Redlined Drawing Set

## CALCULATIONS

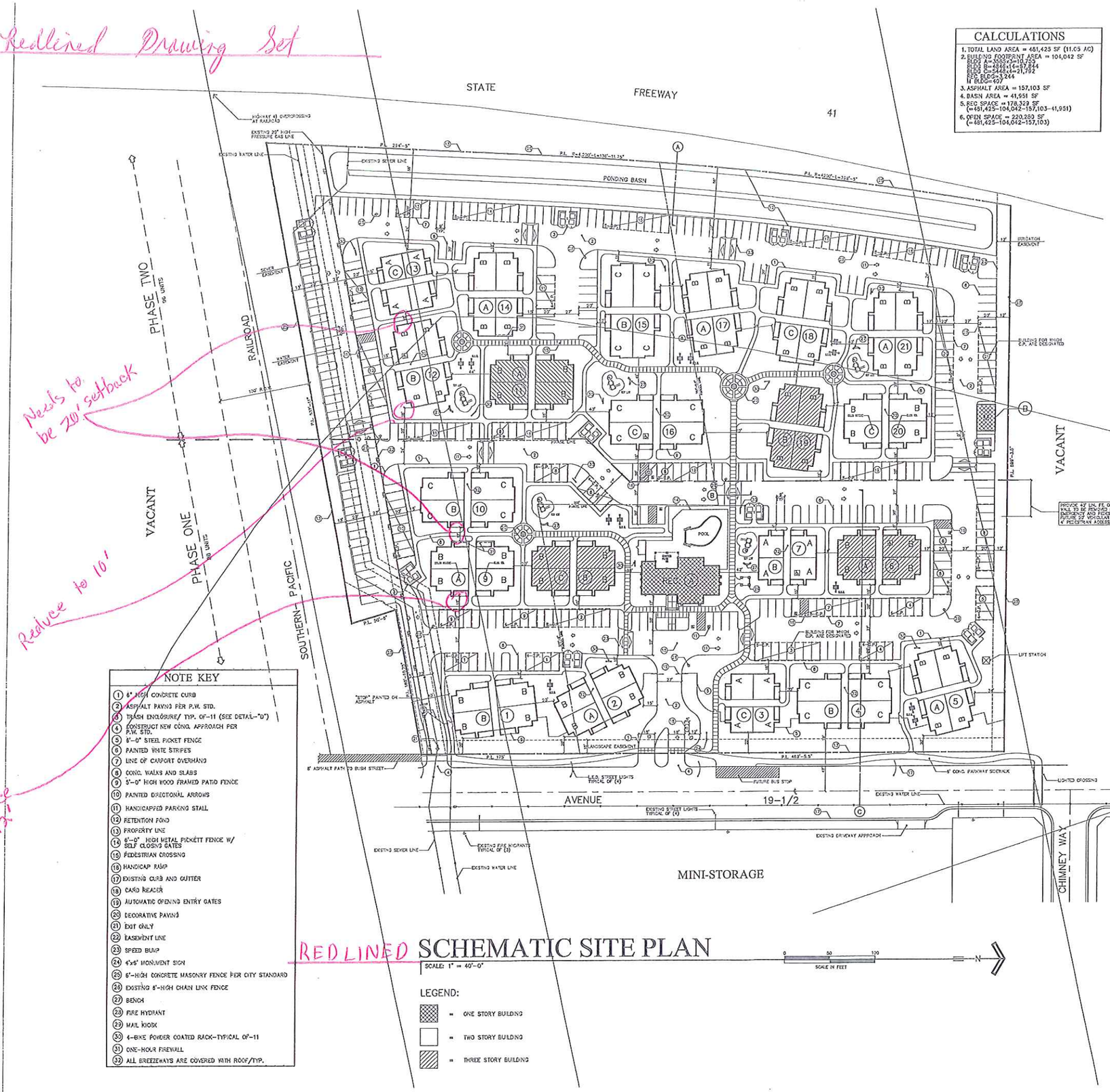
1. TOTAL LAND AREA = 481,425 SF (11.05 AC)
2. BUILDING FOOTPRINT AREA = 104,042 SF
   BLDG A=35557×3=106,753
   BLDG B=4566×14=63,924
   BLDG C=5448×4=21,792
   REC BLDG=3,244
   14 BLDG=497
3. ASPHALT AREA = 157,103 SF
4. BASIN AREA = 41,951 SF
5. REC SPACE = 178,329 SF
   (=481,425-104,042-157,103-41,951)
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. ESTABLISHED BY DEED IN 1914 IN BOOK 134 OF DEEDS, PAGE 219. LEMOORE CANAL & IRRIGATION COMPANY DOES NOT 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




## 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. 3'-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 POWER COATED RACK-TYPICAL OF-11
31. ONE-HOUR FIREWALL
32. ALL BREEZEWAYS ARE COVERED WITH ROOF/TYP.

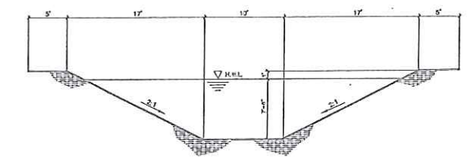
REDLINED SCHEMATIC SITE PLAN

SCALE: 1" = 40'-0"

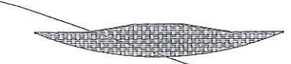
0 50 100
SCALE IN FEET

N

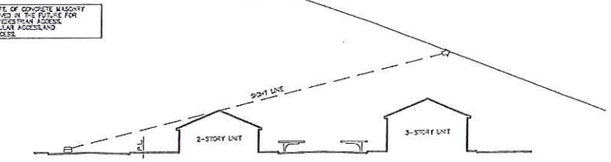
LEGEND:
- ONE STORY BUILDING
- TWO STORY BUILDING
- THREE STORY BUILDING



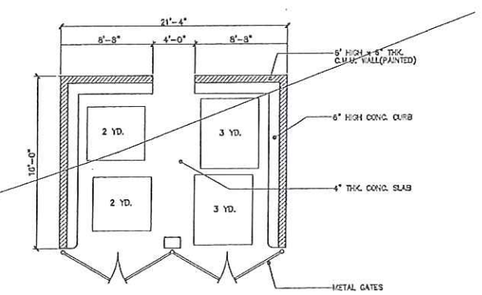

SECTION (A)
STORM DRAINAGE RETENTION BASIN
BASIN CAPACITY = 1,001,583 GALLONS (3.17 AC-FT)
SURFACE AREA @ H.W.L. = 28,503 SF



SECTION (B)
SPEED BUMP




SECTION (C)
LOOKING SOUTH




TRASH ENCLOSURE (D)
TYPE-2

## 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-56 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 Ines associates, inc.

6730 N. West Suite 111
Fresno, Ca 93711
559-275-0900

DATE: 02/14/12
JOB NO. 1126

SSP

OF 00 SHEETS

| COLOR SCHEDULE: | |
|---|---|
| (A) COLOR SCHEME-A: | |
| STUCCO: BLUE EAGLE E-58 CANYON CLAY<br>TRIM & DOORS: ID 587 CHURCH STREET | |
| (B) COLOR SCHEME-B: | |
| STUCCO: BLUE EAGLE E-56 PEBBLE BEACH<br>TRIM & DOORS: ID 614 STONINGTON BEIGE | |
| (C) COLOR SCHEME-C: | |
| STUCCO: BLUE EAGLE E-59 SAGE<br>TRIM & DOORS: ID 715 IVORY COAST | |
| ROOF: CAF TIMBERLINE NATURAL SHADOW SHAKEWOOD BARKWOOD | STONE: ELDORADO STONE FIELD LEDGE MESETA |

# BUILDING COLOR SITE PLAN

SCALE: 1" = 40'-0"

0 50 100
SCALE IN FEET

LEGEND:

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

REVISED: 03/22/12

Weber Iness associates, inc.

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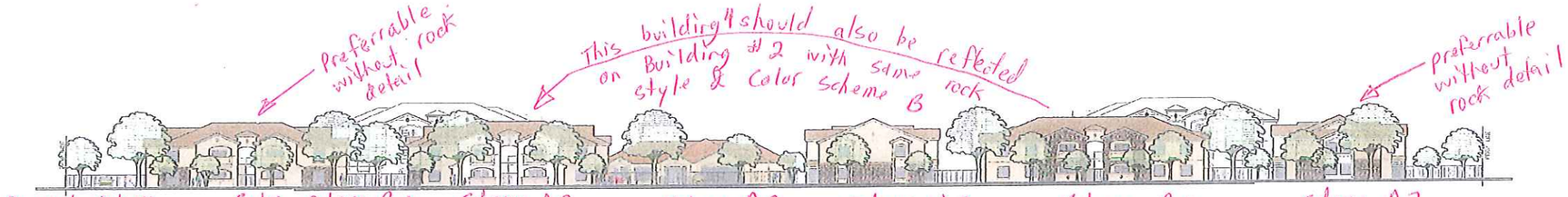
Fresno, Ca 93711
559-276-0000

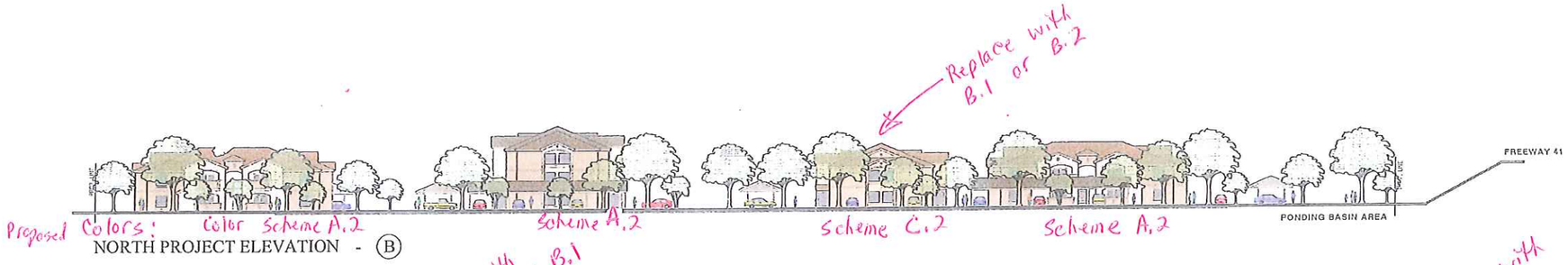
DATE: 02/14/12
JOB NO. 1126

CSP

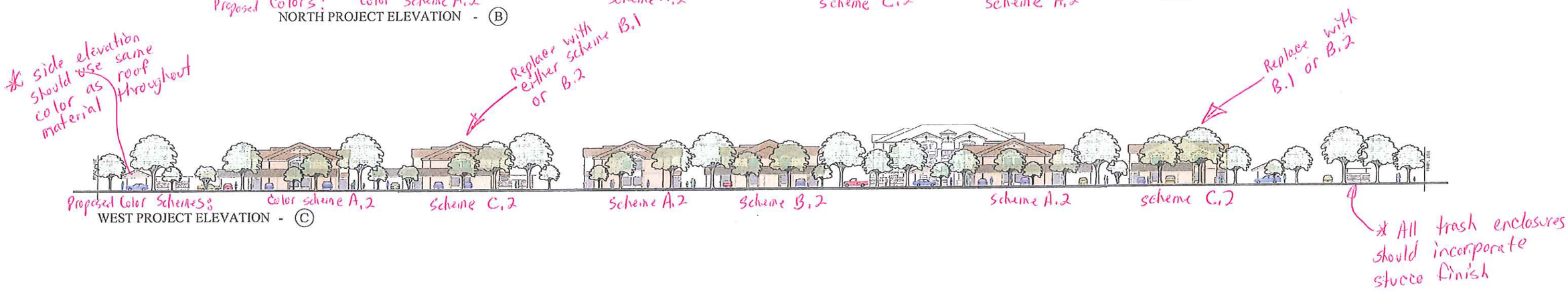
OF 00 SHEETS




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




NORTH PROJECT ELEVATION - (B)




WEST PROJECT ELEVATION - (C)

SOUTH PROJECT ELEVATION - (D)

NOV 16 2012

SITE PLAN

# STREET EXTERIOR ELEVATIONS

NO SCALE

REVISED: 10/05/12

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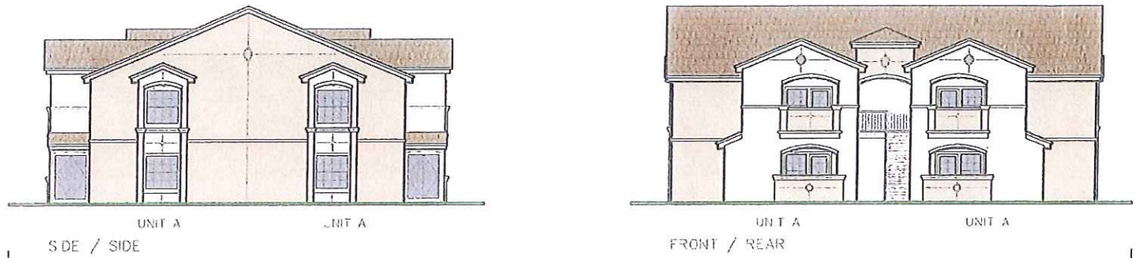
559-276-0800

DATE: 01/23/12
JOB NO. 1820

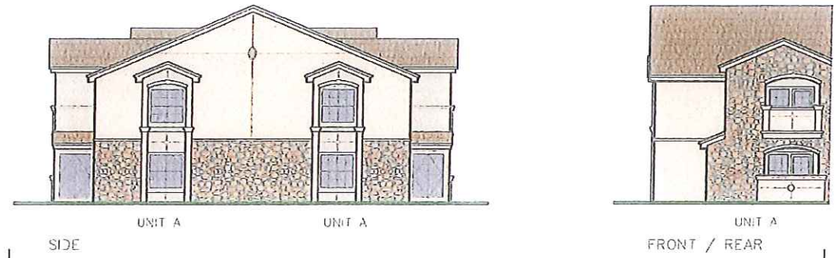
SE

OF 03 SHEETS



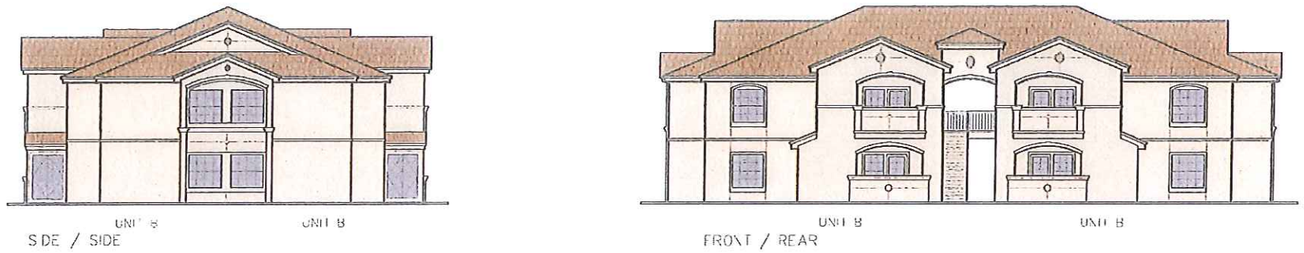

COLOR SCHEME A.2

BUILDING TYPE - 1



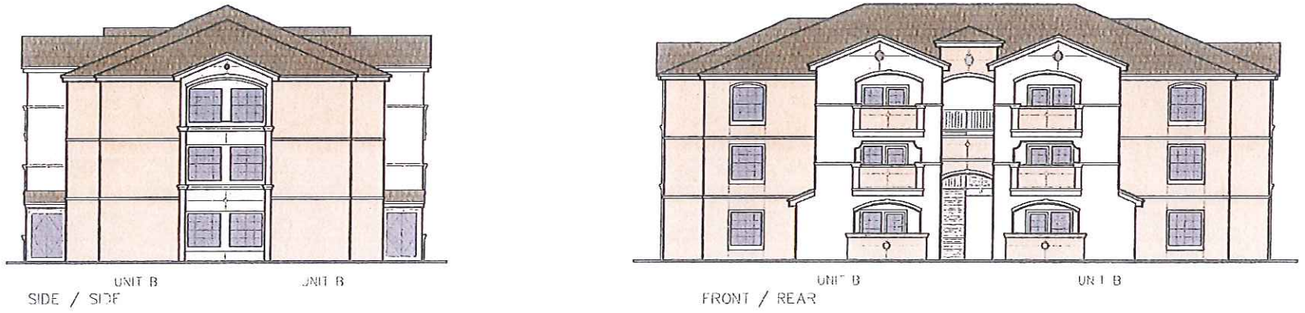

TYPICAL STREET ELEVATION

COLOR SCHEME B.2



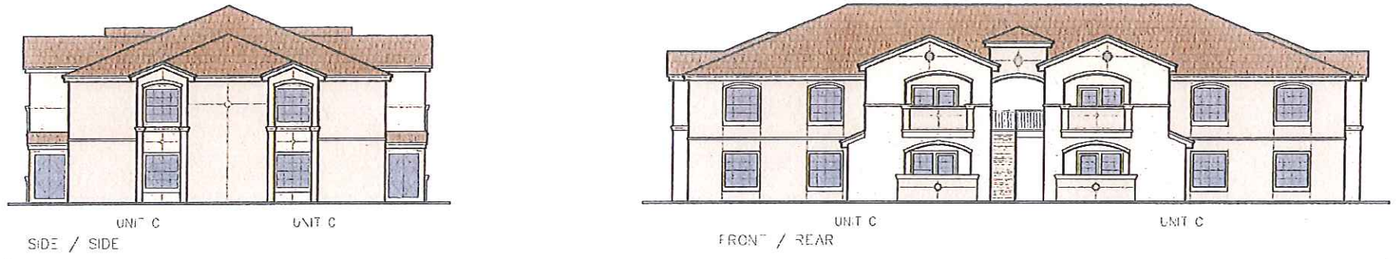

COLOR SCHEME B.2

BUILDING TYPE - 2




COLOR SCHEME A.2

BUILDING TYPE - 3




COLOR SCHEME C.2

BUILDING TYPE - 4

EXTERIOR ELEVATIONS

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

COLOR SCHEDULE:

(A) COLOR SCHEME-A:
STUCCO:
BLUE EAGLE E-58 CANYON CLAY
TRIM & DOORS:
CI 557 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 IVORY COAST

ROOF: DAF TIMBERLINE | STONE: ELDORADO STONE

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

REVISED: 10/05/12

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JOB NO. 1126

CE

OF CO SHEETS

NOV 1 6 2012

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-56 CANYON CLAY | |
| TRIM & DOORS: CI 557 CHURCH STREET | |
| (B) COLOR SCHEME-B: | |
| STUCCO: BLUE EAGLE E-65 PEBBLE BEACH | |
| TRIM & DOORS: CI 614 STONINGTON BEIGE | |
| (C) COLOR SCHEME-C: | |
| STUCCO: BLUE EAGLE E 59 SAGE | |
| TRIM & DOORS: CI 713 IVORY QUART | |
| ROOF: GAF TIMBERLINE | STONE: ELDORADO STONE |

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

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Weber Ines associates, inc.

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Fresno, Ca 93711
559 276-2000

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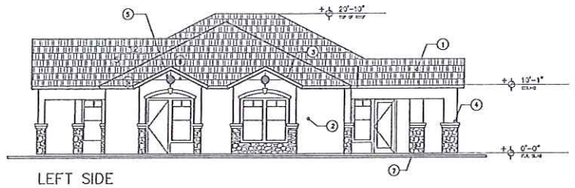
JOB NO. 1126

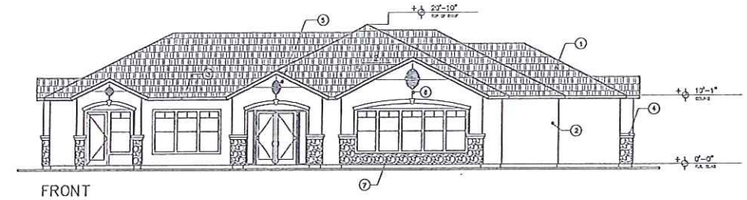
CE

OF CO SHEETS

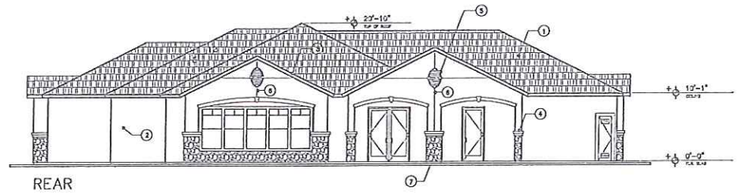
NOV 1 6 2012



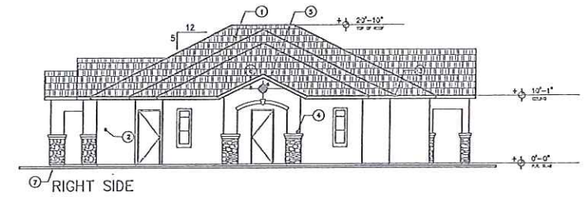

LEFT SIDE




FRONT




REAR




RIGHT SIDE

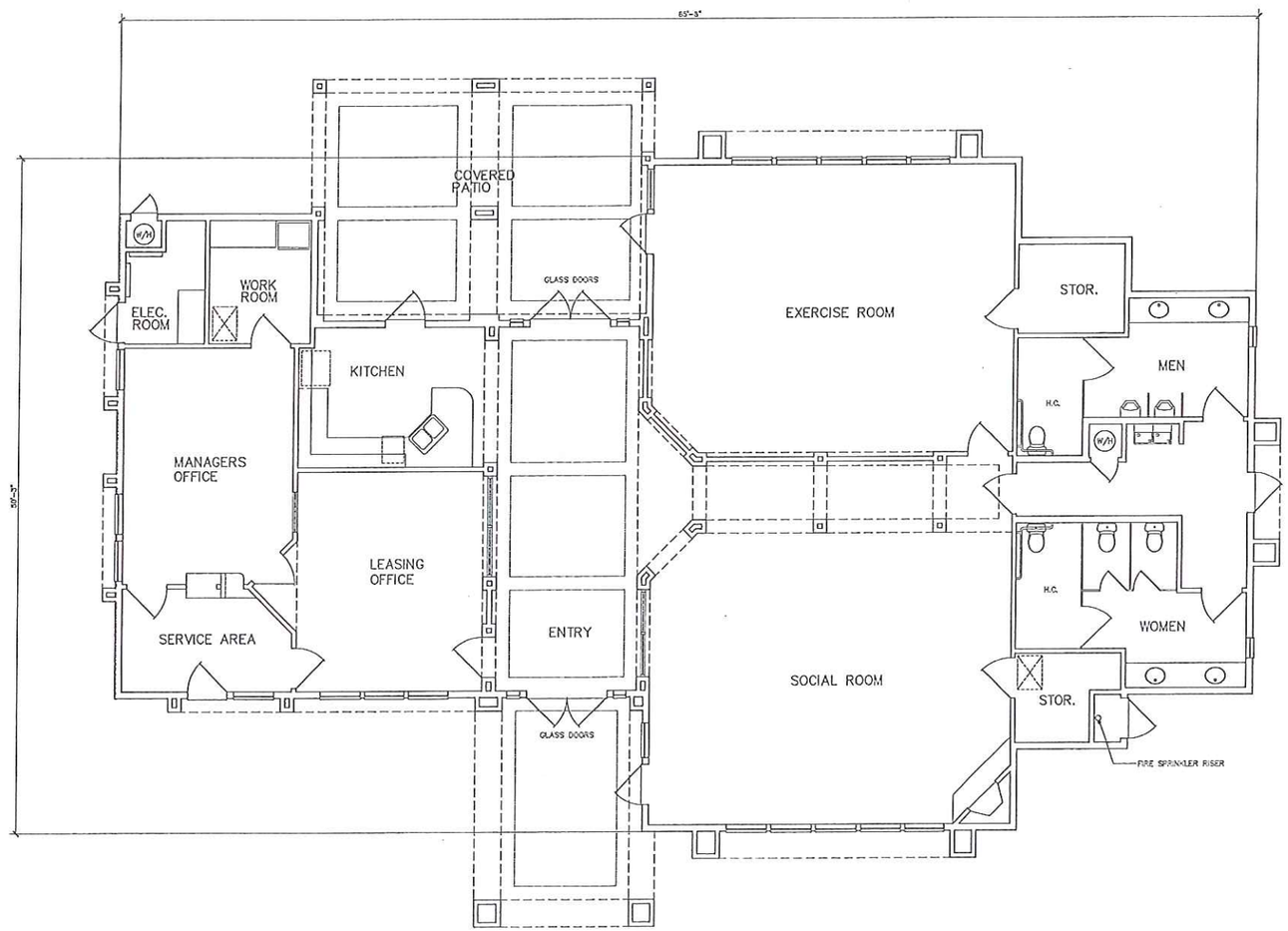
# EXTERIOR ELEVATIONS RECREATION BUILDING

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

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

| COLOR SCHEDULE: | |
|---|---|
| (A) COLOR SCHEME--A: | |
| STUCCO: BLUE EAGLE E-53 CANYON CLAY | |
| TRIM & DOORS: ICI 587 CHURCH STREET | |
| (B) COLOR SCHEME--B: | |
| STUCCO: BLUE EAGLE E-55 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




*Incorporate view shed from leasing office to exercise & social room

# FLOOR PLAN RECREATION BUILDING

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

3,236 SQ. FT.

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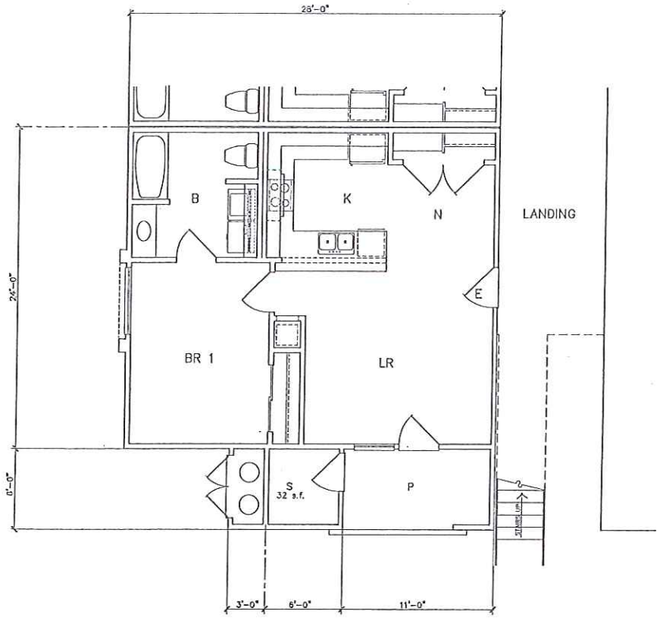
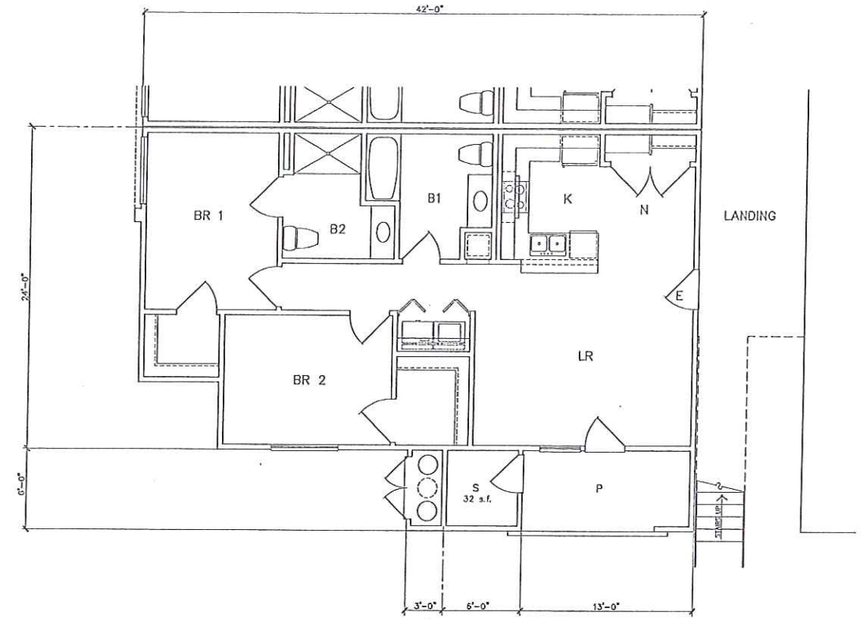
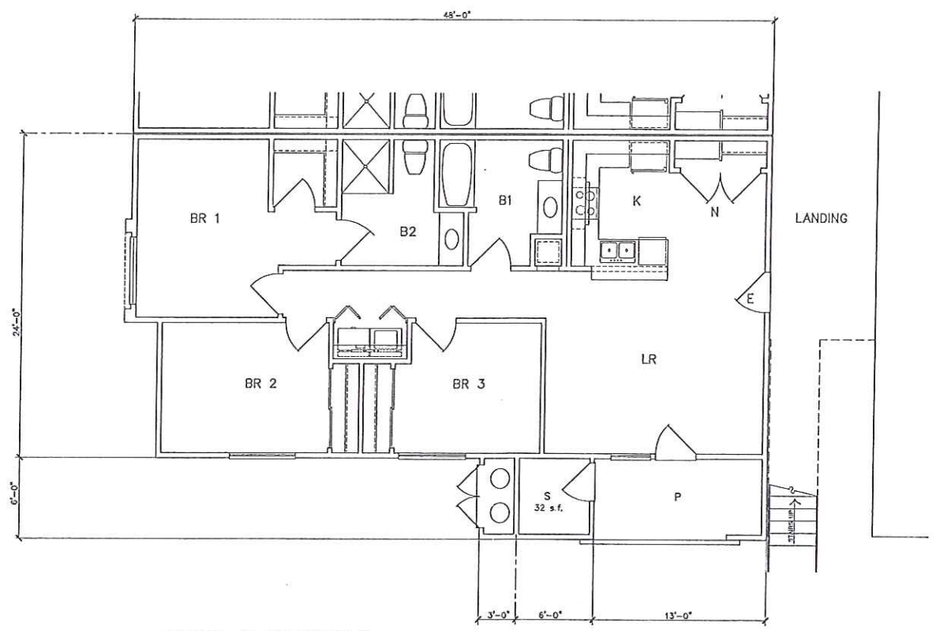
2012




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"

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559-278-0900

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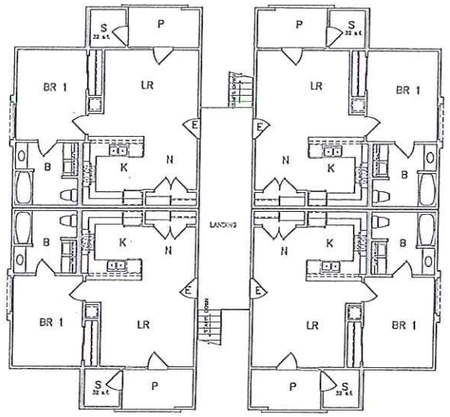
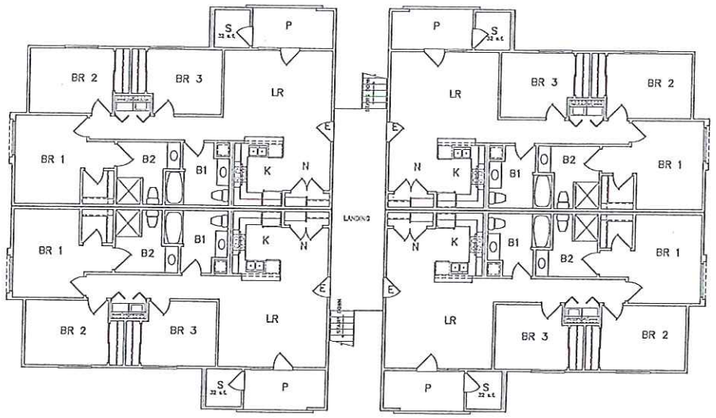
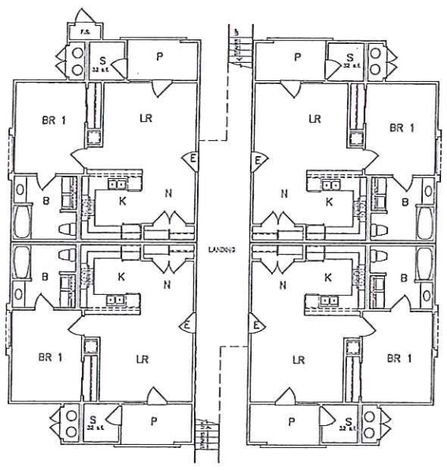



SECOND FLOOR PLAN



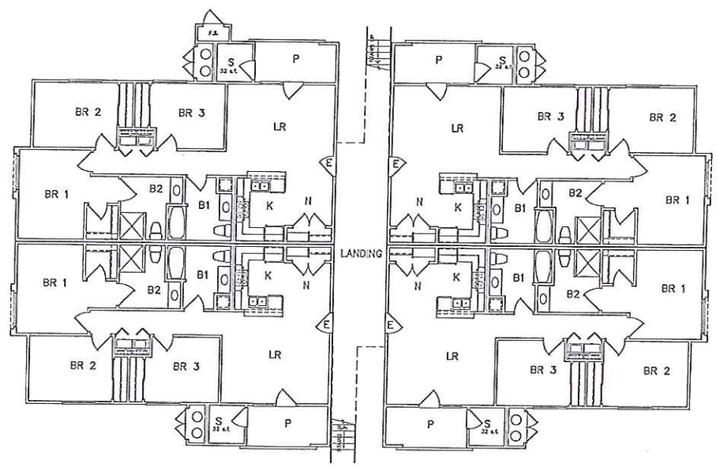

SECOND FLOOR PLAN




FIRST FLOOR PLAN

## UNIT TYPE A

BUILDING #3,7 & 13




FIRST FLOOR PLAN

## UNIT TYPE C

BUILDING #4,10,15 & 16

# BUILDING FLOOR PLANS

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

REVISED: 10/05/12

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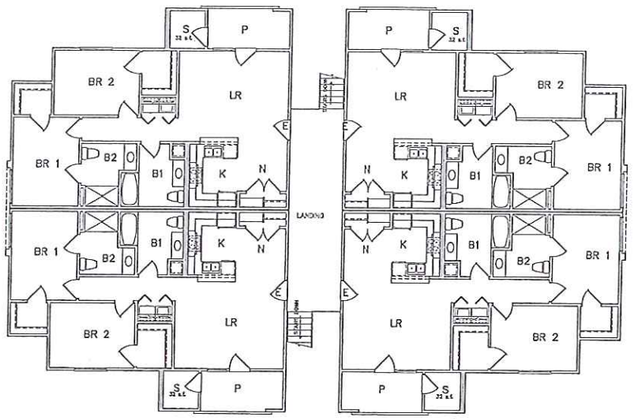
5733 N. West Suite 111
Fresno, Ca 93711
559-276-0300

DATE: 00/00/12
JOB NO. 1126

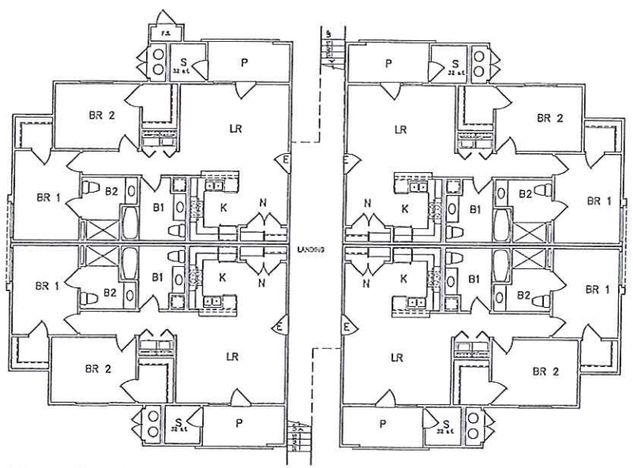
BFP1

OF 00 SHEETS

NOV 16 2012



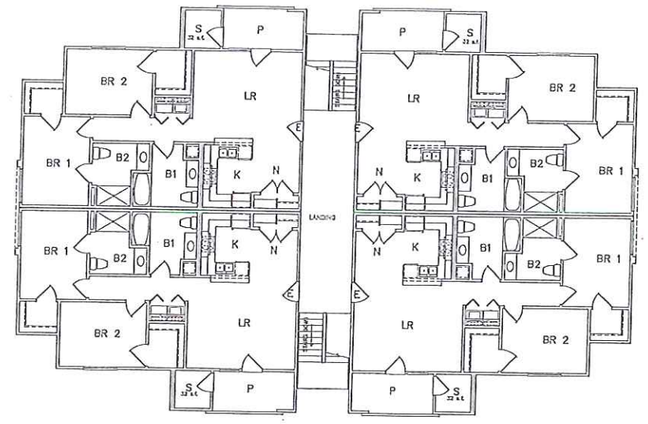

SECOND FLOOR PLAN



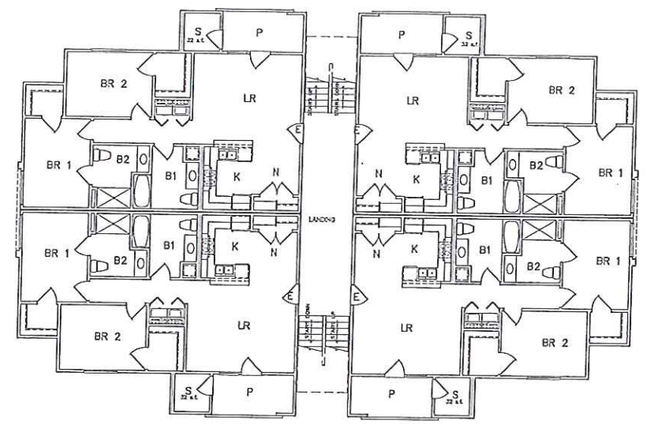

FIRST FLOOR PLAN

# UNIT TYPE B

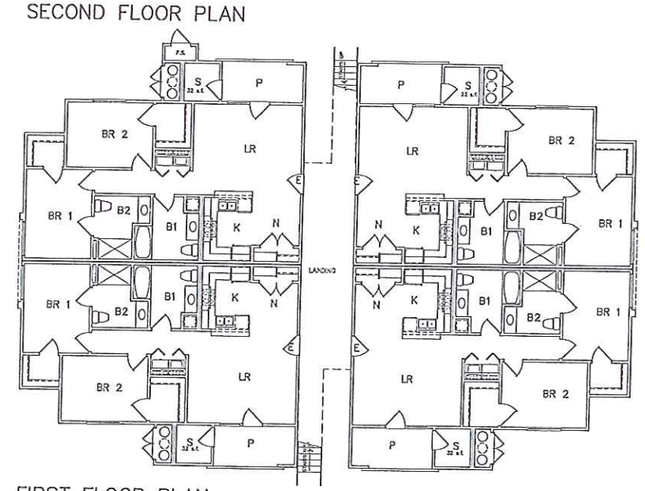
BUILDING #1,2,5,9,12,14,17,18,20 & 21




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

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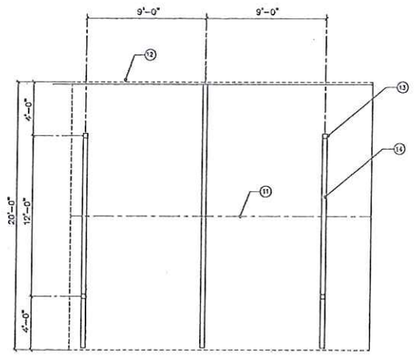
6730 N. West Suite 111
Fresno, Ca 93711
559-276-0900

DATE: 00/00/12
JOB NO. 1128

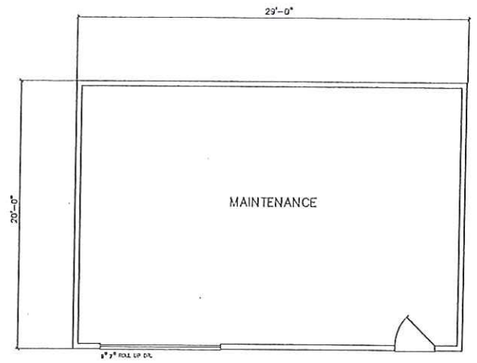
BFP2

OF 00 SHEETS

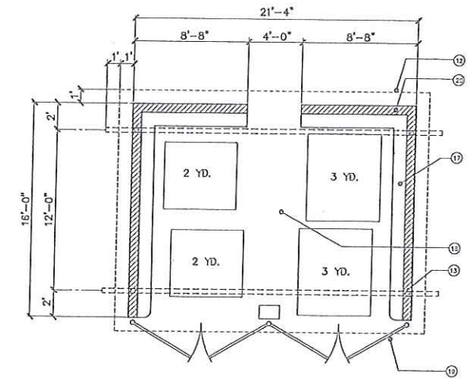
NOV 1 6 2012



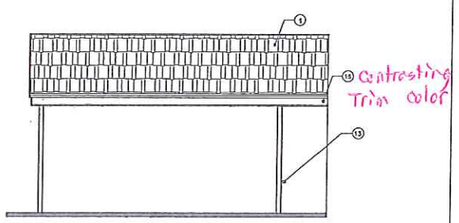

CARPORT PLAN



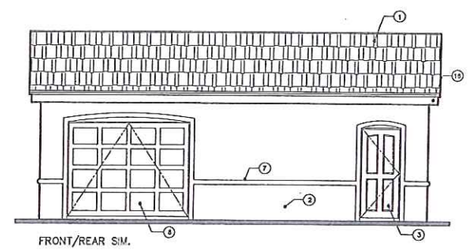

MAINTENANCE BUILDING PLAN




TRASH ENCLOSURE PLAN




FRONT/REAR



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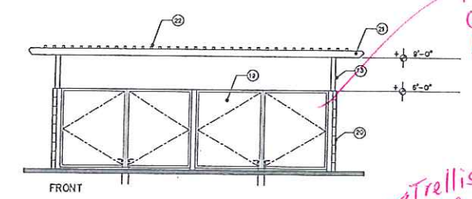


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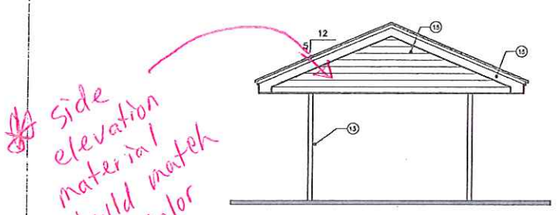
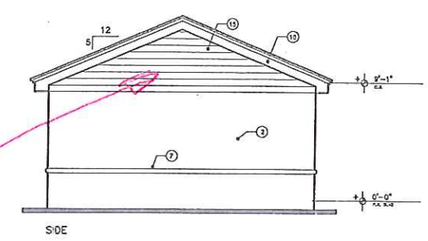


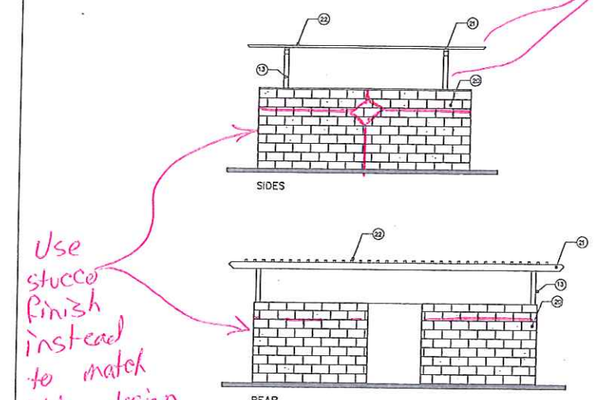

SIDE

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. ROOF LINE
12. ROOF LINE
13. STEEL TUBE COLUMN
14. 4" WIDE PAINTED WHITE STRIPE
15. HORIZONTAL WOOD SIDING
16. WOOD FASCIA
17. 6" HIGH CONC. CURB
18. 4" THK. CONC. SLAB
19. METAL GATES
20. 6" HIGH x 8" THK. SPLIT-FACED CONC. BLOCK WALL
21. 4"x6" STEEL TUBE
22. 2"x2" STEEL TUBES @ 6" o.c.

# MISC. FLOOR PLANS,& EXTERIOR ELEVATIONS

1/4" = 1'-0"

REVISED:10/05/12

Weber Inness Associates, Inc.

6730 N. West, Suite 111
Fresno, Ca 93711
559-271-0900

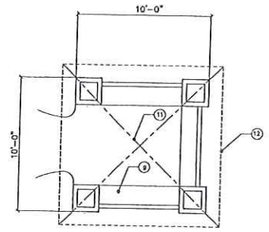
DATE: 08/24/12
JOB NO. 1126

A7M1

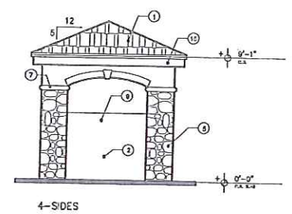
OF 09 SHEETS

MISC. FLOOR PLANS, AND ELEVATIONS

NOV 16 2012

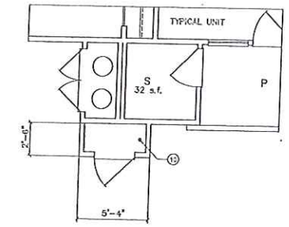



MAIL KIOSK
PLAN

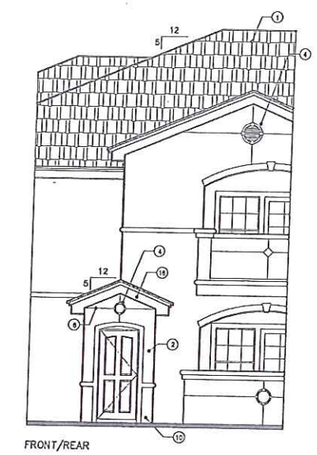



4-SIDES

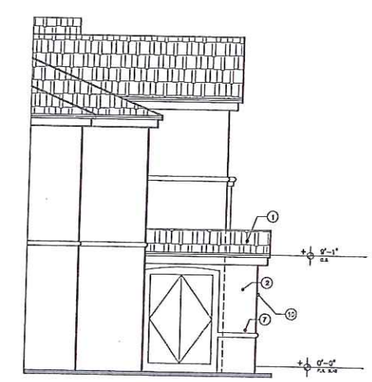
MAIL KIOSK
ELEVATION




FIRE SPRINKLER RISER RM.
PLAN




FRONT/REAR




SIDE

FIRE SPRINKLER RISER RM.
ELEVATIONS

NOTE KEY

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MISC. FLOOR PLANS AND ELEVATIONS

NOV 1 0 2012