CALCULATIONS

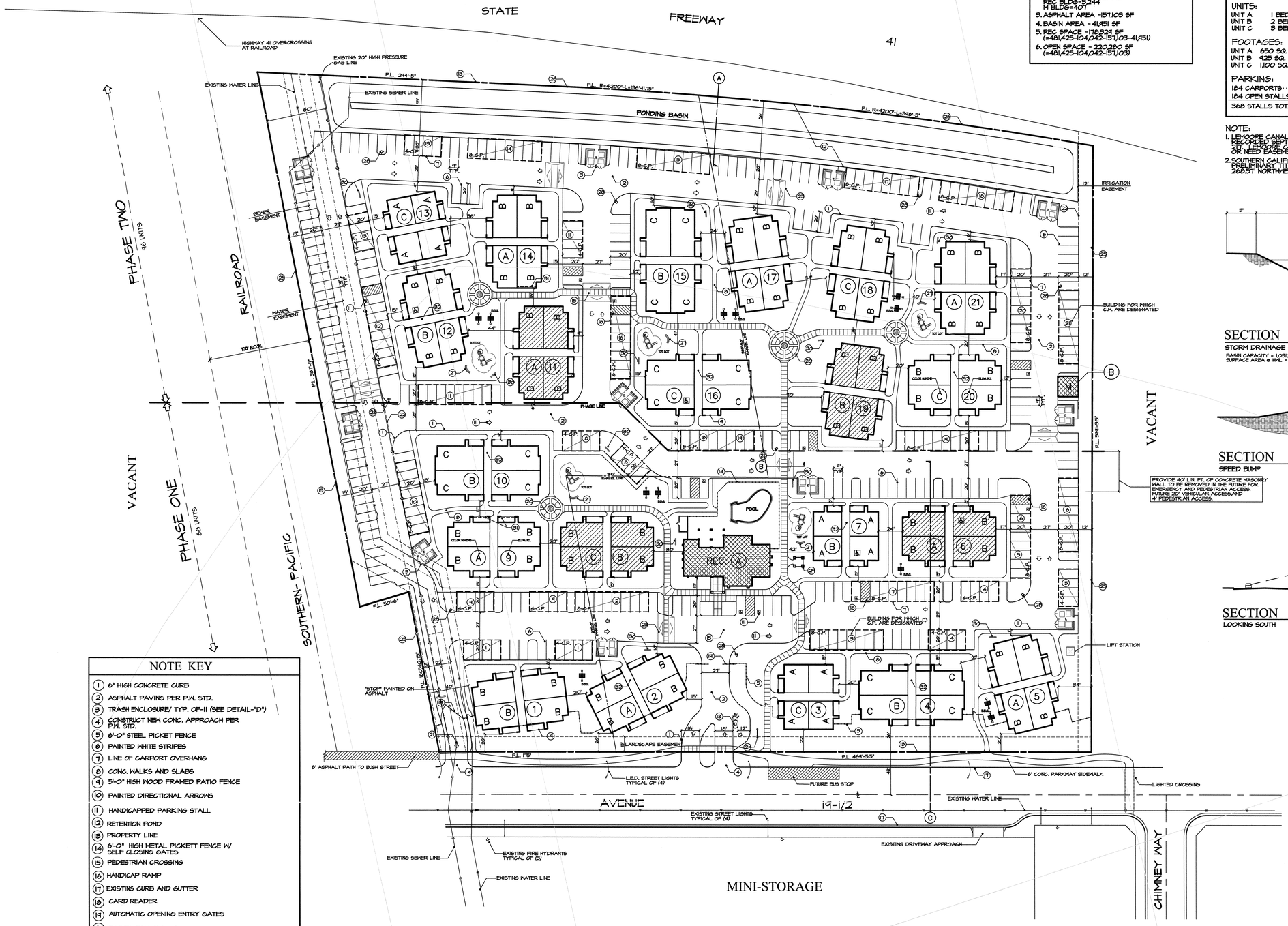
1. TOTAL LAND AREA =481,425 SF (11.05 AC)
2. BUILDING FOOTPRINT AREA 104,042 SF
   BLDG A=39,989x3=119,967
   BLDG B=4846x14=67,844
   BLDG C=5448x4=21,792
   REC BLDG=3,244
   M BLDG=407
3. ASPHALT AREA =157,103 SF
4. BASIN AREA =41,451 SF
5. REC SPACE =119,324 SF
   (=481,425-104,042-157,103-41,451)
6. OPEN SPACE = 220,280 SF
   (=481,425-104,042-157,103)

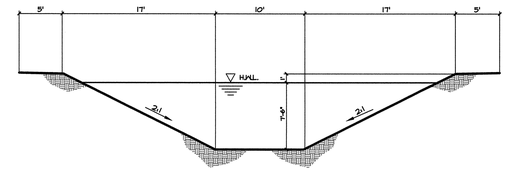
STATISTICS:

LAND:
LAND AREA EQUALS APPROX. 11 ACRES WITH 184 UNITS (16.7 UNITS PER ACRE)
PROJECT DENSITY PER GROSS ACRES 6.01 + 5.04 = 11.05 ACRES = 16.3 UNITS)

UNITS:			PHASE-1:	PHASE-2:
UNIT A	1 BEDROOM 1 BATH	24 UNITS	16 UNITS	8 UNITS
UNIT B	2 BEDROOM 2 BATH	128 UNITS	56 UNITS	72 UNITS
UNIT C	3 BEDROOM 2 BATH	32 UNITS	16 UNITS	16 UNITS
		TOTAL = 184 UNITS	88 UNITS	96 UNITS
FOOTAGES:				
UNIT A	650 SQ. FT. X 24 UNITS = 15,600 SQ. FT.		10,400 S.F.	5,200 S.F.
UNIT B	925 SQ. FT. X 128 UNITS = 118,400 SQ. FT.		51,800 S.F.	66,600 S.F.
UNIT C	1,100 SQ. FT. X 32 UNITS = 35,200 SQ. FT.		17,600 S.F.	17,600 S.F.
		TOTAL = 169,200 SQ. FT.	79,800 S.F.	89,400 S.F.
PARKING:				
184 CARPORTS			88	96
184 OPEN STALLS			88	96
368 STALLS TOTAL			176	192

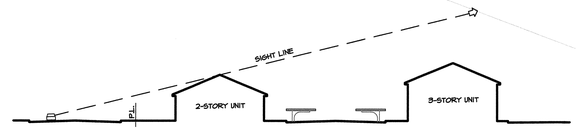
NOTE:
1. LEMOORE CANAL & IRRIGATION COMPANY EASEMENT RECORDED SEPTEMBER 14, 1908 IN BOOK 33 OF DEEDS, PAGE 317. LEMOORE CANAL & IRRIGATION COMPANY DOES NOT USE OR NEED EASEMENT AND IS WILLING TO ABANDON IF NEEDED.
2. SOUTHERN CALIFORNIA GAS COMPANY EASEMENT PER PRELIMINARY TITLE REPORT EXCEPTIONS 5 & 7 IS LOCATED 268.51' NORTHWEST OF APN 023-460-010



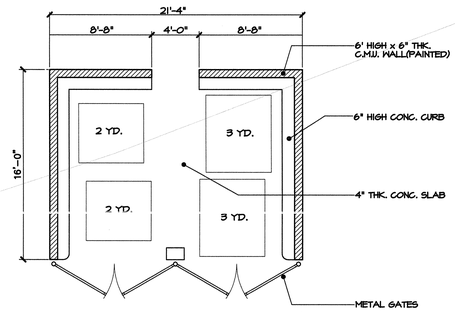


SECTION (A)
STORM DRAINAGE RETENTION BASIN
BASIN CAPACITY = 1,051,262 GALLONS (3.17 AC-FT)
SURFACE AREA @ H.W.L. = 24,505 SF

SECTION (B)
SPEED BUMP



SECTION (C)
LOOKING SOUTH



TRASH ENCLOSURE (D)
TYPE-2

NOTE KEY

1. 6" HIGH CONCRETE CURB
2. ASPHALT PAVING PER P.M. STD.
3. TRASH ENCLOSURE/ TYP. OF-11 (SEE DETAIL-"D")
4. CONSTRUCT NEW CONC. APPROACH PER P.M. STD.
5. 6'-0" STEEL PICKET FENCE
6. PAINTED WHITE STRIPES
7. LINE OF CARPORT OVERHANG
8. CONC. WALKS AND SLABS
9. 5'-0" HIGH WOOD FRAMED PATIO FENCE
10. PAINTED DIRECTIONAL ARROWS
11. HANDICAPPED PARKING STALL
12. RETENTION POND
13. PROPERTY LINE
14. 6'-0" HIGH METAL PICKETT FENCE W/ SELF CLOSING GATES
15. PEDESTRIAN CROSSING
16. HANDICAP RAMP
17. EXISTING CURB AND GUTTER
18. CARD READER
19. AUTOMATIC OPENING ENTRY GATES
20. DECORATIVE PAVING
21. EXIT ONLY
22. EASEMENT LINE
23. SPEED BUMP
24. 4'x6' MONUMENT SIGN
25. 6'-HIGH CONCRETE MASONRY FENCE PER CITY STANDARD
26. EXISTING 6'-HIGH CHAIN LINK FENCE
27. BENCH
28. FIRE HYDRANT
29. MAIL KIOSK
30. 4-BIKE POWDER COATED RACK-TYPICAL OF-11
31. ONE-HOUR FIREWALL
32. ALL BREEZEWAY'S ARE COVERED WITH ROOF/TYP.

SCHEMATIC SITE PLAN

SCALE: 1" = 40'-0"

0 50 100
SCALE IN FEET
N

LEGEND:

- = ONE STORY BUILDING
- = TWO STORY BUILDING
- = THREE STORY BUILDING

COLOR SCHEDULE:

(A) COLOR SCHEME-A:	
STUCCO: BLUE EAGLE E-58 CANYON CLAY	
TRIM & DOORS: ICI 587 CHURCH STREET	
(B) COLOR SCHEME-B:	
STUCCO: BLUE EAGLE E-86 PEBBLE BEACH	
TRIM & DOORS: ICI 614 STONINGTON BEIGE	
(C) COLOR SCHEME-C:	
STUCCO: BLUE EAGLE E-59 SAGE	
TRIM & DOORS: ICI 715 IVORY COAST	
ROOF: GAF TIMBERLINE	STONE: ELDORADO STONE

REVISED: 05/29/12

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559-276-0900

DATE: 02/14/12
JOB NO. 1126

SSP

OF 00 SHEETS