

GREGORY A. PEITZ

ARCHITECT

383 RIO LINDO AVENUE, CHICO CA 95926 (530) 894-5719

**Re: Architectural Review
Truhe Office Building**

The Truhe office building is a commercial office building shell with anticipated tenants being dentist offices.

The building's architecture is intended to have a residential form and scale to help fit in with the surrounding residential and low rise office character of this stretch of Cohasset Road. (DG 3.2.11) The building exterior has a dutch hip style roof with architectural composition shingles. The gables are sided with shingle style cement board siding and painted with an accent color with the fascias and gutters painted a contrasting color for accent. The main body of the building has a smooth texture stucco siding with a faux stone wainscot around all visible portions of the building. (DG 3.2.31)

Parking is located on the east side of the parcel to minimize its' visual impact from Cohasset Road and to provide safer ingress and egress onto the public street. (DG 3.1.24) The trash enclosure is located at the rear of the parking to provide easy access and minimum visual impact. Utility meters and AC units are all located on the north side of the building hidden from view by a 6' solid cedar fence. (DG 3.2.28)

The two building entrances have a prominent elevated cover and accent colored doors for easy identification and architectural identity. (DG 3.1.11, 3.2.23) Both of the building entrances have easy pedestrian access from the public sidewalk at Elisha Court, making the use of public transportation very convenient. (DG 3.1.21)

PROJECT SPECIFICATIONS:

COHASSET RD. & ELISHA CT.
 APN: 015-120-076
 GENERAL PLAN: OMU
 ZONE: OR

SETBACKS:

FRONT: 15'-0" SETBACK
 SIDES: 5'-0" SETBACK & 10'-0" SETBACK ON STREET SIDE
 REAR: 15'-0" SETBACK

PARKING:

PARKING REQ'D: OFFICE : (1) SPACE / 375 SQ. FT. GROSS FLOOR AREA
 4,664 SQ. FT. / 375 SQ. FT. = 12 SPACES REQUIRED

PARKING PROVIDED: 18 SPACES PROVIDED

BICYCLE SPACES REQUIRED: 10% OF VEHICLE SPACES = 2 SPACES

BICYCLE SPACES PROVIDED: 4 SPACES PROVIDED

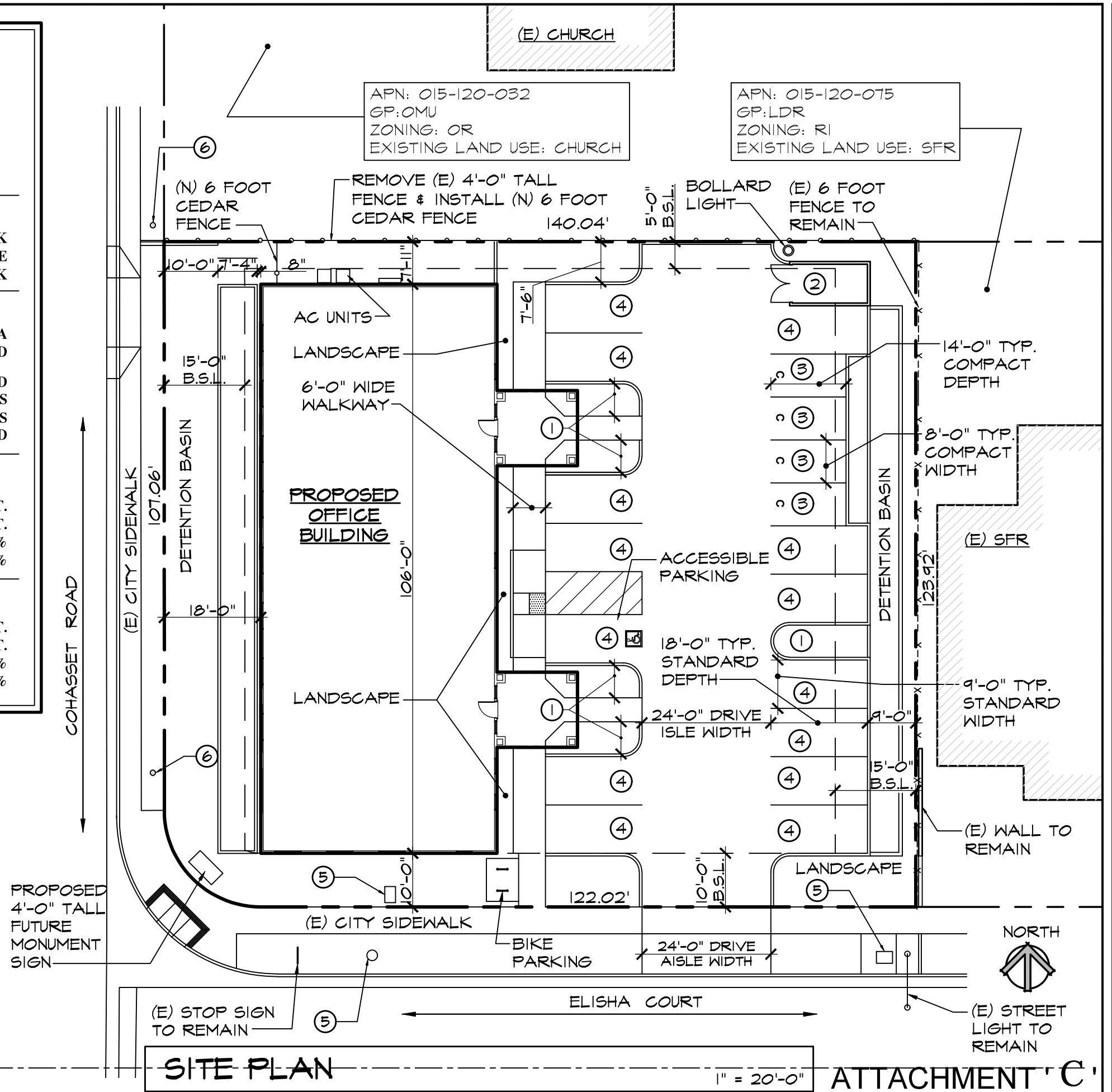
LOT COVERAGE:

LOT AREA: 17,281 SQ. FT.
 BUILDING AREA: 5,084 SQ. FT.
 LOT COVERAGE: 29.4 %
 MAX. LOT COVERAGE: 70 %

LANDSCAPE OPEN SPACE:

LOT AREA: 17,281 SQ. FT.
 LANDSCAPE OPEN SPACE AREA: 6,314 SQ. FT.
 PROPOSED LANDSCAPE AREA: 36.5 %
 MINIMUM LANDSCAPE AREA: 30 %

- ① 6' WIDE LANDSCAPE PENINSULAS, TYP.
- ② TRASH ENCLOSURE w/ COVER, SEE DETAILS
- ③ TYP. COMPACT PARKING SPACE - 8'x14', TYP. OF (12)
- ④ TYP. STANDARD PARKING SPACE - 9'x18', TYP. OF (22)
- ⑤ (E) UTILITIES TO REMAIN
- ⑥ EXISTING UTILITY POLE TO REMAIN



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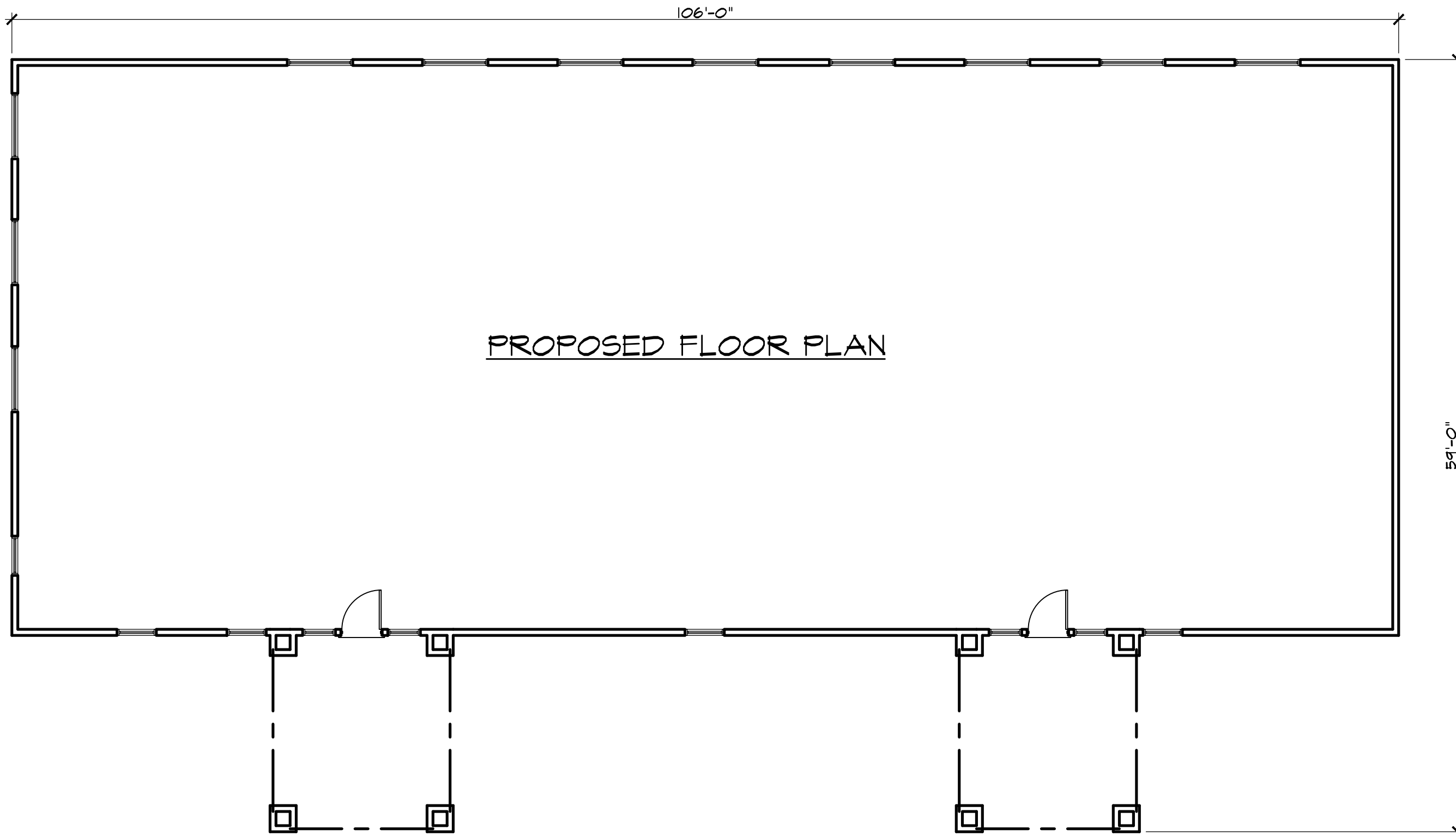
OFFICE BUILDING
 FOR: MARK TRUEHE
 AT: 1 ELISHA CT.
 CHICO, CALIFORNIA



TRUE
 OFFICE
 BLDG.

Date: AUGUST 2014
 Reviewed:
 Drawn: JMR & LH
 Job: 14-2533
 Sheet:

ARB1
 of 1 Sheets



PROPOSED FLOOR PLAN

FLOOR PLAN

1/8" = 1'-0"

106'-0"

59'-0"

ATTACHMENT 'C'

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OFFICE BUILDING
FOR: MARK TRUHE
AT: 1 ELISHA CT.
CHICO, CALIFORNIA



TRUHE
OFFICE
BLDG.

Date: **AUGUST 2019**
 Reviewed:
 Drawn: **JMR & LH**
 Job: **19-2533**
 Sheet:

ARB2
 of Sheets

Revision	Date	By

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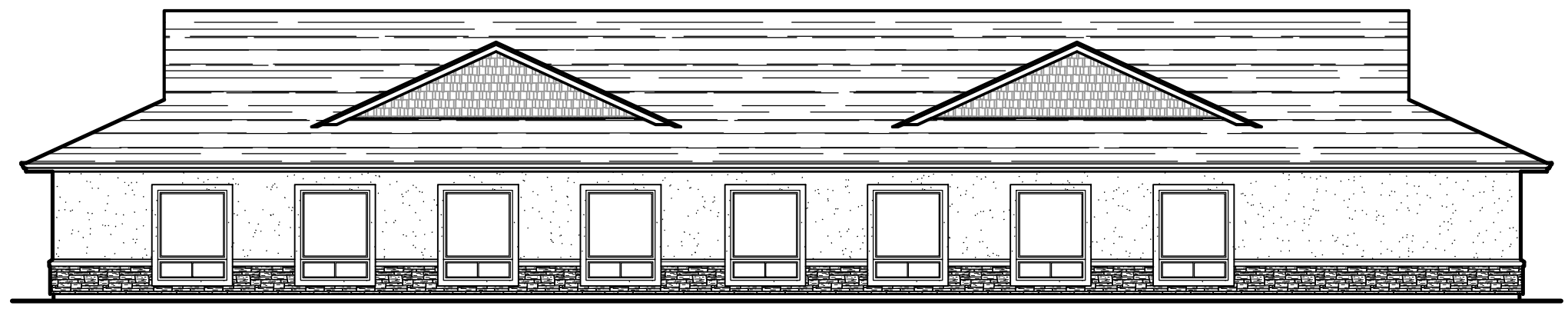
OFFICE BUILDING
 FOR: **MARK TRUHE**
 AT: 1 ELISHA CT.
 CHICO, CALIFORNIA



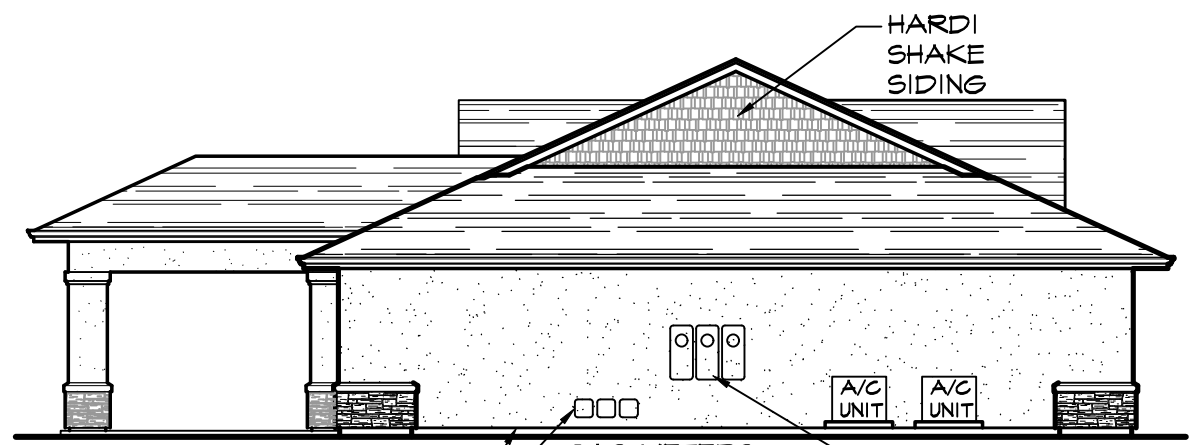
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Date: **AUGUST 2019**
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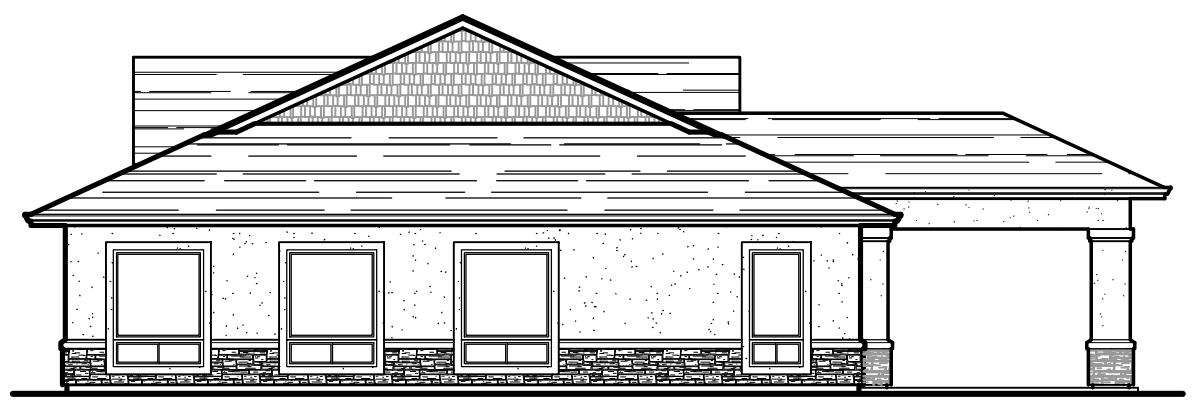
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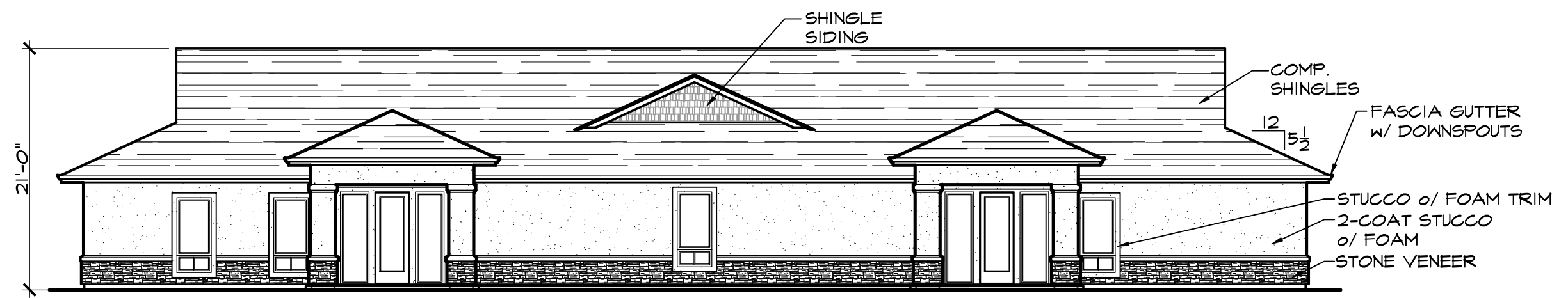
WEST ELEVATION 3/32" = 1'-0"



NORTH ELEVATION 3/32" = 1'-0"



SOUTH ELEVATION 3/32" = 1'-0"



EAST ELEVATION 3/32" = 1'-0"

ATTACHMENT 'D'