
- FUTURE BUILDINGS - NOT A PART
- EXISTING BUILDINGS- NOT A PART
- PARKING SPACE
- CONCRETE - SEE CIVIL DRAWINGS
- LANDSCAPE AREAS - SEE LANDSCAPE DRAWINGS

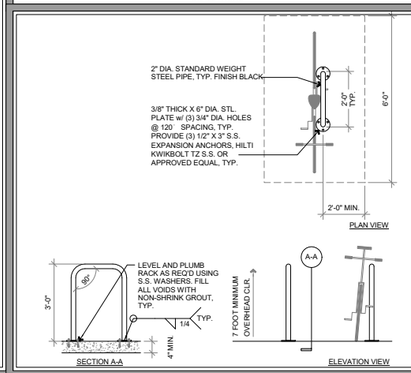
ACCESSIBLE ROUTE:

"ACCESSIBLE ROUTE, AS INDICATED, IS A COMMON BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. THE PATH SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. PASSING SPACES (11B-403.5.3) AT LEAST 60" X 60" ARE LOCATED NOT MORE THAN 200' APART. THE CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL AND IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE ROUTE SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (11B-307.4) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (11B-307.2).

KEYNOTES	
32.01	BIKE RACK UNDER STAIRS - SEE DETAIL AA

BB - SITE LEGEND

SCALE : NONE



AA - BIKE RACKS

SCALE : NONE

Attachment C

r·g·a
architecture + engineering

RUSSELL GALLAWAY ASSOCIATES inc.

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

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PROJECT
A16 - A21 MIXED USE BUILDINGS

OWNER
TANK DISTRICT, LLC.

PROJECT ADDRESS
2267/2263 SPRINGFIELD DRIVE THE TANK DISTRICT MERIAM PARK CHICO, CA 95928

ASSESSORS PARCEL NUMBER
002-690-004, 005, 006, 007, 008, 009

RGA PROJECT #	18-479
PLAN CHECK #	-
DRAWN	CR
CHECKED	KJE
ARB SUBMITTAL	2019.02.21

SITE PLAN

ARB 1