Redlined Site Plan

Ponding Basin

All bldg. groups that have a breezeway will have a continuous roof over the entire structure for 21 apartment building plus the recreation building.

Maintainence Bldg. should be moved to side westerly where parking not permitted

Future gate & emergency egress

Relocate

Parkway sidewalk

strip for bus loading

*street cross section should be generally patterned after General Plan Figure 4-3 for collects without on street parking on Westerly street side

Potential additional BBQ areas
Special paving should be added
New pedestrian paths with pedestrian gates
6' Sidewalk along frontage in ROW to Chimney Way
LED streetlights
8' asphalt path to Bush Street
4 bike powder coat racks (general location) - 9 areas
Setback issues.
Missing pedestrian paths

NOTE KEY

1. 6" HIGH CONCRETE CURB
2. ASPHALT PAVING PER P.W. STD.
3. TRASH ENCLOSURE/ TYP. OF-11 (SEE DETAIL-"D")
4. CONSTRUCT NEW CONC. APPROACH PER P.W. 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

PHASE TWO 69 UNITS

PHASE ONE 69 UNITS

VACANT

RAILROAD

SOUTHERN-PACIFIC

AVENUE 19-1/2

Chimney Way

VACANT

SANITARY SEWER LIFT STATION

IRRIGATION EASEMENT

SEWER EASEMENT

WATER EASEMENT

POOL

REC. (A)

Landscape easement

Redlined Landscape Plan

CONCEPTUAL PLANTING LEGEND

TREES

SYM.	BOTANICAL NAME	COMMON NAME	WATER USE*	SPACING
	LAGERSTROEMIA INDICA	PINK CRAPE MYRTLE	LOW	AS SHOWN
	LAURUS NOBILIS 'SARATOGA'	GREEN LAUREL	LOW	AS SHOWN
	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	AS SHOWN
	PHOTINIA SERRULATA	CHINESE PHOTINIA - TREE FORM	LOW	AS SHOWN
	ROBINIA X AMBIGUA 'IDAHO HILL'	PURPLE ROSE LOCUST	LOW	AS SHOWN

SHRUBS

SYM.	BOTANICAL NAME	COMMON NAME	WATER USE*	SPACING
	CUPRESSUS SEMPERVIRENS	TINY TOWER ITALIAN CYPRESS	LOW	AS SHOWN
	HEMEROCALLIS SPP.	STELLA DE ORO DAYLILY	MED	2'-0"
	LAGERSTROEMIA INDICA	PINK CRAPE MYRTLE - BUSH FORM	LOW	AS SHOWN
	LIGUSTRUM TEXANUM	WAXLEAF PRIVET	MED	3'-0"
Lc	LORAPETALUM CHINENSE	FRINGE FLOWER	MED	3'-0"
	PHORMIUM TENAX 'JACK SPRATT'	NEW ZEALAND FLAX	LOW	AS SHOWN
	RAPHIOLEPIS INDICA 'ballerina'	BALLERINA INDIAN HAWTHORNE	LOW	3'-0"
	RAPHIOLEPIS INDICA 'VISCOSA'	'VISCOSA' INDIAN HAWTHORNE	LOW	3'-0"
RF	ROSA FLORIBUNDA	ICEBERG ROSE	MED	4'-0"
	ROSA MEIDILAND	RED CARPET ROSE	LOW	3'-0"
	SPIRAEA X BUMALDA	ANTHONY WATERER SPIREA	MED	3'-0"
	TULBAGHIA VIOLACEA	SOCIETY GARLIC	MED	2'-0"
Xc	XYLOSMA CONGESTUM	SHINY XYLOSMA	MED	6'-0"
	PITTOSPORUM SPP. 'STELLA DE ORO'	STELLA DE ORO DAYLILY	MED	18" O.C.

VINES / GROUNDCOVER

SYM.	BOTANICAL NAME	COMMON NAME	WATER USE*	SPACING
	LONICERA JAPONICA	JAPANESE HONEYSUCKLE	LOW	AS SHOWN
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	18" O.C.
	LONICERA JAPONICA	JAPANESE HONEYSUCKLE	MED	18" O.C.
	SEDUCA - ASS		MED	AS SHOWN

GROUNDCOVER SPACING

SHRUB PLANTING

TREE PLANTING

NOTES

CONCEPTUAL PLANTING PLAN

HIGHWAY 41 OVERCROSSING AT RAILROAD

STATE FREEWAY 41

P.L. 825'

20' landscape area between parking & roadway

should incorporate at least 5-tree types with a handful of very large trees to shield apts.

PHASE TWO
96 UNITS
(11 apt. bldgs.)

PHASE ONE
88 UNITS
(10 apt. bldgs.)

RAILROAD SOUTHERN PACIFIC

R.O.W.

8-C.P.

PHASE LINE

POOL

REC.

VACANT

AVENUE 19-1/2

Extend to Bush Street

Missing trees

6' slightly meandering sidewalk in ROW

8' asphalt path to Bush Street

In ground flashing cross-walk connecting to Castle Way

New pedestrian paths with pedestrian gates added (2)

2 shrubs between each tree 18" in height upon planting required to 7' in 4 years

Perimeter trees to be spaced 20' apart with 50% of them evergreen 7' in height upon planting

Future emergency access

6' sidewalk to extend to Castle Way alignment with curb & gutter

*Street trees need to be added to frontage in ROW @ 40' average spacing in 7' parkway per standard. Show lighting plan & utility plan with landscaping drawings to appropriately scale.

*Striping along this portion of frontage for bus loading

SCALE: 1"=30'

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

Riverside Nursery & Landscaping Inc.
5215 North Golden State Blvd. (559) 275-1893 x103
Fresno, CA 93722 Fax 275-3927
State Lic. # 440864 mail@riversidelandscape.com

PROJECT: LEMOORE APARTMENT COMPLEX

PREPARED FOR: ALAN WEBER

REVISIONS

NO.	DATE
1	
2	
3	

SHEET TITLE: LANDSCAPE PLANTING PLAN

DRAWN BY: J.B.

CHECKED BY:

SCALE: AS SHOWN

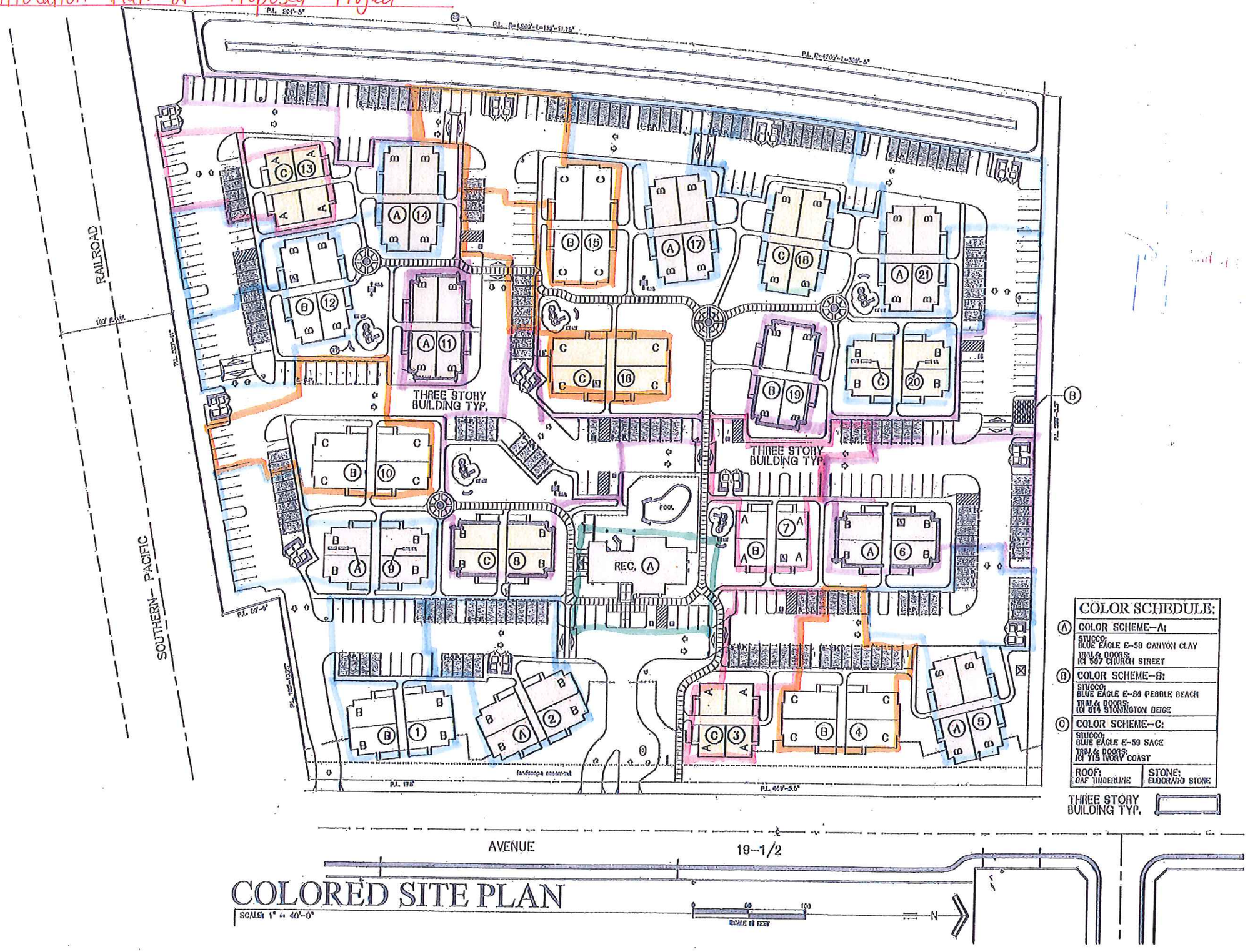
DATE: 1.23.12.

JOB NUMBER: 100802

SHEET NUMBER: L-1

OF 1 SHEETS

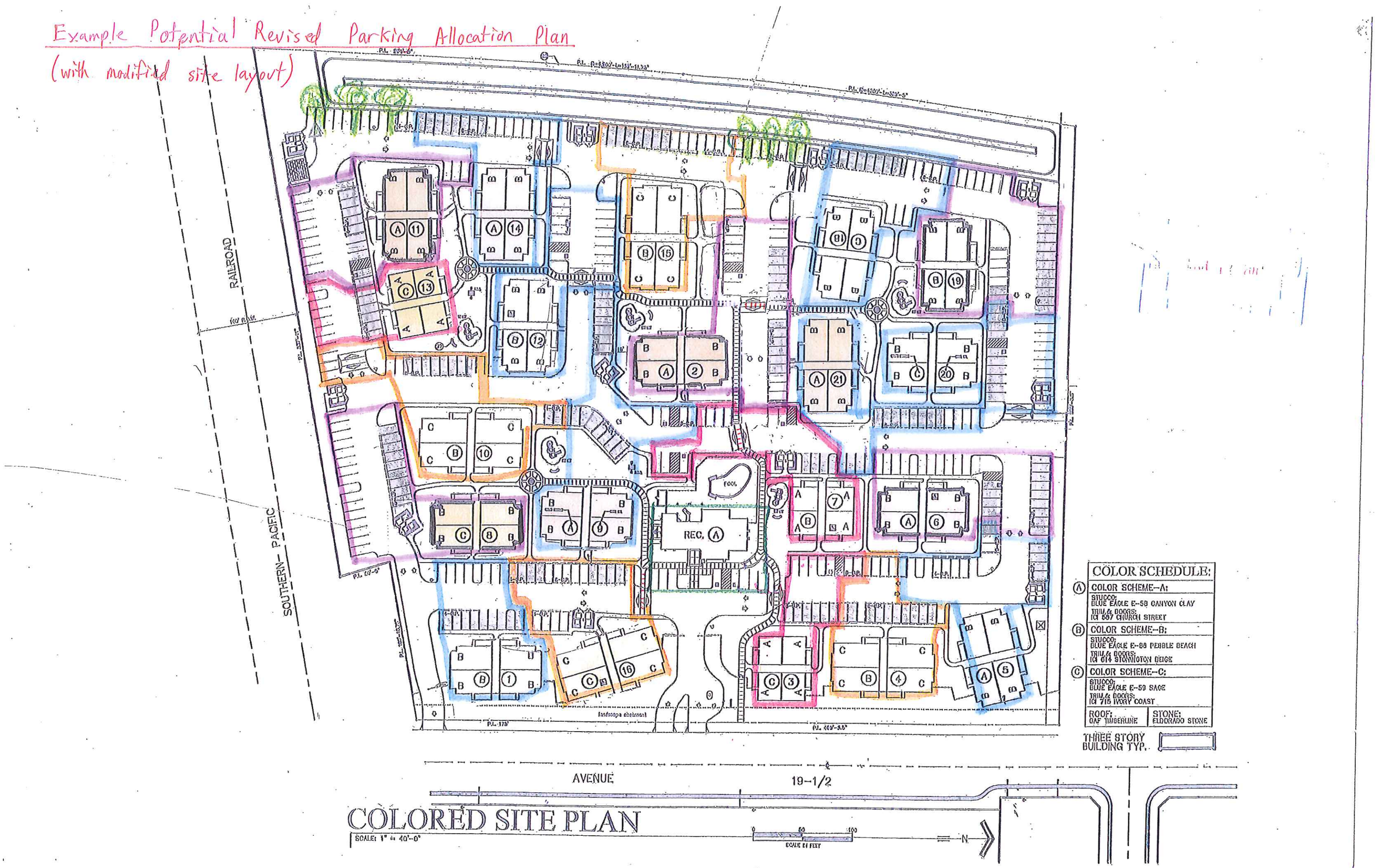
Parking Allocation Plan of Proposed Project



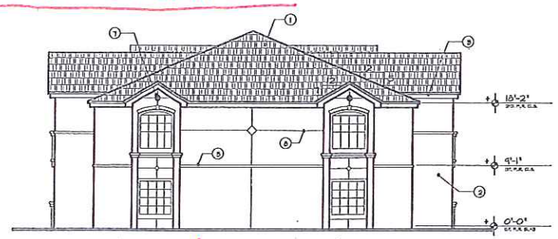
COLORED SITE PLAN

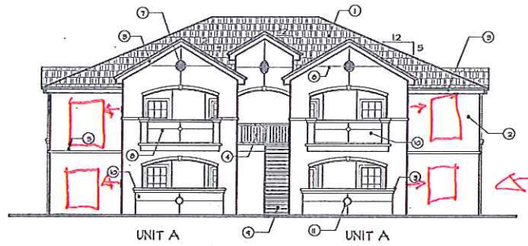
SCALE: 1" = 40'-0"

Example Potential Revised Parking Allocation Plan
(with modified site layout)



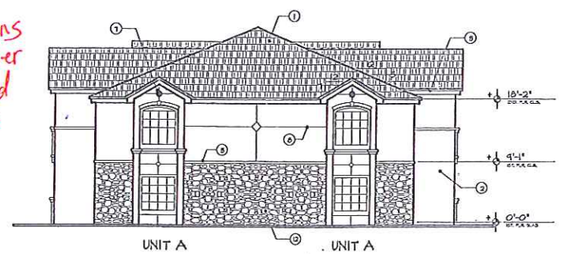
Red lined Elevations

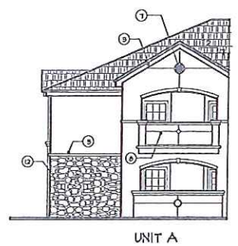




Floor Plans show wider patio, and windows

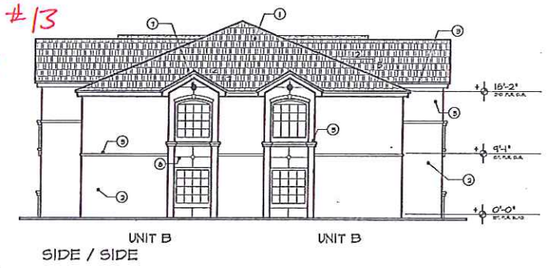
BUILDING TYPE - 1

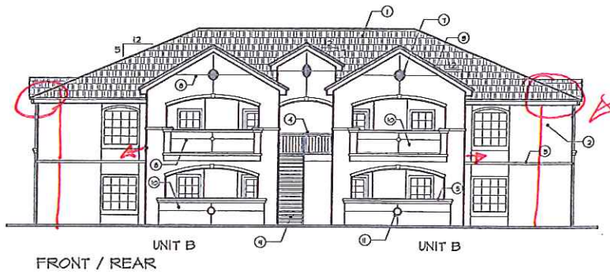




TYPICAL STREET ELEVATION

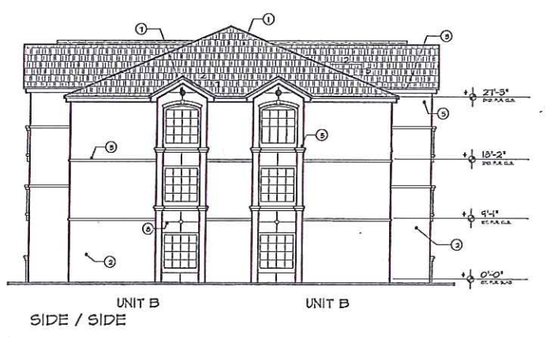
May have fire code issue on building with less than 20' building seperation. #13

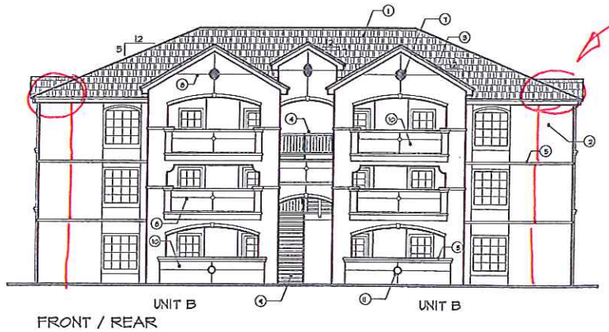




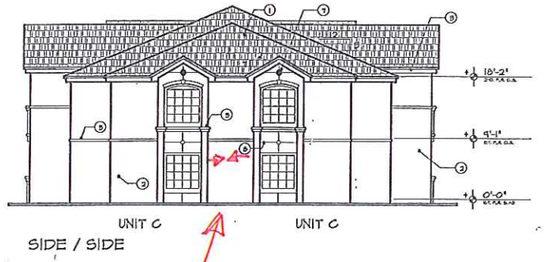
Floor plan shows wider patio and a change in plane that will affect the roof line, more similar to what is shown in bldg. C below.

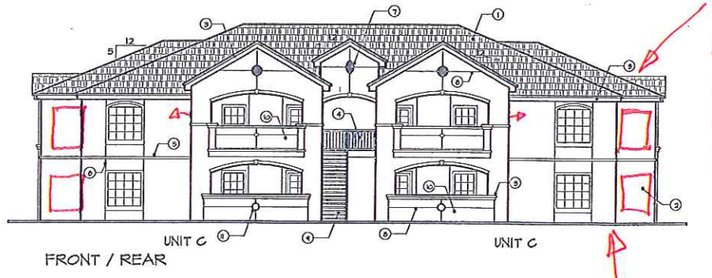
BUILDING TYPE - 2





BUILDING TYPE - 3





Floor plan shows wider patios and additional bedroom windows

BUILDING TYPE - 4

Floor plan shows these window sets closer to one another.

Building plane does not change on floor plan

NOTE KEY

1. COMPOSITION SHINGLE ROOF (WOOD TONE)
2. EARTH TONE STUCCO W/ MULTIPLE COLOR SCHEME
3. WOOD FACIA W/ COLOR TO ACCENT STUCCO
4. METAL RAIL (MATTE BLACK) - BY OTHERS
5. STUCCO W/ PREFORMED TRIM
6. PANELED GARAGE DOOR
7. DECORATIVE VENT
8. EXPANSION JOINT (TYP. AS SHOWN)
9. PRE-FAB. STAIRS
10. STUCCO W/ WOOD FRAMED RAILING
11. DECORATIVE STUCCO TRIM
12. STONE VENEER

EXTERIOR ELEVATIONS

SCALE = 1/8" = 1'-0"

Wilbur-Ellis Associates, Inc.
6733 N. West Suite 111
Fresno, Ca 93711
559-276-0900

DATE: 01/25/12
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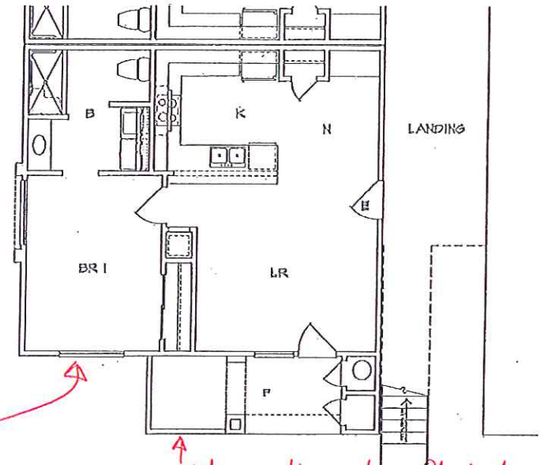
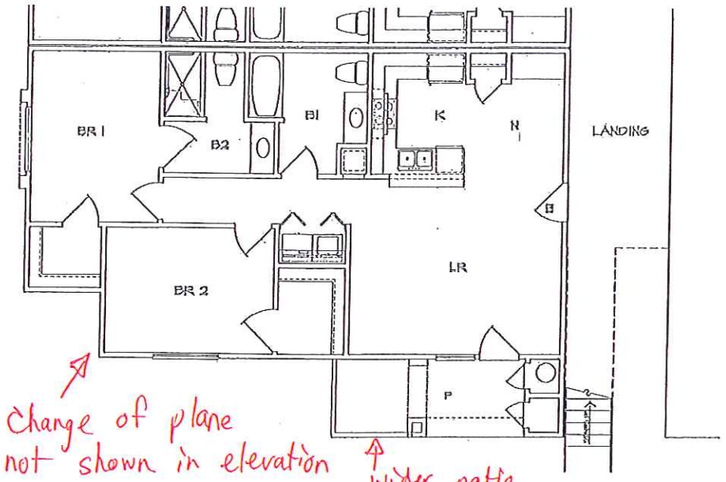


Missing on elevation

wider patio not reflected in elevation

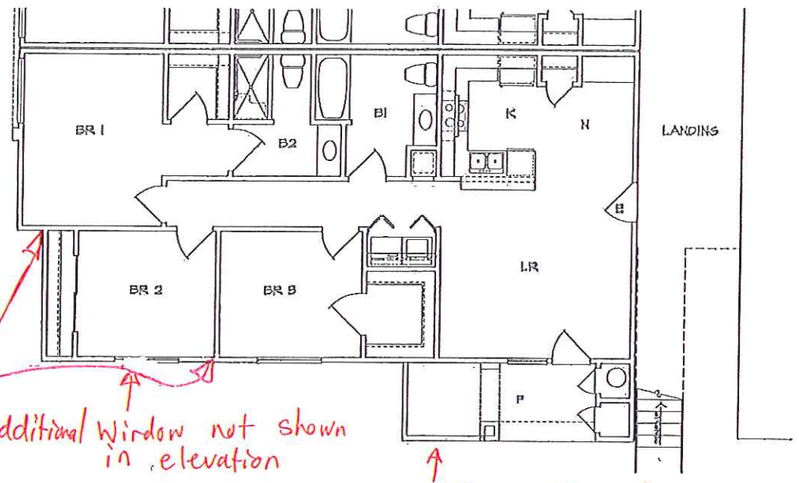
FLOOR PLAN UNIT A - 650 SQ. FT.
1 BR-1 B



Change of plane not shown in elevation

wider patio not reflected in elevation

FLOOR PLAN UNIT B - 923 SQ. FT.
2 BR-2 B



Additional Window not shown in elevation

Wider patio not reflected in elevation

FLOOR PLAN UNIT C - 1100 SQ. FT.
3 BR-2 B

Elevation shows change in building here instead of outside area

FLOOR PLANS

1/4" = 1'-0"

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