

LEMOORE PLANNING COMMISSION
Regular Meeting
AGENDA
Lemoore Council Chambers
429 'C' Street

August 11, 2014
7:00 p.m.

1. Pledge of Allegiance and Roll Call
2. Public Comments and Inquiries
If you wish to comment on an item, which is not on the agenda, you may do so under "Public Comment." In order to allow time for all public comments, each individual's comments are limited to five minutes. When addressing the Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.
3. Approval – Minutes – Regular Meeting July 28, 2014
4. Public Hearing – Major Site Plan Review No. 2014-02 and Conditional Use Permit No. 2014-03 – Request to Construct a 28-Unit Senior Affordable Apartment Complex – Phase II of Existing Cinnamon Villas Apartments Located at 335 W. Cinnamon Drive
5. Planning Director's Report
6. Commission's Report and Request for Information
7. Adjournment

Tentative Future Items

August 25th

-Public Hearing –Report and Recommendation – Zone Change and General Plan Amendment – 847 and 849 Champion Street

Notice of ADA Compliance: If you or anyone in your party needs reasonable accommodation to attend, or participate in, any City Council Meeting, please make arrangements by contacting City Hall at least 24 hours prior to the meeting. They can be reached by calling 924-6700, or by mail at 119 Fox Street, Lemoore, CA 93245.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter at City Hall located at 119 Fox Street, Lemoore, CA during normal business hours. In addition, most documents will be posted on the City's website at www.lemoore.com.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary, do hereby declare that the foregoing Agenda for the Lemoore Planning Commission Regular Meeting of Monday, August 11, 2014 at 7:00 p.m. was posted on the outside bulletin board located at City Hall, 119 Fox Street in accordance with applicable legal requirements. Dated this 8th day of August 2014.

//s//
Kristie Baley, Commission Secretary

WELCOME TO YOUR LEMOORE PLANNING COMMISSION MEETING

Whether you are attending this meeting because of general interest, or because a particular item of special interest is to be reviewed, your presence is an important means of helping to insure an informed public and responsible City Government.

PLANNING COMMISSION

The Planning Commission has been established to advise the City Council in planning and zoning matters.

REGULAR PLANNING COMMISSION MEETINGS

Meetings are held at 7:30 p.m. on Second and Fourth Monday of each month. Business requiring Commission action is listed on the Planning Commission Meeting Agenda (blue-colored). An agenda is prepared for each Planning Commission Meeting. In compliance with the State open meeting laws (Brown Act), only those items on the agenda may be acted upon by the Planning Commission.

CONDUCT AT PUBLIC MEETINGS

Your courtesy is requested to help our meeting run smoothly. If you'll be kind enough to follow these simple rules, we can make the best possible use of time. Please silence all electronic devices. Please refrain from public displays or outbursts such as unsolicited applause, comments, cheering, foul language, or obscenities. Any disruptive activities that substantially interfere with the ability of the City to carry out its meeting or prevents/disrupts others from fully participating in the meeting will not be permitted and offenders will be requested to leave the meeting pursuant to Government Code § 54957.9.

PUBLIC COMMENTS

At a Planning Commission meeting, those who wish to be heard on matters on the agenda should indicate their desire to speak when the item is ready for discussion. If you wish to comment on an item which is not on the agenda, you may do so under "Public Comments". In order to allow time for all public comments, each individual's comments are limited to five minutes. Time shall not be shared/loaned from speaker to speaker. If you wish to request time on an upcoming Planning Commission Agenda to present a particular item or matter to the Planning Commission, you may contact the Planning Commission Secretary at any time before 12:00 noon on the Tuesday immediately preceding the Planning Commission meeting to so request. If the matter is within the Planning Commissions jurisdiction, and the Planning Commission has not taken action or considered the item at a recent meeting, the Planning Director may place the item on the Agenda. When addressing the Planning Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.

PLANNING COMMISSION ACTION

Resolution

A Resolution is a formal written expression of a policy, opinion or desire of the Planning Commission. It requires only one reading and becomes effective on adoption.

Minute Order

Actions of the Planning Commission recorded only in the Minutes taken in all cases where a formal Resolution is not needed or required.

SUGGESTIONS, INQUIRIES OR COMPLAINTS

While any citizen may speak directly to the Planning Commission concerning suggestions, inquiries or complaints, the Planning Director or Department Head responsible for the service or work concerned, can usually provide pertinent information or handle the matter without delay if a request is made directly to him or her. If you are not sure which department to call, or whenever you feel the matter has not been properly handled, please contact the office of the Planning Director at 711 W. Cinnamon Drive, telephone 924-6740, or email planningdept@lemoore.com.

Minutes of the
LEMOORE PLANNING COMMISSION
July 28, 2014

MEETING CALLED TO ORDER:

At 7:05 p.m. the meeting was called to order.

ATTENDANCE:

Chairman Garcia, Vice-Chairman Clement, Commissioners Dow, Monreal, Wynne; Planning Director Wlaschin, Project Manager Holwell, Commission Secretary Baley

ARRIVED LATE:

City Planner Brandt

ABSENT:

Commissioners Badasci, Marvin

PUBLIC COMMENT:

There was no comment.

MINUTES – REGULAR MEETING JULY 14, 2014:

It was moved by Commissioner Wynne and seconded by Commissioner Dow to approve the Minutes of the Planning Commission Regular Meeting of July 14, 2014.

Ayes: Dow, Monreal, Wynne, Clement, Garcia

Absent: Badasci, Marvin

PLANNING DIRECTOR'S REPORT:

Planning Director Wlaschin reported that the paving of Bush Street is scheduled to begin August 6th and is expected to be complete prior to August 11th.

Wlaschin reported that Level I of the Water Conservation Measure goes into effect August 1, 2014.

Wlaschin reported that Well 12 at Cedar and Acacia is back on-line.

Wlaschin explained how the water levels are monitored and the wells are maintained.

Wlaschin informed the Commissioners of future agenda items.

PUBLIC HEARING – CONDITIONAL USE PERMIT – CEQA – CATEGORICALLY EXEMPT – DEREK WEISSER – FRAMEWORK RACING INC. – REVIEW AND CONSIDER ADOPTION OF RESOLUTION NO. 2014-02 – ESTABLISHING A BMX RACE TRACK SOUTH OF IDAHO AVENUE, APPROXIMATELY 900 FEET EAST OF HIGHWAY 41:

Applicant Derik Weisser presented the request and answered questions.

Chairman Garcia requested comment from the public.

There was no comment.

It was moved by Commissioner Wynne and seconded by Commissioner Dow to approve Resolution 2104-02 – Approving Conditional Use Permit 2014-02 to Allow a BMX Raceway Facility Located on the South Side of Idaho Avenue, Approximately 900 Feet East of Hwy 41.

Ayes: Wynne, Dow, Monreal, Clement, Garcia

Absent: Badasci, Marvin

PUBLIC HEARING – CITY INITIATED PROJECT – CEQA – CATEGORICALLY EXEMPT – REVIEW AND CONSIDER ADOPTION OF RESOLUTION NO. 2014-03 – MAKING A RECOMMENDATION TO THE CITY COUNCIL REGARDING AMENDING OF CITY OF LEMOORE ZONING CODE (Title 9); AN ORDINANCE MODIFYING CERTAIN SECTIONS OF ARTICLE D1: LANDSCAPING STANDARDS:

City Planner Brandt presented each recommended ordinance text change to Commissioners.

Commissioners unanimously agreed to discourage fescue for new construction to prohibit high water use.

Commissioners were unanimously against recommended text changes to 9.5D1-2.D1, 9.5D1-2.D.2 and 9.5D1-2.F.3

It was moved by Commissioner Monreal and seconded by Commissioner Wynne to approve Resolution 2104-03 – Recommending Approval of Zoning Ordinance Text Amendment No. 2104-01 to Modify Landscape Design Standards in the City of Lemoore and omitting the recommended changes to 9.5D-2D1, 9.5D1-2D.2 and 9.5D1-2F.3.

Ayes: Monreal, Wynne, Dow, Clement, Garcia

Absent: Badasci, Marvin

COMMISSIONERS REPORT AND REQUESTS FOR INFORMATION:
ADJOURNMENT:

There were no reports or requests.

ADJOURNMENT:

At 8:18 p.m. the meeting adjourned.

Approved the 11th day of August 2014.

Full digital audio recording is available.

Attest:

Jeff Garcia, Chairman

Kristie Baley, Commission Secretary

Mayor
William Siegel
Mayor Pro Tem
Lois Wynne
Council Members
Ray Madrigal
Eddie Neal
Willard Rodarmel



**Public Works/
Planning Services
Department**

711 Cinnamon Drive
Lemoore CA 93245
Phone (559) 924-6740
FAX (559) 924-6708

Staff Report

ITEM 4

To: Lemoore Planning Commission
From: Michael Hernandez, Assistant Planner and Steve Brandt, City Planner
Date: August 8, 2014
Subject: Public Hearing to Consider **Major Site Plan Review No. 2014-02** and **CUP No. 2014-03**: a Request by Pacific West Communities, Inc. to Construct a 28-Unit Senior Affordable Apartment Complex. The Project is the Second Phase of the Existing Cinnamon Villas Apartments.

Recommended Action

City staff recommends that the Planning Commission conduct a public hearing to take testimony regarding Major Site Plan Review No. 2014-02 and CUP No. 2014-03. Following the Public Hearing staff recommends that the Planning Commission consider the testimony given and approve the applicant's proposal with conditions.

Proposal

The applicant, Pacific West Communities, Inc. requests a Major Site Plan Review and Conditional Use Permit to construct Phase II, the last phase of the Cinnamon Villas Project, on the proposed 1.86 acre lot, east of the existing Phase I site.

Project Description

Phase II of the project will contain 28 senior affordable living apartments, a laundry room building, an outdoor barbeque area, a fenced dog park area, and covered parking. The site will consist of 5 separate building structures: 3 Type C buildings that provide eight 1-bedroom units, 1 Type B building that provides four 2-bedroom units, and the laundry building.

Parking for the villas will include 31 parking spaces. All but three of the spaces will be covered. Three of the spaces will be van accessible parking spaces.

The project proposes to include landscaping, outdoor lighting, the existing 6' wood fence dividing the property to the east, and ADA accessible trash enclosure, bench areas, bike racks and one identification sign.

Amenities include a fenced dog park and an ADA accessible picnic table and barbecue area. Residents of Phase II will also be able to enjoy the pool, recreation room, and other amenities and services offered at Phase I of The Cinnamon Villas.

Applicant Pacific West Communities, Inc., Tim Sciacqua, Consultant

Location Southeast corner of Cinnamon Drive and Follett Street

Existing Land Use Vacant

APN 021-500-007

Site Size 1.86 Acres

Zoning RLMD

General Plan Low-Medium Density Residential

Adjacent Land Use, Zone and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Single-Family Homes	RLD	Low Density Residential
South	Single-Family Homes	RLMD	Low-Medium Density Residential
East	Single-Family Homes	RLMD	Low-Medium Density Residential
West	Cinnamon Villas Phase I Senior Apartments	RMD	Medium Density Residential

History

The applicant, Pacific West Communities Inc., also developed the first phase of the project. The Planning Commission passed and adopted Resolution No. 2009-05 on July 13, 2009, approving the first phase of Cinnamon Villas Senior Apartments, and with the anticipation of the second phase to be constructed at a later date. The first phase has proven to be a successful and a thriving affordable senior housing complex.

Zoning/General Plan

The project site is currently zoned as Low-Medium Density Residential. This Zone requires a minimum site area of 3,000 square feet for every dwelling unit. At 1.86 acres (or 81,021 square feet), the site is normally allowed 27 units. However, because the dwelling units will be committed to senior housing, the Zoning Ordinance provides a density bonus of up to 20%, meaning that the site would be allowed up to 32 units. The proposed site plan shows 28 units, which is less than the acceptable maximum after the density bonus is applied.

Access and Traffic

Access to the property will be from two locations, one on Follett Street and one on Cinnamon Drive. The Follett Street access is aligned with the existing drive access across the street on the first phase of Cinnamon Villas. Staff supports having two access points because it will allow for better circulation in and out of the property for residents, visitors, fire emergency vehicles, and refuse vehicles.

Grading and Site Design

The site meets the City's site design standards for height, setbacks, and parking. The plans show that the project will have similar architecture, building colors, and landscaping as the existing Phase I Project.

The site's existing grade is currently lower than the adjacent streets. Therefore, the developer will likely bring in dirt to raise the site or construct a block retaining wall. This will reduce the grade difference between the site and the adjacent properties to the east.

Staff recommends that the existing wood fence along the east property line be replaced with a vinyl fence similar to the fence at the Phase I site. Alternatively, if the Planning Commission sees a need for greater separation between the project and adjacent homes, the Commission could change the Staff's recommendation and require that a block wall be installed.

Environmental Assessment

Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 New Construction, it has been determined that this project is categorically exempt from additional CEQA processes.

Recommended Approval Findings

A conditional use permit shall be granted only when the Planning Commission determines that the proposed use or activity complies with all of the following findings:

1. The proposed use is consistent with the General Plan, any applicable specific plans, and all applicable provisions of this title. The project is within the allowed density.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city. The use is compatible with the zone and existing uses in the vicinity.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. Given the proposed plans, access to and from the site is suitable for the intensity of traffic. Follett Street and Cinnamon Drive are classified as collector streets under the City of Lemoore's General Plan, and will provide connection between the proposed site for higher density apartments, downtown, and other parts of the city.
4. The project will not be contrary to the specific intent clauses, development regulations, or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation, and service facilities in the vicinity. Due to the existing first phase of Cinnamon Villas, residents of the second phase will have access to the adjacent phase, with aligned accesses to both housing complexes. Residents will be eligible for use of the amenities provided by the existing first phase of the existing Cinnamon Villas.

Major Site Plan Review

The following standards from the City Zoning Ordinance shall be met:

9-2B-15: MAJOR SITE PLAN AND ARCHITECTURAL REVIEW:

Review Required: A major site plan and architectural review is required for new multi-family residential developments (e.g., apartments, condominiums, townhomes)

9-5A-2: HEIGHT LIMITS MEASUREMENT AND EXCEPTIONS:

The maximum height shall not exceed 45ft. The proposed height of the building structure is 20ft. 10in.

9-5A-3: SETBACK DETERMINATION AND REQUIREMENTS:

The setback minimum for the proposed site is 10ft. The proposed site will have a 10 ft. setback, per the site plans.

9-5B-2: NOISE, ODOR, AND VIBRATION PERFORMANCE STANDARDS

Because the site is adjacent to residential uses, delivery times are limited to between 7:00am and 7:00pm.

No obnoxious odors or fumes shall be emitted that are perceptible without instruments by a reasonable person at the property line of the site.

9-5B-3: PROPERTY AND UTILITY IMPROVEMENTS:

Installation of new drive approaches and street lights on Follett Street and Cinnamon Drive shall be required to be installed at the developer's expense. An encroachment permit shall be obtained prior to commencement of work.

9-5B-4: OUTDOOR LIGHTING:

All on-site outdoor lighting shall be recessed and/or constructed with full downward shielding in order to reduce light and glare impacts on trespass to adjoining properties and public rights of way. Each fixture shall be directed downward and away from adjoining properties and public rights of way, so that no light fixture directly illuminates an area outside of the project site.

Maximum lighting height is 18 feet if the light pole is less than 10 feet from a property line and 24 feet if it is more than 10 feet from a property line.

Outdoor lighting shall utilize energy efficient fixtures and lamps, such as, LED, high pressure sodium, metal halide, low pressure sodium, hard wired compact fluorescent, or other lighting technology that is of equal or greater efficiency. All new outdoor lighting fixtures shall be energy efficient with a rated average bulb life of not less than ten thousand (10,000) hours.

Architectural features may be illuminated by up lighting, provided that the lamps are low intensity to produce a subtle lighting effect and no glare or light trespass is produced. Wherever feasible, solar powered fixtures should be used.

9-5F-5: STANDARDS FOR PERMANENT ONSITE SIGNS:

All signage shall meet the requirements of Chapter 9-5F of the Zoning Ordinance. Signage shall not be placed so as to impair traffic line of site. The following signage is the maximum allowed:

- One new monument sign is allowed. It can be on either side of a drive approach. The maximum height is 4 feet. The maximum total sign face size is 50 square feet.

- A maximum 100 square feet of building signage is allowed. The total amount can be divided into multiple signs. City design standards must be met.

9-5G-2: ELIGIBILITY FOR DENSITY BONUS AND INCENTIVES AND CONCESSIONS:

- A senior citizen housing development. (9-5G-2-3) is eligible for a 20% density bonus.

Recommended Conditions of Conditional Use Permit

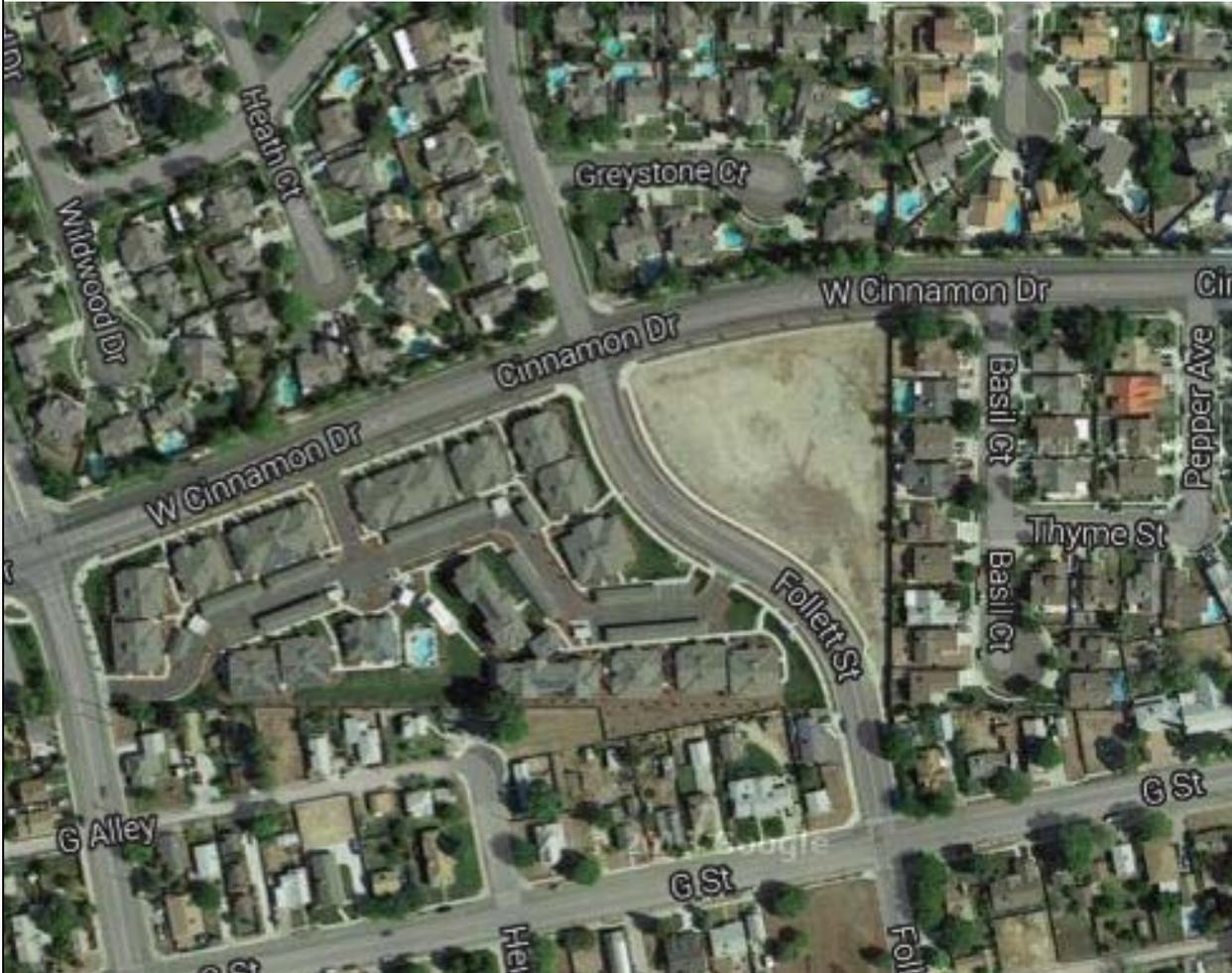
Staff recommends that the approval be conditioned upon the following:

1. The project shall be developed as per proposed Site Plan, Landscape Master Plan, Site Electrical Plan and Site Photometric (lighting) Plan. Any deviation from the approved plans shall require an amendment to the prior approvals or approval of a new permit as determined by the City.
2. An encroachment permit shall be obtained prior to commencement of work in a public right of way.
3. Delivery times shall be limited to between 7:00am and 7:00pm.
4. No on-street parking shall be allowed on Follett Street.
5. Trash enclosures shall be designed to accommodate refuse and recycling bins. The trash enclosure shall also include a roof structure and enclosed by a finished block wall.
6. The existing 8" wide brick stamping behind the curb shall remain consistent with Phase I stamping.
7. The project shall connect to existing sewer and water lines. Sewer and water services shall be installed per plans approved by the City Engineer.
8. Apartment unit identification shall be appropriately sized and located on buildings as directed by police and fire departments. Fire hydrant and fire department connection locations shall be located according to Fire Department recommendation.
9. Trees shall be planted in the parkway between the curb and sidewalk with a spacing of approximately 40' on center using trees from the City Street Tree list. Groundcover shall also be planted in the parkway.

10. The proposed grasses shall be drought tolerant grass.
11. Where the final grade difference between the project site and adjacent properties to the east is more than one foot, a block retaining wall shall be installed at least to the height of the grade of the higher property.
12. New 6' vinyl fencing, similar in style to the Phase I fencing shall be installed along the easterly project boundary. It may be installed on top of any required retaining wall.
13. A separate sign application and administrative approval process will be required before ordering or installing any signage or lease up signage and flags so that it is in conformity with the city's sign ordinance.
14. The developer shall comply with the San Joaquin Valley Air Pollution Control District (SJVAPCD) standards, and the City of Lemoore dust control requirements. The project will be required to meet the 9510 Rule (Indirect Source Review) and submit a construction notification to the district for the project and that compliance with the Districts Regulation VIII (fugitive dust) Rules will be monitored.
15. Outdoor lighting shall utilize energy efficient fixtures and lamps, such as LED, high pressure sodium, metal halide, low pressure sodium, hard wired compact fluorescent, or other lighting technology that is of equal or greater efficiency. All new outdoor lighting fixtures shall be energy efficient with a rated average bulb life of not less than ten thousand (10,000) hours.
16. Architectural features may be illuminated by up lighting, provided that the lamps are low intensity to produce a subtle lighting effect and no glare or light trespass is produced. Wherever feasible, solar powered fixtures should be used.
17. Upon completion of any infrastructure improvements and their acceptance by the city, the developer's engineer shall prepare drawings of as built improvements and shall submit to the city one reproducible and three blue line copies for the city's records in addition to a digital copy for incorporation into the City's GIS System.
18. If not exercised within two years from the date of approval, this Conditional Use Permit shall expire and become void, except where an extension of time has been approved in compliance with the Zoning Ordinance.

Attachments

- Aerial Photo of Site
- Draft Resolution for Approval
- Development Package containing Site Plan, Conceptual Landscape Plans, Floor Plans, Elevation Plans, Color and Materials Palette, and Lighting Photometric Plan



Aerial Photo of Site

Exhibit
1

RESOLUTION NO. 2014-04

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING MAJOR SITE PLAN REVIEW NO. 2014-02 AND
CONDITIONAL USE PERMIT NO. 2014-03
TO ALLOW A 28-UNIT SENIOR AFFORDABLE APARTMENT COMPLEX
LOCATED ON THE SOUTHEAST CORNER OF CINNAMON DRIVE AND FOLLETT STREET**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on August 11, 2014, at 7:00 p.m. on said day, it was moved by Commission Member _____, seconded by Commission Member _____ and carried that the following Resolution be adopted:

WHEREAS, Pacific West Communities, Inc., represented by Tim Sciacqua, has requested a conditional use permit to allow a 28-unit Senior Affordable Apartment Complex located on the southeast corner of Cinnamon Drive and Follett Street; and

WHEREAS, the site is currently vacant; and

WHEREAS, the zoning on the parcel is RLMD (Low/Medium Density Residential); and

WHEREAS, the project is categorically exempt from California Environmental Quality Act (CEQA) requirements per the new small structures exemption in Section 15303 of the CEQA Guidelines.

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at their August 11, 2014, Meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed conditional use permit:

1. The proposed use is consistent with the General Plan, any applicable specific plans, and all applicable provisions of this title. The project is within the allowed density.
2. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use or to the general welfare of the city. The use is compatible with the zone and existing uses in the vicinity.
3. The site of the proposed use is physically suitable for the type, density, and intensity of the use and related structures being proposed. Given the proposed plans, access to and from the site is suitable for the intensity of traffic. Follett Street and Cinnamon Drive are classified as collector streets under the City of Lemoore's General Plan, and will provide connection between the proposed site for higher density apartments, downtown, and other parts of the city.

4. The project will not be contrary to the specific intent clauses, development regulations or performance standards established for the zoning district in which it is located. The proposed use and related structures are compatible with other land uses, transportation, and service facilities in the vicinity. Due to the existing first phase of the Cinnamon Villas, residents of the second phase will have access to the adjacent phase, with aligned accesses to both housing complexes. Residents will be eligible for use of the amenities provided by the existing first phase of the existing Cinnamon Villas.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore approves Major Site Plan Review No. 2014-02 and Conditional Use Permit No. 2014-03, subject to the following conditions:

1. The project shall be developed as per proposed Site Plan, Landscape Master Plan, Site Electrical Plan and Site Photometric (lighting) Plan. Any deviation from the approved plans shall require an amendment to the prior approvals or approval of a new permit as determined by the City.
2. An encroachment permit shall be obtained prior to commencement of work in a public right of way.
3. Delivery times shall be limited to between 7:00am and 7:00pm.
4. No on-street parking shall be allowed on Follett Street.
5. Trash enclosures shall be designed to accommodate refuse and recycling bins. The trash enclosure shall also include a roof structure and enclosed by a finished block wall.
6. The existing 8" wide brick stamping behind the curb shall remain consistent with Phase I stamping.
7. The project shall connect to existing sewer and water lines. Sewer and water services shall be installed per plans approved by the City Engineer.
8. Apartment unit identification shall be appropriately sized and located on buildings as directed by police and fire departments. Fire hydrant and fire department connection locations shall be located according to Fire Department recommendation.
9. Trees shall be planted in the parkway between the curb and sidewalk with a spacing of approximately 40' on center using trees from the City Street Tree list. Groundcover shall also be planted in the parkway.
10. The proposed grasses shall be drought tolerant grass.
11. Where the final grade difference between the project site and adjacent properties to the east is more than one foot, a block retaining wall shall be installed at least to the height of the grade of the higher property.
12. New 6' vinyl fencing, similar in style to the Phase I fencing shall be installed along the easterly project boundary. It may be installed on top of any required retaining wall.

13. A separate sign application and administrative approval process will be required before ordering or installing any signage or lease up signage and flags so that it is in conformity with the city's sign ordinance.
14. The developer shall comply with the San Joaquin Valley Air Pollution Control District (SJVAPCD) standards, and the City of Lemoore dust control requirements. The project will be required to meet the 9510 Rule (Indirect Source Review) and submit a construction notification to the district for the project and that compliance with the Districts Regulation VIII (fugitive dust) Rules will be monitored.
15. Outdoor lighting shall utilize energy efficient fixtures and lamps, such as LED, high pressure sodium, metal halide, low pressure sodium, hard wired compact fluorescent, or other lighting technology that is of equal or greater efficiency. All new outdoor lighting fixtures shall be energy efficient with a rated average bulb life of not less than ten thousand (10,000) hours.
16. Architectural features may be illuminated by up lighting, provided that the lamps are low intensity to produce a subtle lighting effect and no glare or light trespass is produced. Wherever feasible, solar powered fixtures should be used.
17. Upon completion of any infrastructure improvements and their acceptance by the City, the developer's engineer shall prepare drawings of as built improvements and shall submit to the city one reproducible and three blue line copies for the city's records in addition to a digital copy for incorporation into the City's GIS System.
18. If not exercised within two years from the date of approval, this Conditional Use Permit shall expire and become void, except where an extension of time has been approved in compliance with the Zoning Ordinance.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on August 11, 2014, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

Jeff Garcia, Chairperson

ATTEST:

Kristie Baley, Commission Secretary



- NOTES:**
- A. Place 2" depth 3/4" Sonoma Gold crushed rock over landscape fabric under stairways and utility access areas. Install Permaloc Clean Line 3/4" x 4" aluminum edging with mill finish (MF), between crushed rock and adjacent shrub bed.
 - B. Place 2'-3" size cobble in snags as indicated as well as low lying areas or at drop inlets as required.
 - C. Install Permaloc Clean Line 3/4" x 4" aluminum edging with mill finish (MF), between lawn / no-mow grass areas and adjacent shrub beds. Stake at every preformed loops with 12" stakes supplied from manufacturer with product.
 - D. Place a 24" wide x 4" depth decomposed granite edge along the back of side walk or as indicated. Install Permaloc Clean Line 3/4" x 4" aluminum edging with mill finish (MF), between decomposed granite and adjacent shrub beds.
 - E. Install a 4' high decorative fence to screen the ground HVAC units as shown. Refer to detail sheet LB.

- SCREEN HVAC CONDENSER UNITS AND UTILITY SERVICE PANELS WITH PLANTS OR DECORATIVE SCREENS
- COVERED VAN ACCESSIBLE PARKING
- ADA ACCESSIBLE PICNIC TABLE & BBQ (M.N. 1)
- BIKE RACK, TYP. OF (3) LOCATIONS
- ADA ACCESSIBLE TRASH ENCLOSURE TO MATCH PHASE I

- GENERAL NOTES:**
- A. The landscape plans will comply with the requirements of the water efficient landscape ordinance (WELCO). Elements of the Landscape Documentation Package:
 - (a) The Landscape Documentation Package shall include the following six (6) elements:
 - (1) project information:
 - (A) date
 - (B) project applicant
 - (C) project address (if available, parcel and/or lot number(s))
 - (D) total landscape area (square feet)
 - (E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
 - (F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
 - (G) checklist of all documents in Landscape Documentation Package
 - (H) project contacts to include contact information for the project applicant and property owner
 - (2) applicant signature and date with statement, all agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package
 - (b) Water Efficient Landscape Worksheet:
 - (A) hydrozone information table
 - (B) water budget calculations
 - 1. Maximum Applied Water Allowance (MAWA)
 - 2. Estimated Total Water Use (ETM)
 - (3) soil management report;
 - (4) landscape design plan;
 - (5) irrigation design plan; and
 - (6) grading design plan.
- Note: Authority Cited: Section 65545, Government Code. Reference: Section 65546, Government Code.
- *Contractor to verify all quantities from plan. Plant legend is for reference only.
- **NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE LAND ARCH.

"I have complied with the criteria of the Water Efficient Landscape Ordinance (WELCO) and applied them for the efficient use of water in the landscape design plan"

PLANT LEGEND (proposed)

Key	Botanical Name - Common Name ***	Size	Qty. * PF**	Symbol
TREES				
T1	Geijera parvifolia - Australian Willow	#15	M	
T2	Lagerstroemia indica 'Tuscarora' Std. - Standard Crape Myrtle	#15	L	
T3	Pinus canariensis - Canary Island Pine	#15	L	
T4	Pistacia chinensis 'Keith Davey' - Chinese Pistache	#15	M	
T5	Platanus acerifolia 'Yorkwood' - London Plane Tree	#15	M	
T6	Pyrus calleryana 'Red Spire' - Red Spire Flowering Pear	#15	M	
T7	Ulmus parvifolia 'Dynasty' - Chinese Evergreen Elm	#15	M	
T8	Vitex agnus-castus - Chaste Tree	#15	L	
T9	Zelkova serrata 'Green Vase' - Japanese Sawleaf Zelkova	#15	M	
GRASSES				
G1	Colomastix x acutifolia 'Karl Foerster'	#1	M	
G2	Festuca ovina 'Elijah Blue' - Blue Fescue	#1	L	
G3	Pennisetum a. Little Bunny' - Dwarf Fountain Grass	#1	L	
G4	Muhlenbergia rigans - Deer Grass	#1	L	
PERENNIALS				
P1	Agapanthus africanus 'Peter Pan' - Dwarf Lily of the Nile	#1	M	
P2	Diets vegeta - Fortnight Lily	#1	M	
P3	Hemerocallis 'Stella D'Oro' - Dwarf Yellow Day Lily	#1	M	
P4	Liriope muscari 'Silver Sunproof' - Silver Sunproof Lily Turf	#1	M	
P5	Lavandula angustifolia - English Lavender	#1	M	
P6	Tulbaghia violacea 'Variegata' - Variegated Society Garlic	#1	L	
SHRUBS				
S1	Barberis thunbergii 'Crimson Pygmy' - Dwarf Japanese Barberry	#5	L	
S2	Chamaecyparis humilis - Mediterranean Fan Palm	#5	M	
S3	Ilex vomitoria 'Nana' - Dwarf Yaupon Holly	#5	M	
S4	Teucrium fruticosum - Germander	#5	M	
S5	Loropetalum chinensis 'Razzle Dazzle' - Chinese Fringe Flower	#5	M	
S6	Myrtus communis 'Compacta Variegata' - Compact Variegated Myrtle	#5	M	
S7	Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo	#5	M	
S8	Olea europaea 'Little Olive' - Dwarf Olive	#5	M	
S9	Pittosporum tobira 'Variegata' - Variegated Pittosporum	#5	M	
S10	Pittosporum tobira 'Wheeler's Dwarf' - Wheeler's Dwarf Pittosporum	#5	M	
S11	Phormium 'Tom Thumb' - Tom Thumb New Zealand Flax	#5	M	
S12	Rhaphitolepis indica 'Ballarina' - Dwarf Pink India Hawthorne	#5	M	
S13	Rosa x 'Noone' - Red Flower Carpet Rose	#5	M	
S14	Salvialevelandii 'Pazo Blue' - Hybrid California Sage	#5	M	
S15	Viburnum tinus 'Spring Bouquet' - Laurustinus	#5	M	
VINES				
V1	Ficus pumila - Creeping Fig, staked	#1	M	
V2	Jasminum polyanthum - Pink Jasmine, staked	#5	M	
V3	Parthenocissus tricuspidata 'Veitchii' - Little Leaf Boston Ivy, staked	#1	M	
NO-MOW GRASS M				
NATIVE NO-MOW SOD				
DELTA BLUEGRASS COMPANY 1-800-637-8873				
SOD LAWN H				
Bolero Plus				
90% Bolero Dwarf Fescue				
10% Kentucky Bluegrass				
DELTA BLUEGRASS COMPANY 1-800-637-8873				
Note: *Contractor to verify all quantities from plan. Plant legend is for reference only.				
Note: ** PF: NICOLS Species Evolution List-1991				
GROUND COVERS				
G1	Arctostaphylos densiflora Pt. Reyes' - Manzanita	Plant 1 gal. @ 36" o.c.		
G2	Baccharis pilularis 'Twin Peaks' - Coyote Bush	Plant 1 gal. @ 36" o.c.		
G3	Cotoneaster d. 'Lanfax' - Lanfax Cotoneaster	Plant 1 gal. @ 48" o.c.		
G4	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary	Plant 1 gal. @ 36" o.c.		
G5	Epilobium 'Catalina' & 'Sierra Salmon' (mixed) - California Fuchsia	Plant 1 gal. @ 36" o.c.		
G6	Trachelospermum asiaticum - Aston Jasmine	Plant 1 gal. @ 36" o.c.		
G7	Guzmania hybrid 'Aztec Queen' - Hybrid Clumping Guzmania	Plant 1 gal. @ 18" o.c. (may sub 4" pot @ 12" o.c.)		
G8	Annual color - seasonal availability	Plant 4" pot @ 12" o.c.		



LANDSCAPE MASTER PLAN

REVISIONS

DATE	5/6/14
BY	THP
PROJECT	PWH14-16

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PROJECT

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETORN DRIVE

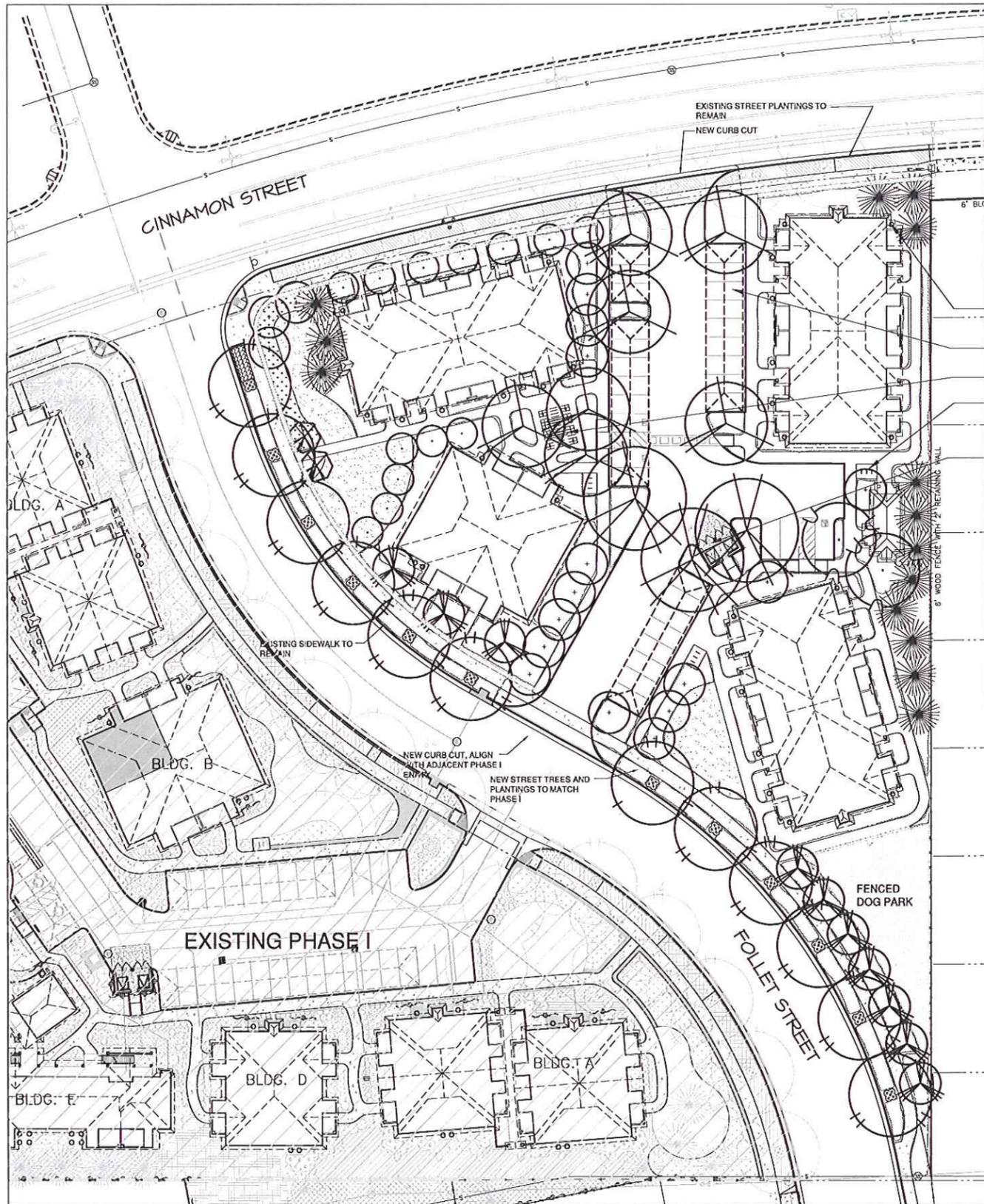
LEMOORE, CA



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
ASLA

California Landscape Architect #41122
1428 Ridgebrook Way
Chico, CA 95928
(530) 892-8897 (530) 892-9588 fax
thp@pwest.com

SCHEMATIC SET / NOT FOR CONSTRUCTION



- NOTES:**
- A. Place 2" depth 3/4" Sonoma Gold crushed rock over landscape fabric under stairways and utility access areas. Install Permaloc Clean Line 3/4" x 4" aluminum edging with mill finish (MF), between crushed rock and adjacent shrub bed.
 - B. Place 2" - 3" size cobble in swales as indicated as well as low lying areas or at drop inlets as required.
 - C. Install Permaloc Clean Line 3/4" x 4" aluminum edging with mill finish (MF), between lawn / no-mow grass areas and adjacent shrub beds. Stake at every preformed loops with 12" stakes supplied from manufacturer with product.
 - D. Place a 24" wide x 4" depth decomposed granite edge along the back of side walk or as indicated. Install Permaloc Clean Line 3/4" x 4" aluminum edging with mill finish (MF), between decomposed granite and adjacent shrub beds.
 - E. Install a 4' high decorative fence to screen the ground HVAC units as shown. Refer to detail sheet L0.

- SCREEN HVAC CONDENSER UNITS AND UTILITY SERVICE PANELS WITH PLANTS OR DECORATIVE SCREENS
- COVERED VAN ACCESSIBLE PARKING
- ADA ACCESSIBLE PICNIC TABLE & BBQ (M/N. 1)
- BIKE RACK, TYP. OF (3) LOCATIONS
- ADA ACCESSIBLE TRASH ENCLOSURE TO MATCH PHASE I

- GENERAL NOTES:**
- A. The landscape plans will comply with the requirements of the water efficient landscape ordinance (WELCO). Elements of the Landscape Documentation Package:
 - (a) The Landscape Documentation Package shall include the following six (6) elements:
 - (1) project information;
 - (A) date
 - (B) project applicant
 - (C) project address (if available, parcel and/or lot number(s))
 - (D) total landscape area (square feet)
 - (E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
 - (F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
 - (G) checklist of all documents in Landscape Documentation Package
 - (2) Water Efficient Landscape Worksheet;
 - (A) hydrozone information table
 - (B) water budget calculations
 - 1. Maximum Applied Water Allowance (MAWA)
 - 2. Estimated Total Water Use (ETMW)
 - (3) soil management report;
 - (4) landscape design plan;
 - (5) irrigation design plan; and
 - (6) grading design plan.
 - (b) project contacts to include contact information for the project applicant and property owner
 - (c) applicant signature and date with statement, all agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package
- Note: Authority Cited: Section 65545, Government Code. Reference: Section 65546, Government Code.
- *Contractor to verify all quantities from plan. Plant legend is for reference only.
- **NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE LAND. ARCH.

"I have compiled with the criteria of the Water Efficient Landscape Ordinance (WELCO) and applied them for the efficient use of water in the landscape design plan"

PLANT LEGEND (proposed)

Key	Botanical Name - Common Name ***	Size	Qty. # FF**	Symbol
TREES				
T1	Geijera parvifolia - Australian Willow	#15	M	
T2	Lagerstroemia indica 'Tuscarora' Std. - Standard Crape Myrtle	#15	L	
T3	Pinus canariensis - Canary Island Pine	#15	L	
T4	Pistacia chinensis 'Keith Davey' - Chinese Pistache	#15	M	
T5	Platanus acerifolia 'Yorkwood' - London Plane Tree	#15	M	
T6	Pyrus calleryana 'Red Spire' - Red Spire Flowering Pear	#15	M	
T7	Ulmus parvifolia 'Dynasty' - Chinese Evergreen Elm	#15	M	
T8	Vitex agnus-castus - Chaste Tree	#15	L	
T9	Zelkova serrata 'Green Vase' - Japanese Sawleaf Zelkova	#15	M	
GRASSES				
G1	Calamagrostis x acutifolia 'Karl Foerster'	#1	L	
G2	Festuca ovina 'Elijah Blue' - Blue Fescue	#1	L	
G3	Pennisetum a. Little Bunny' - Dwarf Fountain Grass	#1	L	
G4	Muhlenbergia rigens - Deer Grass	#1	L	
PERENNIALS				
P1	Agapanthus africanus 'Peter Pan' - Dwarf Lily of the Nile	#1	M	
P2	Dietes vegeta - Fortnight Lily	#1	M	
P3	Hemerocallis 'Stella D'Oro' - Dwarf Yellow Day Lily	#1	M	
P4	Liriope muscari 'Silver Sunproof' - Silver Sunproof Lily Turf	#1	M	
P5	Lavandula angustifolia - English Lavender	#1	L	
P6	Tulbaghia violacea 'Variegata' - Variegated Society Garlic	#1	L	
SHRUBS				
S1	Berberis thunbergii 'Crimson Pygmy' - Dwarf Japanese Barberry	#5	L	
S2	Chamaecyparis humilis - Mediterranean Fan Palm	#5	M	
S3	Ilex vomitoria 'Nana' - Dwarf Yaupon Holly	#5	M	
S4	Teucrium fruticans - Germander	#5	M	
S5	Loropetalum chinensis 'Razzle Dazzle' - Chinese Fringe Flower	#5	M	
S6	Myrtus communis 'Compacta Variegata' - Compact Variegated Myrtle	#5	M	
S7	Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo	#5	M	
S8	Olea europaea 'Little Olive' - Dwarf Olive	#5	M	
S9	Pittosporum tobira 'Variegata' - Variegated Pittosporum	#5	M	
S10	Pittosporum tobira 'Wheeler's Dwarf' - Wheeler's Dwarf Pittosporum	#5	M	
S11	Phormium 'Tom Thumb' - Tom Thumb New Zealand Flax	#5	M	
S12	Rhaphiolepis indica 'Ballerina' - Dwarf Pink India Hawthorne	#5	M	
S13	Rosa x 'Naara' - Red Flower Carpet Rose	#2	M	
S14	Salvia clevelandii 'Fazo Blue' - Hybrid California Sage	#5	M	
S15	Viburnum tinus 'Spring Bouquet' - Laurustinus	#5	M	
VINES				
V1	Ficus pumila - Creeping Fig, staked	#1	M	
V2	Jasminum polyanthum - Pink Jasmine, staked	#1	M	
V3	Parthenocissus tricuspidata 'Veitchii' - Little Leaf Boston Ivy, staked	#1	M	

NO-MOW GRASS M

NATIVE NO-MOW SOD

DELTA BLUEGRASS COMPANY 1-800-631-8873

SOD LAWN H

Bolero Plus
90% Bolero Dwarf Fescue
10% Kentucky Bluegrass

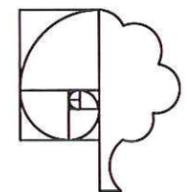
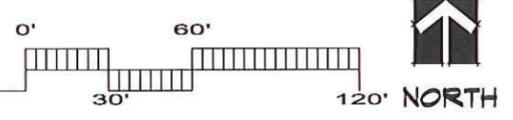
DELTA BLUEGRASS COMPANY 1-800-631-8873

Note: *Contractor to verify all quantities from plan. Plant legend is for reference only.
Note: ** FF: NUCOLS Species Evaluation List-1999

GROUND COVERS

G1		#1	Arctostaphylos densiflora Pt. Reyes' - Manzanita Plant 1 gal. @ 36" o.c.
G2		#1	Baccharis pilularis 'Twin Peaks' - Coyote Bush Plant 1 gal. @ 36" o.c.
G3		#1	Cotoneaster d. 'Lanfast' - Lanfast Cotoneaster Plant 1 gal. @ 48" o.c.
G4		#1	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary Plant 1 gal. @ 36" o.c.
G5		#1	Epilobium 'Catalina' # 'Sierra Salmon' (mixed) - California Fuschia Plant 1 gal. @ 36" o.c.
G6		#1	Trachelospermum asiaticum - Asian Jasmine Plant 1 gal. @ 36" o.c.
G7		#1	Gazania hybrid 'Aztec Queen' - Hybrid Clumping Gazania Plant 1 gal. @ 18" o.c. (may sub 4" pot @ 12" o.c.)
G8		4"	Annual color - seasonal availability Plant 4" pot @ 12" o.c.

LANDSCAPE MASTER PLAN



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REVISIONS

NO.	DATE	DESCRIPTION
5/6/14		
THP		
PWH14-16		

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PROJECT

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE
LEMOORE, CA

MASTER PLAN

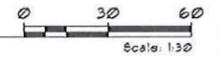
SCHEMATIC SET / NOT FOR CONSTRUCTION



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- COVERED VAN ACCESSIBLE PARKING
- ADA ACCESSIBLE PICNIC TABLE & BBQ (MIN 1)
- BIKE RACK, TYP. OF (3) LOCATIONS
- ADA ACCESSIBLE TRASH ENCLOSURE TO MATCH PHASE I

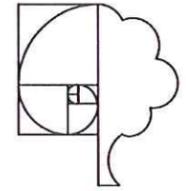
① LANDSCAPE MASTER PLAN

CINNAMON VILLAS PHASE II



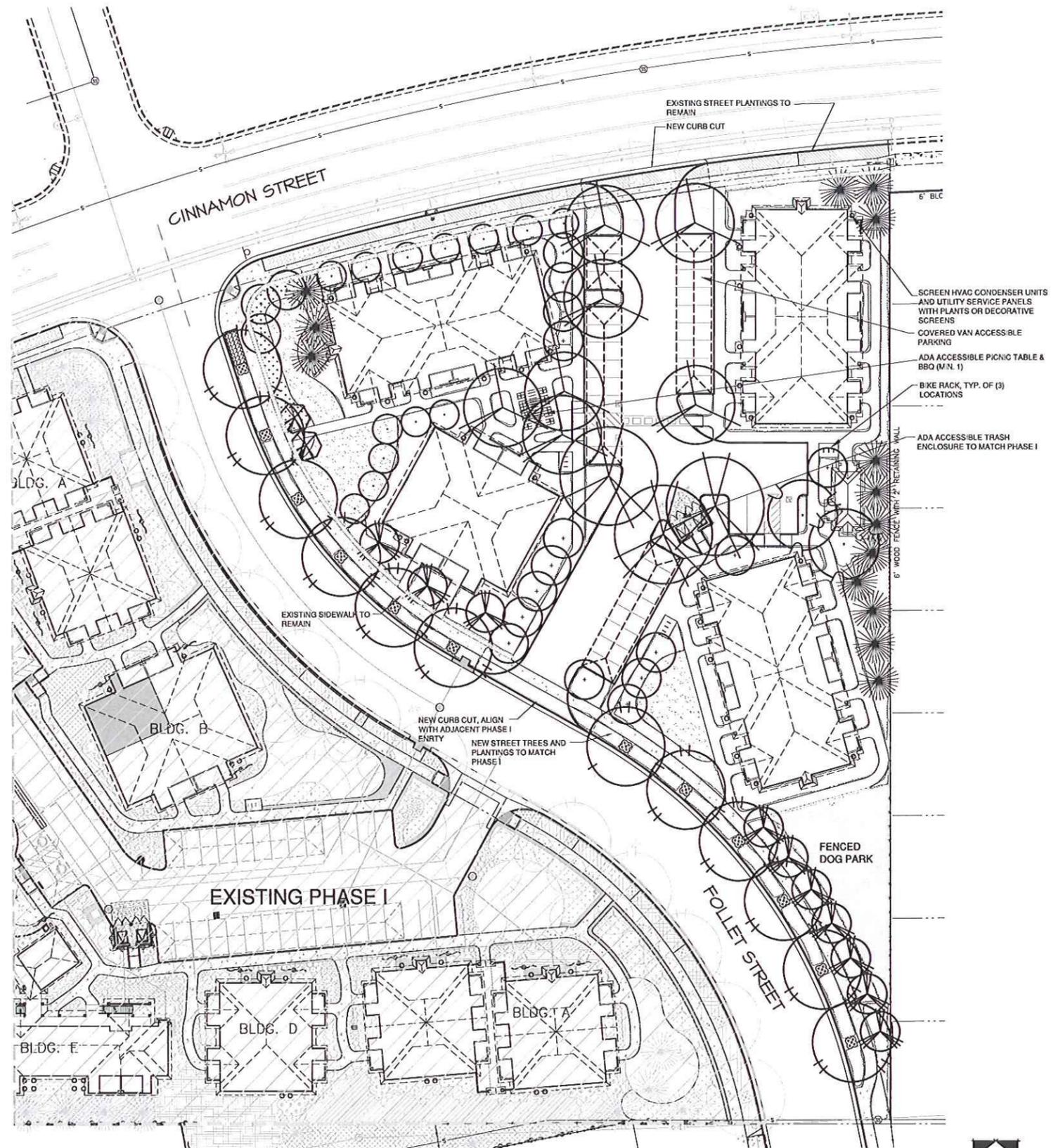
PLAN LEGEND

- SHRUB / GROUND COVER PLANTING AREA:
- TURF GRASS AREA:



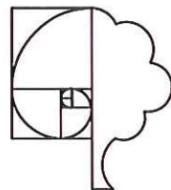
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① LANDSCAPE MASTER PLAN

CINNAMON VILLAS PHASE II



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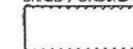
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NORTH

PLAN LEGEND

SHRUB / GROUND COVER PLANTING AREA:



TURF GRASS AREA:



DATE	5/5/14
BY	DE/DG
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PROJECT LOCATION



VICINITY MAP
N.T.S.

BLDG. TYPE B

BUILDING TYPE B - (4) 2 BDRM UNITS
(1) BUILDINGS TOTAL
FOOTPRINT - 4,131 S.F.
MAXIMUM HEIGHT - 21'-5"
MAXIMUM HEIGHT - 21'-5"
(1) STORY - MULTIFAMILY RESIDENTIAL
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13-R
CONSTRUCTION TYPE: VB

BLDG. TYPE C

BUILDING TYPE C - (3) 1 BDRM UNITS
(3) BUILDINGS TOTAL
FOOTPRINT - 5,423 S.F.
MAXIMUM HEIGHT - 20'-11"
MAXIMUM HEIGHT - 20'-11"
(1) STORY - MULTIFAMILY RESIDENTIAL
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13-R
CONSTRUCTION TYPE: VB

LAUNDRY

LAUNDRY FACILITY
(1) BUILDING TOTAL
FOOTPRINT - 379 S.F.
MAXIMUM HEIGHT - 12'-7"
MAXIMUM HEIGHT - 12'-7"
(1) STORY - MULTIFAMILY RESIDENTIAL
OCCUPANCY B, FULLY SPRINKLERED PER NFPA 13-R
CONSTRUCTION TYPE: VB



APPLICANT
LEMOORE PACIFIC ASSOCIATES II, CA LP
DON SLATTERY
430 E. STATE STREET, SUITE 100
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ACCESSIBILITY	# OF UNITS	PERCENTAGE
ADAPTABLE UNITS (ALL GROUND FLOOR UNITS REQ)	25	89.29%
ACCESSIBLE UNITS (5% TOTAL)	2	7.14%
SENSORY IMPAIRED UNITS (2% TOTAL)	1	3.57%

UNIT MIX SUMMARY	SQ. FOOTAGES
UNIT TYPE A1 (24) 1-BEDROOM UNITS	(24) X 600 S.F. = 14,400 S.F.
UNIT TYPE B1 (4) 2-BEDROOM UNITS	(4) X 948 S.F. = 3,792 S.F.
(28) UNITS TOTAL	14,400 S.F. + 3,792 S.F. = 18,192 S.F.
LAUNDRY BLDG.	379 S.F.
TOTAL	19,131 S.F.

SITE COVERAGE	SQ. FEET	PERCENTAGE
BUILDING FOOTPRINTS	21,044 S.F.	26%
PRIVATE CONC. PATIOS (GROUND FLR.)	2,764 S.F.	3.41%
CONDENSER UNIT PADS	509 S.F.	.63%
ON-SITE A.C. PAVING	15,020 S.F.	18.5%
SITE AMENITIES (BBQ, TOT LOT, POOL)	509 S.F.	.62%
BIKE RACK & BENCH AREAS	210 S.F.	.26%
CONC. WALKS & GROUND FLOOR BREEZEWAYS	8,829 S.F.	11.02%
LANDSCAPE & OPEN SPACE	32,692 S.F.	40.03%
TOTAL AREA	80,566 S.F. = (1.85 ACRES ±)	100.00 %

NOTE: ALL NUMBERS PROVIDED ARE ESTIMATED FOR SITE COVERAGE

PARKING SUMMARY

REQUIRED - 1 SPACE PER UNIT (ZONING ORDINANCE 9.12.3.1) = 28 UNITS x 1 = 28 SPACES
 PROVIDED - (2) ACCESSIBLE COVERED SPACES + (1) ACCESSIBLE UNCOVERED SPACES +
 (26) STANDARD COVERED SPACES + (2) STANDARD UNCOVERED SPACES = 31 SPACES

SITE AREA

PHASE II
 FINAL UNIT COUNT TBD, UNIT TOTAL NOT TO EXCEED: 9 DU/ACRE
 OR 12 DU/ACRE WITH AFFORDABLE HOUSING DENSITY BONUS

NET: 81,944 S.F. = (1.88 ACRE ±)
 GROSS: 103,126 S.F. = (2.36 ACRES ±)

2.36 * 12 = 28.32 UNITS = 28 UNITS ALLOWED

(24) 1-BEDROOM UNITS + (4) 2-BEDROOM UNITS = 28 UNITS PROPOSED

PROPOSED SITE PLAN
SCALE: 1" = 33'-0"

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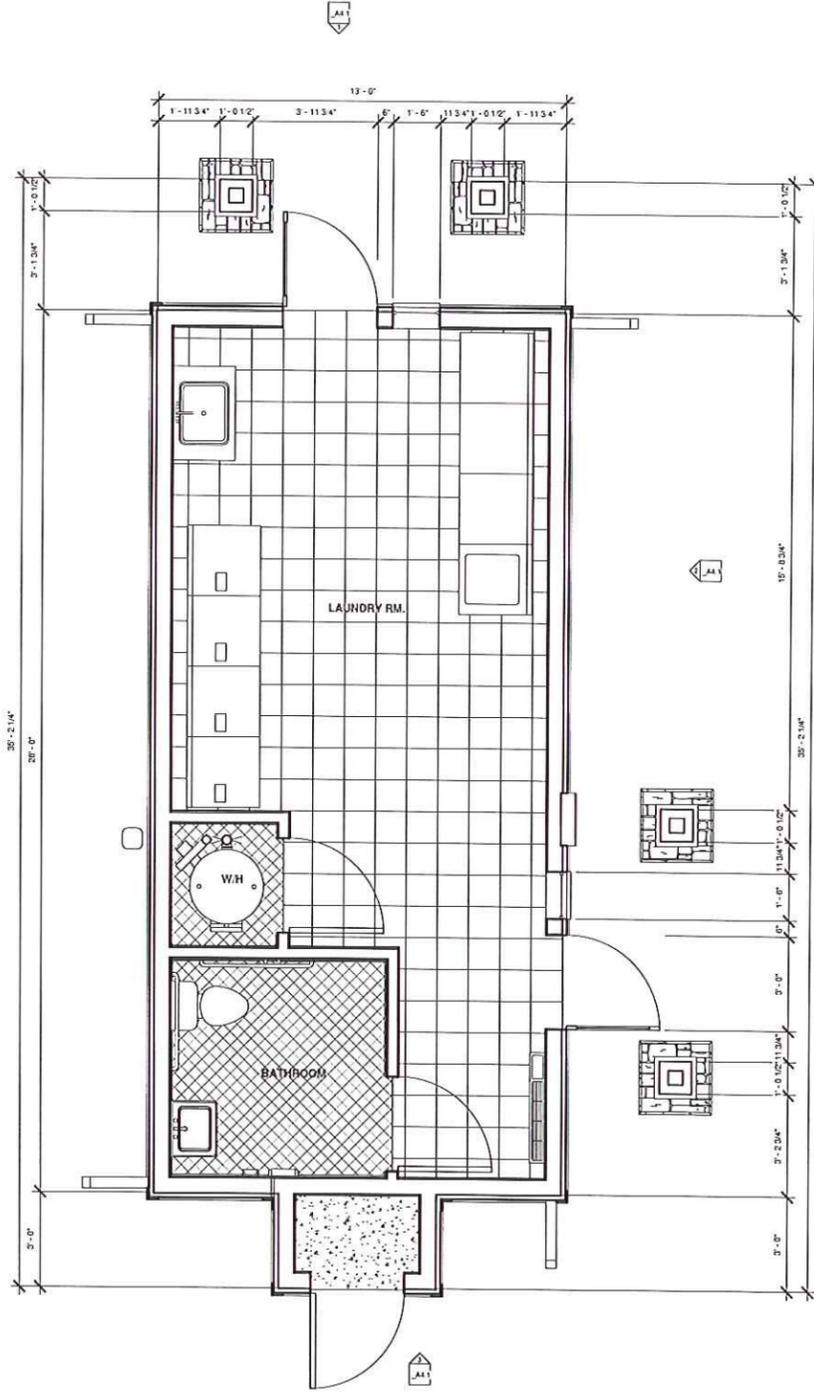
PROJECT

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETAN DRIVE
LEMOORE, CA

A1.1

SCHEMATIC SET / NOT FOR CONSTRUCTION



1 LAUNDRY ROOM - FLOOR PLAN
3/8" = 1'-0"

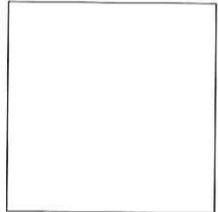
REVISIONS

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DESIGNER	DE/AW/DG
PROJECT	PWH14-16

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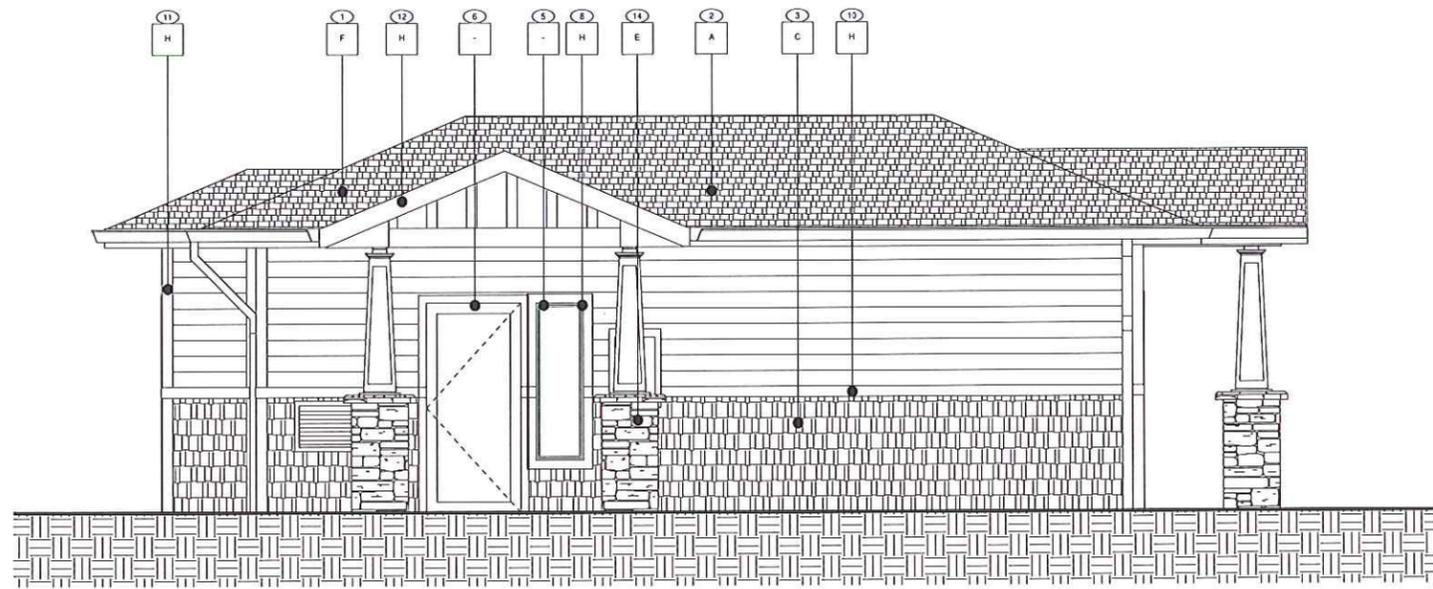
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PROJECT

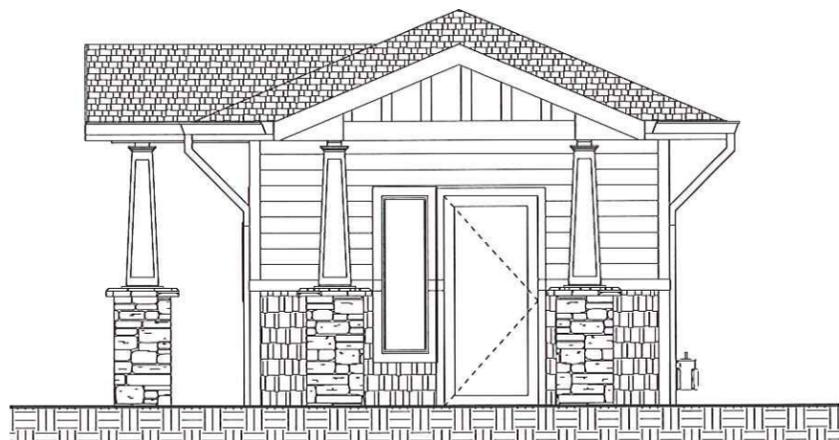
CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE
 LEMOORE, CA

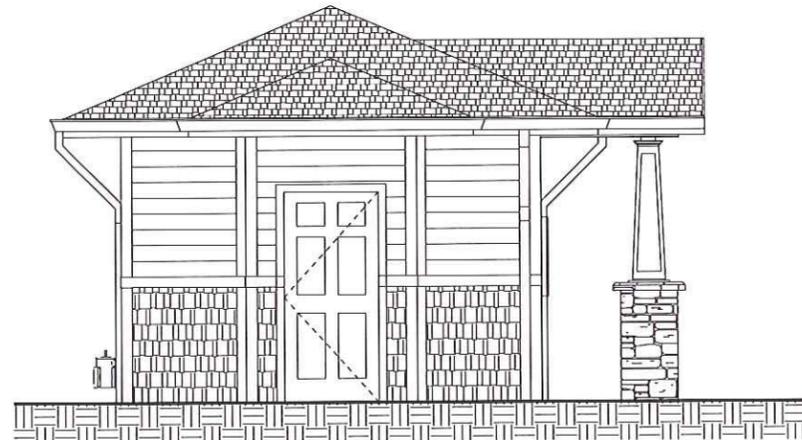
A3.1



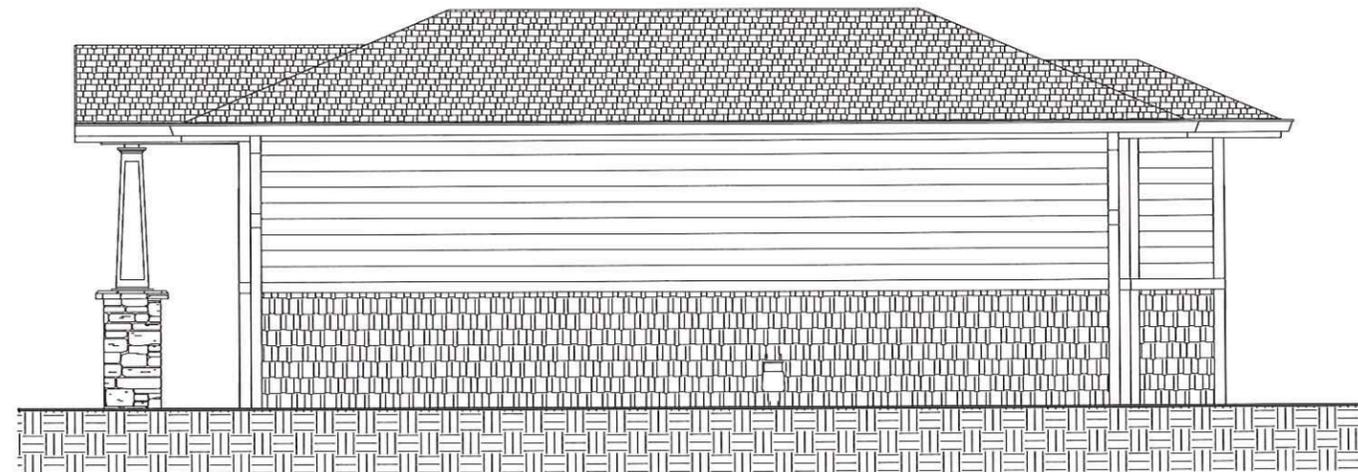
2 LAUNDRY BUILDING - ELEVATION 2
3/8" = 1'-0"



1 LAUNDRY BUILDING - ELEVATION 1
3/8" = 1'-0"



3 LAUNDRY BUILDING - ELEVATION 3
3/8" = 1'-0"



4 LAUNDRY BUILDING - ELEVATION 4
3/8" = 1'-0"

- GENERAL NOTES**
- A. SEE BUILDING SECTIONS AND STRUCTURAL SERIES FOR FLOOR HEIGHTS.
 - B. ELEVATION (2-D) IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL FLOOR ELEVATIONS.
 - C. SEE ROOF PLANS FOR ATTIC VENTILATION REQUIREMENTS, SLOPES, AND OVERBUILD AREAS.
 - D. SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION PLANS - DETAILS.
 - E. SEE CIVIL, PLUMBING, ELECTRICAL AND JOINT TRENCH DRAWINGS FOR LOCATIONS OF EXTERIOR MOUNTED UTILITIES AND METER BANKS.
 - F. SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR APPROVAL BY ARCHITECT OR ENGINEER OF RECORD.
 - G. GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF ALL WINDOWS, VENTS, UTILITY METERS, AND EXTERIOR FINISHES WITH OWNER DESIGNATED THIRD-PARTY SUBCONTRACTOR FOR SOLAR GENERATION ENERGY SYSTEM.
 - H. ALL GALVANIZED IRON CAPS AT HALF-WALLS AND COUNTER FLASHING TRIM AT PATIOS SHALL BE PAINTED TO MATCH ACCENT COLOR NOTED.
 - I. ALL EXPOSED ROOF TOP PENETRATIONS, INCLUDING, BUT NOT LIMITED TO VENT STACKS FOR SEWER, ATTIC VENTS, AND EXHAUST GAS HOUSINGS SHALL BE PAINTED IN THE FIELD TO MATCH ADJACENT MAIN FIELD COLOR OF COMPOSITE SHINGLES.
 - J. EXTERIOR UTILITY ENCLOSURE CAS-NETS TO BE PER LOCAL UTILITY PROVIDER'S SPECIFICATIONS FOR SIZE, ORIENTATION, AND INSTALLATION REQUIREMENTS. PROVIDE FINISH AT ENCLOSURE TO MATCH ADJACENT Siding. COORDINATE LOCATION FOR ACCESS PATHS AND PATIOS WITH CIVIL AND LANDSCAPE DRAWING SERIES.

- KEY NOTES**
1. 33 YEAR TYPE A COMPOSITE SHINGLE, TYP.
 2. PRODIGY HORIZONTAL VINYL SIDING OR APPROVED EQUAL.
 3. ALSIDE PRODIGY SHINGLE SHAKE STYLE VINYL SIDING OR APPROVED EQUAL.
 4. CEMENT STUCCO SYSTEM. TEXTURE HEAVY DASH.
 5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
 6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS. PAINT AS NOTED.
 7. DOOR WINDOW TRIM. PAINT AS NOTED.
 8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED. DOWNSPOUT TO MATCH.
 9. RAISED STUCCO BANDS. COLOR SHOWN.
 10. 2x HORIZONTAL TRIM BY FRAMER W/ METAL WRAP. ALIGN TRIM AS SHOWN.
 11. 4" VERTICAL TRIM, TYP.
 12. METAL WRAP AT 1x FINISH FASCIA. SEE DETAILS.
 13. ARCHITECTURAL GASLE END VENT. PAINT AS NOTED. SEE ROOF PLANS.
 14. CULTURED STONE. SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
 15. PAINTED METAL HANDRAIL.
 16. 6" EXPOSED REVEAL COUNTER FLASHING BETWEEN ROOF AND ADJACENT SIDING. PAINT TO MATCH ADJACENT SIDING.
 17. MOSAIC CERAMIC TILE AT EXTERIOR SHOWER ENCLOSURE.
 18. SECTIONAL OVER-HEAD GARAGE DOOR.
 19. GAS METER WINDOW OPENINGS MUST BE A MINIMUM OF 3'-0" FROM GAS METERS. SEE MEP SHEETS FOR INFORMATION.
 20. CONDENSER UNIT. SEE MEP PLANS FOR INFORMATION.
 21. ELECTRICAL PANEL. SEE MEP SHEETS FOR INFORMATION. PAINT TO MATCH ADJACENT SIDING COLOR.

- MATERIAL FINISHES TYPE 2: BLDG. TYPES B, D, & COMMUNITY BLDG.**
- | | |
|---|--|
| A | PRODIGY "VINTAGE WICKER" OR EQUAL. |
| B | HEAVY DASH. COLOR TO MATCH COLORTEK "GREAT WALL". |
| C | ALSIDE SHAKE #2095 OR EQUAL. |
| D | COLOR TO MATCH ALSIDE "ADOBE CREAM". |
| E | DANES CORNING DRYSTACK LEDGESTONE "HARDONALY". |
| F | GAFELK "WEATHERED WOOD" OR EQUAL. |
| G | VENT, GUTTER, AND DOWNSPOUT TO MATCH ALSIDE "GLACIER WHITE". |
| H | METAL FASCIA WRAP TO MATCH ALSIDE "ADOBE CREAM". |

NOTE:
SOFFIT (NOT SHOWN) COLOR TO MATCH ALSIDE "ADOBE CREAM".
ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

REVISIONS

DATE: 05/06/14
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PROJECT: PWH14-16



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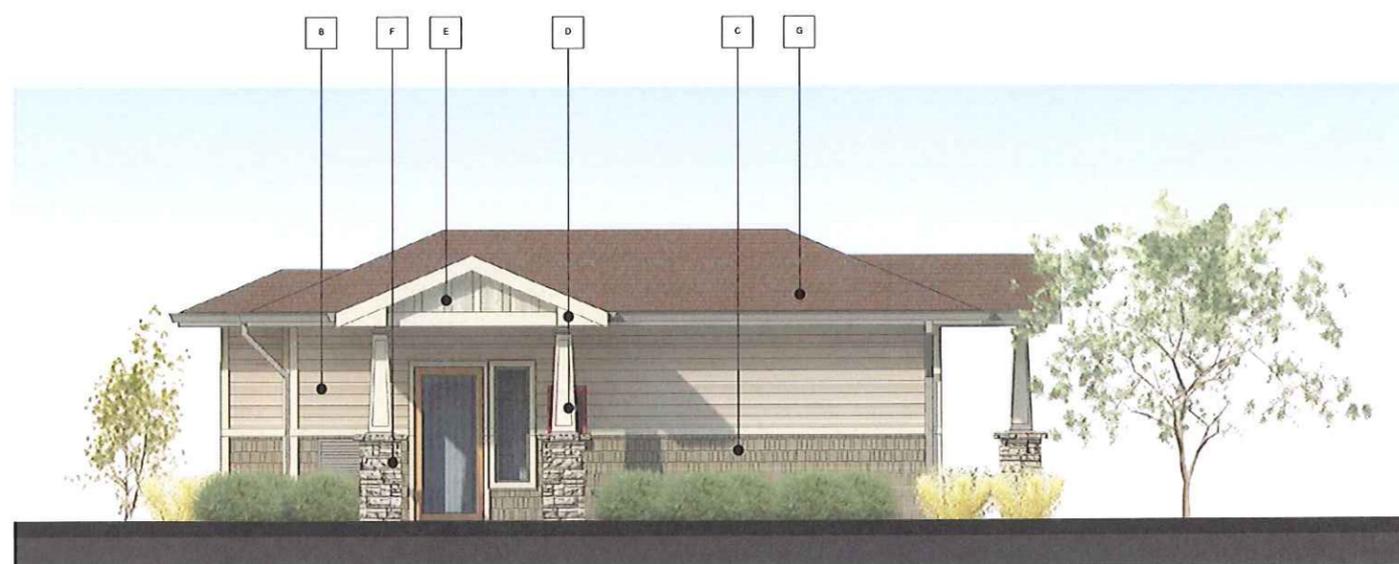
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PROJECT: CINNAMON VILLAS PHASE II
SEC CINNAMON DRIVE & ETON DRIVE
LEWISVILLE, TX 75041

A4.1

BUILDING PERMIT SUBMITTAL SET

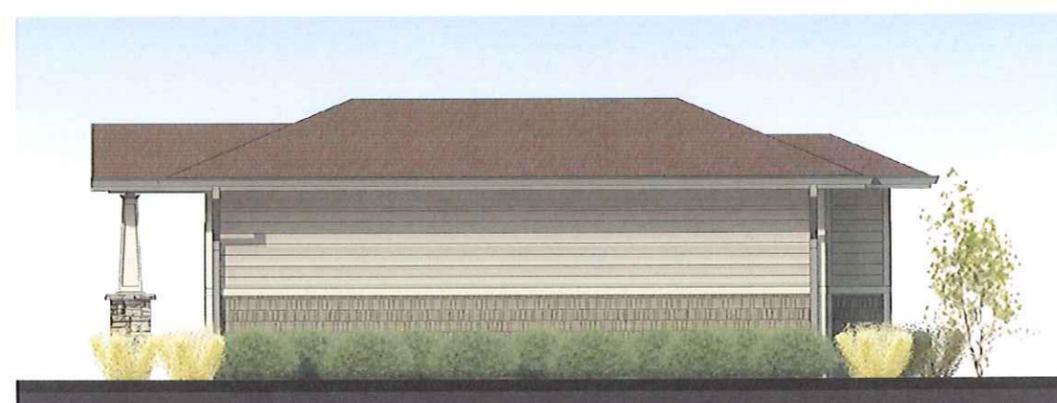
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① LAUNDRY ROOM - ELEVATION 1
N.T.S.



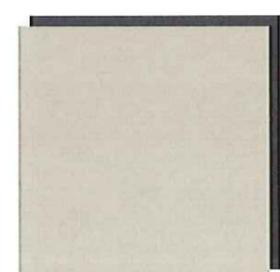
④ LAUNDRY ROOM - ELEVATION 4
N.T.S.



③ LAUNDRY ROOM - ELEVATION 3
N.T.S.



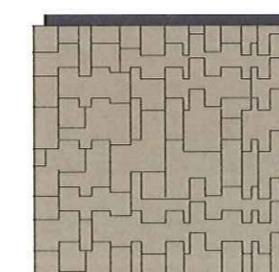
② LAUNDRY ROOM - ELEVATION 2
N.T.S.



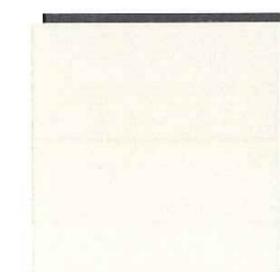
A STUCCO SIDING
COLOR TO MATCH COLORTEK "GREAT WALL"



B HORIZONTAL SIDING
COLOR TO MATCH PRODOY VANTAGE W/CKER OR EQUAL



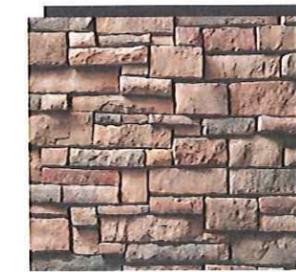
C SHAKE SIDING
COLOR TO MATCH ALSOE SHAKE #055



D VENTS, BELLY BANDS,
WINDOW AND DOOR TRIM
COLOR TO MATCH ALSOE "ADOBE CREAM"



E HORIZONTAL SIDING
COLOR TO MATCH PRODOY COLORAL IVORY OR EQUAL



F BRICK VENEER
COLOR TO MATCH COLOR TO MATCH GWNES CORNING DRYSTACK "HARDONNA" OR EQUAL



G ASPHALT SHINGLES
COLOR TO MATCH COLOR TO MATCH GAFFEL "WEATHERED WOOD" OR EQUAL

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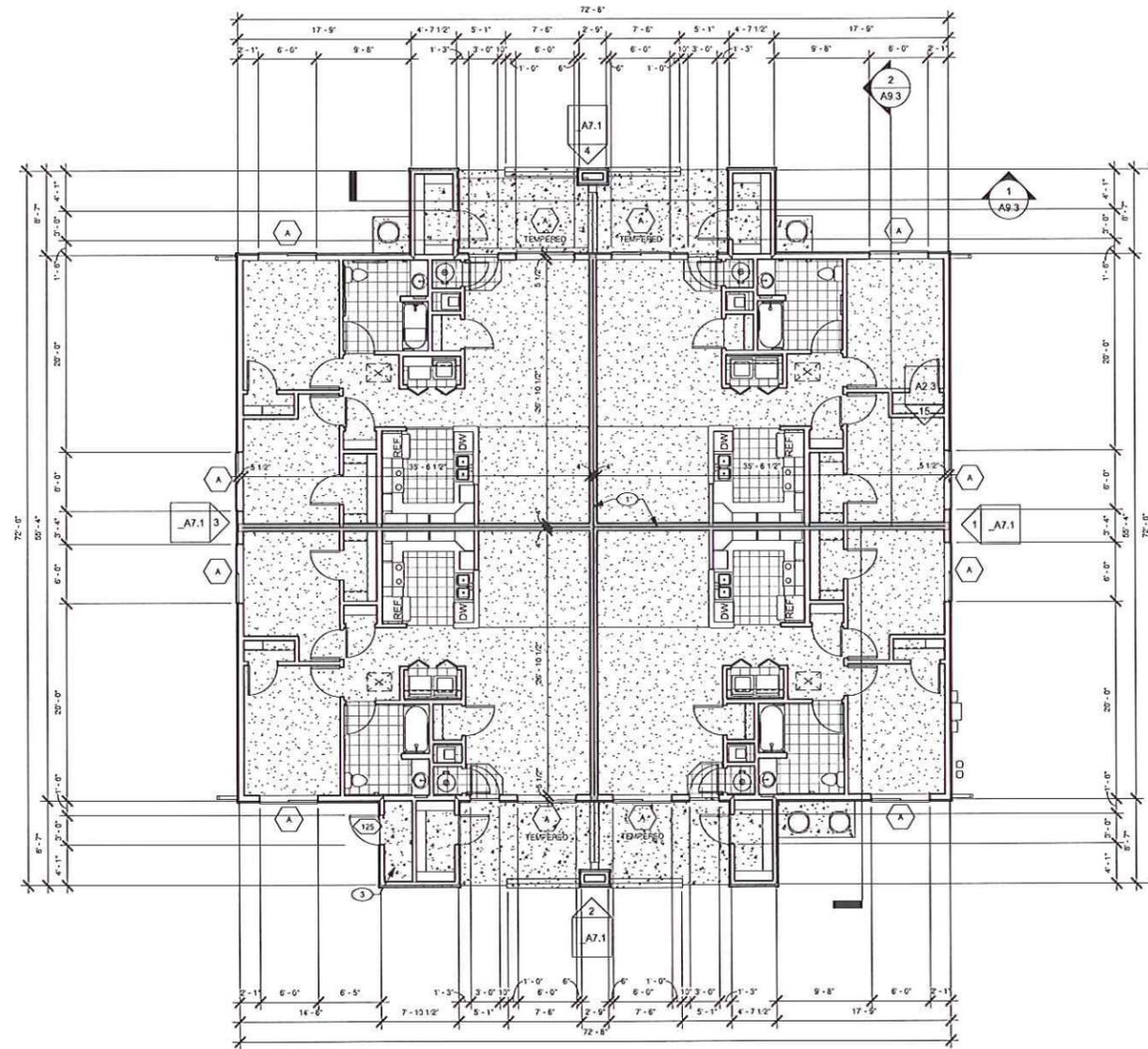
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PROJECT
CINNAMON VILLAS PHASE II

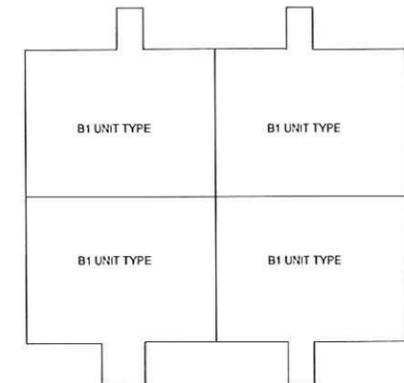
LEMOORE, CA

SEC CINNAMON DRIVE & ETON DRIVE

BUILDING PERMIT SUBMITTAL SET



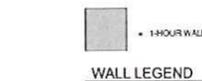
1 BLDG. B - 1ST FLOOR PLAN
1/8" = 1'-0"



BLDG. B - UNIT LEGEND

KEY NOTES

- 1 1-HOUR UNIT SEPARATION WALL PER 2013 CBC 709.1 SEE DETAIL 11A10.1
- 2 DROPPED CEILING AREAS TO BE A MIN. HEIGHT OF 7'-4" A.F.F. MIN. HEIGHT IS FINISHED SURFACE TO FINISHED SURFACE. SEE DETAIL 5A10.1
- 3 FIRE SPRINKLER CLOSET
- 4 PRE-MANUFACTURED METAL STAIRS W/ CONCRETE TREADS
- 5 EXTEND GYP. BOARD BEHIND SHOWER TUB AT 1-HOUR WALL TO MAINTAIN 1-HOUR RATING
- 6 1-HOUR WALL SEE DETAIL 6A10.2
- 7 ELEVATOR, SEE DEFERRED SUBMITTALS ON T1.1 AND DETAIL 1A10.3
- 8 1-HOUR CORRIDOR WALL SEE DETAIL 12A10.2



GENERAL NOTES

- A REFER TO SHEETS A2.1 - A2.6 FOR DETAILED FLOOR PLANS FOR TYPICAL UNIT TYPES
- B REFER TO STRUCTURAL DRAWINGS SERIES FOR ADDITIONAL INFORMATION
- C PROVIDE FULL WALL BATT INSULATION ISOLATING BEDROOMS FROM ALL ADJACENT SPACES. PROVIDE ALSO AT RESTROOM WALLS
- D DRAFTS TOP PER 2013 CBC SECTION 717.4 - SEE STRUCTURAL DETAIL S.M. CONDITION AT SHEARWALL. MIN. MATERIAL THICKNESS PER 2013 CBC 717.3.1 RE ROOF PLANS
- E PROVIDE FIRE BLOCKING IN CONCEALED SPACES, STUD WALLS AT THE CEILING AND FLOOR LEVELS, AND AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL
- F PROVIDE BACKING FOR FUTURE GRAB BARS IN ALL RESTROOMS AT ALL GROUND FLOOR UNITS AS PER HUD FAIR HOUSING GUIDELINES
- G REFER TO ARCHITECTURAL SITE PLAN FOR EXTERIOR AMENITIES, PATIO SPECIFICATIONS, AND APPURTENANCES
- H SEE DETAIL SHEET FOR MORE INFORMATION AND BUILDING DETAILS
- I ALL WALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD
- J VERIFY DIMENSIONS OF ALL FIXTURES AND EQUIPMENT PROVIDED BY OWNER OR OWNER'S AGENTS
- K SEE ELECTRICAL SERIES FOR LOCATION OF ALL ELECTRICAL PANELS
- L PROVIDE BLOCKING AT ALL HAND RAILS, GRAB BARS, AND RELATED ASSEMBLIES AS INDICATED
- M ALL AREAS RECEIVING GYP. BOARD ARE TO BE TAPED AND RECEIVE FINISH AS NOTED ON FINISH SCHEDULE AND/OR SPECIFICATIONS
- N SEE SPECIFICATION SECTIONS 11.30.00 FOR CONTRACTOR PROVIDED RESIDENTIAL EQUIPMENT. VERIFY WITH PLUMBING & ELECTRICAL DRAWING SERIES PRESENCE OF GAS AND POWER FOR APPLIANCES
- O GENERAL CONTRACTOR TO INSTALL FIRE EXTINGUISHER(S) & CABINET(S) PER LOCAL FIRE DEPARTMENT REGULATIONS. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING LOCAL FIRE DEPARTMENT FOR REQUIREMENTS. CABINETS TO BE RECESSED AND ESTABLISHED AT HEIGHTS CONSISTENT WITH INTENDED USES
- P G.C. TO INSTALL PORTABLE FIRE EXTINGUISHERS PER 2013 CBC SECTION 906.1
- Q ADDRESS AND BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. 2013 CBC, SECTION 1117B.5.4. G.C. TO COORDINATE LOCATION AND NUMBERS WITH ALL LOCAL JURISDICTIONAL AUTHORITIES. MOUNTING HEIGHT AND ORIENTATION SHALL BE CONFIRMED WITH LOCAL JURISDICTIONAL AUTHORITIES
- R AT ALL SHOWERS, CAULK ENTIRE EDGE AROUND TUB. SHOWER PRIOR TO PAINT FOR WATER PROOF CONSTRUCTION. INSTALL TOP SET BASE AT VINYL FLOORING PER SPECIFICATIONS
- S AT ALL SINKS, SEALANT: TYP. BOARD PATCH FOR FINISHED APPEARANCE AT ALL PLUMBING PENETRATIONS ESNEATH SINKS
- T AT ALL PLATES, INSTALL SWELLS/STOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT
- U SEAL ALL PENETRATIONS IN BUILDING ENVELOPE PER CALIFORNIA TITLE 24 REQUIREMENTS
- V SEE ROOF PLANS FOR LOCATIONS & SPECIFICATIONS ON ATTIC ACCESS PANELS. COORDINATE LOCATIONS W/ ROOF TRUSSES. WHERE ATTIC ACCESS IS TO BE INSTALLED IN 1-HOUR CEILING PROVIDE RATED ASSEMBLY
- W SEE UNIT PLANS FOR DROPPED CEILING LOCATIONS
- X THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2" FOR OTHER DOORS PER CBC 2013 1208.1.7
- Y ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR EQUIVALENT METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

REVISIONS

DATE	05/06/14
BY	DE/AW/DG
PROJECT	PWH14-16

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PROJECT

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE
LEMOORE, CA

BUILDING PERMIT SUBMITTAL SET

_A6.1

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PROJECT: PWH14-16

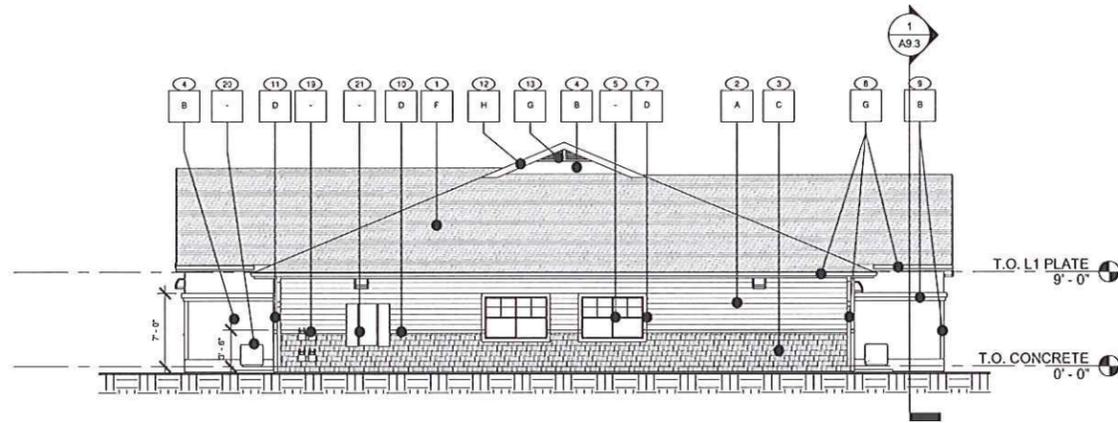


- GENERAL NOTES**
- A. SEE BUILDING SECTIONS AND STRUCTURAL SERIES FOR PLATE HEIGHTS
 - B. ELEVATION (17-0) IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL FLOOR ELEVATIONS
 - C. SEE ROOF PLANS FOR ATTIC VENTILATION REQUIREMENTS, SLOPES, AND OVERBUILD AREAS
 - D. SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION PLANS, DETAILS
 - E. SEE CIVIL, PLUMBING, ELECTRICAL AND JOINT TRENCH DRAWINGS FOR LOCATIONS OF EXTERIOR MOUNTED UTILITIES AND METER BANKS
 - F. SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR APPROVAL BY ARCHITECT OR ENGINEER OF RECORD
 - G. GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF ALL WINDOWS, VENTS, UTILITY METERS, AND EXTERIOR FINISHES WITH OWNER DESIGNATED THIRD-PARTY SUBCONTRACTOR FOR SOLAR GENERATION ENERGY SYSTEM
 - H. ALL GALVANIZED IRON CAPS AT HALF WALLS AND COUNTER FLASHING TRIM AT PATIOS SHALL BE PAINTED TO MATCH ACCENT COLOR NOTED
 - I. ALL EXPOSED ROOF TOP PENETRATIONS, INCLUDING, BUT NOT LIMITED TO VENT STACKS FOR SEWER, ATTIC VENTS, AND EXHAUST GAS HOUSING SHALL BE PAINTED IN THE FIELD TO MATCH ADJACENT MAIN FELD COLOR OF CONCRETE ROOFING
 - J. EXTERIOR UTILITY ENCLOSURE CABINETS TO BE PER LOCAL UTILITY PROVIDER'S SPECIFICATIONS FOR SIZE, ORIENTATION, AND INSTALLATION REQUIREMENTS. PROVIDE FINISH AT ENCLOSURE TO MATCH ADJACENT SIDING. COORDINATE LOCATION OF ACCESS PATHS AND PADS WITH CIVIL AND LANDSCAPE DRAWING SERIES
 - K. AT LOCATIONS OF ELECTRICAL PANEL INSTALLATION AT EXTERIOR STUCCO, PROVIDE COUNTER FLASHING AND EXPOSED SUBSTRATE PER MFR RECOMMENDATIONS

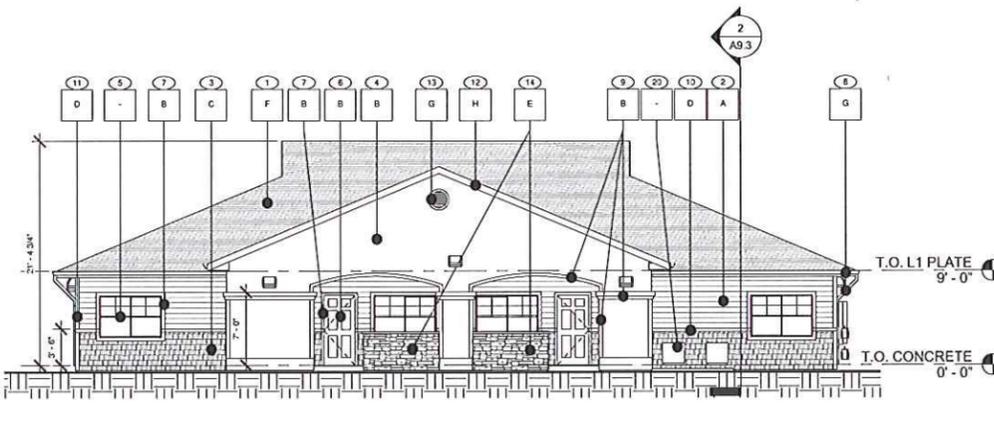
- KEY NOTES**
- 1. 33 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
 - 2. PROOFGY HORIZONTAL VINYL SIDING OR APPROVED EQUAL
 - 3. AL. SIDE PROOFGY SHINGLE; SHAVE STYLE VINYL SIDING OR APPROVED EQUAL
 - 4. CEMENT STUCCO SYSTEM, TEXTURE HEAVY DASH
 - 5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS
 - 6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS. PAINT AS NOTED
 - 7. DOOR WINDOW TRIM, PAINT AS NOTED
 - 8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH
 - 9. RAISED STUCCO BANDS, COLOR SHOWN
 - 10. 2x HORIZONTAL TRIM BY FRAMER W/ METAL WRAP, ALIGN TRIM AS SHOWN
 - 11. 4" VERTICAL TRIM, TYP.
 - 12. METAL WRAP AT 1/4 FINISH FASCIA, SEE DETAILS
 - 13. ARCHITECTURAL GASLE END VENT, PAINT AS NOTED. SEE ROOF PLANS
 - 14. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREEED. SEE SPECIFICATIONS
 - 15. PAINTED METAL HANDRAIL
 - 16. 6" EXPOSED REVEAL COUNTER FLASHING BETWEEN ROOF AND ADJACENT SIDING. PAINT TO MATCH ADJACENT SIDING
 - 17. MOSAIC CERAMIC TILE AT EXTERIOR SHOWER ENCLOSURE
 - 18. SECTIONAL OVER-HEAD GARAGE DOOR
 - 19. GAS METER, WINDOW OPENINGS MUST BE A MINIMUM OF 3'-0" FROM GAS METERS. SEE MEP SHEETS FOR INFORMATION
 - 20. CONDENSER UNIT, SEE MEP PLANS FOR INFORMATION
 - 21. ELECTRICAL PANEL. SEE MEP SHEETS FOR INFORMATION. PAINT TO MATCH ADJACENT SIDING COLOR

- MATERIAL FINISHES TYPE 2:
BLDG. TYPES B, D, & COMMUNITY BLDG.**
- A. PROOFGY "VINTAGE WICKER" OR EQUAL
 - B. HEAVY DASH. COLOR TO MATCH COLORTEK "GREAT WALL"
 - C. ALSO SHAVE #995 OR EQUAL
 - D. COLOR TO MATCH ALSIDE "ADOBE CREAM"
 - E. OWENS CORNING DRystack LEDGESTONE "CHARCOONAY"
 - F. GAFELK "WEATHERED WOOD" OR EQUAL
 - G. VENT, GUTTER, AND DOWNSPOUT TO MATCH ALSIDE "GLACIER WHITE"
 - H. METAL FASCIA WRAP TO MATCH ALSIDE "ADOBE CREAM"

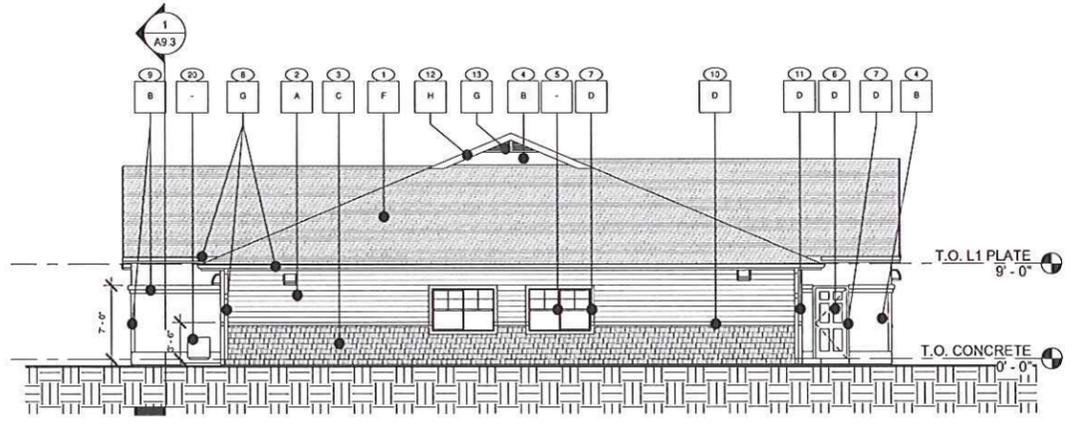
NOTE:
SOFFIT (NOT SHOWN) COLOR TO MATCH ALSIDE "ADOBE CREAM"
ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE



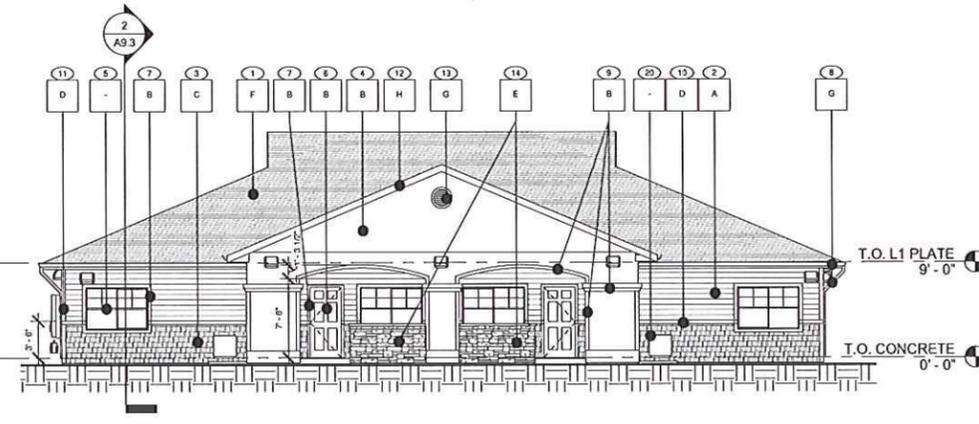
1 BLDG. B - RIGHT ELEVATION
1/8" = 1'-0"



2 BLDG. B - REAR ELEVATION
1/8" = 1'-0"



3 BLDG. B - LEFT ELEVATION
1/8" = 1'-0"



4 BLDG. B - FRONT ELEVATION
1/8" = 1'-0"

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PROJECT
CINNAMON VILLAS PHASE II

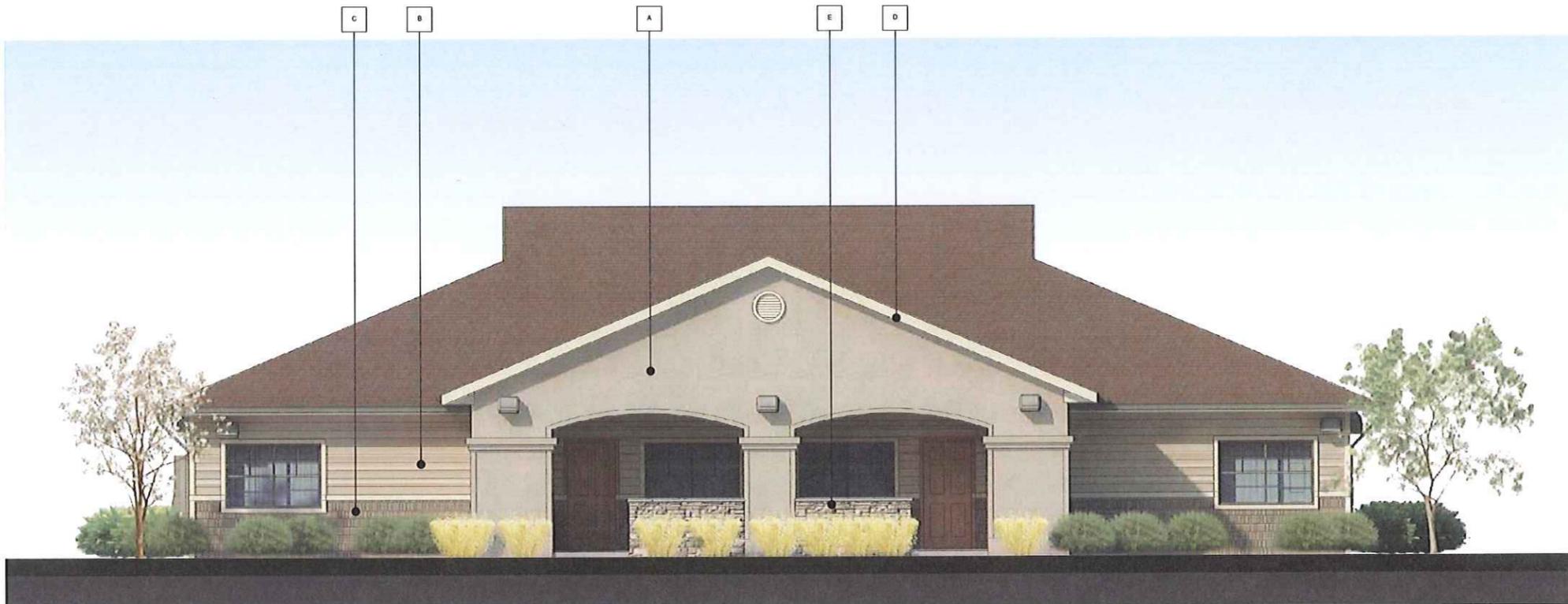
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SEC CINNAMON DRIVE & ETON DRIVE

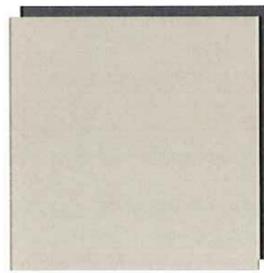
BUILDING PERMIT SUBMITTAL SET



② BLDG. B - ELEVATION 2
N.T.S.



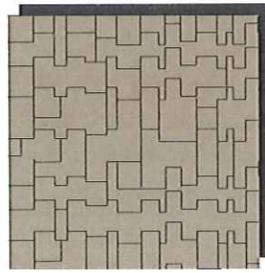
① BLDG. B - ELEVATION 1
N.T.S.



A STUCCO SIDING
COLOR TO MATCH COLORTEK "GREAT WALL"



B HORIZONTAL SIDING
COLOR TO MATCH PROUD-GY VINTAGE W/CKER OR EQUAL



C SHAKE SIDING
COLOR TO MATCH ALSIDE SHAKE #265



D VENTS, BELLY BANDS,
WINDOW AND DOOR TRIM
COLOR TO MATCH ALSIDE "ADOBE CREAM"



E BRICK VENEER
COLOR TO MATCH COLOR TO MATCH OWANES CORNING DRY STACK "CHARROON-LAY" OR EQUAL



F ASPHALT SHINGLES
COLOR TO MATCH COLOR TO MATCH GAPELX WEATHERED WOOD OR EQUAL

REVISIONS

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PROJECT	PWH14-16

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PROJECT

CINNAMON VILLAS PHASE II

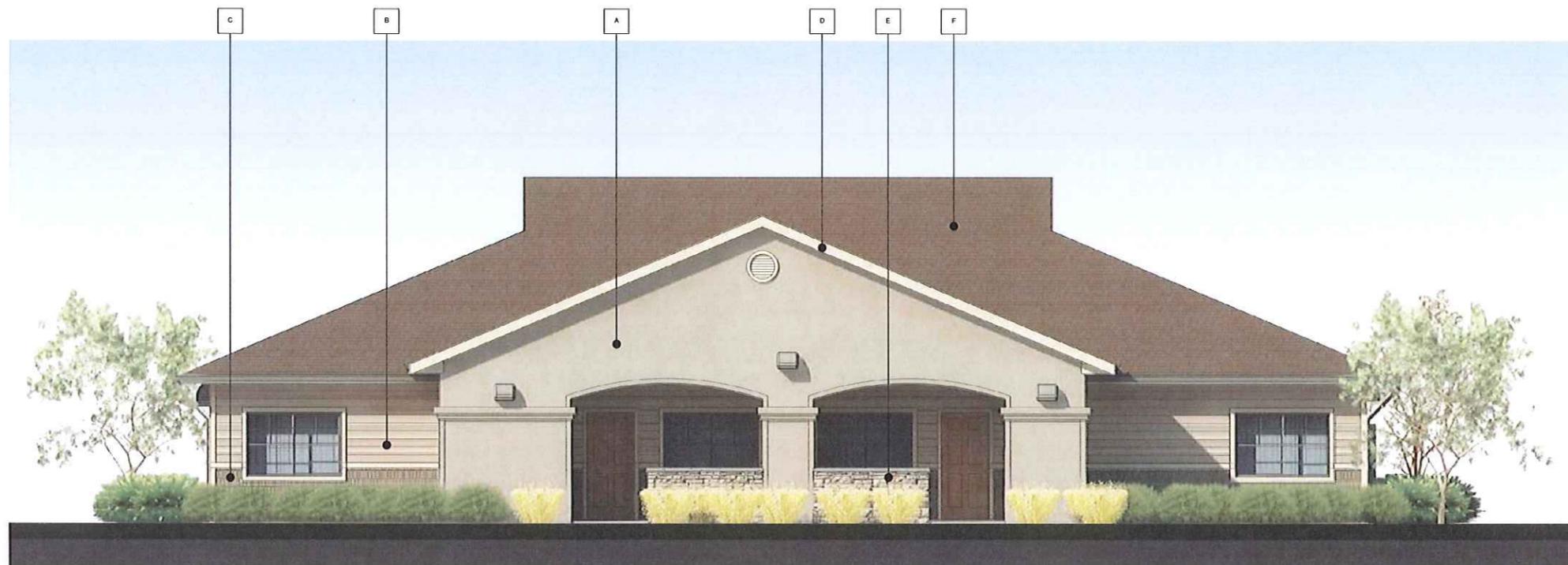
SEC CINNAMON DRIVE & ETON DRIVE
LEMOORE, CA

A8.1

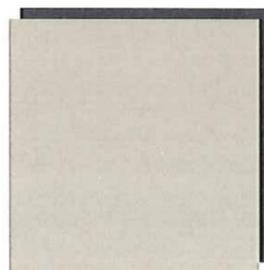
BUILDING PERMIT SUBMITTAL SET



② BLDG. B - ELEVATION 4
N.T.S.



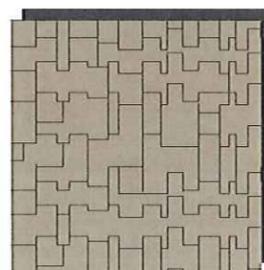
① BLDG. B - ELEVATION 3
N.T.S.



A STUCCO SIDING
COLOR TO MATCH COLORTEK "GREAT WALL"



B HORIZONTAL SIDING
COLOR TO MATCH PROUDGY "VINTAGE WICKER" OR EQUAL



C SHAKE SIDING
COLOR TO MATCH ALS DE SHAVE #355



D VENTS, BELLY BANDS,
WINDOW AND DOOR TRIM
COLOR TO MATCH ALS DE "ADOBE CREAM"



E BRICK VENEER
COLOR TO MATCH COLOR TO MATCH GAMES
CORNING DRYSTACK "SHARDONLY" OR EQUAL



F ASPHALT SHINGLES
COLOR TO MATCH COLOR TO MATCH GAFFELK
WEATHERED WOOD OR EQUAL

REVISIONS

DATE

05/06/14

BY

DE/AW.DG

PROJECT

PWH14-16



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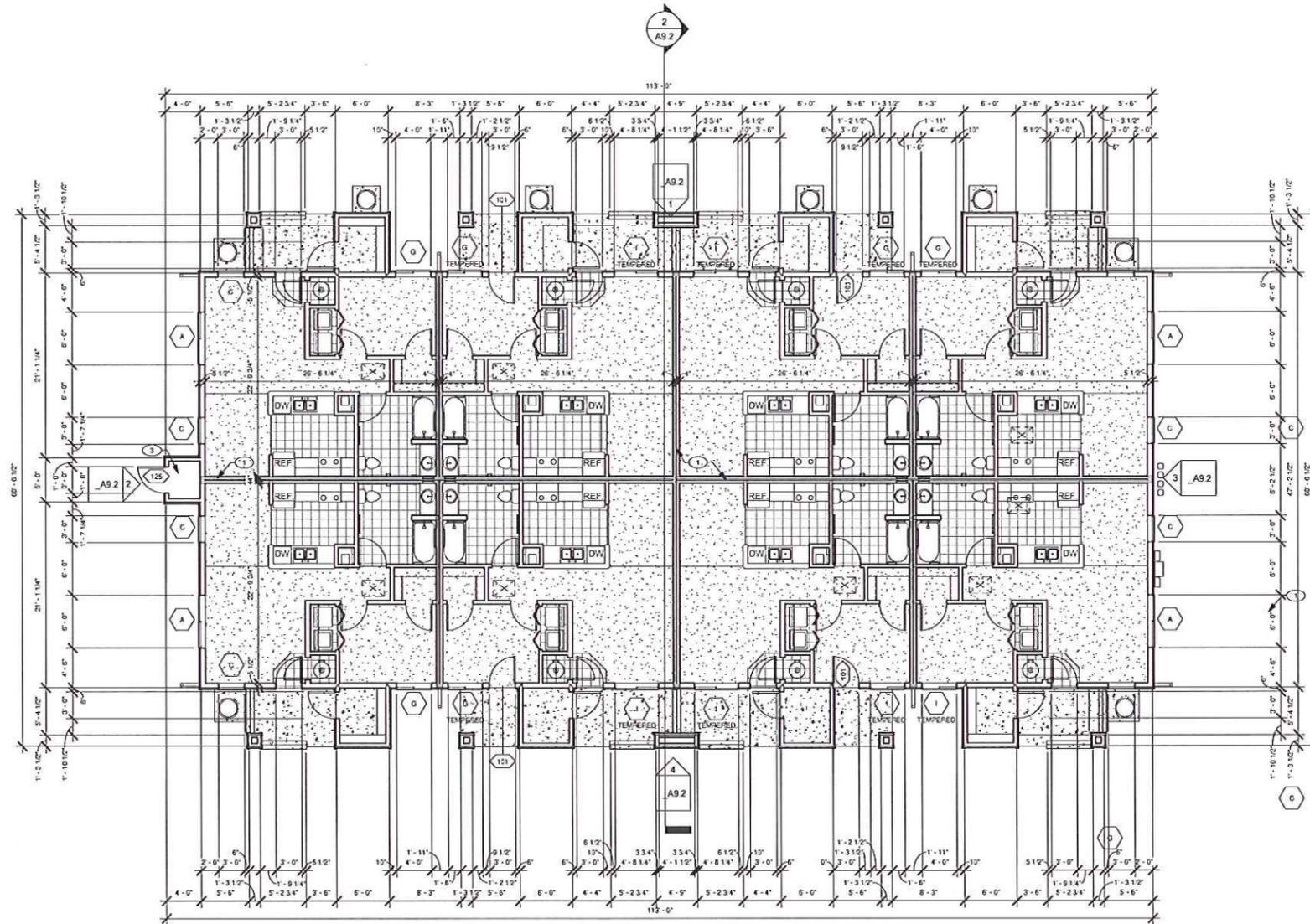
CINNAMON VILLAS PHASE II

LEMOORE, CA

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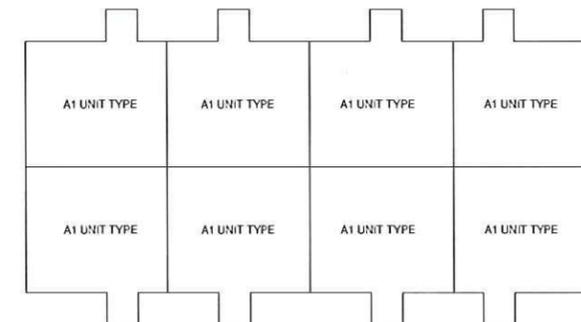
BUILDING PERMIT SUBMITTAL SET

A8.2



1 BLDG. C - 1ST FLOOR PLAN
1/8" = 1'-0"

2 BLDG. C - UNIT LEGEND
1/16" = 1'-0"



WALL LEGEND
■ 1-HOUR WALL

- GENERAL NOTES**
- REFER TO SHEETS A2.1 - A2.6 FOR DETAILED FLOOR PLANS FOR TYPICAL UNIT TYPES
 - REFER TO STRUCTURAL DRAWINGS SERIES FOR ADDITIONAL INFORMATION
 - PROVIDE FULL WALL BATT INSULATION ISOLATING BEDROOMS FROM ALL ADJACENT SPACES. PROVIDE ALSO AT RESTROOM WALLS
 - DRAFTSTOP PER 2010 CBC SECTION 717.4 - SEE STRUCTURAL DETAIL 5.M. CONDITION AT SHEAR WALL. MIN. MATERIAL THICKNESS PER 2010 CBC 717.3.1 RE ROOF PLANS
 - PROVIDE FIRE BLOCKING IN CONCEALED SPACES, STUD WALLS AT THE CEILING AND FLOOR LEVELS, AND AT 12'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL
 - PROVIDE BACKING FOR FUTURE GRAB BARS IN ALL RESTROOMS AT ALL GROUND FLOOR UNITS AS PER I.D. FOR HOUSING GUIDELINES
 - REFER TO ARCHITECTURAL SITE PLAN FOR EXTERIOR AMENITIES, PATH SPECIFICATIONS, AND APPURTENANCES
 - SEE DETAIL SHEET FOR MORE INFORMATION AND BUILDING DETAILS
 - ALL WALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD
 - VERIFY DIMENSIONS OF ALL FIXTURES AND EQUIPMENT PROVIDED BY OWNER OR OWNER'S AGENTS
 - SEE ELECTRICAL SERIES FOR LOCATION OF ALL ELECTRICAL PANELS
 - PROVIDE BLOCKING AT ALL HAND RAILS, GRAB BARS, AND RELATED ASSEMBLIES AS INDICATED
 - ALL AREAS RECEIVING GYP. BOARD ARE TO BE TAPED AND RECEIVE FINISH AS NOTED ON FINISH SCHEDULE AND OR SPECIFICATIONS
 - SEE SPECIFICATION SECTIONS 11.33.50 FOR CONTRACTOR PROVIDED RESIDENTIAL EQUIPMENT. VERIFY WITH PLUMBING & ELECTRICAL DRAWING SERIES PRESENCE OF GAS AND POWER FOR APPLIANCES
 - GENERAL CONTRACTOR TO INSTALL FIRE EXTINGUISHER(S) & CABINET(S) PER LOCAL FIRE DEPARTMENT REGULATIONS. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING LOCAL FIRE DEPARTMENT FOR REQUIREMENTS. CABINETS TO BE RECESSED AND ESTABLISHED AT HEIGHTS CONSISTENT WITH INTENDED USES
 - O.C. TO INSTALL PORTABLE FIRE EXTINGUISHERS PER 2010 CBC SECTION 906.1
 - ADDRESS AND BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. 2010 CBC SECTION 1117B.5.4. O.C. TO COORDINATE LOCATION AND NUMBERS WITH ALL LOCAL JURISDICTIONAL AUTHORITIES. MOUNTING HEIGHT AND ORIENTATION SHALL BE CONFIRMED WITH LOCAL JURISDICTIONAL AUTHORITIES
 - AT ALL SHOWERS, CAULK ENTIRE EDGE AROUND TUB. SHOWER PRIOR TO PAINT FOR WATER PROOF CONSTRUCTION. INSTALL TOP SET BASE AT VINYL FLOORING PER SPECIFICATIONS
 - AT ALL SINKS, SEALANT TYP. BOARD PATCH FOR FINISHED APPEARANCE AT ALL PLUMBING PENETRATIONS BENEATH SINKS
 - AT ALL PLATES INSTALL SWELLS TOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT
 - SEAL ALL PENETRATIONS IN BUILDING ENVELOPE PER CALIFORNIA TITLE 24 REQUIREMENTS
 - SEE ROOF PLANS FOR LOCATIONS & SPECIFICATIONS ON ATTIC ACCESS PANELS. COORDINATE LOCATIONS W/ ROOF TRUSSES WHERE ATTIC ACCESS IS TO BE INSTALLED IN 1-HOUR CEILING PROVIDE RATED ASSEMBLY
 - SEE UNIT PLANS FOR DROPPED CEILING LOCATIONS
 - THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2" FOR OTHER DOORS PER CBC 2010 1008.1.7.
 - ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENGINEERING AGENCY

- KEY NOTES**
- 1-HOUR UNIT SEPARATION WALL PER 2010 CBC 703.1 SEE DETAIL 11A10.1
 - DROPPED CEILING AREAS TO BE A MIN. HEIGHT OF 7'-6" AFF. MIN. HEIGHT IS FINISHED SURFACE TO FINISHED SURFACE. SEE DETAIL SA10.1
 - FIRE SPRINKLER CLOSET
 - PRE-MANUFACTURED METAL STAIRS W/ CONCRETE TREADS
 - EXTEND GYP. BOARD BEHIND SHOWER TUB AT 1-HOUR WALL TO MAINTAIN 1-HOUR RATING
 - 1-HOUR WALL. SEE DETAIL SA10.2
 - ELEVATOR, SEE DEFERRED SUBMITTALS ON T1.1 AND DETAIL 1A10.3
 - 1-HOUR CORRIDOR WALL. SEE DETAIL 10A10.2

REVISIONS

DATE	DESCRIPTION
05/06/14	
DESIGNED BY	DE/AW.DG
PROJECT #	PWH14-16



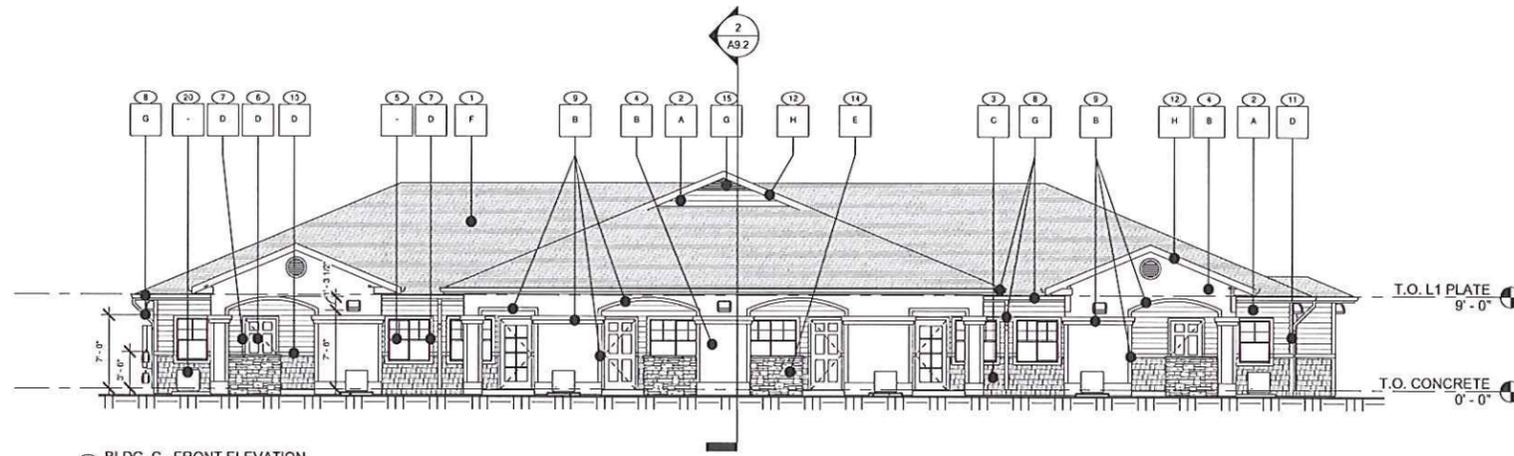
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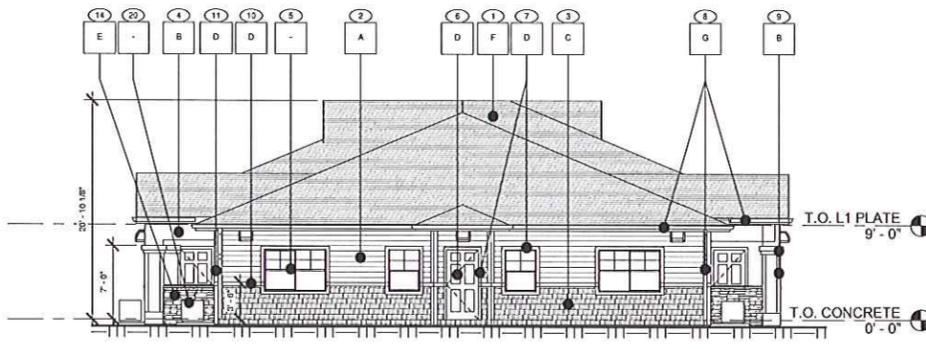
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PROJECT
CINNAMON VILLAS PHASE II
 SEC CINNAMON DRIVE & ETON DRIVE
 LEMOORE, CA

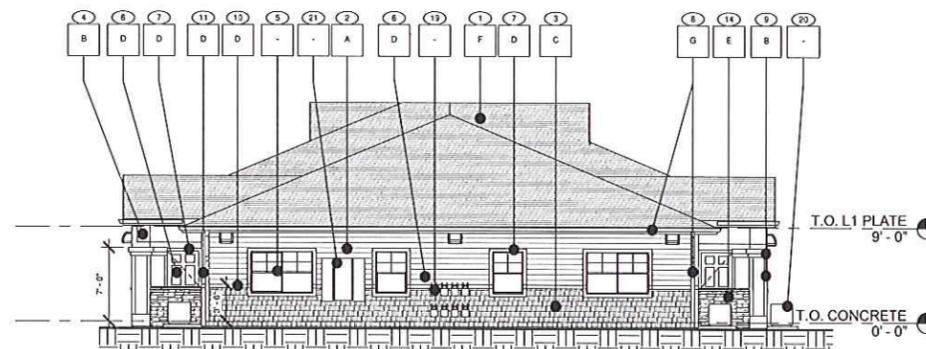
A9.1
 BUILDING PERMIT SUBMITTAL SET



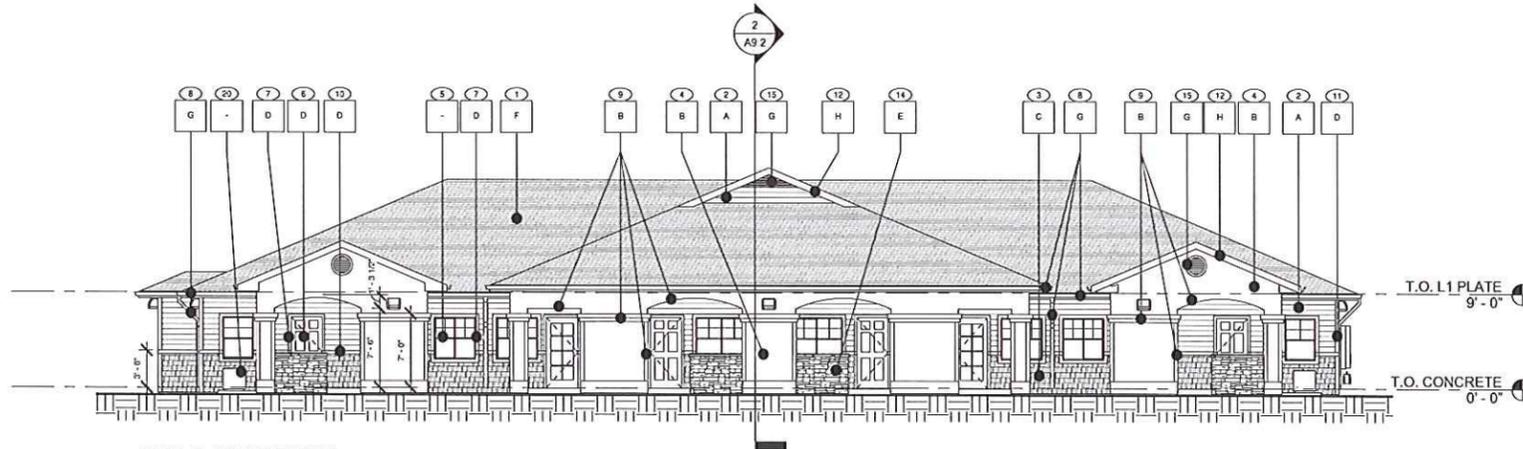
1 BLDG. C - FRONT ELEVATION
1/8" = 1'-0"



2 BLDG. C - LEFT ELEVATION
1/8" = 1'-0"



3 BLDG. C - RIGHT ELEVATION
1/8" = 1'-0"



4 BLDG. C - REAR ELEVATION
1/8" = 1'-0"

GENERAL NOTES

- A. SEE BUILDING SECTIONS AND STRUCTURAL SERIES FOR FLOOR HEIGHTS
- B. ELEVATION (1 OF 2) IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL FLOOR ELEVATIONS
- C. SEE ROOF PLANS FOR ATTIC VENTILATION REQUIREMENTS, SLOPES, AND OVERBUILD AREAS
- D. SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION PLANS/ DETAILS
- E. SEE CIVIL PLUMBING, ELECTRICAL AND JOINT TRENCH DRAWINGS FOR LOCATIONS OF EXTERIOR MOUNTED UTILITIES AND METER BANKS
- F. SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR APPROVAL BY ARCHITECT OR ENGINEER OF RECORD
- G. GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF ALL WINDOWS, VENTS, UTILITY METERS, AND EXTERIOR FINISHES WITH OWNER DESIGNATED THIRD-PARTY SUBCONTRACTOR FOR SOLAR GENERATION ENERGY SYSTEM
- H. ALL GALVANIZED IRON CAPS AT HALF-WALLS AND COUNTER FLASHING TRIM AT PATIOS SHALL BE PAINTED TO MATCH ACCENT COLOR NOTED
- I. ALL EXPOSED ROOF TOP PENETRATIONS, INCLUDING, BUT NOT LIMITED TO VENT STACKS FOR SEWER, ATTIC VENTS, AND EXHAUST GAS HOUSING SHALL BE PAINTED IN THE FIELD TO MATCH ADJACENT MAIN FIELD COLOR OF CONCRETE ROOFING
- J. EXTERIOR UTILITY ENCLOSURE CABINETS TO BE PER LOCAL UTILITY PROVIDER'S SPECIFICATIONS FOR SIZE, ORIENTATION, AND INSTALLATION REQUIREMENTS. PROVIDE FINISH AT ENCLOSURE TO MATCH ADJACENT SIDING. COORDINATE LOCATION OF ACCESS PATHS AND PADS WITH CIVIL AND LANDSCAPE DRAWING SERIES
- K. AT LOCATIONS OF ELECTRICAL PANEL INSTALLATION AT EXTERIOR STUCCO, PROVIDE COUNTER FLASHING AND EXPOSED SUBSTRATE PER MFR RECOMMENDATIONS

KEY NOTES

- 1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
- 2. PRODIGY HORIZONTAL VINYL SIDING OR APPROVED EQUAL
- 3. ALSIDE PRODIGY SHINGLE/ SHAKE STYLE VINYL SIDING OR APPROVED EQUAL
- 4. CEMENT STUCCO SYSTEM. TEXTURE HEAVY DASH
- 5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS
- 6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS. PAINT AS NOTED
- 7. DOOR WINDOW TRIM. PAINT AS NOTED
- 8. PRE FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED. DOWNSPOUT TO MATCH
- 9. RAISED STUCCO BANDS, COLOR SHOWN
- 10. 2x HORIZONTAL TRIM BY FRAMER W/ METAL WRAP. ALIGN TRIM AS SHOWN
- 11. 4" VERTICAL TRIM, TYP.
- 12. METAL WRAP AT 1x FINISH FASCIA, SEE DETAILS
- 13. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS
- 14. CULTURED STONE. SET IN MORTAR BED WITH FLASHING AND WEEP SCREEN. SEE SPECIFICATIONS
- 15. PAINTED METAL HANDRAIL
- 16. 6" EXPOSED REVEAL COUNTER FLASHING BETWEEN ROOF AND ADJACENT SIDING. PAINT TO MATCH ADJACENT SIDING
- 17. MOSAIC CERAMIC TILE AT EXTERIOR SHOWER ENCLOSURE
- 18. SECTIONAL OVERHEAD GARAGE DOOR
- 19. GAS METER. WINDOW OPENINGS MUST BE A MINIMUM OF 3'-0" FROM GAS METERS. SEE MEP SHEETS FOR INFORMATION
- 20. CONDENSER UNIT. SEE MEP PLANS FOR INFORMATION
- 21. ELECTRICAL PANEL. SEE MEP SHEETS FOR INFORMATION. PAINT TO MATCH ADJACENT SIDING COLOR

MATERIAL FINISHES TYPE 1:

- A. PRODIGY 'COLONIAL IVORY' OR EQUAL
- B. HEAVY DASH. COLOR TO MATCH COLORTEK 'ONIONSKIN TAN'
- C. ALSIDE SHAKE #355 OR EQUAL
- D. COLOR TO MATCH ALSIDE 'ADOBE CREAM'
- E. OWENS CORNING DRYSTACK LEDGESTONE 'CHARCOANAY'
- F. GAFELK 'WEATHERED WOOD' OR EQUAL
- G. VENT, GUTTER, AND DOWNSPOUT TO MATCH ALSIDE 'GLACIER WHITE'
- H. METAL FASCIA WRAP TO MATCH ALSIDE 'ADOBE CREAM'

NOTE:
SOFFIT (NOT SHOWN) COLOR TO MATCH ALSIDE 'ADOBE CREAM'
ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

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PROJECT	PWH14-16



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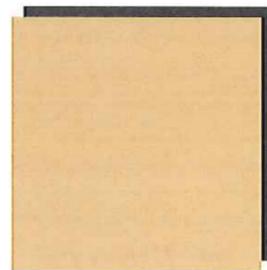
PROJECT
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SEC CINNAMON DRIVE & ETON DRIVE
LEWISVILLE, CA



2 BLDG. C - ELEVATION 2
N.T.S.



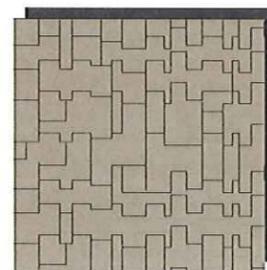
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N.T.S.



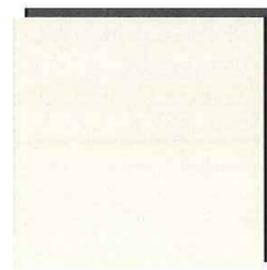
A STUCCO SIDING
COLOR TO MATCH COLORTEXT 'CIVICAN' OR EQUAL



B HORIZONTAL SIDING
COLOR TO MATCH PRODIGY 'COLORNA IVORY' OR EQUAL



C SHAKE SIDING
COLOR TO MATCH ALSIDE SHAKE #955



D VENTS, BELLY BANDS, WINDOW AND DOOR TRIM
COLOR TO MATCH ALSIDE 'ADORE CREAM'



E BRICK VENEER
COLOR TO MATCH COLOR TO MATCH OWENS CORNING DRY STACK 'CHARCOONAY' OR EQUAL



F ASPHALT SHINGLES
COLOR TO MATCH COLOR TO MATCH GARFELK WEATHERED WOOD OR EQUAL

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PROJECT

CINNAMON VILLAS PHASE II

LEMOORE, CA

SEC CINNAMON DRIVE & ETON DRIVE

BUILDING PERMIT SUBMITTAL SET

A10.1



② BLDG. C - ELEVATION 4
N.T.S.



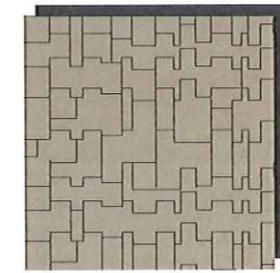
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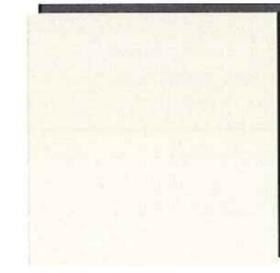
A STUCCO SIDING
COLOR TO MATCH COLORTEK 'ONIONSKY' OR EQUAL



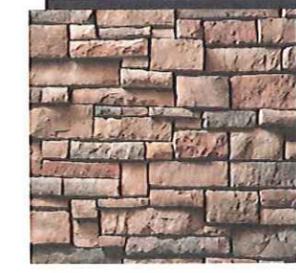
B HORIZONTAL SIDING
COLOR TO MATCH PROGGY 'COLONIAL IVORY' OR EQUAL



C SHAKE SIDING
COLOR TO MATCH ALSIDE SHAKE #255



D VENTS, BELLY BANDS, WINDOW AND DOOR TRIM
COLOR TO MATCH ALSIDE 'MOORE CREAM'



E BRICK VENEER
COLOR TO MATCH COLOR TO MATCH OWNES CORNING DRY STACK 'CHARDONNAY' OR EQUAL



F ASPHALT SHINGLES
COLOR TO MATCH COLOR TO MATCH GAFFELK 'WEATHERED WOOD' OR EQUAL

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PROJECT

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE
LEMOORE, CA

A10.2

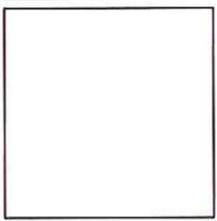
BUILDING PERMIT SUBMITTAL SET



1 SITE ELECTRICAL PLAN
 SCALE: 1" = 30'-0"
 NORTH

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PROJECT: **CINNAMON VILLAS PHASE II**
 SEC CINNAMON DRIVE & ETON DRIVE
 LEMORE, CA

E1.00



SCHEMATIC SET / NOT FOR CONSTRUCTION



GENERAL NOTES:

A. VALUES SHOWN INDICATE ESTIMATED ILLUMINATION LEVELS AT GRADE IN FOOT-CANDELES.

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Cec Zone #1	+	10 fc	7.5 fc	0.0 fc	N/A	N/A	0.1:1

Symbol	Label	Quantity	Manufacturer	Coloring Number	Description	Notes	Quantity	Footcandle	Control Type	Light Color	Wattage
[Symbol]	A	11	LEONARDO	705 5 2071	LED 20 WATT 5.0'x5.0' RECESSED SQUARE DOWN LIGHT WITH 10° BEAM ANGLE	LED 20 WATT 5.0'x5.0' RECESSED SQUARE DOWN LIGHT WITH 10° BEAM ANGLE	1	10.0	0.5	4000K	40.0
[Symbol]	B	11	LEONARDO	705 5 2071	LED 20 WATT 5.0'x5.0' RECESSED SQUARE DOWN LIGHT WITH 10° BEAM ANGLE	LED 20 WATT 5.0'x5.0' RECESSED SQUARE DOWN LIGHT WITH 10° BEAM ANGLE	1	10.0	0.5	4000K	40.0
[Symbol]	C	1	LEONARDO	705 5 2071	LED 20 WATT 5.0'x5.0' RECESSED SQUARE DOWN LIGHT WITH 10° BEAM ANGLE	LED 20 WATT 5.0'x5.0' RECESSED SQUARE DOWN LIGHT WITH 10° BEAM ANGLE	1	10.0	0.5	4000K	40.0

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BY	DE/00
PROJECT	PWH14-16

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1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"
NORTH

Pacific West Architecture
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LEWISVILLE, OHIO 44641
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FAX: (330) 461-0027

ALASKA - ALABAMA - CALIFORNIA - COLORADO - HAWAII - ILLINOIS
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SOUTH DAKOTA - TEXAS - UTAH - WASHINGTON - WYOMING

PROJECT
CINNAMON VILLAS PHASE II
SEC CINNAMON DRIVE & ETON DRIVE
LEWISVILLE, OHIO



E1.10

SCHEMATIC SET / NOT FOR CONSTRUCTION



FEATURES & SPECIFICATIONS

INTENDED USE - Ideal for parking and street lighting applications. For use in parking lots, streets, and other outdoor areas.
CONSTRUCTION - Rugged die-cast aluminum housing with 1/2" thick polycarbonate lens.
OPTICS - Recessed aluminum reflector.
ELECTRICAL - High input voltage.
INSTALLATION - High input voltage.
WARRANTY - 5 year limited warranty.

Ordering Information form with fields for Catalog Number, Qty, and Notes.

Endorsed and Gasketed Industrial DMW
INSTANT, PROGRAMMED OR BRUSH START
4' or 8' length
1, 2 or 3 lamps



Specifications table for DMW fixture including Length, Width, and Fixture Depth.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Ordering Information table with columns for Series, Number of Lamps, Lamp type, Diffuser, Voltage, Ballast, and Options.

Accessories table listing various mounting brackets and components.

Notes section with numbered points regarding installation and specifications.

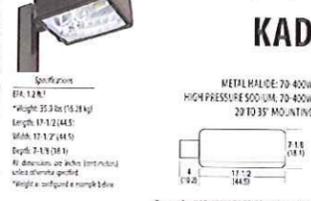


FEATURES & SPECIFICATIONS

INTENDED USE - Ideal for parking and street lighting applications. For use in parking lots, streets, and other outdoor areas.
CONSTRUCTION - Rugged die-cast aluminum housing with 1/2" thick polycarbonate lens.
OPTICS - Recessed aluminum reflector.
ELECTRICAL - High input voltage.
INSTALLATION - High input voltage.
WARRANTY - 5 year limited warranty.

Ordering Information form with fields for Catalog Number, Qty, and Notes.

Soft Square Lighting KAD
METAL HOUSING: 70-400W
HIGH PRESSURE SODIUM: 70-400W
29 TO 35" MOUNTING



Specifications table for KAD fixture including Height, Length, and Mounting.

ORDERING INFORMATION

For alternate ballast, lamp, or mounting options.

Ordering Information table for KAD fixture with columns for Series, Wattage, Distribution, Voltage, Ballast, and Mounting.

Accessories table for KAD fixture listing various mounting options.

Notes section for KAD fixture.

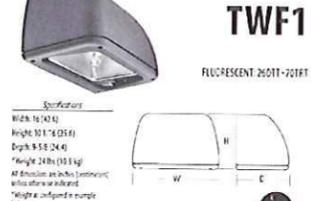


FEATURES & SPECIFICATIONS

INTENDED USE - For building and wall mounted applications.
CONSTRUCTION - Rugged die-cast aluminum housing with 1/2" thick polycarbonate lens.
OPTICS - Recessed aluminum reflector.
ELECTRICAL - High input voltage.
INSTALLATION - High input voltage.
WARRANTY - 5 year limited warranty.

Ordering Information form with fields for Catalog Number, Qty, and Notes.

Wall Mounted Luminaire TWF1
FLUORESCENT: 260T1-20T1T



Specifications table for TWF1 fixture including Width, Height, and Depth.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Ordering Information table for TWF1 fixture with columns for Series, Wattage, Voltage, Ballast, Mounting, and Options.

Accessories table for TWF1 fixture listing various mounting options.

Notes section for TWF1 fixture.

REVISIONS

5514
DEOG
PWH14-16

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PROJECT: CINNAMON VILLAS PHASE II
SEC CINNAMON DRIVE & ETON DRIVE
LEMOORE, CA

E1.20
SCHEMATIC SET / NOT FOR CONSTRUCTION



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