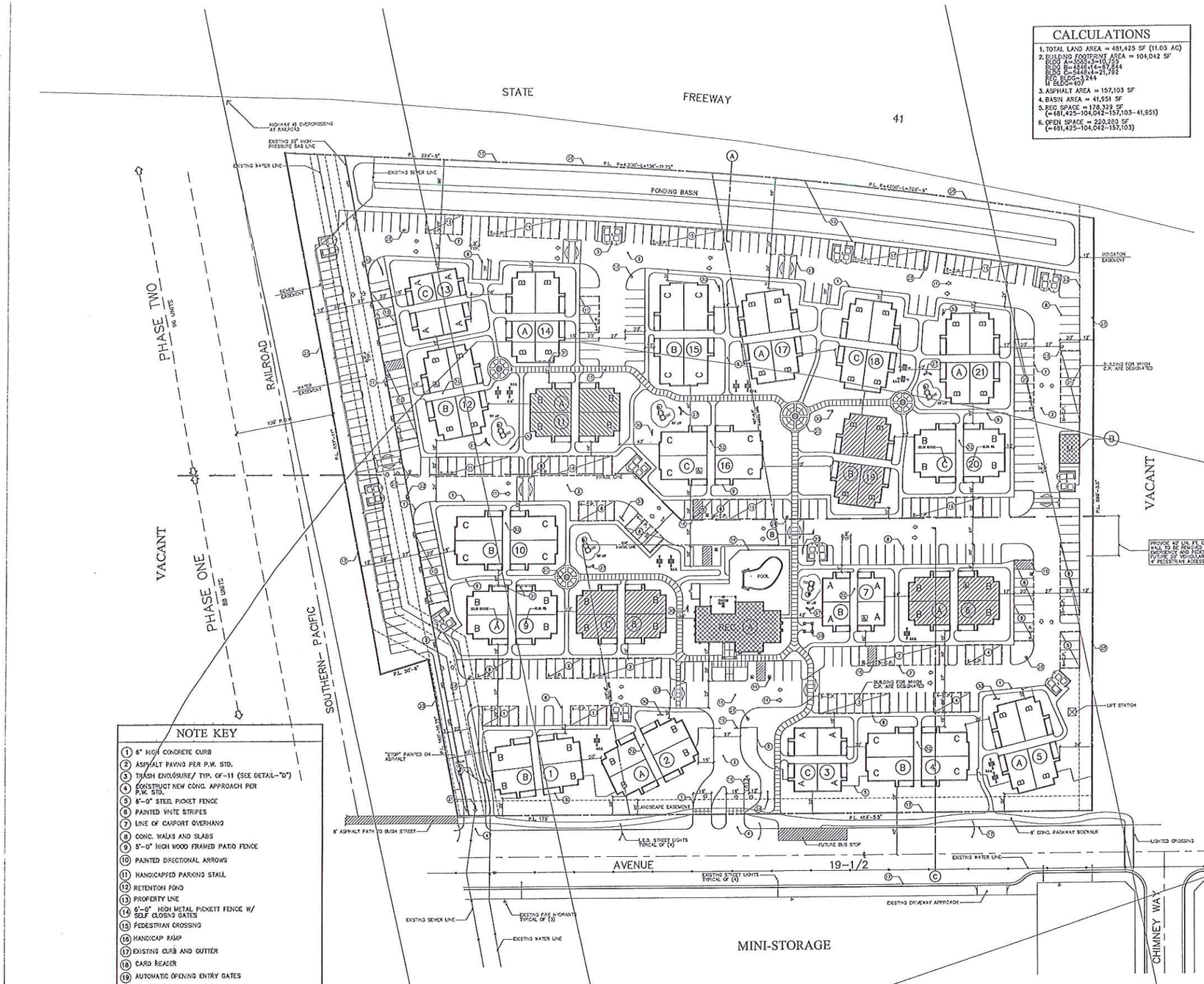


CALCULATIONS

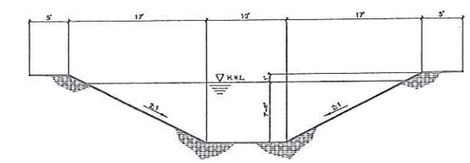
1. TOTAL LAND AREA = 481,425 SF (11.05 AC)
2. BUILDING FOOTPRINT AREA = 104,042 SF
   BLDG A=3,583x3=10,753
   BLDG B=4846x14=67,844
   BLDG C=5446x4=21,792
   REC. BLDG=3,244
   # BLDG=407
3. ASPHALT AREA = 157,103 SF
4. BASIN AREA = 41,951 SF
5. REC SPACE = 178,329 SF
   (=481,425-104,042-157,103-41,951)
6. OPEN SPACE = 220,280 SF
   (=481,425-104,042-157,103)

STATISTICS:

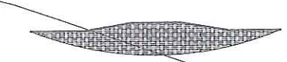
LAND:
LAND AREA EQUALS APPROX. 11 ACRES WITH 184 UNITS (18.7 UNITS PER ACRE)
PROJECT DENSITY PER GROSS ACRES = 6.01 + 5.04 = 11.05 ACRES = 16.3 UNITS)

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
186 OPEN STALLS			88	98
370 STALLS TOTAL			176	194

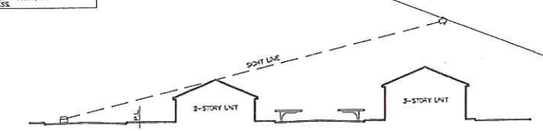
NOTE:
1. LEMOORE CANAL & IRRIGATION COMPANY EASEMENT
   RECORDED SEPTEMBER 14, 1953 IN BOOK 33 OF DEEDS, PAGE 59, OFFICIAL RECORDS. A RESIDENT COMPANY HAS NO USE ON NEED EASEMENT AND IS WILLING TO ABANDON IF NEEDED.
2. SOUTHERN CALIFORNIA GAS COMPANY EASEMENT PER PRELIMINARY TITLE REPORT EXCEPTIONS 6 & 7 IS LOCATED 268.57' NORTHWEST OF APN 023-460-010



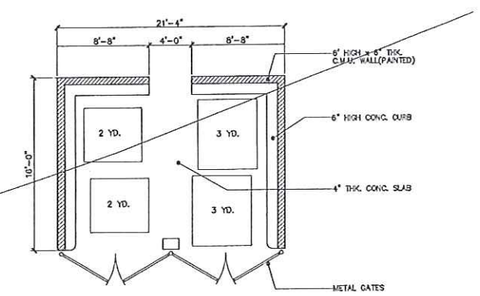
SECTION (A)
STORM DRAINAGE RETENTION BASIN
BASIN CAPACITY = 1,501,252 GALLONS (3.17 AC-FT)
SURFACE AREA @ HWL = 29,503 SF



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.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
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 BREEZEWAYS 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-68 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: 10/05/12

Weber Ness associates, inc.
6730 N. West Suite 111
Fresno, Ca 93711
559-276-0900

DATE: 02/14/12
JOB NO. 1126

SSP
OF 00 SHEETS

NOV 1 2012

COLOR SCHEDULE:	
(A) COLOR SCHEME-A:	
STUCCO: BLUE EAGLE E-88 CANYON CLAY TRIM & DOORS: IC 567 CHURCH STREET	
(B) COLOR SCHEME-B:	
STUCCO: BLUE EAGLE E-86 PEBBLE BEACH TRIM & DOORS: IC 614 STONINGTON BEIGE	
(C) COLOR SCHEME-C:	
STUCCO: BLUE EAGLE E-98 SAGE TRIM & DOORS: IC 715 IVORY COAST	
ROOF: CAP TIMBERLINE NATURAL SHADOW SHAKEWOOD BARKWOOD	STONE: ELDORADO STONE FIELD LEDGE MESETA

BUILDING COLOR SITE PLAN

SCALE: 1" = 40'-0"

LEGEND:

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

REVISED: 03/22/12

Weber Ness associates, inc.

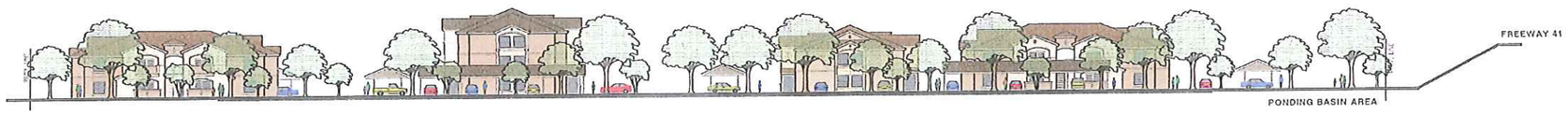
6730 N. West Suite 111
Fresno, Ca 93711
559-276-0600

DATE: 02/14/12
JOB NO. 1126

CSP

OF 00 SHEETS

EAST PROJECT ELEVATION - 19-1/2 AVENUE - (A)



NORTH PROJECT ELEVATION - (B)

WEST PROJECT ELEVATION - (C)

SOUTH PROJECT ELEVATION - (D)

NOV 1 6 2012

STREET EXTERIOR ELEVATIONS

NO SCALE

REVISED: 10/05/12

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DATE: 01/25/12
JOB NO. 1120

SE

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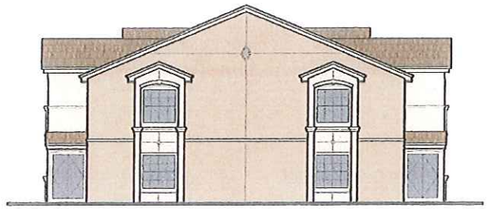
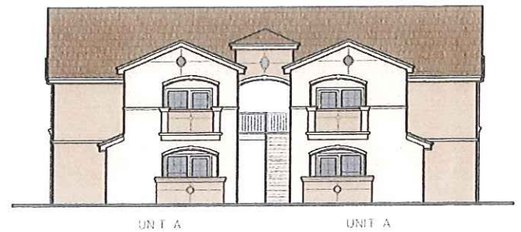
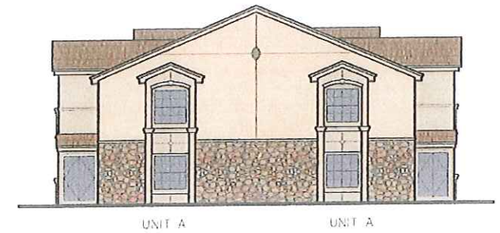
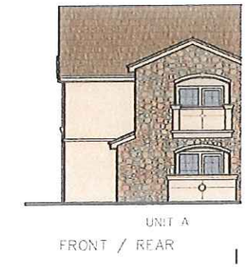




COLOR SCHEME A

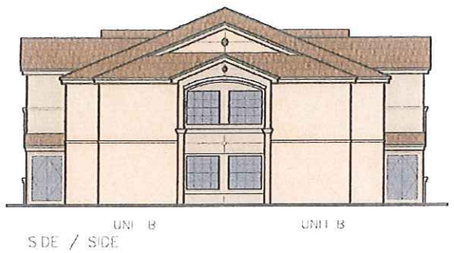
BUILDING TYPE - 1





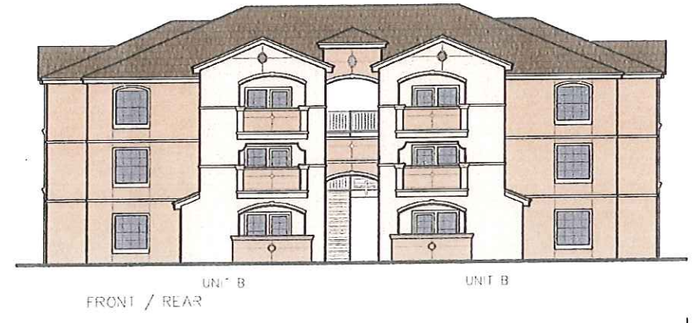
TYPICAL STREET ELEVATION

COLOR SCHEME B



COLOR SCHEME B

BUILDING TYPE - 2

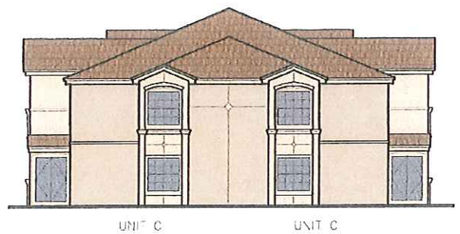


COLOR SCHEME A

BUILDING TYPE - 3

COLOR SCHEDULE:	
(A) COLOR SCHEME - A: STUCCO: BLUE EAGLE E-58 CANYON CLAY TRIM & DOORS: CI 287 CHURCH STREET	
(B) COLOR SCHEME - B: STUCCO: BLUE EAGLE E-65 PEBBLE BEACH TRIM & DOORS: CI 214 STONINGTON BEIGE	
(C) COLOR SCHEME - C: STUCCO: BLUE EAGLE E-53 SAGE TRIM & DOORS: CI 215 ICONY COAST	
ROOF: DAF TIMBERLINE	STONE: ELDORADO STONE

NOTE: SEE SITE PLAN FOR (A) (B) & (C) COLOR SCHEMES



COLOR SCHEME C

BUILDING TYPE - 4

EXTERIOR ELEVATIONS

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

REVISED: 10/05/12

Weber Iness Associates, Inc.

8720 N. 43rd, Suite 115
Milwaukee, WI 53211
414-228-2000

DATE: 03/26/12
JOB NO. 1120

CE

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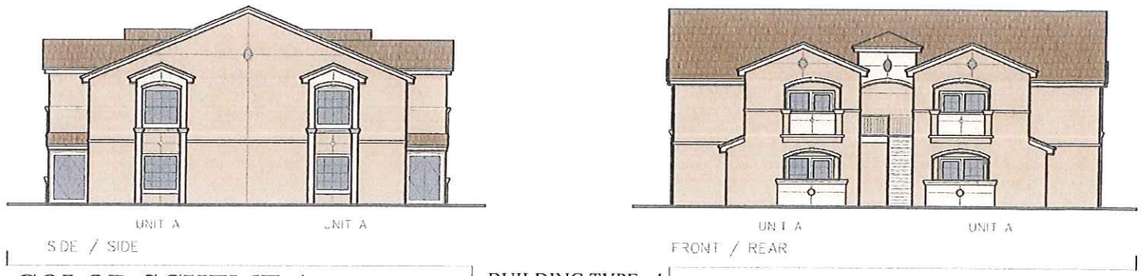


COLOR SCHEME A

BUILDING TYPE - 1

TYPICAL STREET ELEVATION

COLOR SCHEME B

COLOR SCHEME B

BUILDING TYPE - 2

COLOR SCHEME A

BUILDING TYPE - 3

COLOR SCHEME C

BUILDING TYPE - 4

EXTERIOR ELEVATIONS

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

COLOR SCHEDULE:	
(A) COLOR SCHEME-A: STUCCO: BLUE EAGLE E-59 CANYON CLAY TRIM & DOORS: CI 287 CHURCH STREET	
(B) COLOR SCHEME-B: STUCCO: BLUE EAGLE E-85 PEBBLE BEACH TRIM & DOORS: CI 614 STONINGTON BEIGE	
(C) COLOR SCHEME-C: STUCCO: BLUE EAGLE E-59 SAGE TRIM & DOORS: CI 715 NORY COAST	
ROOF: GAF TIMBERLINE	STONE: ELDORADO STONE

NOTE: SEE SITE PLAN FOR (A)(B)&(C) COLOR SCHEMES

REVISED: 10/05/12

Weber Iness associates, inc.

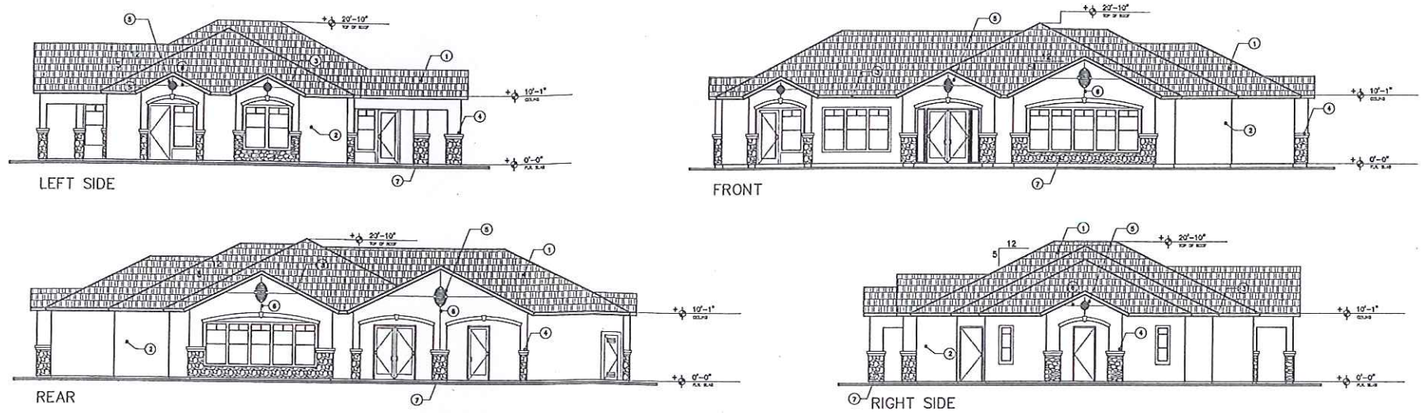
6750 N. Ames Suite 111
Fresno, CA 93711
559-276-2000

DATE: 01/25/12
JOB NO. 1126

C E

OF CO SHEETS

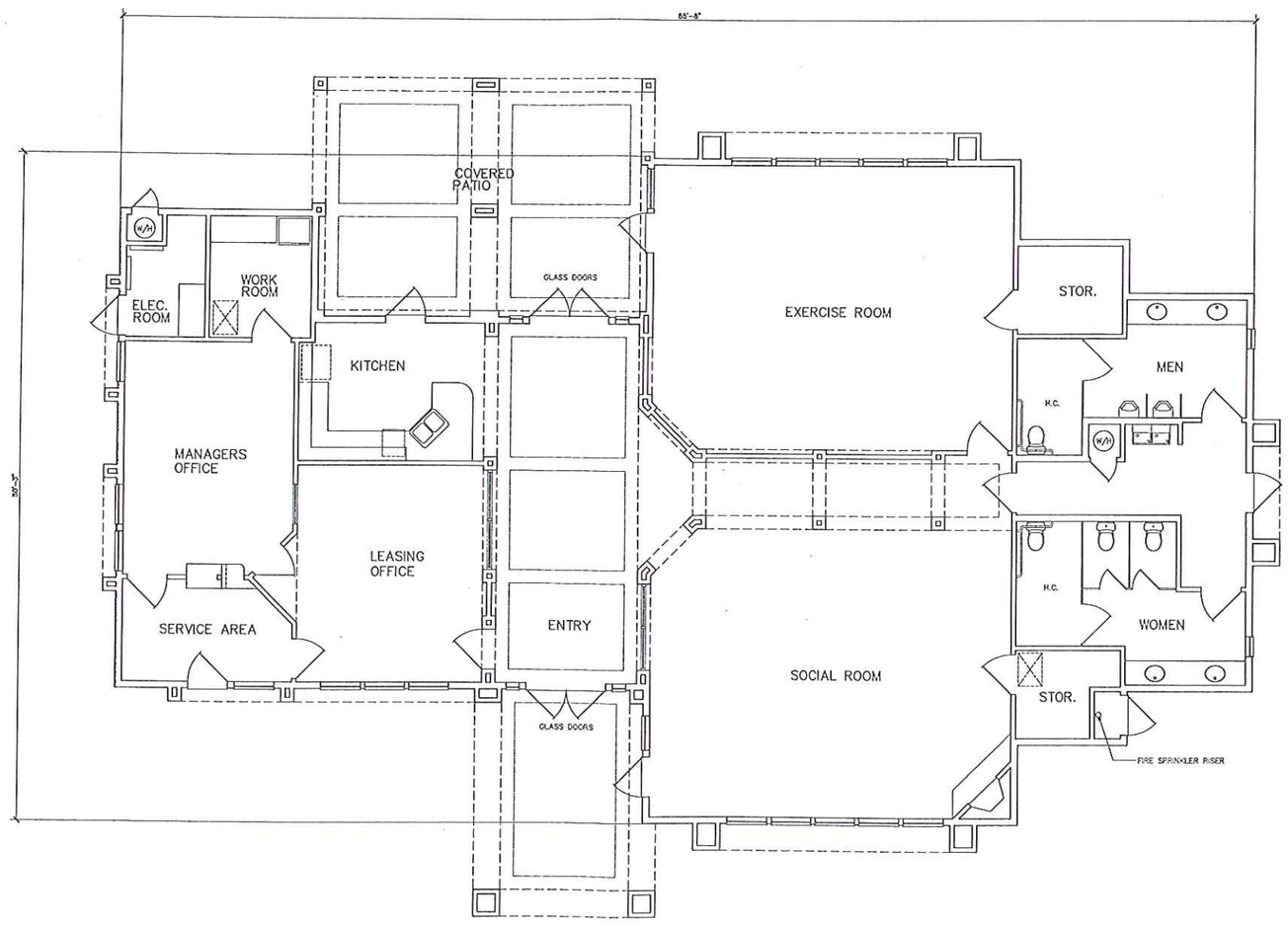
NOV 1 2012



EXTERIOR ELEVATIONS RECREATION BUILDING

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

NOTE KEY
1. COMPOSITION SHINGLE ROOF
2. STUCCO W/ MULTIPLE COLOR SCHEME
3. WOOD FACIA
4. STUCCO O/ PREFORMED TRIM
5. DECORATIVE VENT
6. EXPANSION JOINT (TYP. AS SHOWN)
7. STONE VENEER



FLOOR PLAN RECREATION BUILDING

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

3,236 SQ. FT.

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-68 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

NOTE: SEE SITE PLAN FOR (A),(B) & (C) COLOR SCHEMES

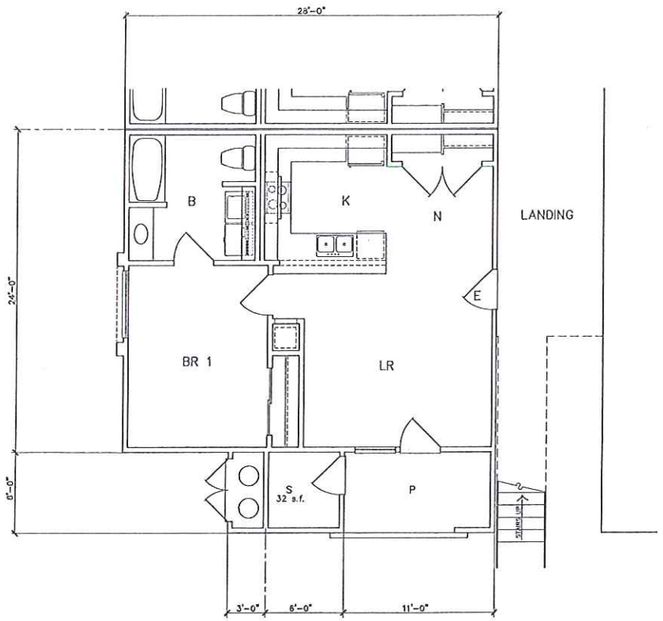
REVISED: 10/05/12

Weber Ines associates, Inc.
6730 N. West Suite 111
Fresno, Ca 93711
559-275-0500

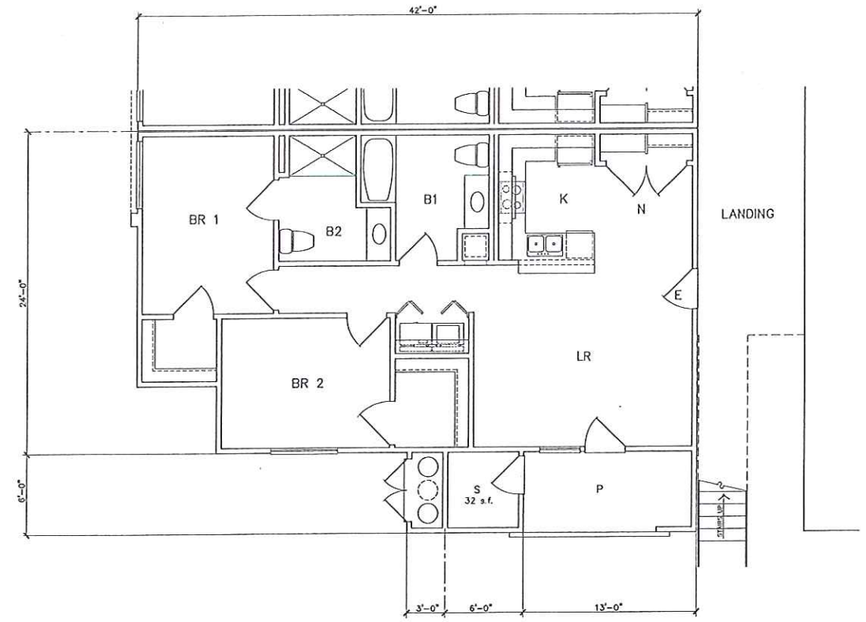
DATE: 01/25/12
JOB NO. 1128

FP-E

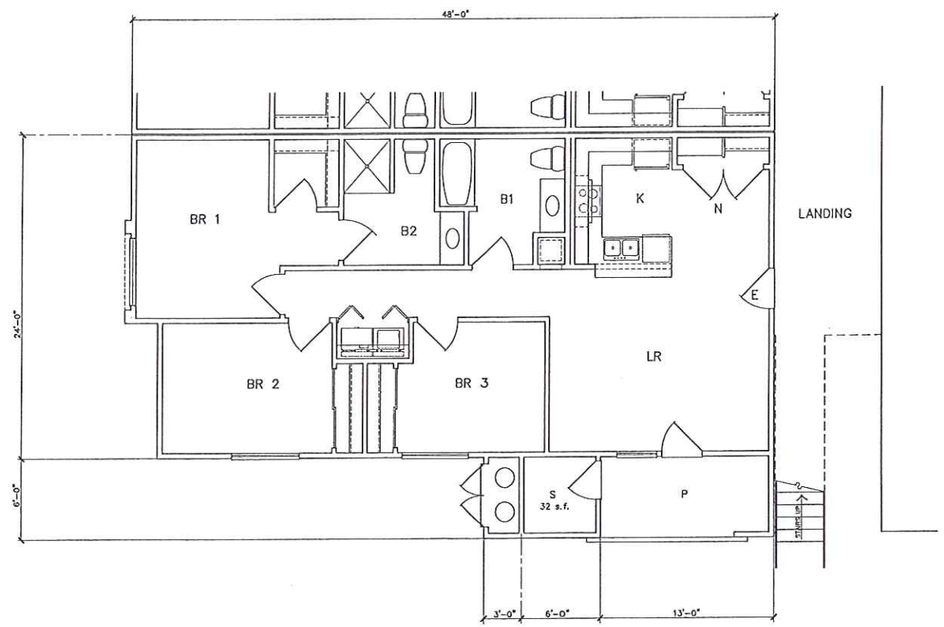
OF 00 SHEETS



FLOOR PLAN UNIT A – 672 SQ. FT.
1 BR–1 B



FLOOR PLAN UNIT B – 978 SQ. FT.
2 BR–2 B



FLOOR PLAN UNIT C – 1132 SQ. FT.
3 BR–2 B

FLOOR PLANS

1/4" = 1'-0"

REVISED:10/05/12

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Fresno, Ca 93711
559-276-0900

DATE: 01/25/12
JOB NO. 1126

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OF 00 SHEETS

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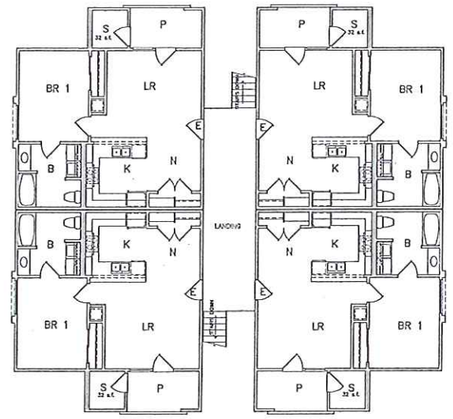
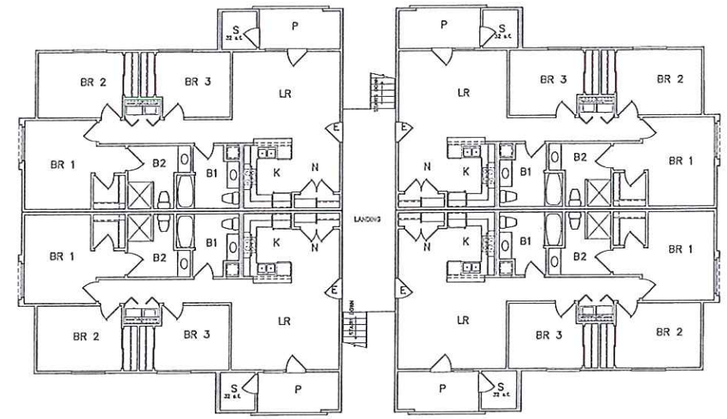
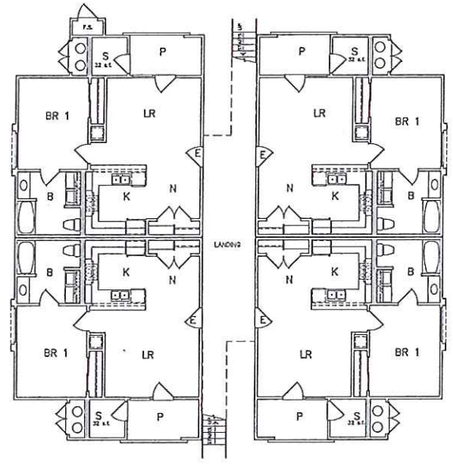


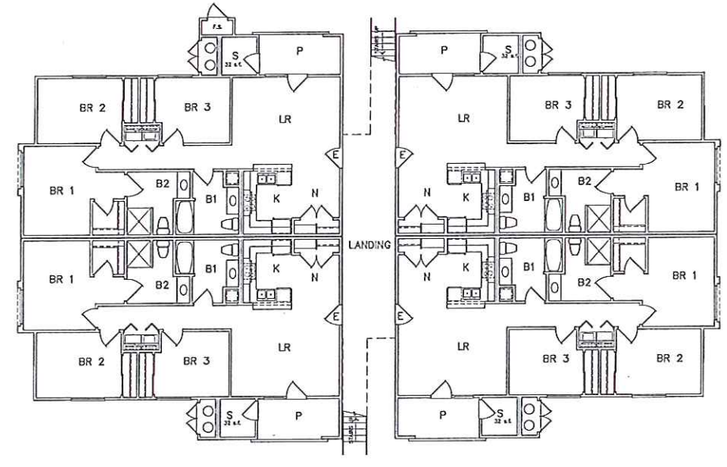
SECOND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



FIRST FLOOR PLAN

UNIT TYPE A

BUILDING #3,7 & 13

UNIT TYPE C

BUILDING #4,10,15 & 16

BUILDING FLOOR PLANS

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

REVISED: 10/05/12

Weber Iness associates, inc.

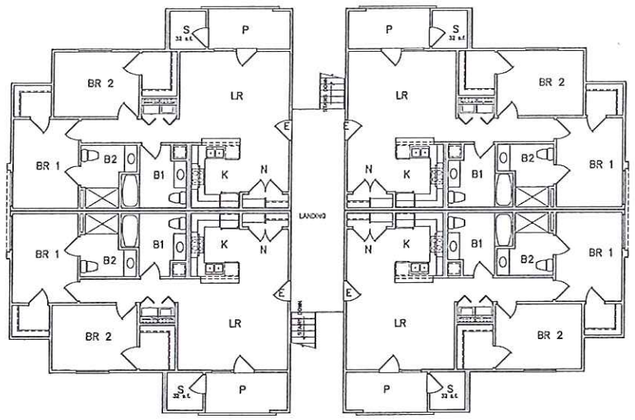
6730 N. West Suite 111
Fresno, Ca 93711
559-276-0900

DATE: 00/00/12
JOB NO. 1128

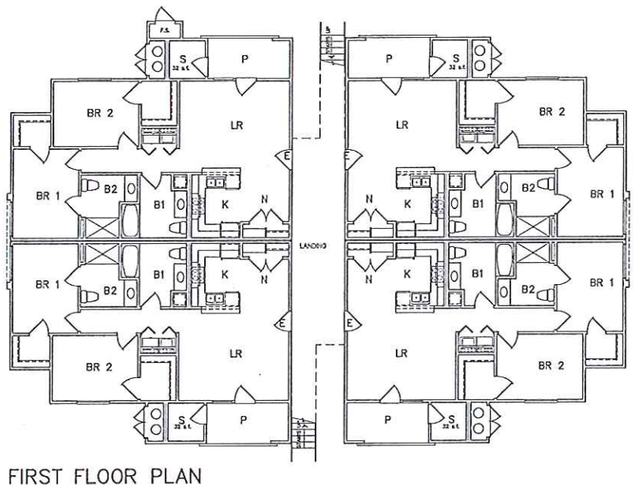
BFP1

OF 00 SHEETS

NOV 2012



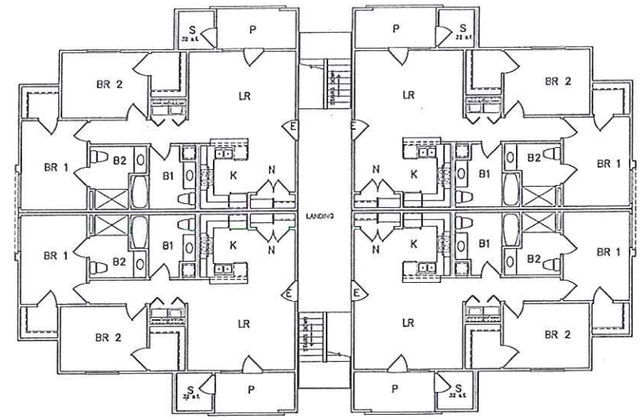
SECOND FLOOR PLAN



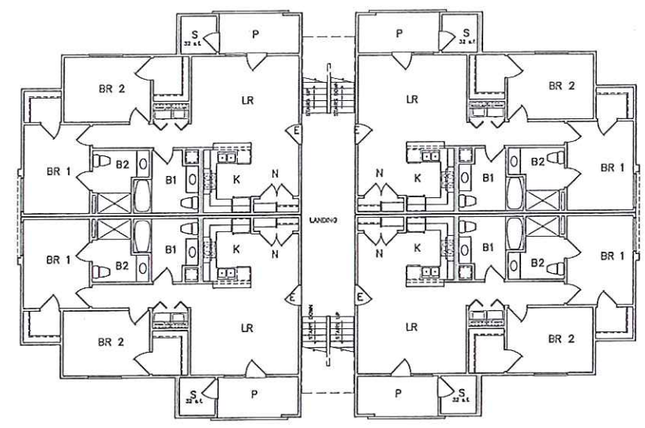
FIRST FLOOR PLAN

UNIT TYPE B

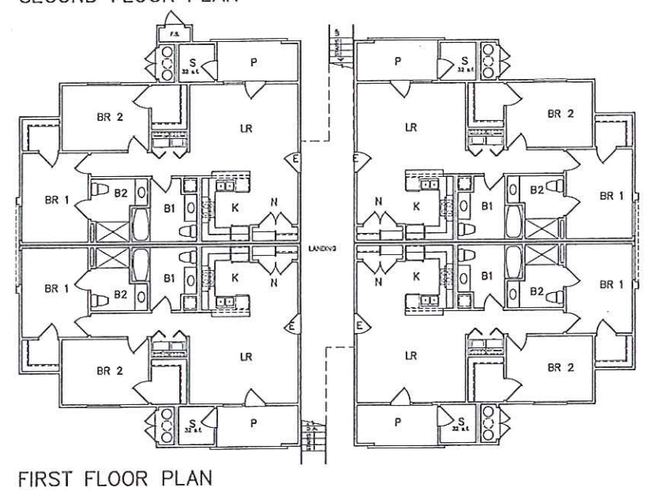
BUILDING #1,2,5,9,12,14,17,18,20 & 21



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT TYPE B

BUILDING #6,8,11 & 19

BUILDING FLOOR PLANS

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

REVISED: 10/05/12

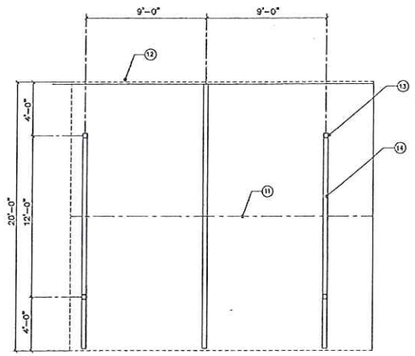
Weber Hayes & Associates, Inc.

6730 N. West, Suite 111
Fresno, Ca 93711
559-276-0900

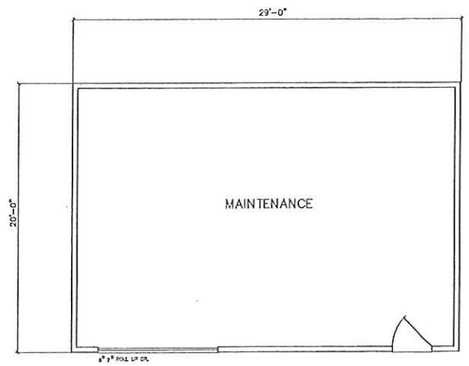
DATE: 00/00/12
JOB NO. 1128

BFP2

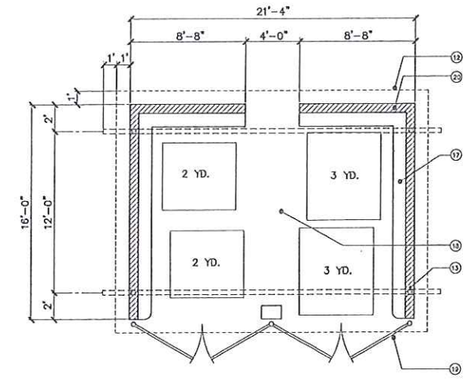
OF 00 SHEETS



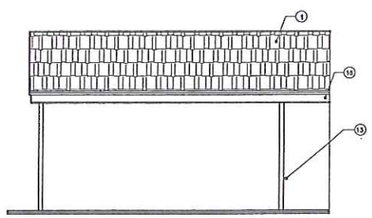
CARPORT PLAN



MAINTENANCE BUILDING PLAN



TRASH ENCLOSURE PLAN



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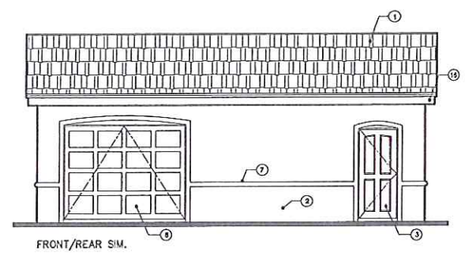

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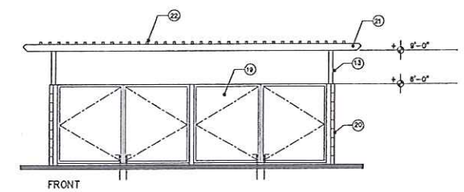
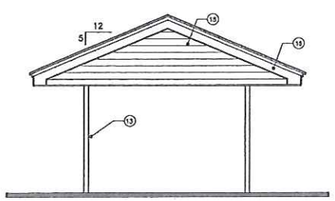
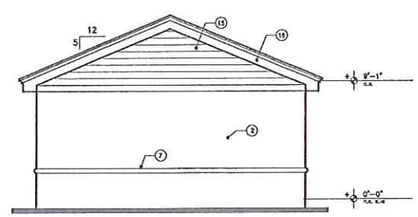


FRONT



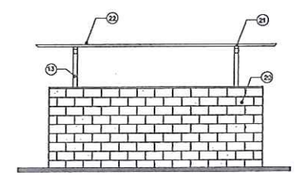
SIDE

CARPORT ELEVATIONS

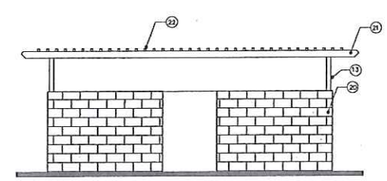


SIDE

MAINTENANCE BUILDING ELEVATIONS



SIDES



REAR

TRASH ENCLOSURE ELEVATIONS

NOTE KEY
1. COMPOSITION SHINGLE ROOF
2. STUCCO FINISH
3. RAISED PANEL DOOR W/ RESIDENTIAL HARDWARE
4. DECORATIVE MOLDING
5. STONE VENEER
6. EXPANSION JOINT (TYP. AS SHOWN)
7. STUCCO OVER PERFORMED MOLDING
8. PANELED GARAGE DOOR
9. MAILBOXES @ (3) SIDES
10. FIRE SPRINKLER RISER ROOM.
11. RIDGE LINE
12. ROOF LINE
13. STEEL TUBE COLUMN
14. 4" WIDE PAINTED WHITE STRIPE
15. HORIZONTAL WOOD SIDING
16. WOOD FASCIA
17. 8" HIGH CONC. CURB
18. 4" THK. CONC. SLAB
19. METAL GATES
20. 6' HIGH x 8" THK. SPLIT-FACED CONC. BLOCK WALL
21. 4"x4" STEEL TUBE
22. 2"x2" STEEL TUBES @ 8" O.C.

REVISED: 10/05/12

Weber Inez associates, inc.
6730 N. West Suite 111
Fresno, Ca 93711
559-276-0900

DATE: 09/24/12
JOB NO. 1126

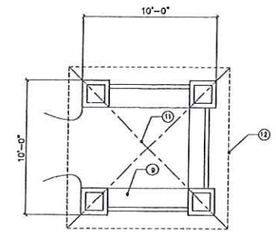
A7M1

OF 00 SHEETS

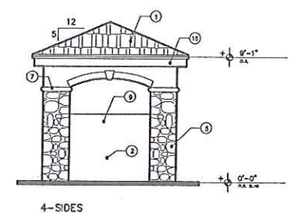
MISC. FLOOR PLANS, AND ELEVATIONS

MISC. FLOOR PLANS,& EXTERIOR ELEVATIONS

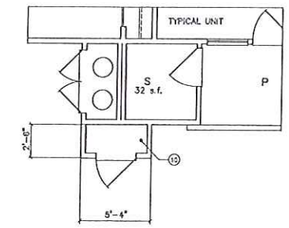
1/4" = 1'-0"



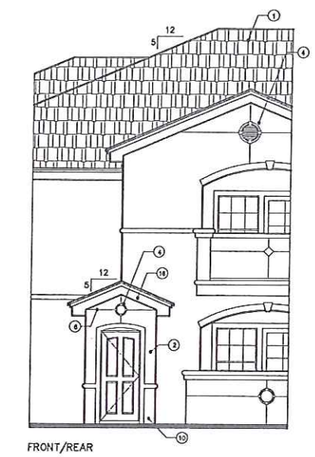
MAIL KIOSK
PLAN

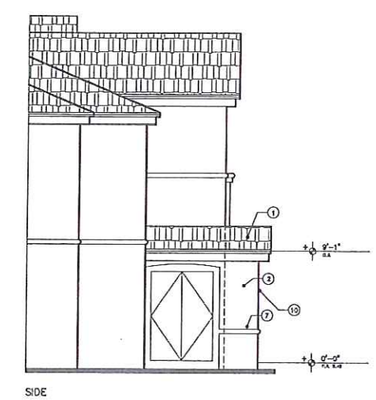


MAIL KIOSK
ELEVATION



FIRE SPRINKLER RISER RM.
PLAN





FIRE SPRINKLER RISER RM.
ELEVATIONS

NOTE KEY

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MISC. FLOOR PLANS,& EXTERIOR ELEVATIONS

1/4" = 1'-0"

REVISED:10/05/12

Weber Inez associates, inc.

6730 N. West Suite 111
Fresno, Ca 93711
559-275-0920

DATE: 09/24/12
JOB NO. 1128

A7M2

OF 00 SHEETS

MISC. FLOOR PLANS, AND ELEVATIONS

NOV 2012