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

City of
LEMOORE
CALIFORNIA

Public Works/ Planning Services Department

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

Direction	Current Use	Zone	General Plan
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.

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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

LANDSCAPE MASTER PLAN

0' 30' 60' 120' NORTH

NOTES:

A. [ ] Place 2" depth ¾" 'Sonoma Gold' crushed rock over landscape fabric under stairways and utility access areas. Install 'Permaloc Clean Line' ⅜" 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' ⅜" 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' ⅜" 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 L8.

GENERAL NOTES:

A. The landscape plans will comply with the requirements of the water efficient landscape ordinance (WELO).
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
(I) applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete 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 (ETWU)
(3) soil management report;
(4) landscape design plan;
(5) irrigation design plan; and
(6) grading design plan.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, 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 (WELO) 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 'Yarwood' - 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		M	
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		L	
P4	Liriope muscari 'Silvery Sunproof' - Silvery 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	Chamaerops humilis - Mediterranean Fan Palm	#5		M	
S3	Ilex vomitoria 'Nana' - Dwarf Yaupon Holly	#5		M	
S4	Teucrium fruticans - Germander	#5		L	
S5	Loropetalum chinensis 'Razzle Dazzle' - Chinese Fringe Flower	#5		M	
S6	Myrtus communis 'Compacta Variegata' - Compact Variegated Myrtle	#5		L	
S7	Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo	#5		L	
S8	Olea europaea 'Little Ollie' - Dwarf Olive	#5		L	
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		L	
S12	Rhaphiolepis indica 'Ballerina' - Dwarf Pink India Hawthorne	#5		L	
S13	Rosa x 'Noare' - Red Flower Carpet Rose	#2		M	
S14	Salvia clevelandii 'Pozo Blue' - Hybrid California Sage	#5		L	
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: WCOLS Species Evaluation List--1999

GROUND COVERS

GC1	#1	Arctostaphylos densiflora 'Pt. Reyes' - Manzanita Plant 1 gal. @ 36" o.c.
GC2	#1	Baccharis pilularis 'Twin Peaks' - Coyote Bush Plant 1 gal. @ 36" o.c.
GC3	#1	Cotoneaster d. 'Lowfast' - Lowfast Cotoneaster Plant 1 gal. @ 48" o.c.
GC4	#1	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary Plant 1 gal. @ 36" o.c.
GC5	#1	Epilobium 'Catalina' & 'Sierra Salmon' (mixed) - California Fuschia Plant 1 gal. @ 36" o.c.
GC6	#1	Trachelospermum asiaticum - Asian Jasmine Plant 1 gal. @ 36" o.c.
GC7	#1	Gazania hybrid 'Aztec Queen' - Hybrid Clumping Gazania Plant 1 gal. @ 18" o.c. (may sub 4" pot @ 12" o.c.)
GC8	4"	Annual color - seasonal availability Plant 4" pot @ 12" o.c.

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
ASLA

California Landscape Architect #4122
1428 Ridgebrook Way
Chico, CA 95928
(530)892-8397 (530)892-9589fax
thphelps@sbcglobal.net

REVISIONS

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

PACIFIC WEST ARCHITECTURE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPERTY OF PACIFIC WEST ARCHITECTURE. ANY UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR EXPRESSION CONTAINED HEREIN, WITHOUT THE EXPRESS WRITTEN CONSENT OF PACIFIC WEST ARCHITECTURE, IS PROHIBITED.
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LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS 4122
Signature
08/31/16
Renewal Date
Seal
STATE OF CALIFORNIA

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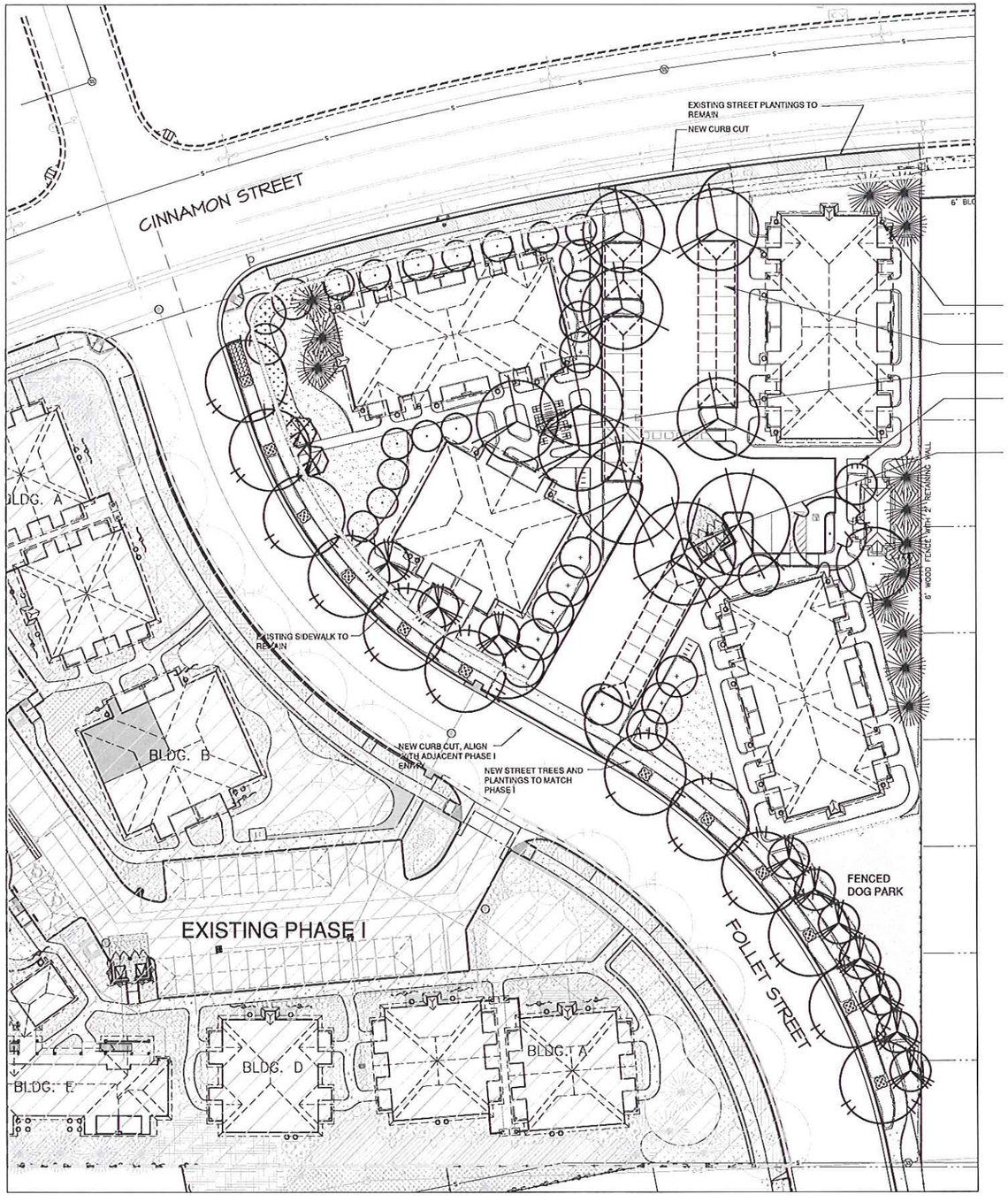
PROJECT
CINNAMON VILLAS PHASE II
SEC CINNAMON DRIVE & ETON DRIVE — LEMOORE, CA

MASTER PLAN

SCHEMATIC SET / NOT FOR CONSTRUCTION



LANDSCAPE MASTER PLAN

0' 30' 60' 120' NORTH

NOTES:

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D. [ ] Place a 24" wide x 4" depth decomposed granite edge along the back of side walk or as indicated. Install 'Permaloc Clean Line' ⅜" x 4" aluminum edging with mill finish (MF), between decomposed granite and adjacent shrub beds.

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(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
(I) applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete 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 (ETWU)
(3) soil management report;
(4) landscape design plan;
(5) irrigation design plan; and
(6) grading design plan.

Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, 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 (WELO) 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 'Yarwood' - 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		M	
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		L	
P4	Liriope muscari 'Silvery Sunproof' - Silvery 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	Chamaerops humilis - Mediteranean Fan Palm	#5		M	
S3	Ilex vomitoria 'Nana' - Dwarf Yaupon Holly	#5		M	
S4	Teucrium fruticans - Germander	#5		L	
S5	Loropetalum chinensis 'Razzle Dazzle' - Chinese Fringe Flower	#5		M	
S6	Myrtus communis 'Compacta Variegata' - Compact Variegated Myrtle	#5		L	
S7	Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo	#5		L	
S8	Olea europaea 'Little Ollie' - Dwarf Olive	#5		L	
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		L	
S12	Rhaphiolepis indica 'Ballerina' - Dwarf Pink India Hawthorne	#5		L	
S13	Rosa x 'Noare' - Red Flower Carpet Rose	#2		M	
S14	Salvia clevelandii 'Pozo Blue' - Hybrid California Sage	#5		L	
S15	Viburnum tinus 'Spring Bouquet' - Laurustinus	#5		M	
VINES					
V1	Ficus pumila - Creeping Fig, staked	#1		M	
V2	Jasmium 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: WUCOLS Species Evaluation List—1999

GROUND COVERS

GC1	#1	Arctostaphylos densiflora 'Pt. Reyes' - Manzanita	Plant 1 gal. @ 36" o.c.
GC2	#1	Baccharis pilularis 'Twin Peaks' - Coyote Bush	Plant 1 gal. @ 36" o.c.
GC3	#1	Cotoneaster d. 'Lowfast' - Lowfast Cotoneaster	Plant 1 gal. @ 48" o.c.
GC4	#1	Rosmarinus officinalis 'Prostratus' - Trailing Rosemary	Plant 1 gal. @ 36" o.c.
GC5	#1	Epilobium 'Catalina' & 'Sierra Salmon' (mixed) - California Fuschia	Plant 1 gal. @ 36" o.c.
GC6	#1	Trachelospermum asiaticum - Asian Jasmine	Plant 1 gal. @ 36" o.c.
GC7	#1	Gazania hybrid 'Aztec Queen' - Hybrid Clumping Gazania	Plant 1 gal. @ 18" o.c. (may sub 4" pot @ 12" o.c.)
GC8	4"	Annual color - seasonal availability	Plant 4" pot @ 12" o.c.

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THOMAS H. PHELPS 4122
Expiration 06/31/16
Renewal date
Date
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SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

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

MASTER PLAN

SCHEMATIC SET / NOT FOR CONSTRUCTION

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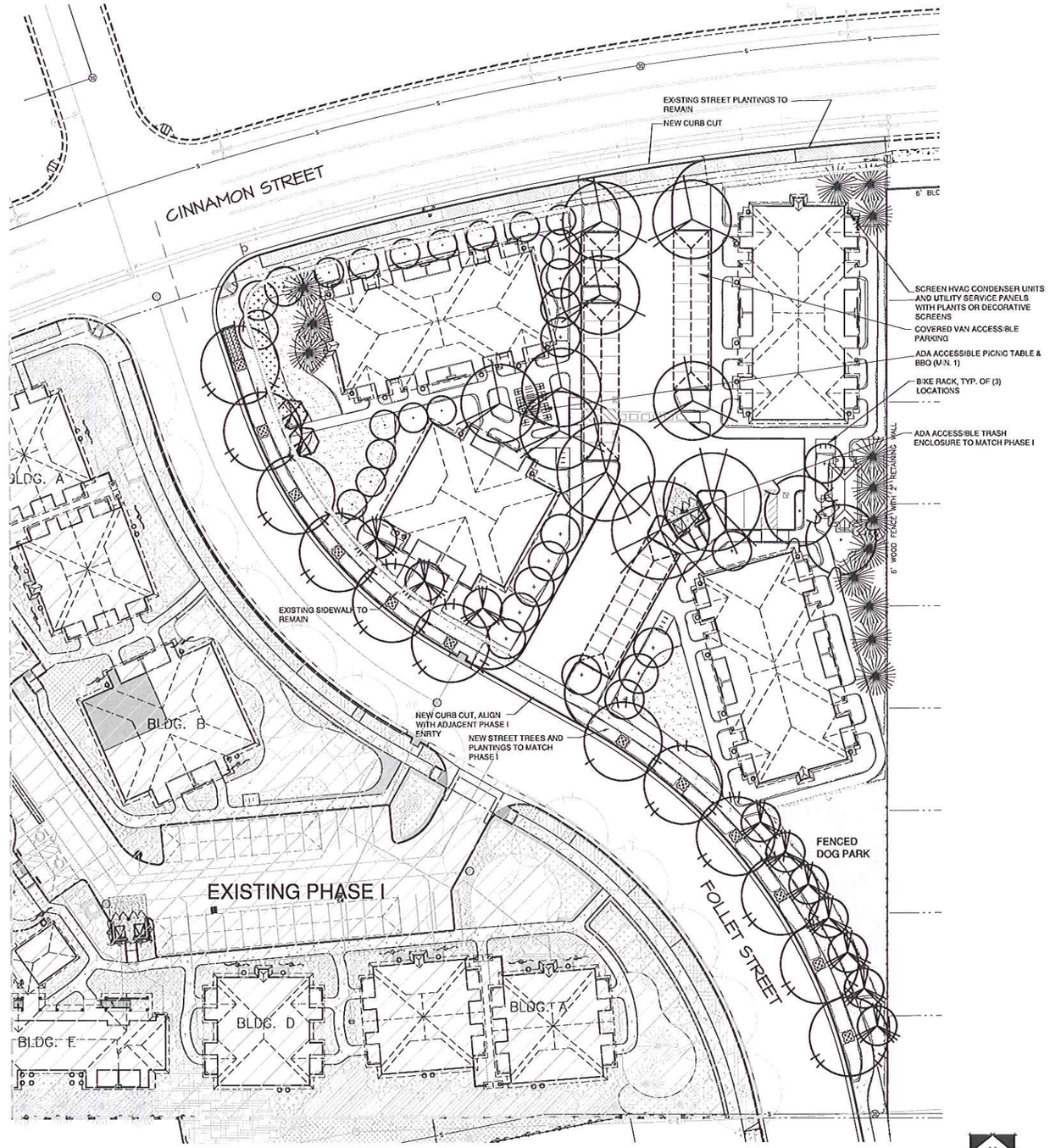
1 LANDSCAPE MASTER PLAN

0 30 60
Scale: 1:30

NORTH

PLAN LEGEND
SHRUB / GROUND COVER PLANTING AREA:
TURF GRASS AREA:

CINNAMON VILLAS PHASE II



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1 LANDSCAPE MASTER PLAN

0 30 60
Scale: 1:30

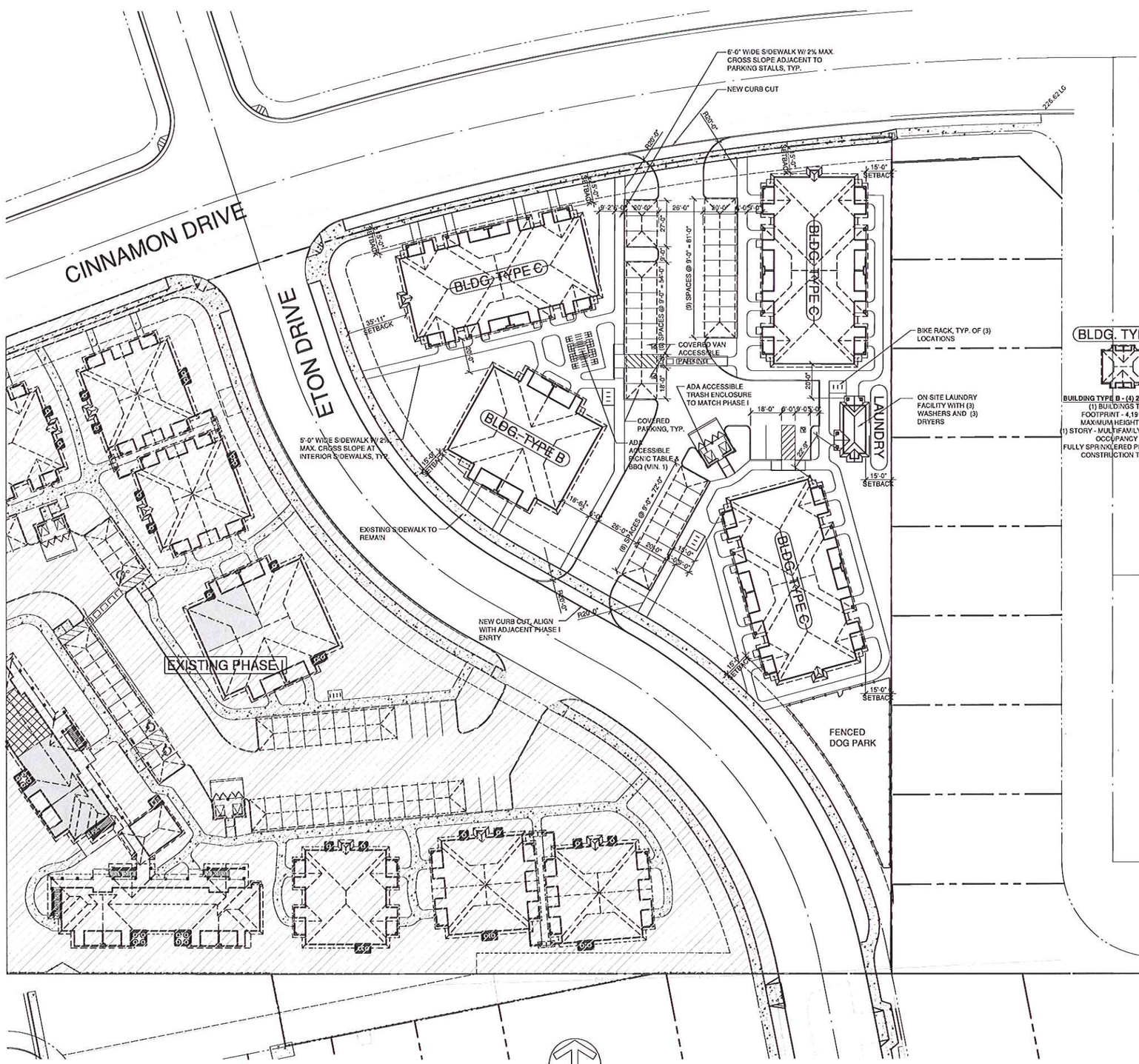
NORTH

PLAN LEGEND

SHRUB / GROUND COVER PLANTING AREA:

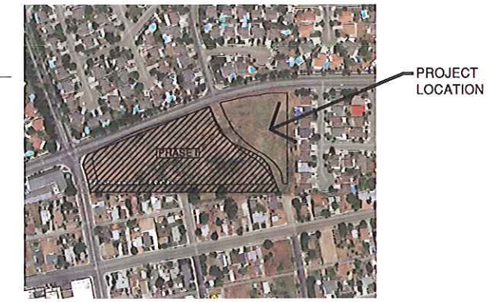
TURF GRASS AREA:

CINNAMON VILLAS PHASE II



PROPOSED SITE PLAN

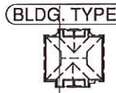
SCALE: 1" = 30'-0"



VICINITY MAP

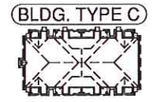
N.T.S.

BLDG. TYPE B



BUILDING TYPE B - (4) 2 BDRM UNITS
(1) BUILDINGS TOTAL
FOOTPRINT - 4,191.26 S.F.
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 - (6) 1 BDRM UNITS
(3) BUILDINGS TOTAL
FOOTPRINT - 5,429 S.F.
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"±
(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
EAGLE, IDAHO 83616
(208)-461-0022 X3023

ARCHITECT
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DOUGLAS GIBSON, CALIFORNIA ARCHITECT C29792
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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. + 4,352 S.F. = 18,752 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)	509.6 S.F.	.62 %
BIKE RACK & BENCH AREAS	210 S.F.	.26 %
CONC. WALKS & GROUND FLOOR BREEZEWAYS	8,929 S.F.	11.02 %
LANDSCAPE & OPEN SPACE	32,699 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

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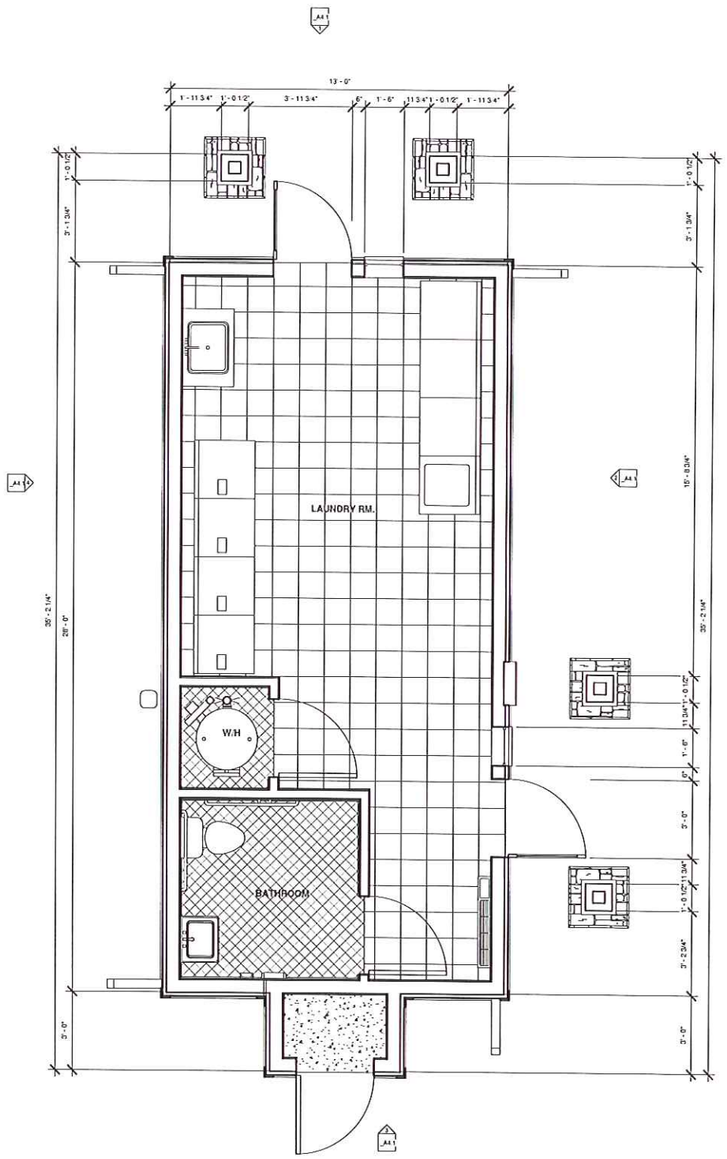
PROJECT

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE
LEMOORE, CA

A1.1

SCHEMATIC SET / NOT FOR CONSTRUCTION



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

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PROJECT

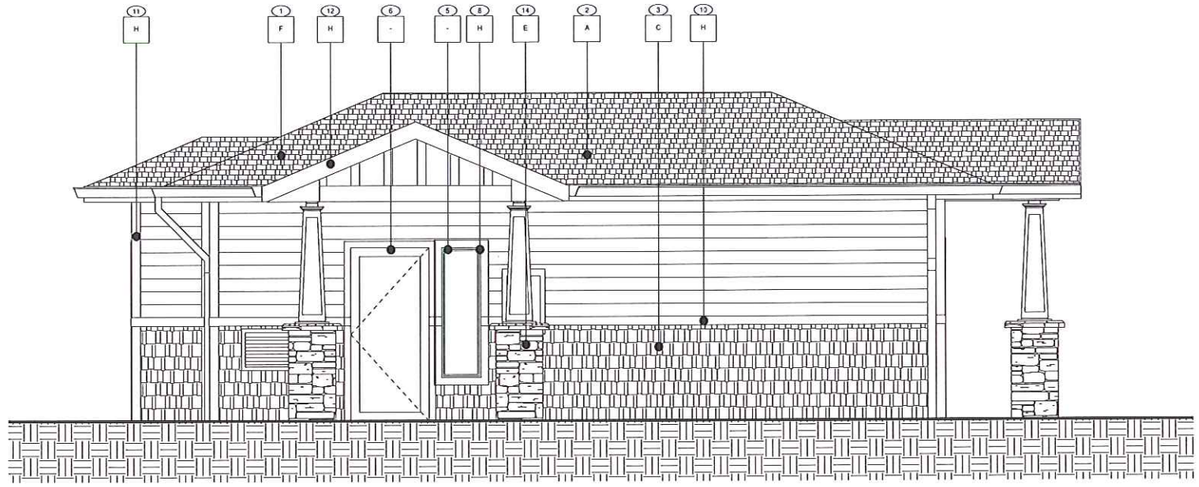
CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE

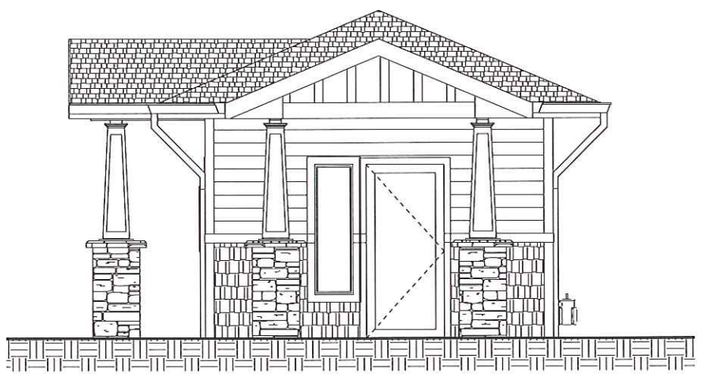
LEMOORE, CA

_A3.1

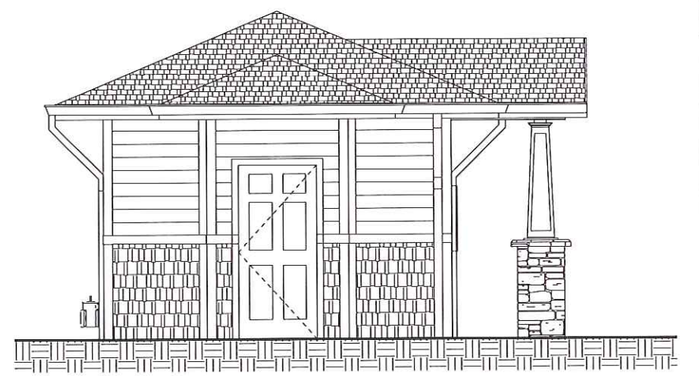
BUILDING PERMIT SUBMITTAL SET



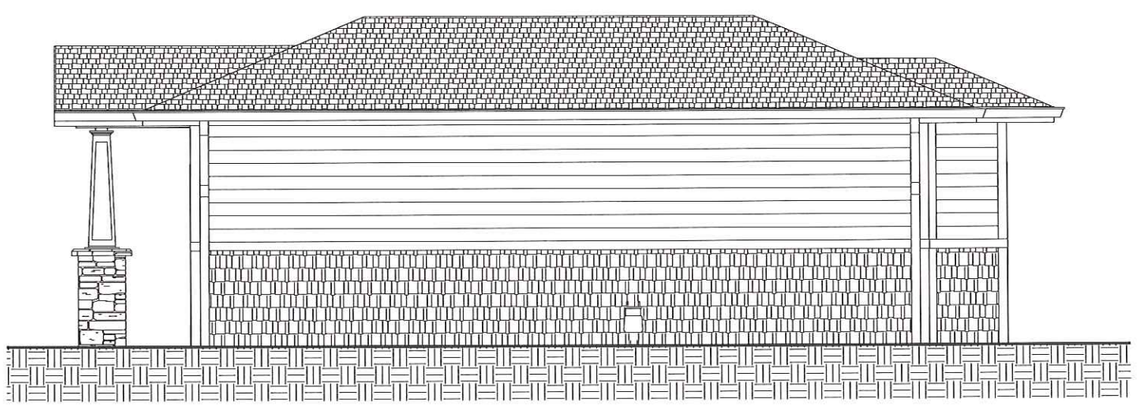
2 LAUNDRY BUILDING - ELEVATION 2
3/8" = 1'-0"



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 PLATE HEIGHTS

B. ELEVATION (0'-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 W/ OUT 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 MANFIELD COLOR OF COMPOSITION SHINGLES

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 LOCATIO NOF ACCESS PATHS AND PADS WITH CIVIL AND LANDSCAPE DRAWING SERIES

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 HORZONTAL 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 SCREED SEE SPECIFICATIONS
15. PAINTED METAL HANDRAIL
16. 8" 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 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 #295 OR EQUAL
D	COLOR TO MATCH ALSIDE "ADOBE CREAM"
E	OWNES CORNING DRYSTACK LEDGESTONE "CHARDONNAY"
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

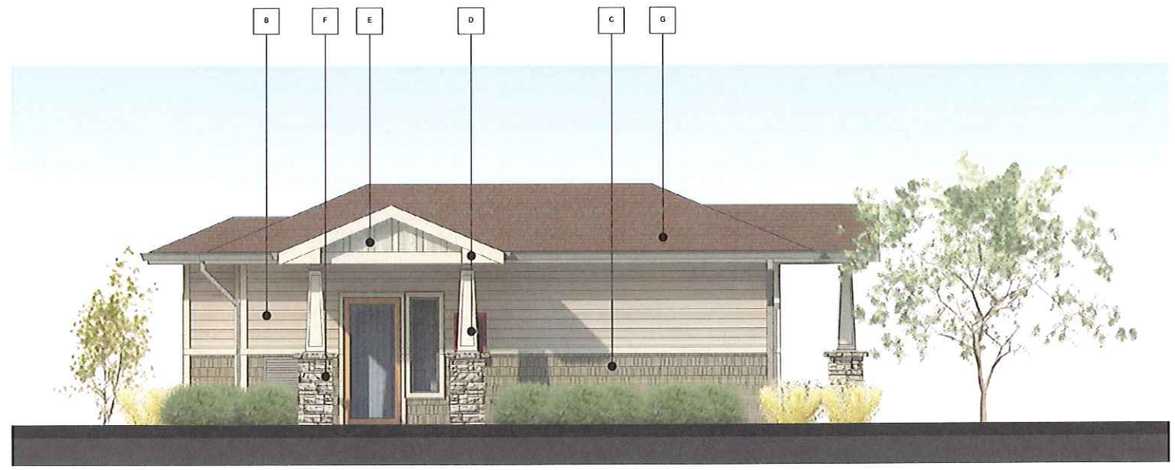
CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE

LEMOORE, CA

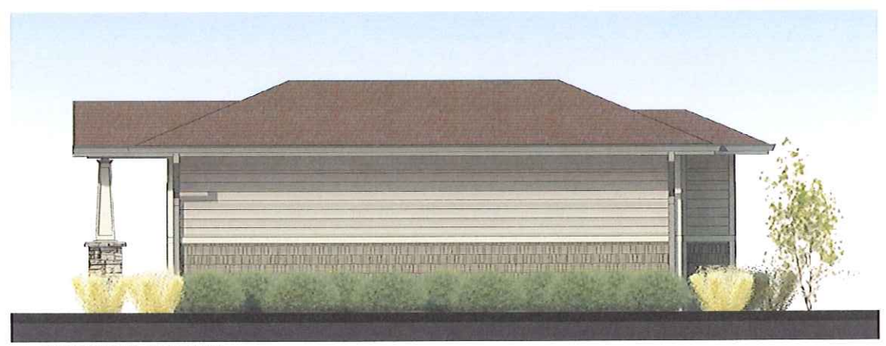
_A4.1

BUILDING PERMIT SUBMITTAL SET



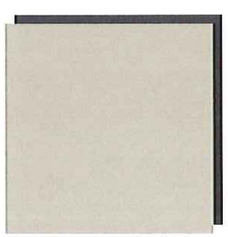
1 LAUNDRY ROOM - ELEVATION 1
N.T.S.

4 LAUNDRY ROOM - ELEVATION 4
N.T.S.



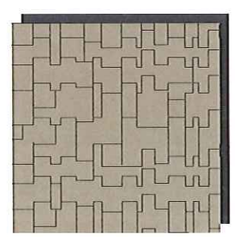
3 LAUNDRY ROOM - ELEVATION 3
N.T.S.

2 LAUNDRY ROOM - ELEVATION 2
N.T.S.

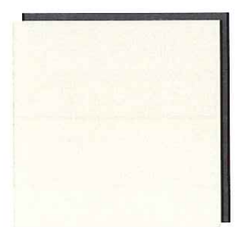


A STUCCO SIDING
COLOR TO MATCH COLORTEX "GREAT WALL"

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



C SHAKE SIDING
COLOR TO MATCH ALSIDE SHAKE #095



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

E HORIZONTAL SIDING
COLOR TO MATCH PRODIGY "COLONIAL IVORY" OR EQUAL

F BRICK VENEER
COLOR TO MATCH COLOR TO MATCH OWNES CORNING DRYSTACK "CHARDONNAY" OR EQUAL

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

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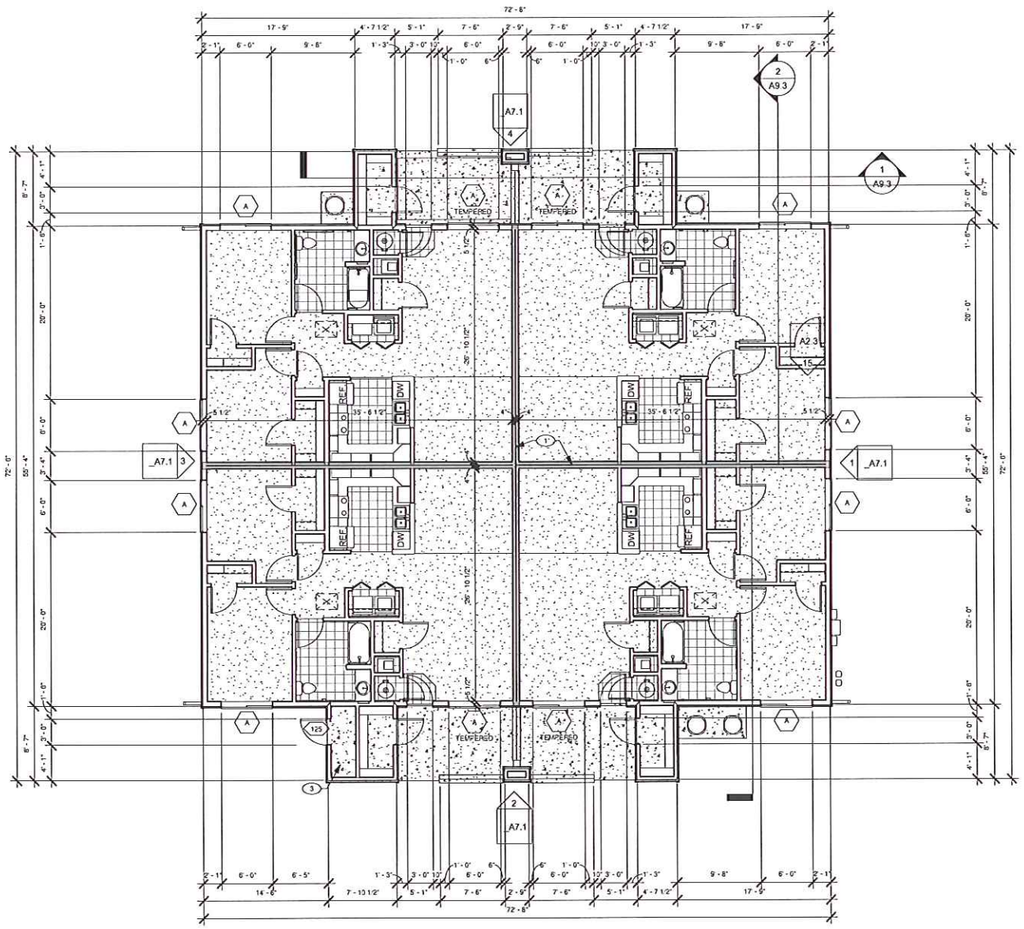
PROJECT
CINNAMON VILLAS PHASE II
SEC CINNAMON DRIVE & ETON DRIVE
LEMOORE, CA

_A5.1

BUILDING PERMIT SUBMITTAL SET



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

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. DRAFTSTOP 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

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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 BENEATH SINKS

T. AT ALL PLATES INSTALL SWELLSTOP 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 1008.1.7.

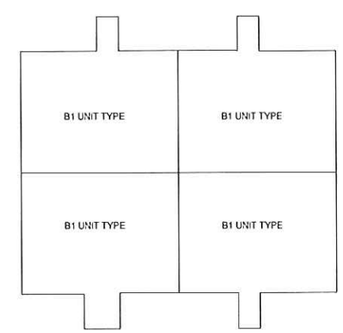
Y. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

KEY NOTES

1. 1-HOUR UNIT SEPARATION WALL PER 2013 CBC 709.1. SEE DETAIL 11.A13.1.
2. DROPPED CEILING, AREAS TO BE A MIN. HEIGHT OF 7'-6" A.F.F. MIN. HEIGHT IS FINISHED SURFACE TO FINISHED SURFACE. SEE DETAIL 5.A13.1.
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 6.A13.2
7. ELEVATOR, SEE DEFERRED SUBMITTALS ON T1.1 AND DETAIL 1.A13.3
8. 1-HOUR CORRIDOR WALL, SEE DETAIL 10.A13.2

1-HOUR WALL

WALL LEGEND



BLDG. B - UNIT LEGEND

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PROJECT

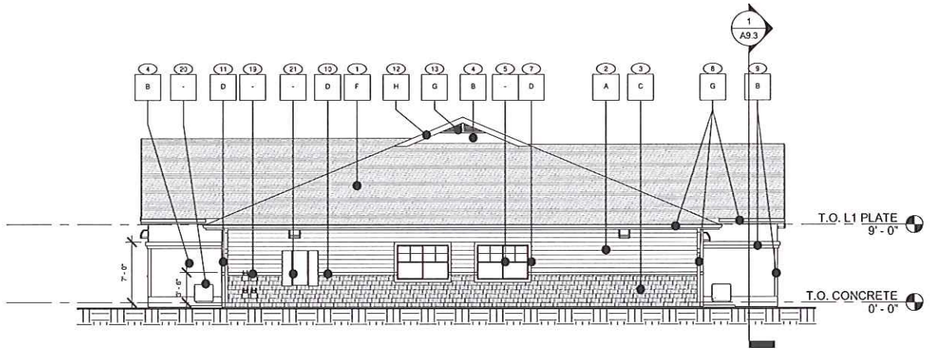
CINNAMON VILLAS PHASE II

LEMOORE, CA

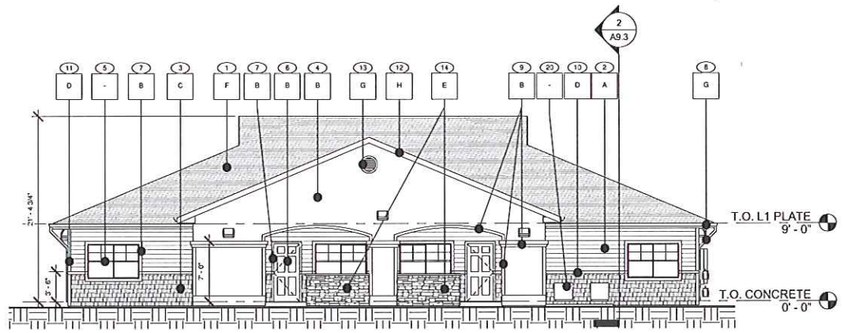
SEC CINNAMON DRIVE & ETON DRIVE

_A6.1

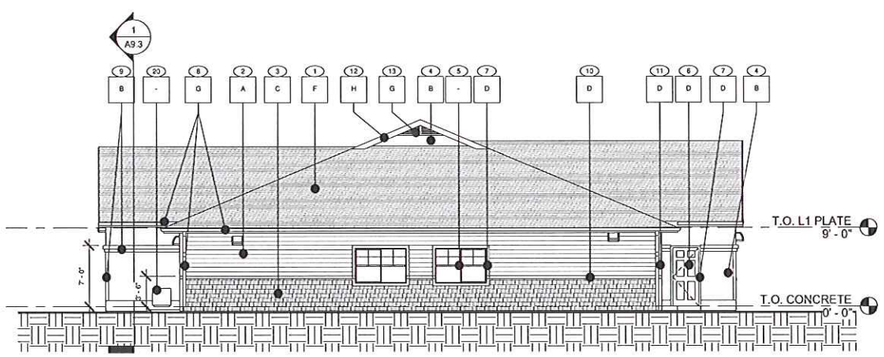
BUILDING PERMIT SUBMITTAL SET



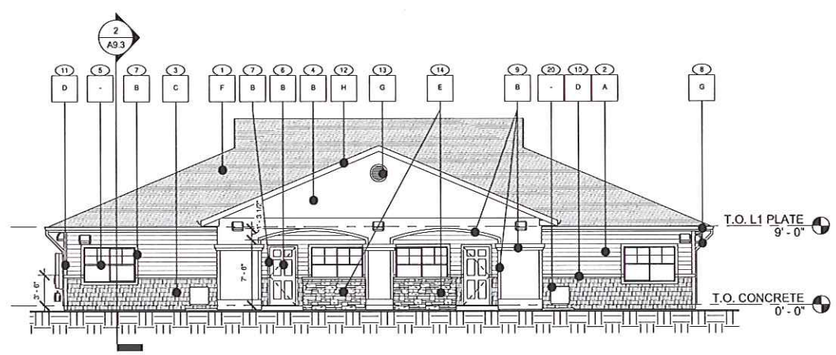
1 BLDG. B - RIGHT ELEVATION
1/8" = 1'-0"



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"

GENERAL NOTES

A. SEE BUILDING SECTIONS AND STRUCTURAL SERIES FOR PLATE HEIGHTS

B. ELEVATION (2'-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 W/ OUT 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 MAN 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. AL SIDE 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 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 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 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 #055 OR EQUAL
D	COLOR TO MATCH ALSIDE "ADOBE CREAM"
E	OWNES CORNING DRYSTACK LEDGESTONE "CHARDONNAY"
F	GAFBILK "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

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE

LEMOORE, CA

_A7.1

BUILDING PERMIT SUBMITTAL SET

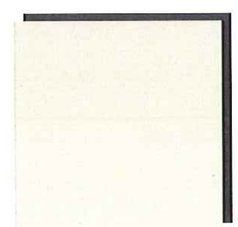
2 BLDG. B - ELEVATION 2
N.T.S.

1 BLDG. B - ELEVATION 1
N.T.S.

A STUCCO SIDING
COLOR TO MATCH COLORTEK "GREAT WALL"

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

C SHAKE SIDING
COLOR TO MATCH ALSIDE SHAKE #095



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

E BRICK VENEER
COLOR TO MATCH COLOR TO MATCH OWNES CORNING DRYSTACK "CHARDONNAY" OR EQUAL

F ASPHALT SHINGLES
COLOR TO MATCH COLOR TO MATCH GAFELK "WEATHERED WOOD" OR EQUAL

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PROJECT

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE
LEMOORE, CA

_A8.1

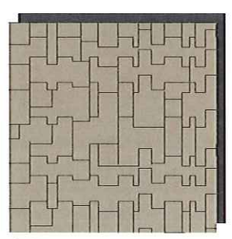
BUILDING PERMIT SUBMITTAL SET

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 PRODIGY "VINTAGE WICKER" OR EQUAL



C SHAKE SIDING
COLOR TO MATCH ALSIDE SHAKE #295

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

E BRICK VENEER
COLOR TO MATCH COLOR TO MATCH OWNES CORNING DRYSTACK "CHARDONNAY" OR EQUAL

F ASPHALT SHINGLES
COLOR TO MATCH COLOR TO MATCH GAFELK "WEATHERED WOOD" OR EQUAL

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PROJECT

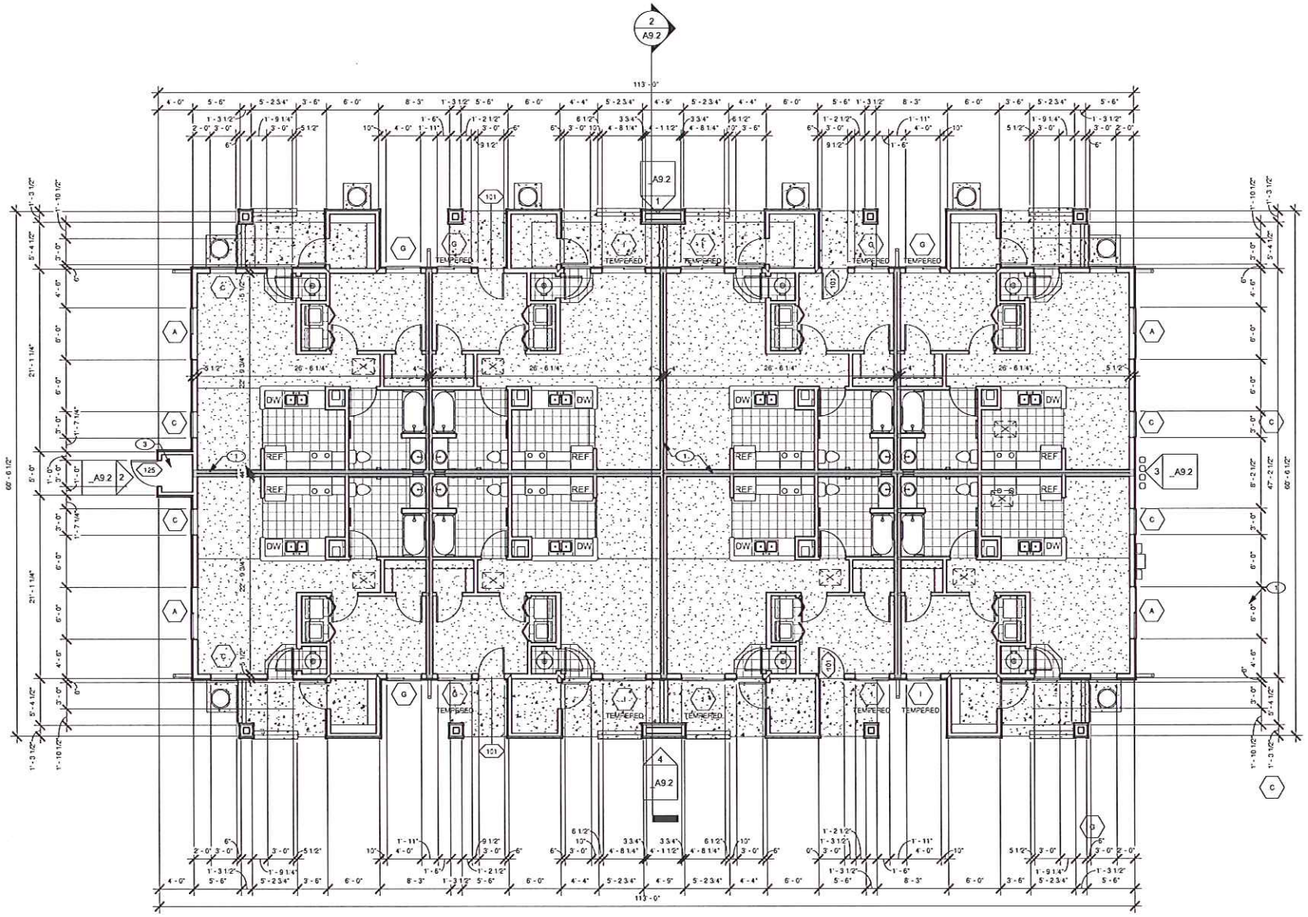
CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE

LEMOORE, CA

_A8.2

BUILDING PERMIT SUBMITTAL SET



1 BLDG. C - 1ST FLOOR PLAN
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S. AT ALL SINKS, SEALANT/ TYP. BOARD PATCH FOR FINISHED APPEARANCE AT ALL PLUMBING PENETRATIONS BENEATH SINKS.

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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 2010 1008.1.7.

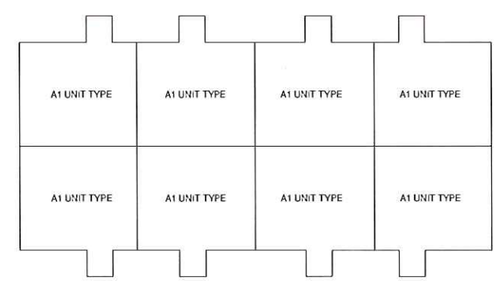
Y. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

KEY NOTES

1. 1-HOUR UNIT SEPARATION WALL PER 2013 CBC 709.1. SEE DETAIL 11/A10.1.
2. DROPPED CEILING, AREAS TO BE A MIN. HEIGHT OF 7'-6" A.F.F. MIN. HEIGHT IS FINISHED SURFACE TO FINISHED SURFACE. SEE DETAIL 5/A10.1.
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 6/A10.2.
7. ELEVATOR, SEE DEFERRED SUBMITTALS ON T1.1 AND DETAIL 1/A10.3.
8. 1-HOUR CORRIDOR WALL, SEE DETAIL 10/A10.2.

= 1-HOUR WALL

WALL LEGEND



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

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PROJECT

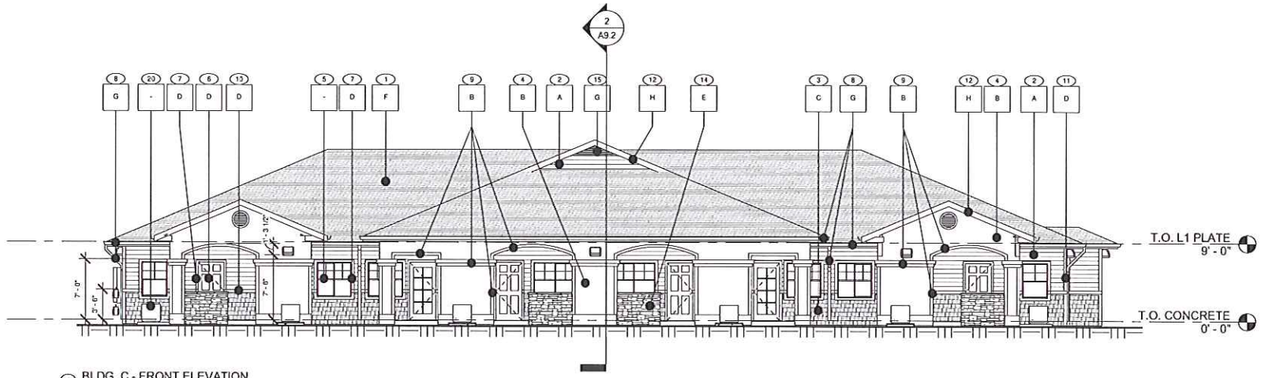
CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE

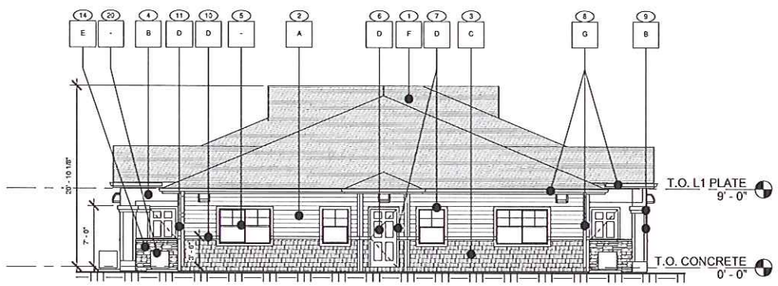
LEMOORE, CA

_A9.1

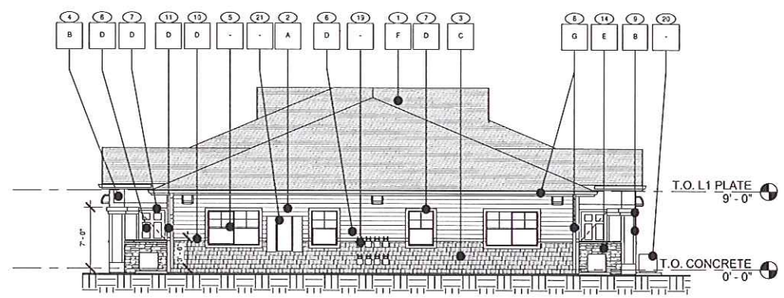
BUILDING PERMIT SUBMITTAL SET



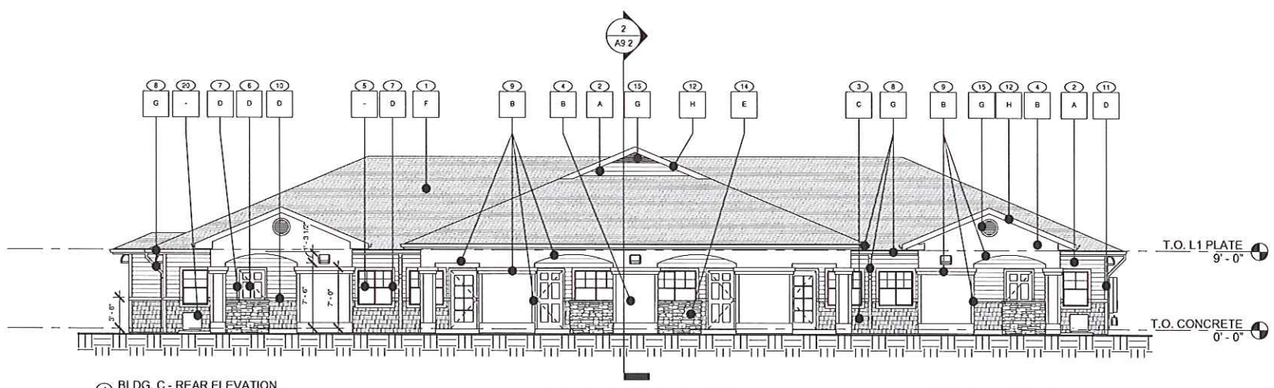
1 BLDG. C - FRONT ELEVATION
1/8" = 1'-0"



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 PLATE HEIGHTS

B. ELEVATION (0'-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 W/ OUT 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 MANUFELD 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 HORZONTAL 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 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 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:
BLDG. TYPES A, C, & E

A	PRODIGY "COLONIAL IVORY" OR EQUAL
B	HEAVY DASH. COLOR TO MATCH COLORTEK "ONIONSKIN TAN"
C	ALSIDE SHAKE #555 OR EQUAL
D	COLOR TO MATCH ALSIDE "ADOBE CREAM"
E	OWNES CORNING DRYSTACK LEDGESTONE "CHARDONNAY"
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
CINNAMON VILLAS PHASE II
SEC CINNAMON DRIVE & ETON DRIVE
LEMOORE, CA

_A9.2

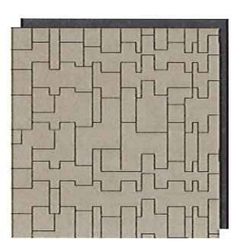
BUILDING PERMIT SUBMITTAL SET

② BLDG. C - ELEVATION 2
N.T.S.

① BLDG. C - ELEVATION 1
N.T.S.

A STUCCO SIDING
COLOR TO MATCH COLORTEK "ONYONSKIN" OR EQUAL

B HORIZONTAL SIDING
COLOR TO MATCH PRODIGY "COLONIAL IVORY" OR EQUAL



C SHAKE SIDING
COLOR TO MATCH ALSIDE SHAKE #095

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

E BRICK VENEER
COLOR TO MATCH COLOR TO MATCH OWNES CORNING DRYSTACK "CHARDONNAY" OR EQUAL

F ASPHALT SHINGLES
COLOR TO MATCH COLOR TO MATCH GAFELK "WEATHERED WOOD" OR EQUAL

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PROJECT

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE
LEMOORE, CA

_A10.1

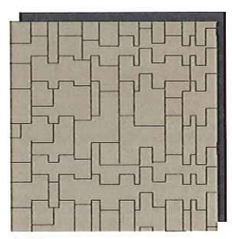
BUILDING PERMIT SUBMITTAL SET

② BLDG. C - ELEVATION 4
N.T.S.

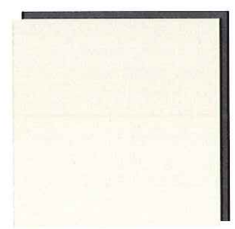
① BLDG. C - ELEVATION 3
N.T.S.

A STUCCO SIDING
COLOR TO MATCH COLORTEK "ONIONSKIN" OR EQUAL

B HORIZONTAL SIDING
COLOR TO MATCH PRODIGY "COLONIAL IVORY" OR EQUAL



C SHAKE SIDING
COLOR TO MATCH ALSIDE SHAKE #095



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

E BRICK VENEER
COLOR TO MATCH COLOR TO MATCH OWNES CORNING DRYSTACK "CHARDONNAY" OR EQUAL

F ASPHALT SHINGLES
COLOR TO MATCH COLOR TO MATCH GAFELK "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

NORTH

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

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PROJECT

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE

LEMOORE, CA

E1.00

SCHEMATIC SET / NOT FOR CONSTRUCTION

DC ENGINEERING
440 East Corporate Dr., Ste. 103
Meridian ID 83642
ph 208-288-2181
fax 208-288-2182

GENERAL NOTES:

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

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	1.0 fc	7.5 fc	0.0 fc	N/A	N/A	0.1:1

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	37	Lithonia Lighting	[illegible]	CONTOUR SERIES BUILDING MOUNTED WALL PACK WITH OPTICAL LAMP AND GRADE LEVEL	TWO 26-WATT CFQ/WATT EQUIVALENT FLUORESCENT DOUBLE TWIN TUBE, VERTICAL BURN	2	[illegible]	1750	0.8	48.7
	B	10	Lithonia Lighting	[illegible]	SLIM & MULTI-PURPOSE RESIDENTIAL SOLUTIONS, 4 FOOT NEW LAMP SIZE, 50% OF HIGH EFFICACY ACRYLICLENS	TWO 30-WATT T8 LINEAR FLUORESCENT	2	[illegible]	2900	0.8	77
	C	1	Lithonia Lighting	[illegible]	[illegible]	TWO 175-WATT MERCURY VAPOR	1	[illegible]	[illegible]	0.8	213

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

NORTH

PC ENGINEERING
440 East Corporate Dr., Ste. 100
Meridian ID 83642
ph 208-288-2151
fax 208-288-2152

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

E1.10

SCHEMATIC SET / NOT FOR CONSTRUCTION

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — Intended for low to medium mounting heights where dust, dirt, humidity or moisture are present. Ideal for canopies, dock areas, wastewater treatment, refrigerated areas, food processing and other non-hazardous environments. Certain airborne contaminants can diminish integrity of acrylic. Click here for Acrylic Environmental Compatibility table for suitable uses.

CONSTRUCTION — Housing formed from impact resistant, UV stabilized, fiberglass reinforced polyester with cold-rolled steel enclosed wireway. Poured in place gasketing provides a seal between housing and diffuser. Captive, corrosion resistant cam-action latches secure the diffuser; six on 4' units, and ten on 8' units. Stainless steel latches available.

Finish: Painted parts pretreated with a five-stage iron phosphate process to ensure superior paint adhesion and corrosion resistance, then finished with a high gloss, baked white enamel.

OPTICS — High-impact acrylic diffuser with a stippled interior surface to spread lamp image.

PLEASE NOTE: The standard 4' diffuser is 2-1/4" deep and the standard 8' or 4ST8HO diffuser is 3" deep. To order the 4' diffuser so that it matches the depth of the 8' diffuser, order the ARDP option. The 8' diffuser is not available at the 2 1/4" depth.

ELECTRICAL — Thermally protected, resetting, Class P, HPF, non-PCB, UL Listed and CSA Certified ballast is standard.

AWM, TFN, THHN wire throughout, rated for required temperatures.

INSTALLATION — For unit or row installations, surface (ceiling or wall) or suspended mounting. Wall mounting: horizontal orientation only for use in damp locations. Stainless steel surface spring-mounting brackets standard (2 included).

LISTINGS — 120V, 277V and MVOLT are UL Listed and CSA Certified (standard). 347V is CSA Certified (see Options). NOM Certified (see Options). Listed for 25°C ambient and wet locations for covered-ceiling applications. IP65 rated. Optional IP67 rating available (supplied with 8 latches on 4' units and 14 latches for 8' units, covered ceiling not required). Compliance to FDA/USDA requirements and/or NSF splash-zone certification.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

Catalog Number	
Notes	
Type	C

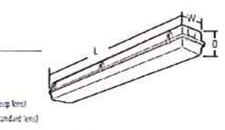
Enclosed and Gasketed Industrial

DMW

INSTANT, PROGRAMMED OR RAPID START

4' or 8' length

1, 2 or 3 lamps



Specifications

Length:	50 (127.0)
	98 (248.9)
Width:	8-1/8 (20.5)
Fixture depth:	5-5/8 (14.3) (deep lens)
	4-3/4 (12.1) (standard lens)

All dimensions are shown in inches (centimeters) unless otherwise noted.

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

Example: DMW 2 32 MVOLT GEB10IS

Series	Number of lamps	Lamp type	Diffuser	Voltage	Ballast	Options
DMW Wet location. For tandem double-length unit, add prefix T. Example: TDMW	1 2 3[1]	2ST5 28W T5 (48")[2] 32 32W T8 (48") 4ST8HO 44W T8HO (48") 54T5HO 54W T5HO (48") 96T8 59W T8 slimline (96") 96T8HO 86W T8 380mA (96")	(blank) 2 1/4" Deep high-impact acrylic (50% DR) ARDP 3" Deep high-impact acrylic (50% DR)[5]	120 277 347[6] MVOLT others available	GEB10IS Electronic ballast, ≤10% THD, instant start GEB10RS Electronic ballast, ≤10% THD, rapid start[3] GEB10PS Electronic ballasts, ≤10% THD, programmed rapid start GEB10PS90 T5HO 90° case temperature ballast	EL2W Emergency battery pack (nominal 300 lumens)[7,8] EL5DW Emergency battery pack (nominal 500 lumens)[7,8] EL6DW Emergency battery pack (nominal 600 lumens)[7,8] EL14DW Emergency battery pack (nominal 1400 lumens)[7,8] GLR Internal fast-blow fusing[9] GMF Internal slow blow fusing[9] RIF1 Radio interference filter, one per fixture STSL Stainless steel latches WLF Wet location fittings (one pair, installed, top, for use with 1/2" rigid conduit) IP67 IP67 rated; requires 8 latches for 4' fixtures and 14 latches for 8' fixtures CSA CSA certified (only required for 347V) NOM NOM certified CS89 6' white cord, 16/3, no plug, wet location CS88 6' Brad Harrison 16/3 cord and straight blade plug set wet location[9] NSI_ Wet location occupancy sensor pre-wired[10] DL Damp location[7]

Accessories: *Order as separate catalog number.*	
BCD	Bracket for hanger chain mounting. Two per package[12]
HC36	Chain hangers (1 pair, 36" long); Requires BCD
WLF	Wet location fittings (1 pair, not installed, for use with 1/2" rigid conduit)
DMW VR SMB	Surface mounting brackets (pair)[13]

Notes

1 Not available with 96T8 or 96T8HO.
2 T5 and 2ST5 lamps only.
3 Must specify GEB10RS ballast.
4 Must specify GEB10PS90 ballast.
5 ARDP standard on 4ST8HO and 8' fixtures.
6 Available 347V T8 only.
7 Must specify voltage, 120 or 277V only.
8 Check battery pack spec sheet on www.acuitybrands.com for compatibility.
9 Must specify voltage. Not available with MVOLT.
10 For mounting up to 8' specify NSI8; for mounting up to 20' specify NSI20.
11 DL option required for battery packs, sensors and cord with that are not wet location listed.
12 For stainless steel, specify STS (ex: BCD STS).
13 Brackets ship standard with fixture. For replacement purposes only.

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE – Ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION – Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Die-cast door frame has impact-resistant, tempered, glass lens that is fully gasketed with one-piece tubular silicone.

Finish: Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

OPTICS – Anodized, aluminum reflectors: IES full cutoff distributions R2 (asymmetric), R3 (asymmetric), R4 (forward throw) and R5S (square) are interchangeable. High-performance anodized, segmented aluminum reflectors IES full cutoff distributions SR2 (asymmetric), SR3 (asymmetric) and SR4SC (forward throw, sharp cutoff). High-performance reflectors attach with tool-less fasteners and are rotatable and interchangeable.

ELECTRICAL – Ballast: High pressure sodium, 70-150W is high reactance, high power factor. Constant wattage autotransformer for 200-400W. Metal halide, 70-150W is high reactance, high power factor and is standard with pulse start ignitor technology. *SCWA not required. Constant wattage autotransformer for 175-400W. Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for metal halide 151-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested.

Socket: Porcelain, horizontally oriented medium base socket for 70-150W. Mogul base socket for 175W and above, and 70-400S, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

LISTINGS – UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 rated in accordance with standard IEC 529.

WARRANTY – 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

Catalog Number	
Notes	
Type	P1

CONTOUR SERIES

Soft Square Lighting

KAD

METAL HALIDE: 70-400W

HIGH PRESSURE SODIUM: 70-400W

20 TO 35' MOUNTING

Specifications

EPA: 1.2 ft.²

*Weight: 35.3 lbs (16.28 kg)

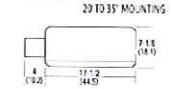
Length: 17-1/2 (44.5)

Width: 17-1/2 (44.5)

Depth: 7-1/8 (18.1)

All dimensions are inches (centimeters) unless otherwise specified.

*Weight as configured in example below.



ORDERING INFORMATION For shortest lead times, configure product using **bolded options**.

Example: KAD 400M R3TB SCWA SPD04 LPI

Series	Wattage	Distribution	Voltage	Ballast	Mounting[16]
KAD	Metal halide: 70M[1] **250M**[2] 100M[1] 320M[2] 150M[1] 350M[2,3] 175M **400M**[2,3] 200M[4] High pressure sodium[5]: 70S 100S 150S **250S** **400S** Ceramic metal halide: 70MHC[1,2] 100MHC[1] 150MHC	Standard reflectors: R2 IES type II asymmetric[8]; **R3** IES type III asymmetric[8]; **R4** IES type IV forward throw[8]; R5S IES type V square High performance reflectors[8]: SR2 IES type II asymmetric; SR3 IES type III asymmetric; SR4SC IES type IV forward throw	120 208[9] 240[9] **277** **347** **480**[9] **TB**[10] 23050HZ[11]	(blank) Magnetic ballast CWI Constant wattage isolated[12] *Pulse Start* **SCWA** Super CWA pulse-start ballast NOTE: For shipments to U.S. territories, SCWA must be specified to comply with DOE.	Ship in fixture carton: **SPD_** Square pole; RPD Round pole; WBD_ Wall bracket; WWD_ Wood or pole wall Ships separately[13,14]: DAD12P Degree arm (pole); DAD12WB Degree arm (wall); WSK Decorative wall bracket[13]; KMA Mast arm external fitter; KTMB Twin mounting bar Arm length: **04** 4' arm; 06 6' arm; **09** 9' arm; 12 12' arm

Options	Finish[20]	Lamp[21]
Shipped installed in fixture: SF Single fuse (120, 277, 347V)[9]; DF Double fuse (208, 240, 480V)[9]; PC Power tray[7]; **PER** NEMA twist-lock receptacle only (no photocontrol); QRS Quartz restrike system[9]; QRSTD QRS time delay[9]; WTB Terminal wiring block[7]; **CSA** CSA Certified; INTL Available kit for probe start shipping outside the U.S.; REGC1 Cal for nia Title 20, effective 1/1/2010; Shipped separately[13]: HS House side shield; PE1 NEMA twist-lock PE (120, 208, 240V); PE3 NEMA twist-lock PE (347V); PE4 NEMA twist-lock PE (480V); PE7 NEMA twist-lock PE (277V); SC Shorting cap for PER option; VG Vandal guard[9]; WG Wire guard[9]	(blank) Dark bronze; **DWH** White; **DBL** Black; **DMB** Medium bronze; **DNA** Natural aluminum; Super Durable Finishes: DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white	**LPI** Lamp included L/LP Less lamp

Accessories: Tenon Mounting Slipfitter (RPxx required.) *Order as separate catalog number. Must be used with pole mounting.*							
	Number of fixtures						
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°	
2-3/8"	T20-190	T20-280	T20-290[2]	T20-320[2]	T20-390[2]	T20-490[2]	
2-7/8"	T25-190	T25-280	T25-290[2]	T25-320	T25-390[2]	T25-490[2]	
4	T35-190	T35-280	T35-290[2]	T35-320	T35-390[2]	T35-490[2]	

Notes

1 Not available with SCWA.
2 Not available with 480V.
3 These wattages do not comply with California Title 20 regulations.
4 Must be ordered with SCWA.
5 These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347 or 480V.
6 Reduced jacket ED28 required for SR2, SR3 and SR4SC optics.
7 House-side shield available.
8 High performance reflector not available with SR2TD.
9 Must specify CSA for use in Canada.
10 Optional multi-tap ballast (120, 208, 240, 277V; in Canada 120, 277, 347V).
11 Consult factory for available wattages.
12 9' arm is required when two or more luminaires are oriented on a 90° drilling pattern.
13 May be ordered as an accessory.
14 Must specify finish when ordered as an accessory.
15 Available with SPD04 and SPD09.
16 Must specify voltage. N/A with TB.
17 Only available with SR2, SR3 and SR4SC optics.
18 Max allowable wattage lamp included.
19 Prefix with KAD when ordered as an accessory.
20 See www.lithonia.com/archcolors for additional color options.
21 Must be specified. L/LP not available with MHC.
22 Must use RT56H.

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — For building- and wall-mounted applications.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has impact-resistant, tempered glass lens. Doorframe is fully sealed with a closed-cell silicone gasket.

Finish: Standard finish is textured dark bronze (DDBT) polyester powder finish, with other architectural colors available.

OPTICS — Hydroformed reflector for superior uniformity and control. Vertical lamp orientation for improved lamp output and life.

ELECTRICAL — Compact fluorescent utilizes an electronic high frequency ballast. Quick disconnect plugs easily disconnect reflector from ballast and fixture from supply wires. Socket is four-pin positive latching thermoplastic.

INSTALLATION — Universal mounting plate with integral mounting bolts supports the fixture for easy one-person installation.

LISTINGS — CSA Certified to U.S. and Canadian standards. Down orientation only. NOM Certified (see Options). **IP65 rated**. 2/42 wattages and below are listed to 30°C ambient. 57W and 70W are listed to 25°C ambient. Emergency options (all wattages) are listed to 25°C ambient. ELED U.S. Patent No. 7,737,640.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

Catalog Number	
Notes	
Type	WP1

Wall-Mounted Luminaire

TWF1

FLUORESCENT: 26DTT - 70TRT

Specifications

Width: 16 (40.6)

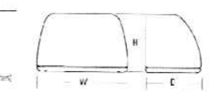
Height: 10-1/16 (25.6)

Depth: 9-5/8 (24.4)

*Weight: 24 lbs (10.9 kg)

All dimensions are inches (centimeters) unless otherwise indicated.

*Weight as configured in example below.



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

Example: TWF1 32TRT MVOLT LPI

Series	Wattage	Voltage	Ballast	Mounting	Options
TWF1	26TT 1/26TT 26TRT 1/26TRT 32TRT 2/32TRT 42TRT 2/42TRT 57TRT 70TRT	120 277 347 MVOLT[1]	(blank) Electronic 0°F CW20 Cold-weather ballast[2] DS Dual switching[3] 2/1 Two one-lamp ballasts[4]	(blank) Surface mount Shipped separately: BBW Surface mounted back box[5,6]	Shipped installed in fixture: GMF Internal slow-blow fusing (n/a with MVOLT); EC Emergency circuit[4]; ELDW Emergency battery pack (32°F min. operating temperature)[4,7,8,9]; ELDWC Emergency battery pack (0°F min. operating temperature)[4,7,8,9]; ELDWR Fixture wired ready for Bodine® B30 battery pack (battery pack not included; 32°F min. operating temperature)[4,10,11]; ELDWRPS Fixture wired ready for PS1400 or PSIN 1-minute battery pack (battery pack not included; 32°F min. operating temperature)[4,10,11]; ELED Emergency LED secondary source battery pack (-4°F min. operating temperature)[4,17]; 2ELED Emergency LED secondary source (two modules; battery pack (-4°F min. operating temperature)[4,17]

Options (continued)		Finish[8]	Lamp[18]
EC12 Emergency circuit 12-volt (35W lamp included)[4,14] 2EC12 Emergency circuit 12-volt (two 35W lamp included)[4,14] EC2012 Emergency circuit 12-volt (20W lamp included)[4,14] 2EC2012 Emergency circuit 12-volt (two 20W lamp included)[4,14] PE Photoelectric cell-button type[7] CSA CSA certified NOM NOM certified	Shipped separately[5]: WG Wire guard; VG Vandal guard	(blank) Dark bronze, textured; DSST Sandstone, textured; DNAT Natural aluminum, textured; DWHG White, textured; DBLB Black, textured; CFT Non-stick protective coating (black only) Super Durable Finishes: DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white	LPI Lamp included L/LP Less lamp

Notes

1 Optional multi-volt electronic ballast capable of operating any line voltage from 120-277V.
2 Not available with 57TRT or 70TRT. CW20 and ELDWC cannot be ordered together.
3 Available with 2/26TT, 2/26TRT, 2/32TRT and 2/42TRT only. Not available with EC, DCS, ELDWS, 2/1 or PE.
4 Available with 2/26TT, 2/26TRT, 2/32TRT and 2/42TRT only. Not available with EC, DCS, ELDWS or DS.
5 May be ordered as an accessory. Prefix with TWF1.
6 Must specify finish when ordered as an accessory. Not available with ELED or 2ELED.
7 Maximum allowable wattage lamp included.
8 Cannot be ordered with any other emergency option.
9 Not available with 2/32TRT, 2/42TRT, 57TRT or 70TRT.
10 ELDW and ELDWC with compact fluorescent do not satisfy North Carolina code criteria for state owned buildings per 2012 NC Building Code 1006.3 and 1006.4.
11 Must be ordered with fixture; cannot be field installed. Not available with MVOLT.
12 For two-lamp configurations, only one lamp operates in emergency backup mode.
13 Not available with 57TRT or 70TRT.
14 Ships with mounting plate included.
15 Not available with 2/42TRT, 57TRT or 70TRT.
16 Not available with GMF.
17 See www.lithonia.com/archcolors for additional color options.
18 Must be specified. L/LP lamp with LPI.

REVISIONS

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DRAWN BY: DE/DG

PROJECT #: PWH14-16

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PROJECT

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE

LEMOORE, CA

DC ENGINEERING
440 East Corporate Dr., Ste. 103
Meridian ID 83642
ph 208-288-2181
fax 208-288-2182
project 00009

E1.20

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