LEMOORE PLANNING COMMISSION
Regular Meeting
AGENDA
Lemoore Council Chamber
429 ‘C’ Street

July 9, 2018
7:00 p.m.

1. Pledge of Allegiance

2. Call to Order and Roll Call

3. Public Comment
   This time is reserved for members of the audience to address the Planning Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Commission. It is recommended that speakers limit their comments to 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. The Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Commission, any handouts for Commissioners will be provided to the Planning Commission Secretary for distribution to the Commissioners and appropriate staff.

4. Approval – Minutes – Regular Meeting, May 14, 2018

5. Public Hearing – Major Site Plan Review No. 2018-04 and Conditional Use Permit No. 2018-01: a request by Pacific West Communities, Inc. to construct a 28-unit senior housing apartment complex. The project is the second phase of the existing Cinnamon Villas located at 335 W. Cinnamon Drive. The site is to be located on the southeast corner of W. Cinnamon Drive and Follett Street (APN: 021-500-007.)

6. Director’s Report – Judy Holwell

7. Commission’s Reports and Requests for Information

8. Adjournment

Upcoming Meetings
Regular Meeting of the Planning Commission, August 13, 2018

Agendas for all Planning Commission meetings are posted at City Hall, located at 119 Fox Street, at least 72 hours prior to the meeting. 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 Community Development Department, located at 711 W. Cinnamon Drive, during normal business hours.

The City of Lemoore complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. Should you need special assistance, please call (559) 924-6740, at least four (4) business days prior to the meeting.
CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary for the City of Lemoore, do hereby declare that I posted the above Planning Commission Agenda for the Regular Meeting of Monday, July 9, 2018 at 7:00 p.m. at City Hall, 119 Fox Street in accordance with applicable legal requirements.

Posted this 6th day of July 2018.

//s//
Kristie Baley, Commission Secretary
PLEDGE OF ALLEGIANCE

MEETING CALLED TO ORDER
   At 7:00 p.m., the meeting was called to order.

ROLL CALL
   Chair:   Clement
   Commissioners: Franklin, Koelewyn, Marvin
   Absent:  Etchegoin, Meade
   Arrived Late:  Boerkamp

City Staff and Contract Employees Present: Community Development Director Holwell; City Planner Brandt; Planner Staff Member Jessica Bispels: Commission Secretary Baley

PUBLIC COMMENTS AND INQUIRIES

ITEM NO. 3

There was no comment from the public.

REQUESTS FOR APPROVAL

ITEM NO. 4  MINUTES – REGULAR MEETING, APRIL 9, 2018

Motion by Commissioner Marvin, seconded by Commissioner Franklin, to approve the Minutes of the Planning Commission Regular Meeting of April 9, 2018.

Ayes:  Marvin, Franklin, Koelewyn, Clement
   Absent:  Boerkamp, Etchegoin, Meade

PUBLIC HEARINGS

ITEM NO. 5 PUBLIC HEARING – AMENDMENT TO THE CONDITIONS OF TRACT 839: A REQUEST BY G.J. GARDNER HOMES TO AMEND THE CURRENT SETBACK REQUIREMENTS OF TRACT 839 TO NOW HAVE A FRONT YARD SETBACK BE A MINIMUM 18 FEET AND A MAXIMUM 25 FEET WITH A 2-FOOT STAGGER BETWEEN HOMES, AND TO NOW HAVE A MINIMUM SIDE YARD SETBACK TO BE 5 FEET ON EACH SIDE; AND MAJOR SITE PLAN REVIEW NO. 2018-01: A REQUEST BY G.J. GARDNER HOMES TO ACCEPT MASTER HOME PLANS (FLOOR PLANS AND ELEVATIONS PLANS) FOR TRACT 839. THE SITE IS LOCATED BETWEEN VINE STREET AND 19TH AVENUE AT THE WEST END OF CABRILLO STREET AND OTERO STREET, AND BETWEEN STATE ROUTE HIGHWAY 198 AND IONA AVENUE, IN THE CITY OF LEMOORE (APN 023-170-013.)

The public hearing opened at 7:34 p.m.

Bispels presented the project and provided staff’s recommendation.

Jim Collins, Representative for G.J. Gardner, spoke.
Don Robbins, 787 Champion Street, spoke against residential projects in the Iona Avenue area.

Holwell provided clarification that the Tentative Subdivision Map had been approved in 2006 and that Commission’s roll was to determine 1) whether the house plans and elevations submitted by G.J. Gardner Homes were appropriate for the location, and 2) whether the request for modification to setbacks was appropriate.

The public hearing closed at 7:25 p.m.

Chair Clement announced, for the record, that Commissioner Boerkamp arrived during the public hearing.

Motion by Commissioner Franklin, seconded by Commissioner Koelewyn to approve Resolution No. 2018-03, a Resolution of the Planning Commission approving the amendment to Conditions of Approval for Tract 839 (setbacks) and Major Site Plan Review No. 2018-01 (house plans and elevations).

Ayes: Franklin, Koelewyn, Boerkamp, Marvin, Clement
Absent: Etchegoin, Meade

COMMUNITY DEVELOPMENT DIRECTOR’S REPORT

ITEM NO. 6

Director Holwell provided the Commission with the following information:

Commissioners are invited to attend the upcoming tour of NAS Lemoore on May 24, 2018.

COMMISSIONER’S REPORTS AND REQUESTS FOR INFORMATION

ITEM NO. 7

There were no reports or requests for information.

ADJOURNMENT

At 7:31 p.m., the meeting adjourned.

Approved the 9th day of July 2018.

APPROVED:

Bob Clement, Chairperson

ATTEST:

Kristie Baley, Commission Secretary
To: Lemoore Planning Commission  
From: Steve Brandt, City Planner  
Date: June 28, 2018  
Meeting Date: July 9, 2018  
Subject: Public Hearing to consider Major Site Plan Review No. 2018-04 and Conditional Use Permit No. 2018-01: 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.

Proposed Motion:

Move to adopt Resolution No. 2018-04, approving Major Site Plan Review No. 2018-04 and Conditional Use Permit No. 2018-01, with the attached conditions.

Project Proposal:

The applicant, Pacific West Communities, Inc. requests a Conditional Use Permit and Major Site Plan Review 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.

Phase II of the project will contain 28 senior affordable living apartments, a laundry room building, an outdoor BBQ 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 ft. 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, In., Tim Sciacqua, Consultant

**Location**  
Southeast corner of Cinnamon Drive and Follett Street

**Existing Land Use**  
Vacant

**APN(s)**  
021-500-007

**Site Size**  
1.86 Acres

**Zoning**  
RLMD (Low-Medium Density Residential)

**General Plan**  
Low-Medium Density Residential

### Adjacent Land Use, Zone and General Plan Designation

<table>
<thead>
<tr>
<th>Direction</th>
<th>Current Use</th>
<th>Zone</th>
<th>General Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Single-family homes</td>
<td>RLD</td>
<td>Low Density Residential</td>
</tr>
<tr>
<td>South</td>
<td>Single-family homes</td>
<td>RLMD</td>
<td>Low-Medium Density Residential</td>
</tr>
<tr>
<td>East</td>
<td>Single-family homes</td>
<td>RLMD</td>
<td>Low-Medium Density Residential</td>
</tr>
<tr>
<td>West</td>
<td>Cinnamon Villas</td>
<td>RMD</td>
<td>Medium Density Residential</td>
</tr>
<tr>
<td></td>
<td>Phase I senior apartments</td>
<td></td>
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### Previous Relevant Actions:

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 the Cinnamon Villas, 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.

In 2014, the applicant applied for a Conditional Use Permit for phase two of Cinnamon Villas, and the permit was approved. Since then, the applicant has received 2 one-year extensions, the 2nd one expiring August of 2018. Because the final extension is ending soon, the applicant is requesting approval the project again. The project requested right now is almost identical to the project that was approved in 2014.

### 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 Right of Way:**

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.

**Parking / On-site Circulation:**

Parking for the villas will include 31 parking spaces. The number of off street parking spaces is in accordance with the municipal code, as the code requires 1 space per unit for Senior Housing. Phase 2 of Cinnamon Villas includes 28 units, so the proposed parking has exceeded the requirement.

**Architectural and Site Design Standards:**

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. 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.

**Signage:**

All new signage would be required to meet the City Zoning Ordinance. The project would be allowed building signage and monument signage per the standards in the Ordinance.

**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 designated approving authority 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 Phase I 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.

**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 35ft. The proposed height of the building structure is 20ft. 10in.

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

The front setback minimum for the proposed site at Cinnamon Drive is 20 feet. The proposed setback is 15 feet, which would not comply with the code. However, pursuant to ordinance 9-5A-3-C-2: ‘Yard Exceptions for Infill Development’, and ordinance 9-5G-4-C-1: Available Incentives and Concessions, the 15-foot setback can be allowed, and is supported by City Staff.

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 developer 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 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. 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. The applicant shall submit a Site Photometric (lighting) Plan at time of building permit submittal consistent with 9-5B-4 of the City Municipal Code. The plan shall demonstrate how project lighting shall be designed, located, installed, and maintained in order to prevent glare, light trespass, and light pollution.

3. The applicant shall submit a master landscape plan at time of building permit submittal. The landscape plan shall be compliant with MWELO, including but not limited to the following conditions:
   a. Plan shall include square footages of landscaped area shown, water use calculations, and the material to be utilized in the dog park.
   b. Turf shall be limited to no more than 25% of total landscape area. Fescue is not a permitted ground cover, per the City Ordinance.
   c. Water use classifications shall be based on WUCOLS IV

4. An encroachment permit shall be obtained prior to commencement of work in a public right of way.

5. Delivery times shall be limited to between 7:00am and 7:00pm.

6. No on-street parking shall be allowed on Follett Street.

7. 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.

8. The existing 8” wide brick stamping behind the curb shall remain consistent with Phase I stamping.

9. The project shall connect to existing sewer and water lines. Sewer and water services shall be installed per plans approved by the City Engineer.

10. 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.

11. 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.
12. The proposed grasses shall be drought tolerant grass.

13. 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.

14. 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.

15. 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.

16. 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 Rule 9510 (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.

17. 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.

18. 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.

19. 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
RESOLUTION NO. 2018-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING MAJOR SITE PLAN REVIEW NO. 2018-04 AND
CONDITIONAL USE PERMIT NO. 2018-01
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
July 9, 2018, 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
July 9, 2018, 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 Phase I 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. 2018-05 and Conditional Use Permit No. 2018-01, subject to the following conditions:

1. The project shall be developed as per proposed Site 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. The applicant shall submit a Site Photometric (lighting) Plan at time of building permit submittal consistent with 9-5B-4 of the City Municipal Code. The plan shall demonstrate how project lighting shall be designed, located, installed, and maintained in order to prevent glare, light trespass, and light pollution.

3. The applicant shall submit a master landscape plan at time of building permit submittal. The landscape plan shall be compliant with MWEO, including but not limited to the following conditions:

   a. Plan shall include square footages of landscaped area shown, water use calculations, and the material to be utilized in the dog park.
   
   b. Turf shall be limited to no more than 25% of total landscape area. Fescue is not a permitted ground cover, per the City Ordinance.
   
   c. Water use classifications shall be based on WUCOLS IV

4. An encroachment permit shall be obtained prior to commencement of work in a public right of way.

5. Delivery times shall be limited to between 7:00am and 7:00pm.

6. No on-street parking shall be allowed on Follett Street.

7. 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.

8. The existing 8” wide brick stamping behind the curb shall remain consistent with Phase I stamping.

9. The project shall connect to existing sewer and water lines. Sewer and water services shall be installed per plans approved by the City Engineer.

10. 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.

11. 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.
12. The proposed grasses shall be drought tolerant grass.

13. 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.

14. 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.

15. 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.

16. 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 Rule 9510 (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.

17. 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.

18. 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.

19. 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 July 9, 2018, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

________________________
Bob Clement, Chairperson

ATTEST:

________________________
Kristie Baley, Commission Secretary
GENERAL NOTES: STANDARD & ADAPTABLE UNITS

AT WATER CLOSET REINFORCEMENT FOR GRAB BARS SHALL BE LOCATED AT THE HEIGHT OF 32" TO 38". REINFORCEMENT SHALL BE ON BOTH SIDES OF

AT TUB REINFORCEMENT AT THE HEAD & FOOT OF TUB SHALL EXTEND A MIN. OF 24" FROM EDGE OF THE TUB TO THE BACK WALL. REINFORCEMENT AT THE BACK FINISH FLOOR OR LEVEL. THE REINFORCEMENT SHALL EXTEND TO WITHIN 6" OF GRAB BAR REINFORCEMENTS SHALL BE CAPABLE OF SUPPORTING A POINT LOAD OF 250# MIN. REINFORCEMENTS SHALL BE A MIN OF 6" HIGH. G.C. TO

REMAIN OPEN FOR AT LEAST 10 SECONDS.

ALL GROUND FLOOR UNITS ARE TO HAVE SOLID SURFACE COUNTERTOPS PER 2010 CBC, SECTION 1133A.4.1, EXCEPTION #1. PROVIDE SOLID COUNTER TOP, BACK SPLASH, AND ASSOCIATE ASSEMBLIES AT KITCHEN AND BATHROOM CABINETS, PER SPECIFICATIONS. TOP SHALL BE WITHIN ACCEPTABLE RANGES

LIGHTS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL BE EXTEND MORE THAN 25" FROM THE WALL BENEATH THE RECEPTACLE. PER CBC 1136A.2.

EVERY PRIMARY ENTRANCE TO A DWELLING UNIT SHALL BE PROVIDED WITH A 3'-0" 4'-0" DOORWAY CLEARANCE. 4'-0" DOORWAY CLEARANCE IS REQUIRED AT GROUND FLOOR UNITS ONLY.

INTERIOR PASSAGE DOORS SHALL HAVE HARDWARE CENTERED BETWEEN 30" & 44" ABOVE THE FLOOR. HALLWAYS, WHERE OCCUR, SHALL BE A MIN. OF 36"

THE DOOR IS IN THE 90 DEG. OPEN POSITION. A 34" DOOR IS ACCEPTABLE. A

NO DOOR STOP IN DOORWAY. DOOR MUST CLEAR THE FLOOR AT LEAST 2" INSIDE DOORWAY. ALL DOORS TO HAVE A DOOR PULL HANDLED ON TOP OF DOOR AND A DOOR PULL HANDLED ON THE UNHUNG SIDE OF THE DOOR. DOOR PULL HANDLED TO BE CENTERED BETWEEN 30" & 44" ABOVE THE FLOOR. 90 DEG. DOORS TO HAVE MORTISE HINGES. 180 DEG. DOORS TO HAVE BAIL HINGES.

DIRECTLY BELOW KITCHEN SINK, WORK SURFACE AND LAVATORIES, INCLUDING TOE BOARD AND SHELVING SHALL BE REMOVABLE WITHOUT THE USE OF SPECIAL TOOLS.

A 3'-0" MIN. CLEARANCE (£) DIRECTLY ABOVE THE KITCHEN WORK SURFACE. CLEARANCE TO BE MEASURED AT A 90 DEG. ANGLE. A MIN. OF 2'-6" CLEARANCE (£) DIRECTLY ABOVE THE KITCHEN WORK SURFACE. CLEARANCE TO BE MEASURED AT A 45 DEG. ANGLE. RESPONSIBILITY TO PROVIDE A MIN. OF 2'-6" CLEARANCE (£) BETWEEN CABINET TOP AND WALL IN KITCHEN. MIN. CLEARANCE (£) BETWEEN CABINET TOP AND WALL IN BATHROOMS TO BE 3'-0".

A 1'-0" MIN. CLEARANCE (£) BETWEEN CABINET TOP AND WALL IN KITCHEN. MIN. CLEARANCE (£) BETWEEN CABINET TOP AND WALL IN BATHROOMS TO BE 3'-0".

A 2'-0" MIN. CLEARANCE (£) BETWEEN CABINET TOP AND WALL IN KITCHEN. MIN. CLEARANCE (£) BETWEEN CABINET TOP AND WALL IN BATHROOMS TO BE 3'-0".

A 1'-0" MIN. CLEARANCE (£) BETWEEN CABINET TOP AND WALL IN KITCHEN. MIN. CLEARANCE (£) BETWEEN CABINET TOP AND WALL IN BATHROOMS TO BE 3'-0".

A 1'-0" MIN. CLEARANCE (£) BETWEEN CABINET TOP AND WALL IN KITCHEN. MIN. CLEARANCE (£) BETWEEN CABINET TOP AND WALL IN BATHROOMS TO BE 3'-0".
LAUNDRY FACILITY WILL INCLUDE A MINIMUM OF (3) WASHERS AND (3) DRYERS
1. At all exterior egress locations, provide a min. 5'-0" x 5'-0" deep conc.

2. Wire shelves.

3. Owner supplied computer and workstation. G.C. to verify locations.

4. All areas receiving gyp. brd. are to be taped and muded and receive exterior hi-lo drinking fountain. Provide allcove or handrail per provide full batt insulation between bathrooms and bathrooms and partial height 2x wall. See building sections for height.

5. 2x4 interior wall w/ 5/8" gyp. each side. Finish per specifications & room.

6. Where gypsum board finish is indicated it shall meet the appearance specifications A A US Gypsum Level 4, U.O.N.

7. Verify dimensions of all fixtures and equipment provided by owner or owner's agents.

8. Carpet to have textured loop carpet with a max. pile height to be 1/2". Carpets shall be securely attached without cushion pad and have a hard floor surface in restrooms to be a hard, nonabsorbent. Hard flooring in baths to be a hard, nonabsorbent. See plumbing drawings for locations.

9. Electrical outlets to be located 15" min. from finish floor or carpet surface to bottom of outlet box.

10. Storage #2 F.S.R.

11. Switches used to control required a tight grasp, pinching or twisting of wrist. A max. 5# force require a 10 second hold. A handrail shall be provided at the height of grab bars. A sign of maximum occupancy for exercise room and community room.

12. Post sign of maximum occupancy for exercise room and community room.

13. See sheet A9.4 for additional signage notes and details.

A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF 4' − 0" A.F.F. PER THE 2010 CBC SECTION 1210.2. SEE FINISH SCHEDULE AND SPECIFICATIONS FOR COLOR AND MATERIAL.

BUT NOT LIMITED TO, MEMBRANE PENETRATIONS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE 2010 CBC.

D. COVER ALL EXPOSED PIPES W/ PLUMBEREX PRO−EXTREME MODEL #X4112 OR SIM.

56" X 60" CLEAR FLOOR SPACE REQUIRED AT W.C. PER 2010 CBC SECTION 1115B.4.3.

THE WALL AND 17" MIN. FROM THE FLOOR PER 2010 CBC, SECTION 1115B.4.2.

J. AT TOILET REINFORCEMENT FOR GRAB BARS SHALL BE LOCATED AT THE HEIGHT OF 32" TO 38". REINFORCEMENT SHALL BE ON BOTH SIDES OF TOILET, OR ON SIDE ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGES.

GRAB BAR REINFORCEMENTS SHALL BE CAPABLE OF SUPPORTING A POINT LOAD REQUIRE A TIGHT GRASP, PINCHING OR TWISTING OF WRIST. A MAX. 5# FORCE.

42" LONG GRAB BAR, MIN. WITH 1−1/4" DIA.. − 1−1/2" DIA.. GRIPPING SURFACE PER 2010 CBC, SECTION 1115B.7.

SURFACE MOUNTED PAPER TOWEL HOLDER. OPERABLE PART OF DEVICE TO BE SURFACE MOUNTED SOAP DISPENSER. OPERABLE PART OF DEVICE TO BE PROVIDE SOLID COUNTER TOP, BACK SPLASH, AND ASSOCIATE ASSEMBLIES AT KITCHEN AND BATHROOM CABINETS, PER SPECIFICATIONS. TOP SHALL BE WITHIN EVERY ENTRY, OPENING OR PASSAGE DOOR MUST PROVIDE A MIN. OF 32" CLEAR DEPTH, THE MAX. HEIGHT IS REDUCED TO 44". OBSTRUCTIONS MAY NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH THE RECEPTACLE.

SELF−CLOSING VALVES SHALL SHALL BE REQUIRED TO OPERATE CONTROLS. SELF−CLOSING VALVES SHALL PROVIDE ROPPE RUBBER REDUCER AT ALL CARPET / VCT OR CARPET / VINYL TRANSITIONS.

CORNICE BOARD WINDOW TOP TREATMENT FOR EXTERIOR WINDOWS IN THE REFRIGERATION CHASE TO BE A MAX. OF 2" WIDER THAN EXHAUST DUCT. COORDINATE DEPTH, THE MAX. HEIGHT IS REDUCED TO 44". OBSTRUCTIONS MAY NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH THE RECEPTACLE.

COMMUNITY ROOM, OFFICE, EXERCISE ROOM, MAINTENANCE AND STORAGE; LABEL ROOMS

A.D.A. COMPLIANT.

6.5" WIDE X 6" HIGH

1/2" = 1'-0"6 COMM. BLDG. KITCHEN−B

1/2" = 1'-0"9 COMM. BLDG. MENS RESTROOM−D

1/2" = 1'-0"14 FOLDING SHOWER SEAT DETAIL

T.O. CONCRETE

T.O. L1 PLATE
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 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 COMPOSITION SHINGLES.

J. EXTERIOR UTILITY ENCLOSURE CABINETS TO BE PER LOCAL UTILITY REQUIREMENTS. PROVIDE FINISH AT ENCLOSURE TO MATCH ADJACENT SIDING.

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. DOOR/WINDOW TRIM, PAINT AS NOTED.

7. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.

8. RAISED STUCCO BANDS, COLOR SHOWN.

9. 2x HORIZONTAL TRIM BY FRAMER W/ METAL WRAP. ALIGN TRIM AS SHOWN.

10. 4" VERTICAL TRIM, TYP.

11. METAL WRAP AT 1x FINISH FASCIA, SEE DETAILS.

12. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.

13. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.

14. PAINTED METAL HANDRAIL.

15. 6" EXPOSED REVEAL COUNTER FLASHING BETWEEN ROOF AND ADJACENT SIDING. PAINT TO MATCH ADJACENT SIDING.

16. MOSAIC CERAMIC TILE AT EXTERIOR SHOWER ENCLOSURE.

17. SECTIONAL OVERHEAD GARAGE DOOR.

18. GAS METER. WINDOW OPENINGS MUST BE A MINIMUM OF 3'-0" FROM GAS METERS. SEE MEP SHEETS FOR INFORMATION.

19. CONDENSER UNIT, SEE MEP PLANS FOR INFORMATION.

20. ELECTRICAL PANEL. SEE MEP SHEETS FOR INFORMATION. PAINT TO MATCH ADJACENT SIDING COLOR.
A. REFER TO STRUCTURAL DRAWINGS SERIES FOR ADDITIONAL INFORMATION.

B. ADJACENT SPACES, PROVIDE ALSO AT RESTROOM WALLS.

C. RE: ROOF PLANS.

D. PROVIDE FIRE BLOCKING IN CONCEALED SPACES, STUD WALLS AT THE CEILING AND FLOOR LEVELS, AND AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL.

E. PROVIDE BACKING FOR FUTURE GRAB BARS IN ALL RESTROOMS AT ALL

F. REFER TO ARCHITECTURAL SITE PLAN FOR EXTERIOR AMENITIES, PATIO

G. SEE DETAIL SHEET FOR MORE INFORMATION AND BUILDING DETAILS.

H. VERIFY DIMENSIONS OF ALL FIXTURES AND EQUIPMENT PROVIDED BY OWNER

I. SEE ELECTRICAL SERIES FOR LOCATION OF ALL ELECTRICAL PANELS.

J. NOTED ON FINISH SCHEDULE AND/OR SPECIFICATIONS.

K. SEE SPECIFICATION SECTIONS 11 30 00 FOR CONTRACTOR PROVIDED RESIDENTIAL EQUIPMENT. VERIFY WITH PLUMBING & ELECTRICAL DRAWING

L. 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.

M. G.C. TO INSTALL PORTABLE FIRE EXTINGUISHERS PER 2010 CBC. SECTION 906.1.

N. 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. G.C.

O. CABINETS TO BE CONCEALED, FURNACE TO BE WALL CABINET STYLE,


Q. 1-HOUR WALL. SEE DETAIL 6/A10.2.

R. 1-HOUR CORRIDOR WALL, SEE DETAIL 10/A10.2.

S. PRE-FABRICATED METAL STAIRS W/ CONCRETE TREADS.

T. EXTEND GYP. BOARD BEHIND SHOWER/ TUB AT 1-HOUR WALL TO MAINTAIN 1-HOUR RATING.

U. ELEVATOR, SEE DEFERRED SUBMITTALS ON T1.1 AND DETAIL 1/A10.3.

V. 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.

W. PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
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. SEE CIVIL, PLUMBING, ELECTRICAL AND JOINT TRENCH DRAWINGS FOR LOCATIONS OF EXTERIOR MOUNTED UTILITIES AND METER BANKS.
E. SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS. NO SUBSTITUTIONS ALLOWED W/ OUT PRIOR APPROVAL BY ARCHITECT OR ENGINEER OF RECORD.
F. GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF ALL WINDOWS, VENTS, PARTY SUBCONTRACTOR FOR SOLAR GENERATION ENERGY SYSTEM.
G. ALL GALVANIZED IRON CAPS AT HALF-WALLS AND COUNTER FLASHING TRIM AT PATIOS SHALL BE PAINTED TO MATCH ACCENT COLOR NOTED.
H. ALL EXPOSED ROOF TOP PENETRATIONS, INCLUDING, BUT NOT LIMITED TO VENT STACKS FOR SEWER, ATTIC VENTS, AND EXHAUST GAS HOUSING SHALL BE EXTERIOR UTILITY ENCLOSURE CABINETS TO BE PER LOCAL UTILITY PROVIDER'S PROJECT # SPECIFICATIONS FOR SIZE, ORIENTATION, AND INSTALLATION REQUIREMENTS.
I. AT LOCATIONS OF ELECTRICAL PANEL INSTALLATION AT EXTERIOR STUCCO, RECOMMENDATIONS.
J. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
K. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
L. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED.
M. MOSAIC CERAMIC TILE AT EXTERIOR SHOWER ENCLOSURE.
N. GAS METER. WINDOW OPENINGS MUST BE A MINIMUM OF 3'-0" FROM GAS METERS. SEE MEP SHEETS FOR INFORMATION.
O. ELECTRICAL PANEL. SEE MEP SHEETS FOR INFORMATION. PAINT TO MATCH ADJACENT SIDING COLOR.

Material Finishes Type 2:
- BLDG. TYPES B, D, & COMMUNITY BLDG.
  - HEAVY DASH. COLOR TO MATCH COLORTEK "GREAT WALL"
  - METAL FASCIA WRAP TO MATCH ALSIDE "ADOBE CREAM"
  - 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.
- BLDG. B - RIGHT ELEVATION
  - GAFELK "WEATHERED WOOD" OR EQUAL
  - VENT, GUTTER, AND DOWNSPOUT TO MATCH ALSIDE "GLACIER WHITE"
  - METAL FASCIA WRAP TO MATCH ALSIDE "ADOBE CREAM"
- BLDG. B - FRONT ELEVATION
  - COLOR TO MATCH ALSIDE "ADOBE CREAM"
REVISIONS

A. ELEVATION (0'−0") IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL

B. SEE ROOF PLANS FOR ATTIC VENTILATION REQUIREMENTS, SLOPES, AND

C. OVERBUILD AREAS.

D. SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION PLANS/DATA.

E. SEE CIVIL, PLUMBING, ELECTRICAL AND JOINT TRENCH DRAWINGS FOR

F. LOCATIONS OF EXTERIOR MOUNTED UTILITIES AND METER BANKS.

G. SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS. NO SUBSTITUTIONS

H. GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF ALL WINDOWS, VENTS,

I. PARTY SUBCONTRACTOR FOR SOLAR GENERATION ENERGY SYSTEM.

J. ALL GALVANIZED IRON CAPS AT HALF−WALLS AND COUNTER FLASHING TRIM AT

K. PATIOS SHALL BE PAINTED TO MATCH ACCENT COLOR NOTED.

L. PROVIDE FINISH AT ENCLOSURE TO MATCH ADJACENT SIDING. COORDINATE

M. PROVIDE COUNTER FLASHING AND EXPOSED SUBSTRATE PER MFR.

N. RECOMMENDATIONS.

O. AT LOCATIONS OF ELECTRICAL PANEL INSTALLATION AT EXTERIOR STUCCO,

P. PROVIDE COUNTER FLASHING AND EXPOSED SUBSTRATE PER MFR.

Q. THIS DRAWING CONTAINS INFORMATION WHICH IS

R. THE PROPRIETARY PROPERTY OF DOUGLAS L.

S. THIS DRAWING IS NOT TO BE USED FOR

T. CONSTRUCTION UNTIL IT IS SIGNED BY THE

U. ARCHITECT.

V. COPYRIGHT © DG GROUP ARCHITECTURE, PLLC

W. 430 E. STATE STREET, SUITE 100

X. EAGLE, IDAHO 83616

Y. (208) 461−0022

Z. fax (208) 461−3267

AA. MATERIAL FINISHES TYPE 2:

BB. − BLDG. TYPES B, D, & COMMUNITY BLDG.

CC. PRODIGY "VINTAGE WICKER" OR EQUAL

DD. ALSIDE SHAKE #095 OR EQUAL

EE. COLOR TO MATCH ALSIDE "ADOBE CREAM"

FF. VENT, GUTTER, AND DOWNSPOUT TO MATCH ALSIDE "GLACIER WHITE"

GG. METAL FASCIA WRAP TO MATCH ALSIDE "ADOBE CREAM"

HH. NOTE:

II. ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT

JJ. TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

KK. MASONRY CERAMIC TILES AT EXTERIOR SHOWER ENCLOSURE.

LL. SECTIONAL OVERHEAD GARAGE DOOR.

MM. GAS METER. WINDOW OPENINGS MUST BE A MINIMUM OF 3'−0" FROM GAS

NN. METERS. SEE MEP SHEETS FOR INFORMATION

OO. CONDENSER UNIT, SEE MEP PLANS FOR INFORMATION.

PP. ADJACENT SIDING COLOR.

QQ. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED.

RR. SEE SPECIFICATIONS.
A. TYPES.

B. PROVIDE FULL WALL BATT INSULATION ISOLATING BEDROOMS FROM ALL

C. PROVIDE FIRE BLOCKING IN CONCEALED SPACES, STUD WALLS AT THE CEILING

D. PROVIDE FIRE EXTINGUISHER(S) & CABINET(S) PER RESPONSIBLE FOR CONTACTING LOCAL FIRE DEPARTMENT FOR

E. PROVIDE BLOCKING AT ALL HAND RAILS, GRAB BARS, AND RELATED

F. AT ALL SHOWERS, CAULK ENTIRE EDGE AROUND TUB/. SHOWER PRIOR TO

G. REFER TO ARCHITECTURAL SITE PLAN FOR EXTERIOR AMENITIES, PATIO

H. SEE DETAIL SHEET FOR MORE INFORMATION AND BUILDING DETAILS.

I. VERIFY DIMENSIONS OF ALL FIXTURES AND EQUIPMENT PROVIDED BY OWNER OR OWNER'S AGENTS.

J. DRAWN BY

K. VERIFY WITH PLUMBING & ELECTRICAL DRAWING

L. PROVIDE BLOCKING AT ALL HAND RAILS, GRAB BARS, AND RELATED

M. PROVIDE BLOCKING AT ALL HAND RAILS, GRAB BARS, AND RELATED

N. RESIDENTIAL EQUIPMENT. VERIFY WITH PLUMBING & ELECTRICAL DRAWING

O. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

P. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

Q. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

R. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

S. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

T. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

U. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

V. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

W. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

X. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

Y. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

Z. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

AA. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

BB. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT
GENERAL NOTES

1. All schedules, elevations and dimensions are approximate and are not intended for construction.

2. General notes are intended to supplement the project specifications and to be consistent with project specifications.

3. This drawing contains information which is the proprietary property of Douglas L. Gibson. This drawing is not to be used for construction until it is signed by the architect.

4. All building heights, roof slopes, and floor elevations are referenced as shown. See building sections and structural series for plate heights.

5. Elevation (0'−0") is for reference only. See civil drawings for actual floor elevations.

6. See roof plans for attic ventilation requirements, slopes, and see structural drawings for framing and foundation plans/details.

7. See civil, plumbing, electrical and joint trench drawings for locations of exterior mounted utilities and meter banks.

8. See specifications for approved manufacturers. No substitutions.

9. Utility meters, and exterior finishes with owner designated third-party subcontractor for solar generation energy system.

10. All galvanized iron caps at half-walls and counter flashing trim at 05/06/14.

11. Exposed roof top penetrations, including, but not limited to vent stacks for sewer, attic vents, and exhaust gas housing shall be drawn by architect, PLLC.

12. Painted in the field to match adjacent main field color of concrete roof.

13. Provide finish at enclosure to match adjacent siding. Coordinate location of access paths and pads with civil and landscape drawings.

14. 30 year type 'A' composite shingle, typ.

15. Prodigy horizontal vinyl siding or approved equal.


17. Raised stucco bands, color shown.

18. 2x horizontal trim by framer w/ metal wrap. Align trim as shown.

19. 4" vertical trim, typ.

20. Metal wrap at 1x finish fascia, see details.


22. 6" exposed reveal counter flashing between roof and adjacent siding. Paint to match adjacent siding.

23. Mosaic ceramic tile at exterior shower enclosure.

24. Sectional overhead garage door.

25. Gas meter. Window openings must be a minimum of 3'−0" from gas meters. See MEP sheets for information.

26. Condenser unit, see MEP plans for information.

27. Electrical panel. See MEP sheets for information. Paint to match.

28. All material finishes Type 1:
   A. Prodigy "Colonial Ivory" or equal
   B. Heavy dash. Color to match Colortek "Onionskin Tan"
   C. T.O. Concrete
   D. Color to match Alside "Adobe Cream"
   E. Metal fascia wrap to match Alside "Adobe Cream"
   F. Gaf "Weathered Wood" or equal
   G. Mosaic ceramic tile at exterior shower enclosure.
   H. Sectional overhead garage door.
   I. Gas meter. Window openings must be a minimum of 3'−0" from gas meters. See MEP sheets for information.
   J. Condenser unit, see MEP plans for information.
   K. Electrical panel. See MEP sheets for information. Paint to match.

NOTE:

- Material finishes Type 1:
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  J. Condenser unit, see MEP plans for information.
  K. Electrical panel. See MEP sheets for information. Paint to match.
PROJECT:
CINNAMON VILLAS PHASE II

LEMOORE, CA

PLOT:
N.T.S.1 BLDG. C - ELEVATION 1
N.T.S.2 BLDG. C - ELEVATION 2

MATERIALS:

A. HORIZONTAL SIDING
COLOR TO MATCH PRODIGY 'COLONIAL IVORY' OR EQUAL

B. VENTS, BELLY BANDS, WINDOW AND DOOR TRIM
ASPHALT SHINGLES
COLOR TO MATCH COLORTEK 'WEATHERED WOOD' OR EQUAL

C. BRICK VENEER
COLOR TO MATCH COLORTEK "ONIONSKIN" OR EQUAL

D. SHAKE SIDING
COLOR TO MATCH ALSIDE "ADOBE CREAM"

E. STUCCO SIDING
COLOR TO MATCH COLORTEK "ONIONSKIN" OR EQUAL

F. ASPHALT SHINGLES
COLOR TO MATCH COLORTEK 'WEATHERED WOOD' OR EQUAL
CINNAMON VILLAS PHASE II

LEMOORE, CA

DRAWN BY
PROJECT #

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SHAKE SIDING
COLOR TO MATCH ALSIDE SHAKE #095

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

STUCCO SIDING
COLOR TO MATCH COLORTEK "ONIONSKIN" OR EQUAL

HORIZONTAL SIDING
COLOR TO MATCH PRODIGY 'COLONIAL IVORY' OR EQUAL

VENTS, BELLY BANDS, WINDOW AND DOOR TRIM

ASPHALT SHINGLES
COLOR TO MATCH COLOR TO MATCH GAFELK 'WEATHERED WOOD' OR EQUAL

N.T.S.1 BLDG. C - ELEVATION 3
N.T.S.2 BLDG. C - ELEVATION 4

REVISIONS