

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

May 9, 2016
7:00 p.m.

1. Pledge of Allegiance and Roll Call

2. Public Comments and Inquiries

If you wish to comment on an item, which is not on the agenda, you may do so under "Public Comment." In order to allow time for all public comments, each individual's comments are limited to five minutes. When addressing the Commission, you are requested to come forward to the speaker's microphone, state your name and address, and then proceed with your presentation.

3. Installment of Planning Commissioner – Introduction – Commissioner Don Koelewyn

4. Approval – Minutes – Regular Meeting, March 14, 2016

5. Approval – Request for One-Year Extension of the Approval of Conditional Use Permit No. 2014-03 and Major Site Plan Review No. 2014-02 – Cinnamon Villas II: a 28-Unit Senior Affordable Apartment Complex Located on the Southeast Corner of Cinnamon Drive and Follett Street

6. Update – City of Lemoore Community Investment Program (CIP) 5-year Budget FY15/16 – FY19/20

7. Planning Director's Report – Judy Holwell, Interim Planning Director

8. Commission's Report and Request for Information

Adjournment

Tentative Future Items

June 13, 2016

Public Hearing – CUP No. 2015-03 – "Fast and Friendly" Mini Mart and Fuel Station – Alcoholic Beverage Sales – Off-Site

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

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Department located at 711 W. Cinnamon Drive, Lemoore, CA during normal business hours. In addition, most documents will be posted on the City's website at www.lemoore.com.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary, do hereby declare that the foregoing Agenda for the Lemoore Planning Commission Regular Meeting of Monday, May 9, 2016 at 7:00 p.m. was posted on the outside bulletin board located at City Hall, 119 Fox Street in accordance with applicable legal requirements. Dated this 6th day of May 2016.

//s//
Kristie Baley, Commission Secretary

WELCOME TO YOUR LEMOORE PLANNING COMMISSION MEETING

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

PLANNING COMMISSION

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

REGULAR PLANNING COMMISSION MEETINGS

Meetings are held at 7:00 p.m. on the Second Monday of each month. Business requiring Commission action is listed on the Planning Commission Meeting Agenda. An agenda is prepared for each Planning Commission Meeting. In compliance with the State open meeting laws (Brown Act), only those items on the agenda may be acted upon by the Planning Commission.

CONDUCT AT PUBLIC MEETINGS

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

PUBLIC COMMENTS

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

PLANNING COMMISSION ACTION

Resolution

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

Minute Order

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

SUGGESTIONS, INQUIRIES OR COMPLAINTS

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

Minutes of the
LEMOORE PLANNING COMMISSION
March 14, 2016

MEETING CALLED TO ORDER:

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

ATTENDANCE:

Chair Meade, Vice-Chair Marvin, Commissioners Badasci, Dow, Monreal;
Interim Planning Director Holwell, City Planner Brandt, Commission Secretary
Baley

ABSENT: Commissioner Clement

PUBLIC COMMENT:

There was no comment.

MINUTES – REGULAR MEETING FEBRUARY 8, 2016:

It was moved by Commissioner Badasci and seconded by Commissioner
Dow to approve the Minutes of the Planning Commission Regular Meeting of
February 8, 2016.

Ayes: Badasci, Dow, Marvin, Monreal, Meade

Abstain:

Absent: Clement

PUBLIC HEARING – CONDITIONAL USE PERMIT NO. 2016-01:

City Planner Brandt presented the request by Timothy Welsh for a conditional
use permit to allow a tattoo parlor including retail sales of piercings, body art
supplies, and clothing at 350 W. “D” Street; located in the DMX-1 (Downtown
Mixed Use, Core) zone.

Brandt recommended approval of the conditional use permit with conditions.

Chair Meade opened the public hearing at 7:10 pm.

Applicant Timothy Welsh answered Commissioners questions.

Chair Meade called for public comment.

There were no comments or questions from the public.

Chair Meade closed the public hearing at 7:21 pm.

It was moved by Commissioner Marvin and seconded by Commissioner Monreal to approve Conditional Use Permit No. 2016-01 to allow a tattoo parlor including retail sales of piercings, body art supplies and clothing at 350 W. "D" Street.

Ayes: Marvin, Monreal, Badasci, Dow, Meade

Abstain:

Absent: Clement

City Planner Brandt announced that the appeal process requires a 10 day wait period, from date of approval, prior to operation of the business.

PUBLIC HEARING – ZONING TEXT AMENDMENT NO. 2016-01 – AMENDMENTS TO PORTIONS OF THE FOLLOWING ARTICLES WITHIN THE LEMOORE MUNICIPAL CODE RELATED TO ZONING – ARTICLE A OF CHAPTER 4 OF TITLE 9 (LAND USE CLASSIFICATION SYSTEM); ARTICLE B OF CHAPTER 4 OF TITLE 9 (ALLOWED USES AND REQUIRED ENTITLEMENTS); ARTICLE C OF CHAPTER 4 OF TITLE 9 (TEMPORARY USES); ARTICLE B OF CHAPTER 5 OF TITLE 9 (DEVELOPMENT STANDARDS BY ZONE DISTRICT); AND ARTICLE F OF CHAPTER 5 OF TITLE 9 (SIGNAGE):

City Planner Brandt presented the staff generated changes and answered questions.

Interim Planning Director Holwell answered questions regarding the temporary use permit process.

Chamber CEO Jenny Mac Murdo spoke positively about the process.

Chair Meade opened the Public Hearing at 7:45 pm.

Chair Meade called for public comment.

Philip Wren, owner of Bird Street Brewery approached the podium regarding the Conditional Use Permit issued for his business, but was asked to delay his questions until after the public hearing.

There were no comments or questions from the public regarding Zoning Text Amendment 2016-01.

Chair Meade closed the Public Hearing at 7:48 pm.

It was moved by Commissioner Marvin and seconded by Commissioner Dow to approve Resolution No. 2016-03, recommending approval of Zone Text Amendment 2016-01.

Ayes: Marvin, Dow, Badasci, Monreal, Meade

Abstain:

Absent: Clement

PLANNING DIRECTOR'S REPORT:

Interim Planning Director Holwell updated Commissioners on the progress of the State Route 198 Corridor Preservation and Improvement Strategic Plan Study and notified them that the City Council submitted comments.

Holwell stated that KCAG modified the study to include the widening of Highway 198 to four lanes from the NAS Lemoore to Interstate 5.

Holwell informed Commissioners of a public meeting to be held at the Kings County Government Center on March 24, 2016 regarding the Draft Final Report.

Holwell reported that findings of the Diverging Diamond Traffic Study will be presented during the March 15, 2016 Study Session of the Regular Meeting City Council.

Brandt reported that Aniston Place North, Tract 910 is moving forward.

COMMISSION'S REPORT AND REQUEST FOR INFORMATION:

There were no reports or requests for information.

ADJOURNMENT:

At 7:54 p.m. the meeting adjourned.

Approved the 9th day of May, 2016.

Due to technical difficulties, audio recording is unavailable.

Dr. Ronald Meade, Chair

Attest:

Kristie Baley, Secretary

Mayor
Lois Wynne
Mayor Pro Tem
Jeff Chedester
Council Members
Ray Madrigal
Eddie Neal
William Siegel



**Public Works/
Planning Department**

711 W. Cinnamon Drive
Lemoore, CA 93245
Phone (559) 924-6740
Fax (559) 924-6708

ITEM No. 5

To: Lemoore Planning Commission
From: Steve Brandt, City Planner
Date: May 9, 2016
Subject: Request for Extension of Approval for Conditional Use Permit No. 2014-03 and Major Site Plan Review No. 2014-02 – Cinnamon Villas II

Staff recommends approval of a one-year extension of the approval of Conditional Use Permit No. 2014-03 and Major Site Plan Review No. 2014-02.

On August 11, 2014, the Planning Commission approved Major Site Plan Review No. 2014-02 and Conditional Use Permit No. 2014-03 to allow the Cinnamon Villas II project, a 28-unit senior affordable apartment complex located on the southeast corner of Cinnamon Drive and Follett Street. The project is represented by Tim Sciacqua of Pacific West Communities, Inc.

Condition No. 18 of the conditional use permit (CUP) states that the approval shall expire and become void if it is not exercised within two years, which would be August 11, 2016. This is a typical condition for conditional use permits. On May 2, 2016, Mr. Sciacqua requested that the project be granted a one-year extension so that he can continue to pursue State and Federal tax credits to complete their financing for the project. In his request, he states that a project financing package will be submitted to the appropriate agencies in June 2016, but that a response is unlikely before CUP expiration in August 2016.

Affordable housing projects often need extra time to obtain their financial backing. Most State and Federal applications require that the CUP be obtained first, before a request for funding may be submitted. Given this situation, Staff believes the one-year extension to be appropriate.

According to the Zoning Ordinance, the Commission is allowed to grant extensions of up to two years from the original approval date.

Attachments: Planning Commission Resolution No. 2014-04
Approved Site Plan

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 Clement, seconded by Commission Member Marvin 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.

"In God We Trust"

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

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


AYES: Clement, Marvin, Badasci, Dow, Monreal, Wynne, Garcia

NOES:

ABSTAINING:

ABSENT:

APPROVED:



Jeff Garcia, Chairperson

ATTEST:



Kristie Baley, Commission Secretary



- NOTES:**
- A. Place 2" depth 3/4" Sonoma Gold crushed rock over landscape fabric under stairways and utility access areas. Install Permaloc Clean Line 3/4" x 4" aluminum edging with mill finish (MF), between crushed rock and adjacent shrub bed.
 - B. Place 2"-3" size cobble in snags as indicated as well as low lying areas or at drop inlets as required.
 - C. Install Permaloc Clean Line 3/4" x 4" aluminum edging with mill finish (MF), between lawn / no-mow grass areas and adjacent shrub beds. Stake at every preformed loops with 12" stakes supplied from manufacturer with product.
 - D. Place a 24" wide x 4" depth decomposed granite edge along the back of side walk or as indicated. Install Permaloc Clean Line 3/4" x 4" aluminum edging with mill finish (MF), between decomposed granite and adjacent shrub beds.
 - E. Install a 4' high decorative fence to screen the ground HVAC units as shown. Refer to detail sheet L6.

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

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

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

PLANT LEGEND (proposed)

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



LANDSCAPE MASTER PLAN

REVISIONS

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

PACIFIC WEST ARCHITECTURE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF THOMAS H. PHELPS LANDSCAPE ARCHITECTURE ASLA. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS SIGNED BY THE ARCHITECT. COPYRIGHT © BY PACIFIC WEST ARCHITECTURE



Pacific West Architecture

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ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - IOWA - KANSAS - LOUISIANA - MONTANA - NEVADA - NEW MEXICO - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETORN DRIVE

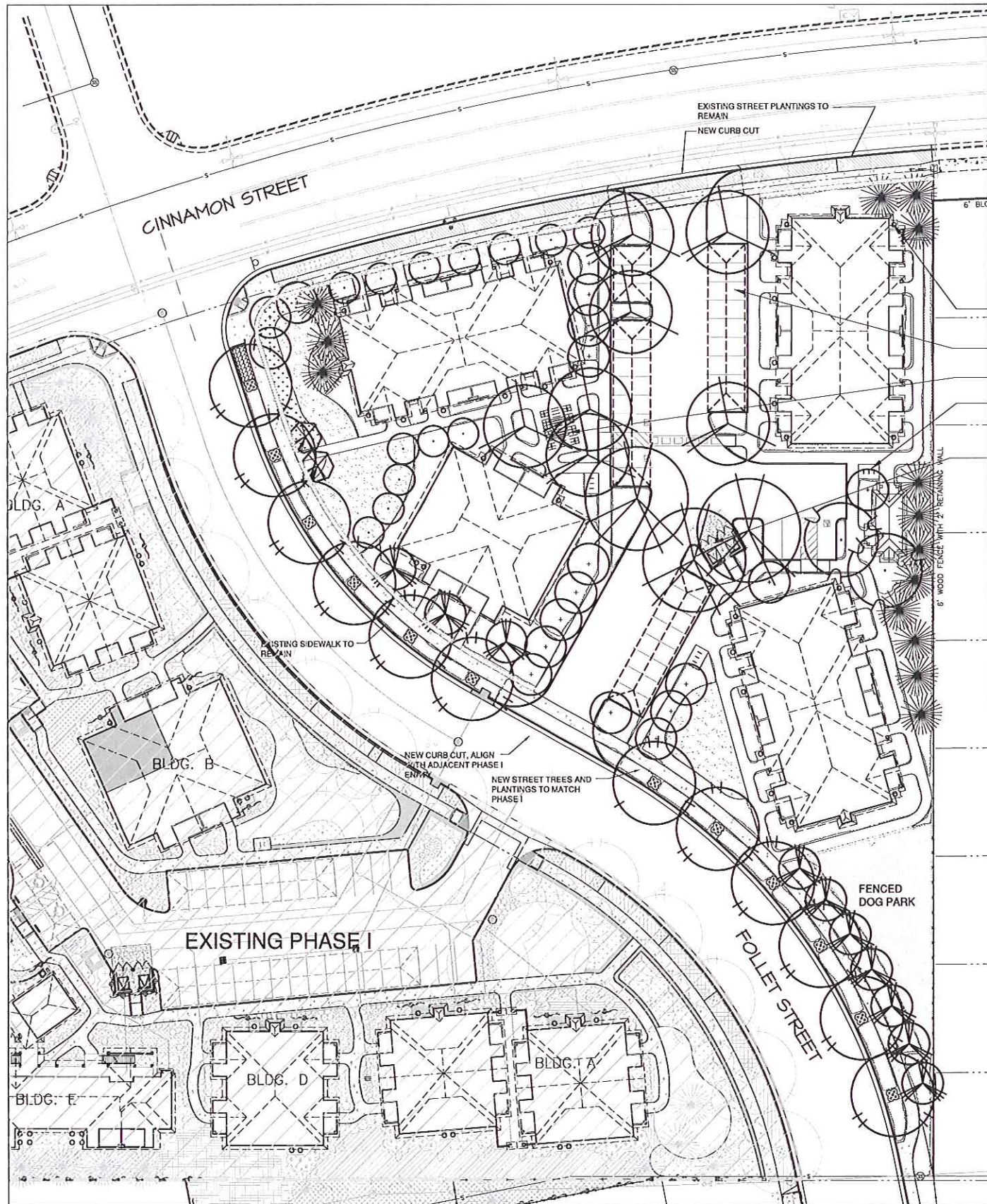
LEMOORE, CA

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
ASLA

California Landscape Architect #41122
1428 Ridgebrook Way
Chico, CA 95928
(530) 892-8897 (530) 892-9589 fax
thpelps@stglobe.net

MASTER PLAN

SCHEMATIC SET / NOT FOR CONSTRUCTION



- NOTES:**
- A. Place 2" depth 3/4" Sonoma Gold crushed rock over landscape fabric under stairways and utility access areas. Install Permaloc Clean Line 3/4" x 4" aluminum edging with mill finish (MF), between crushed rock and adjacent shrub bed.
 - B. Place 2" - 3" size cobble in swales as indicated as well as low lying areas or at drop inlets as required.
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- SCREEN HVAC CONDENSER UNITS AND UTILITY SERVICE PANELS WITH PLANTS OR DECORATIVE SCREENS
- COVERED VAN ACCESSIBLE PARKING
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 - (E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
 - (F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well
 - (G) checklist of all documents in Landscape Documentation Package
 - (2) Water Efficient Landscape Worksheet;
 - (A) hydrozone information table
 - (B) water budget calculations
 - 1. Maximum Applied Water Allowance (MAWA)
 - 2. Estimated Total Water Use (ETM)
 - (3) soil management report;
 - (4) landscape design plan;
 - (5) irrigation design plan; and
 - (6) grading design plan.
 - (b) project contacts to include contact information for the project applicant and property owner
 - (c) applicant signature and date with statement, all agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package
- Note: Authority Cited: Section 65545, Government Code. Reference: Section 65546, Government Code.
- *Contractor to verify all quantities from plan. Plant legend is for reference only.
- **NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE LAND. ARCH.

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

PLANT LEGEND (proposed)

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

NO-MOW GRASS M

NATIVE NO-MOW SOD

DELTA BLUEGRASS COMPANY 1-800-631-8873

SOD LAWN H

Bolero Plus
90% Bolero Dwarf Fescue
10% Kentucky Bluegrass

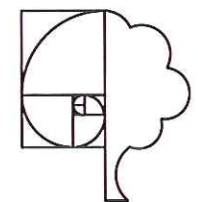
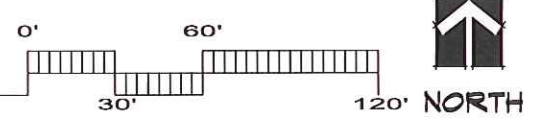
DELTA BLUEGRASS COMPANY 1-800-631-8873

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

GROUND COVERS

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

LANDSCAPE MASTER PLAN



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REVISIONS

DATE: 5/6/14

BY: THP

PROJECT: PWH14-16

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LEMOORE, CA

PROJECT

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE



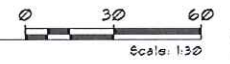
SCHEMATIC SET / NOT FOR CONSTRUCTION



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

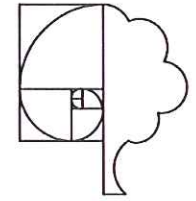
① LANDSCAPE MASTER PLAN

CINNAMON VILLAS PHASE II



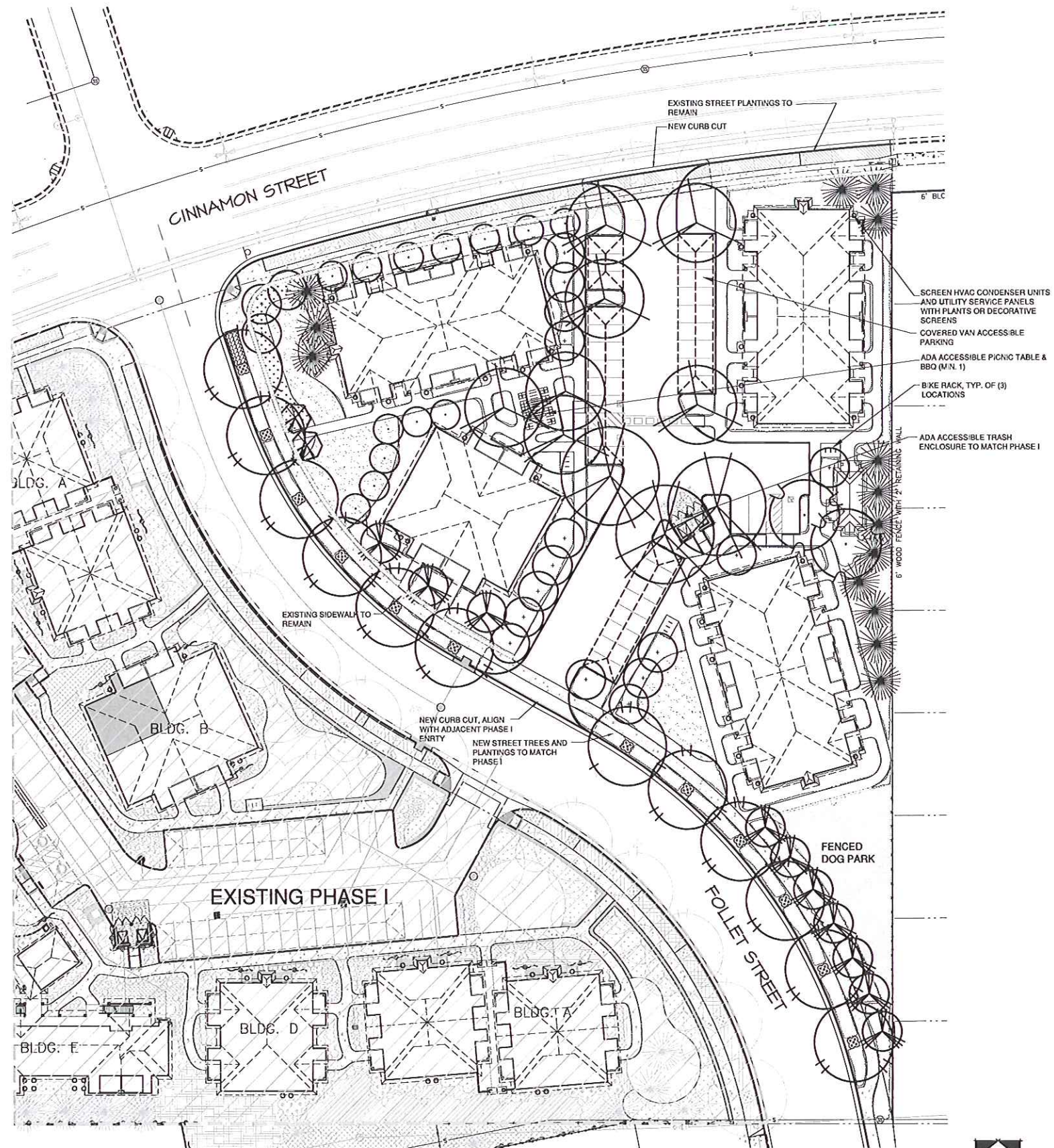
PLAN LEGEND

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



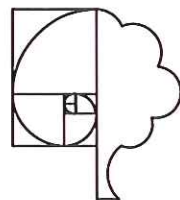
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① LANDSCAPE MASTER PLAN

CINNAMON VILLAS PHASE II



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NORTH

PLAN LEGEND



DATE	5/5/14
BY	DE/DG
PROJECT	PWH14-16

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PROJECT LOCATION



VICINITY MAP
N.T.S.

BLDG. TYPE B

BLDG. TYPE C

LAUNDRY

BUILDING TYPE B - (4) 2 BDRM UNITS
(1) BUILDINGS TOTAL
FOOTPRINT - 4,131 26 S.F.
MAXIMUM HEIGHT - 21'-5"
1) STORY - MULTIFAMILY RESIDENTIAL
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13-R
CONSTRUCTION TYPE: VB

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

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
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(208) 461-0022 X3323

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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%

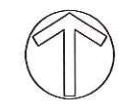
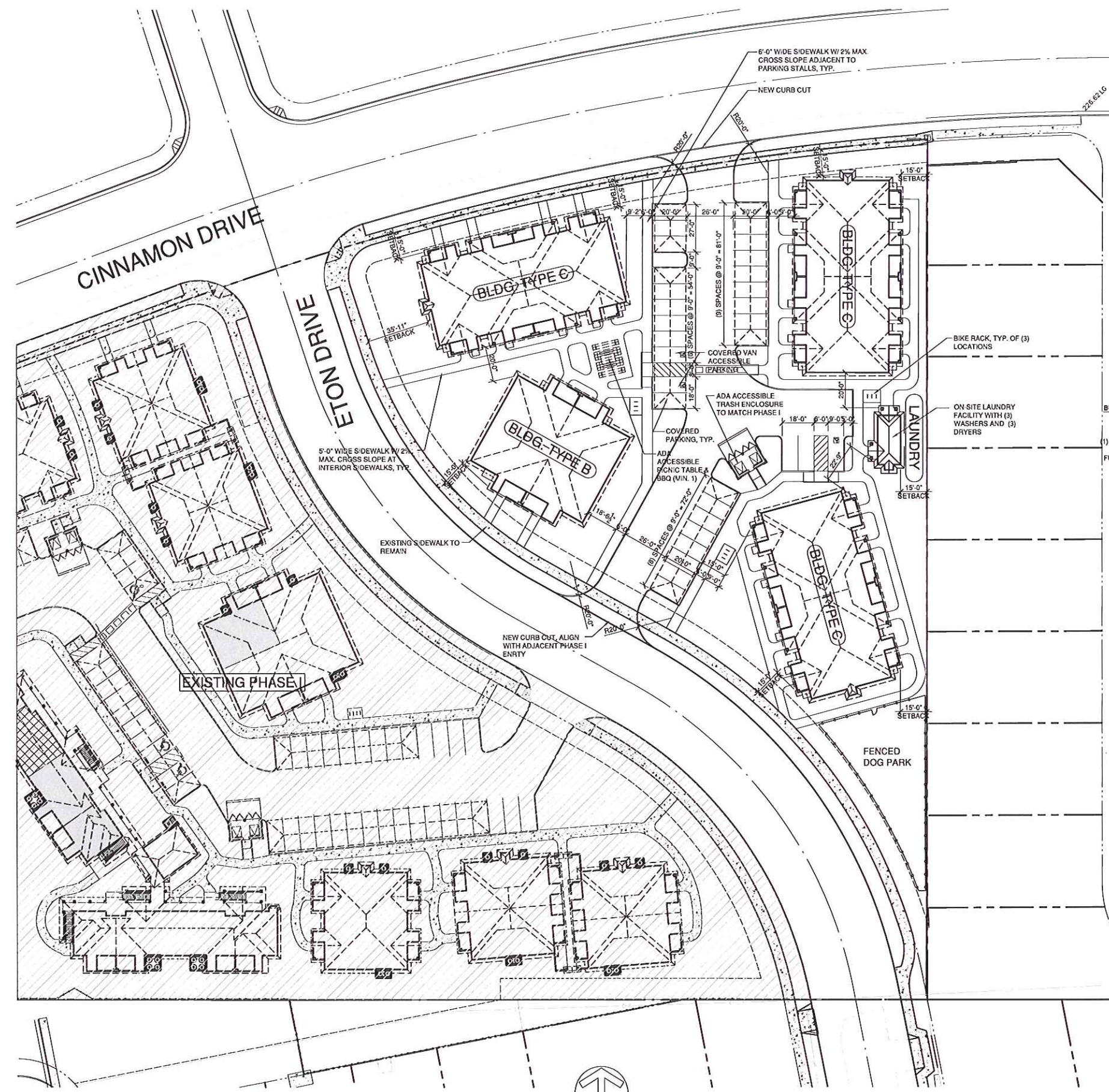
UNIT MIX SUMMARY	SQ. FOOTAGES
UNIT TYPE A1 (24) 1-BEDROOM UNITS	(24) X 600 S.F. = 14,400 S.F.
UNIT TYPE B1 (4) 2-BEDROOM UNITS	(4) X 948 S.F. = 3,792 S.F.
(28) UNITS TOTAL	14,400 S.F. + 3,792 S.F. = 18,192 S.F.
LAUNDRY BLDG.	379 S.F.
TOTAL	19,131 S.F.

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

NOTE: ALL NUMBERS PROVIDED ARE ESTIMATED FOR SITE COVERAGE

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

SITE AREA
PHASE II
FINAL UNIT COUNT TBD, UNIT TOTAL NOT TO EXCEED: 9 DU/ACRE OR 12 DU/ACRE WITH AFFORDABLE HOUSING DENSITY BONUS
NET: 81,944 S.F. = (1.88 ACRE ±)
GROSS: 103,126 S.F. = (2.36 ACRES ±)
2.36 * 12 = 28.32 UNITS = 28 UNITS ALLOWED
(24) 1-BEDROOM UNITS + (4) 2-BEDROOM UNITS = 28 UNITS PROPOSED



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

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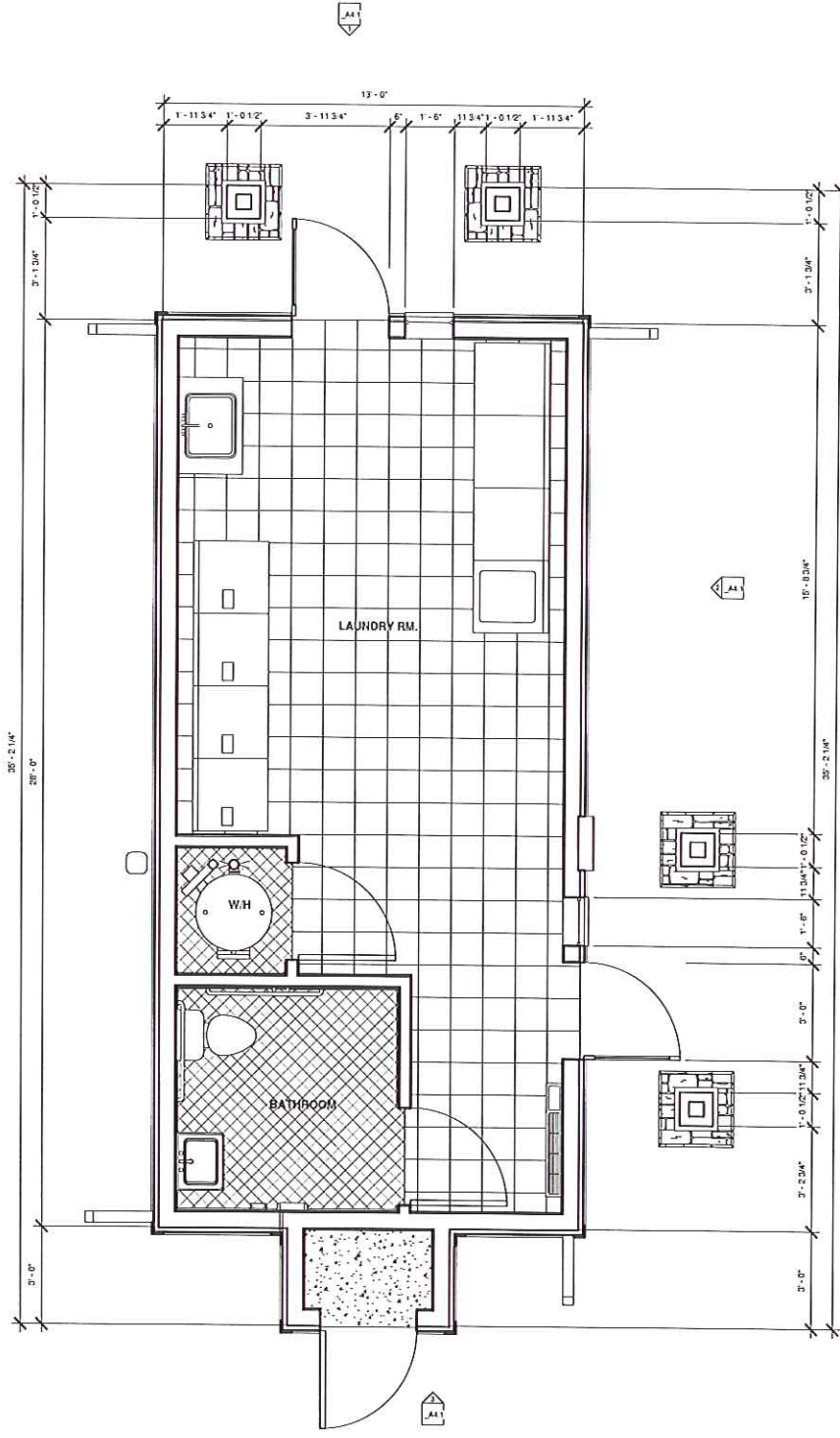
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CINNAMON VILLAS PHASE II

A1.1

SEC CINNAMON DRIVE & ETAN DRIVE
SCHEMATIC SET / NOT FOR CONSTRUCTION



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

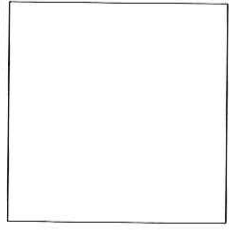
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PROJECT	PWH14-16

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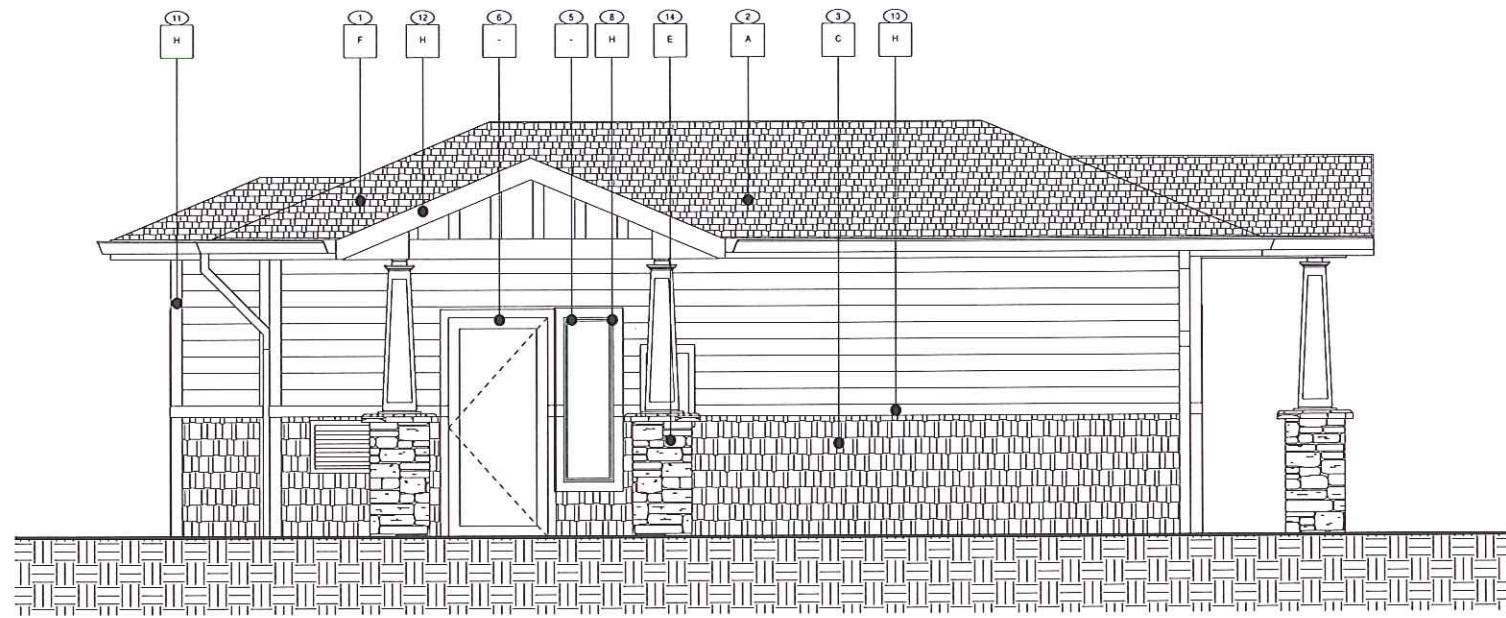
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PROJECT

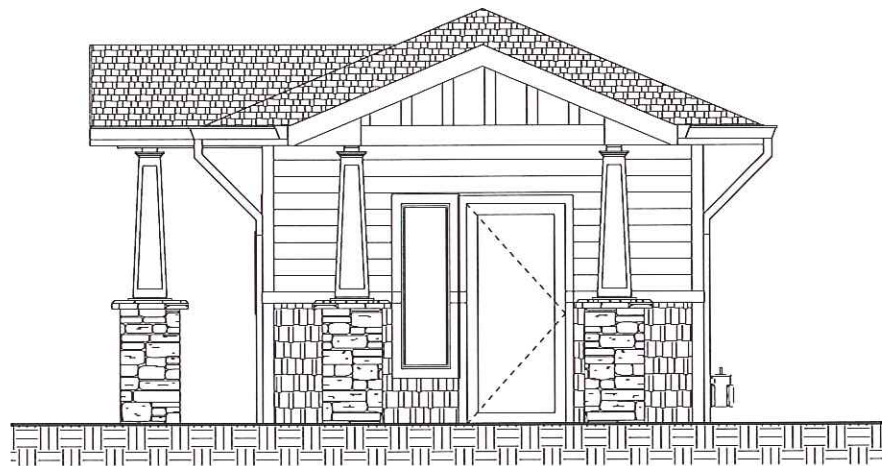
CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE
LEMOORE, CA

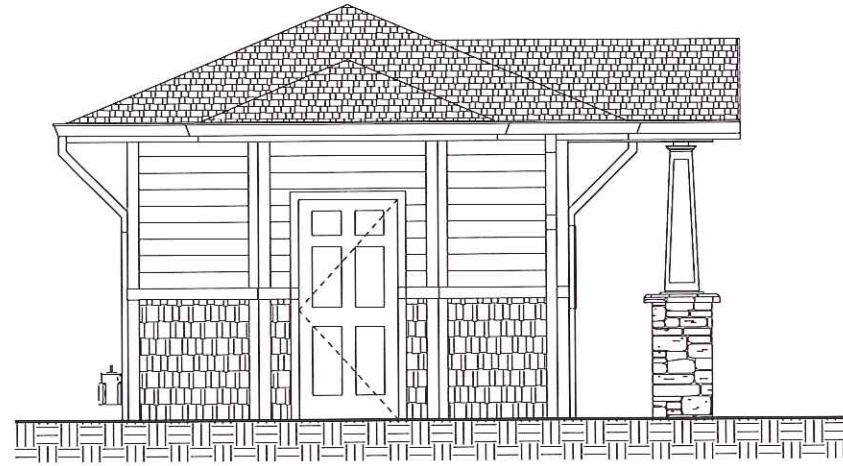
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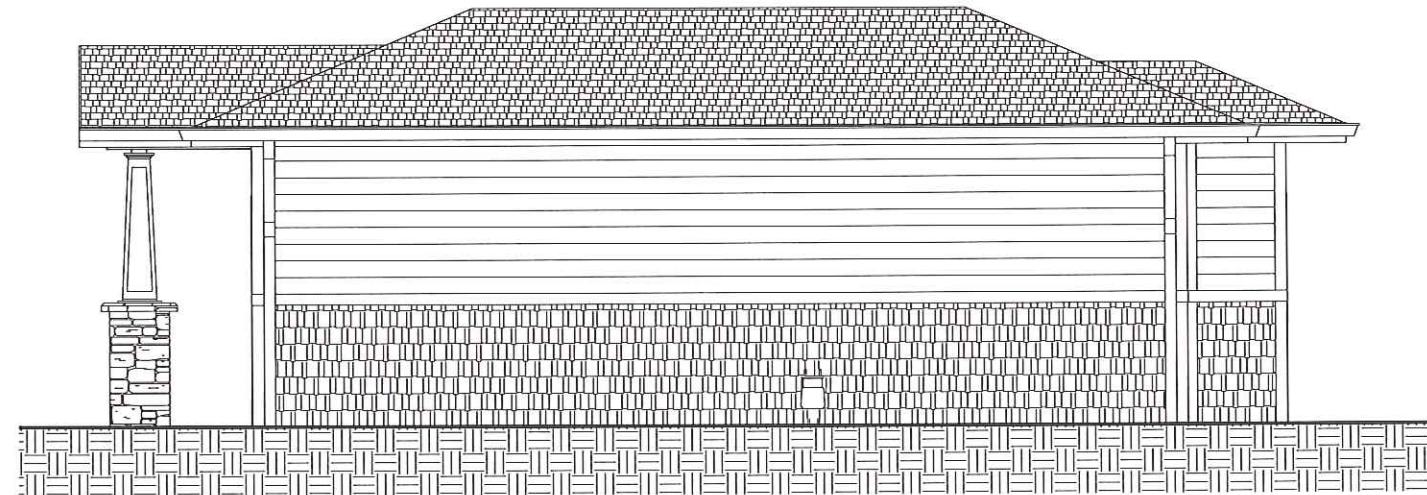
2 LAUNDRY BUILDING - ELEVATION 2
3/8" = 1'-0"



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



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



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

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

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

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

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

REVISIONS

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



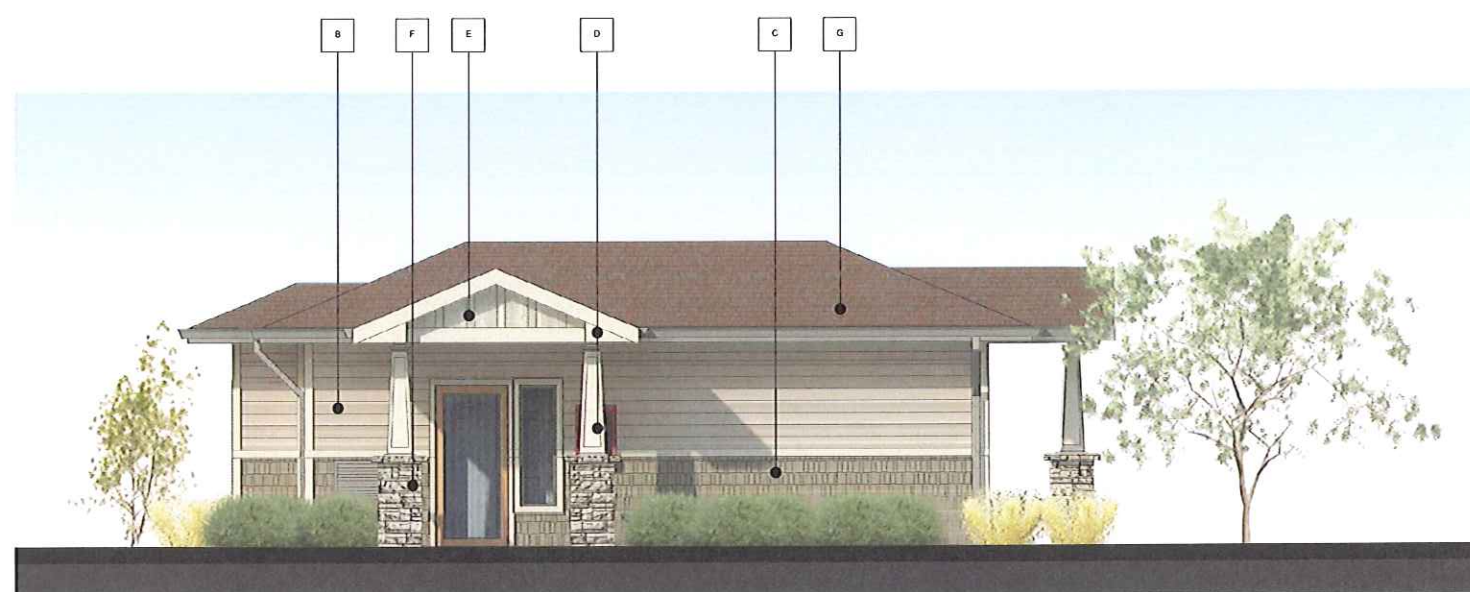
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PROJECT
CINNAMON VILLAS PHASE II
SEC CINNAMON DRIVE & ETON DRIVE
LEWISVILLE, TX 75041

A4.1

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



① LAUNDRY ROOM - ELEVATION 1
N.T.S.



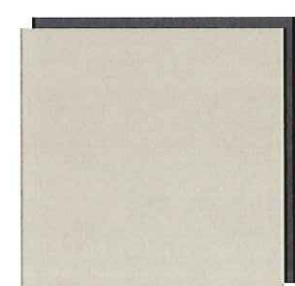
④ LAUNDRY ROOM - ELEVATION 4
N.T.S.



③ LAUNDRY ROOM - ELEVATION 3
N.T.S.



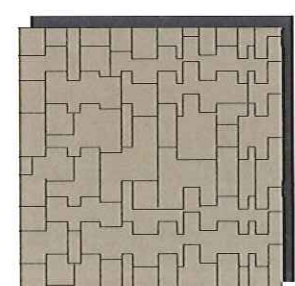
② LAUNDRY ROOM - ELEVATION 2
N.T.S.



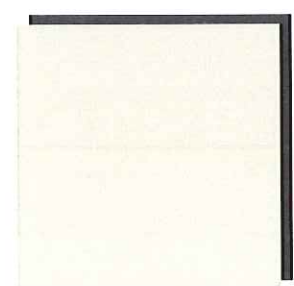
A STUCCO SIDING
COLOR TO MATCH COLORTEK "GREAT WALL"



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



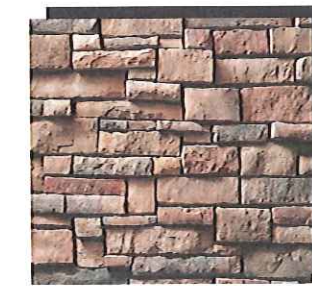
C SHAKE SIDING
COLOR TO MATCH ALSOE SHAKE #955



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



E HORIZONTAL SIDING
COLOR TO MATCH PRODOY "COLORAL IVORY" OR EQUAL



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



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

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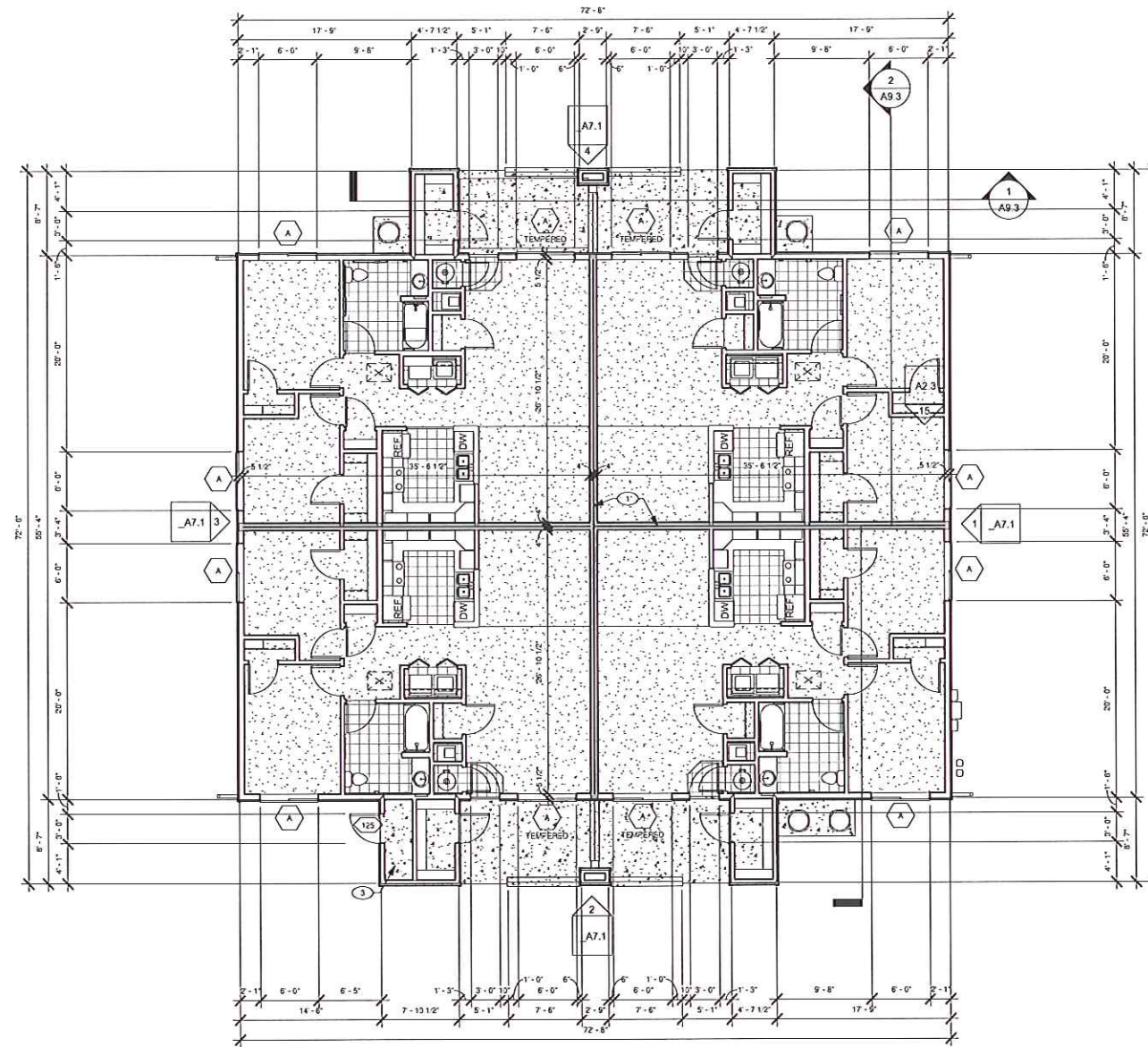
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PROJECT
CINNAMON VILLAS PHASE II

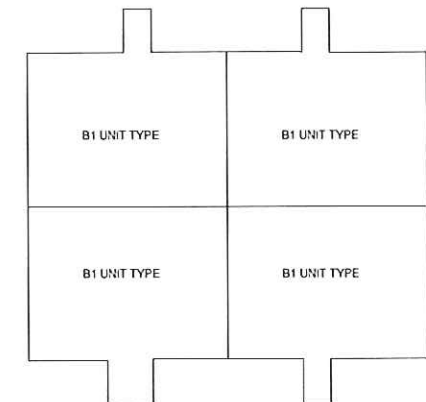
LEMOORE, CA

SEC CINNAMON DRIVE & ETON DRIVE

BUILDING PERMIT SUBMITTAL SET



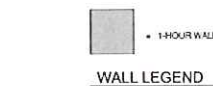
1 BLDG. B - 1ST FLOOR PLAN
1/8" = 1'-0"



BLDG. B - UNIT LEGEND

KEY NOTES

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



GENERAL NOTES

- A REFER TO SHEETS A2.1 - A2.6 FOR DETAILED FLOOR PLANS FOR TYPICAL UNIT TYPES
- B REFER TO STRUCTURAL DRAWINGS SERIES FOR ADDITIONAL INFORMATION
- C PROVIDE FULL WALL BATT INSULATION ISOLATING BEDROOMS FROM ALL ADJACENT SPACES. PROVIDE ALSO AT RESTROOM WALLS
- D DRAFTS TOP PER 2013 CBC SECTION 717.4 - SEE STRUCTURAL DETAIL S.M. CONDITION AT SHEARWALL. MIN. MATERIAL THICKNESS PER 2013 CBC 717.3.1 RE ROOF PLANS
- E PROVIDE FIRE BLOCKING IN CONCEALED SPACES, STUD WALLS AT THE CEILING AND FLOOR LEVELS, AND AT 12'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL
- F PROVIDE BACKING FOR FUTURE GRAB BARS IN ALL RESTROOMS AT ALL GROUND FLOOR UNITS AS PER HUD FAIR HOUSING GUIDELINES
- G REFER TO ARCHITECTURAL SITE PLAN FOR EXTERIOR AMENITIES, PATIO SPECIFICATIONS, AND APPURTENANCES
- H SEE DETAIL SHEET FOR MORE INFORMATION AND BUILDING DETAILS
- I ALL WALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD
- J VERIFY DIMENSIONS OF ALL FIXTURES AND EQUIPMENT PROVIDED BY OWNER OR OWNER'S AGENTS
- K SEE ELECTRICAL SERIES FOR LOCATION OF ALL ELECTRICAL PANELS
- L PROVIDE BLOCKING AT ALL HAND RAILS, GRAB BARS, AND RELATED ASSEMBLIES AS INDICATED
- M ALL AREAS RECEIVING GYP. BOARD ARE TO BE TAPED AND RECEIVE FINISH AS NOTED ON FINISH SCHEDULE AND/OR SPECIFICATIONS
- N SEE SPECIFICATION SECTIONS 11.30.00 FOR CONTRACTOR PROVIDED RESIDENTIAL EQUIPMENT. VERIFY WITH PLUMBING & ELECTRICAL DRAWING SERIES PRESENCE OF GAS AND POWER FOR APPLIANCES
- O GENERAL CONTRACTOR TO INSTALL FIRE EXTINGUISHER(S) & CABINET(S) PER LOCAL FIRE DEPARTMENT REGULATIONS. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING LOCAL FIRE DEPARTMENT FOR REQUIREMENTS. CABINETS TO BE RECESSED AND ESTABLISHED AT HEIGHTS CONSISTENT WITH INTENDED USES
- P G.C. TO INSTALL PORTABLE FIRE EXTINGUISHERS PER 2013 CBC SECTION 906.1
- Q ADDRESS AND BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. 2013 CBC, SECTION 1117B.5.4. G.C. TO COORDINATE LOCATION AND NUMBERS WITH ALL LOCAL JURISDICTIONAL AUTHORITIES. MOUNTING HEIGHT AND ORIENTATION SHALL BE CONFIRMED WITH LOCAL JURISDICTIONAL AUTHORITIES
- R AT ALL SHOWERS, CAULK ENTIRE EDGE AROUND TUB. SHOWER PRIOR TO PAINT FOR WATER PROOF CONSTRUCTION. INSTALL TOP SET BASE AT VINYL FLOORING PER SPECIFICATIONS
- S AT ALL SINKS, SEALANT: TYP. BOARD PATCH FOR FINISHED APPEARANCE AT ALL PLUMBING PENETRATIONS ESNEATH SINKS
- T AT ALL PLATES, INSTALL SWELLS/STOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT
- U SEAL ALL PENETRATIONS IN BUILDING ENVELOPE PER CALIFORNIA TITLE 24 REQUIREMENTS
- V SEE ROOF PLANS FOR LOCATIONS & SPECIFICATIONS ON ATTIC ACCESS PANELS. COORDINATE LOCATIONS W/ ROOF TRUSSES. WHERE ATTIC ACCESS IS TO BE INSTALLED IN 1-HOUR CEILING PROVIDE RATED ASSEMBLY
- W SEE UNIT PLANS FOR DROPPED CEILING LOCATIONS
- X THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2" FOR OTHER DOORS PER CBC 2013 1208.1.7
- Y ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR EQUIVALENT METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

REVISIONS

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DATE	DESCRIPTION
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PROJECT	PWH14-16

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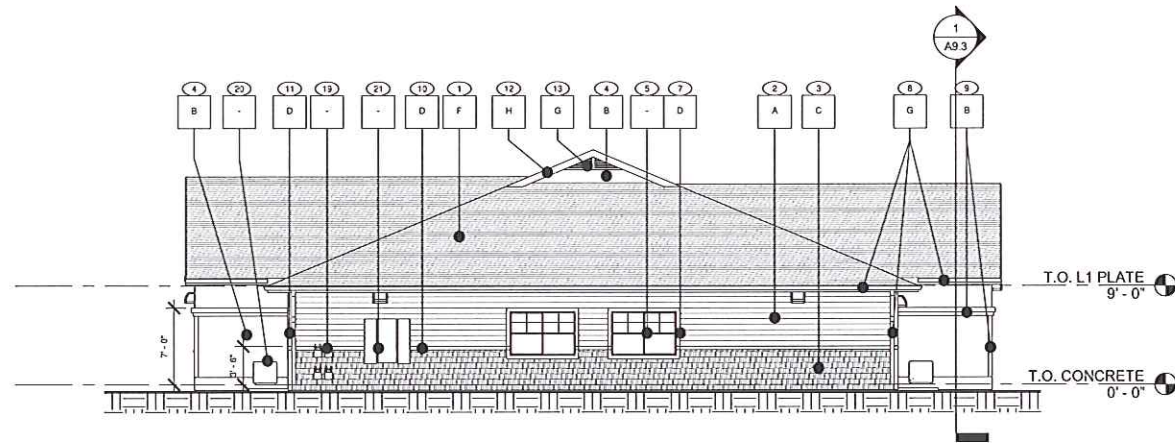
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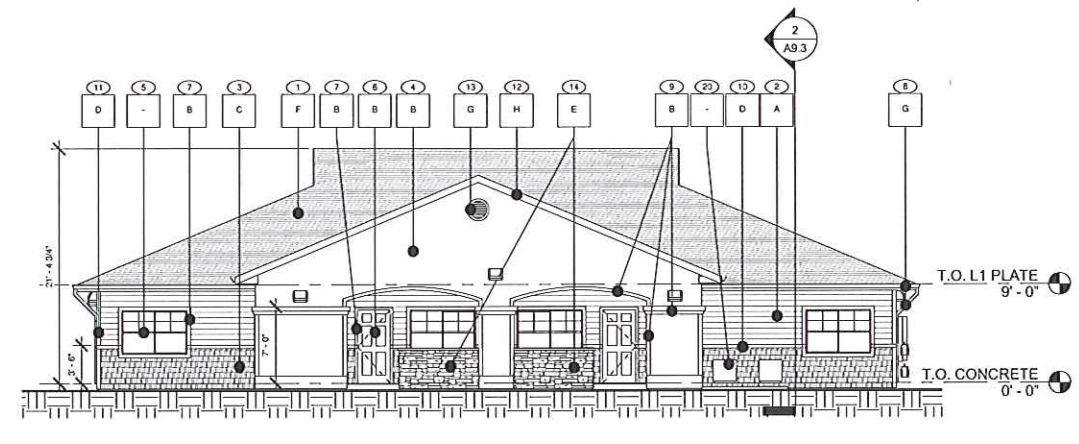
SEC CINNAMON DRIVE & ETOWA DRIVE
LEMOORE, CA

BUILDING PERMIT SUBMITTAL SET

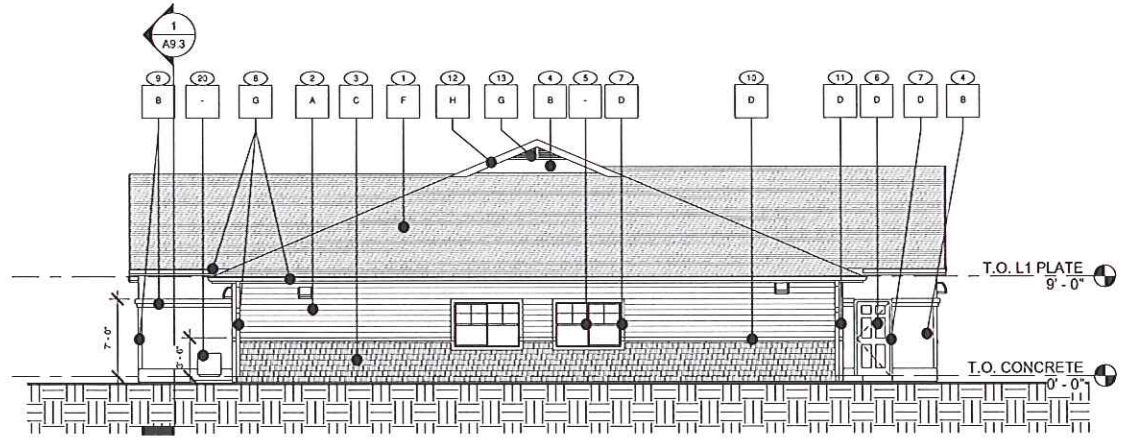
_A6.1



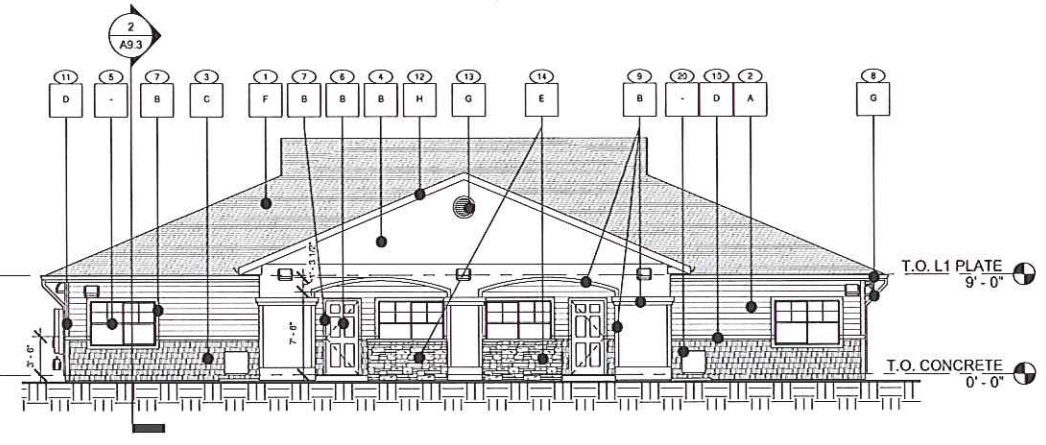
1 BLDG. B - RIGHT ELEVATION
1/8" = 1'-0"



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

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

- MATERIAL FINISHES TYPE 2:
BLDG. TYPES B, D, & COMMUNITY BLDG.**
- A PROOFGY "VINTAGE WICKER" OR EQUAL.
 - B HEAVY DASH. COLOR TO MATCH COLORTEK "GREAT WALL".
 - C ALSO SHAVE #955 OR EQUAL.
 - D COLOR TO MATCH ALSIDE "ADOBE CREAM".
 - E OWENS CORNING DRYSTACK LEDGESTONE "CHAUDRONAY".
 - F GAFELK "WEATHERED WOOD" OR EQUAL.
 - G VENT, GUTTER, AND DOWNSPOUT TO MATCH ALSIDE "GLACIER WHITE".
 - H METAL FASCIA WRAP TO MATCH ALSIDE "ADOBE CREAM".

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

REVISIONS

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PROJECT

CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE
 LEMOORE, CA

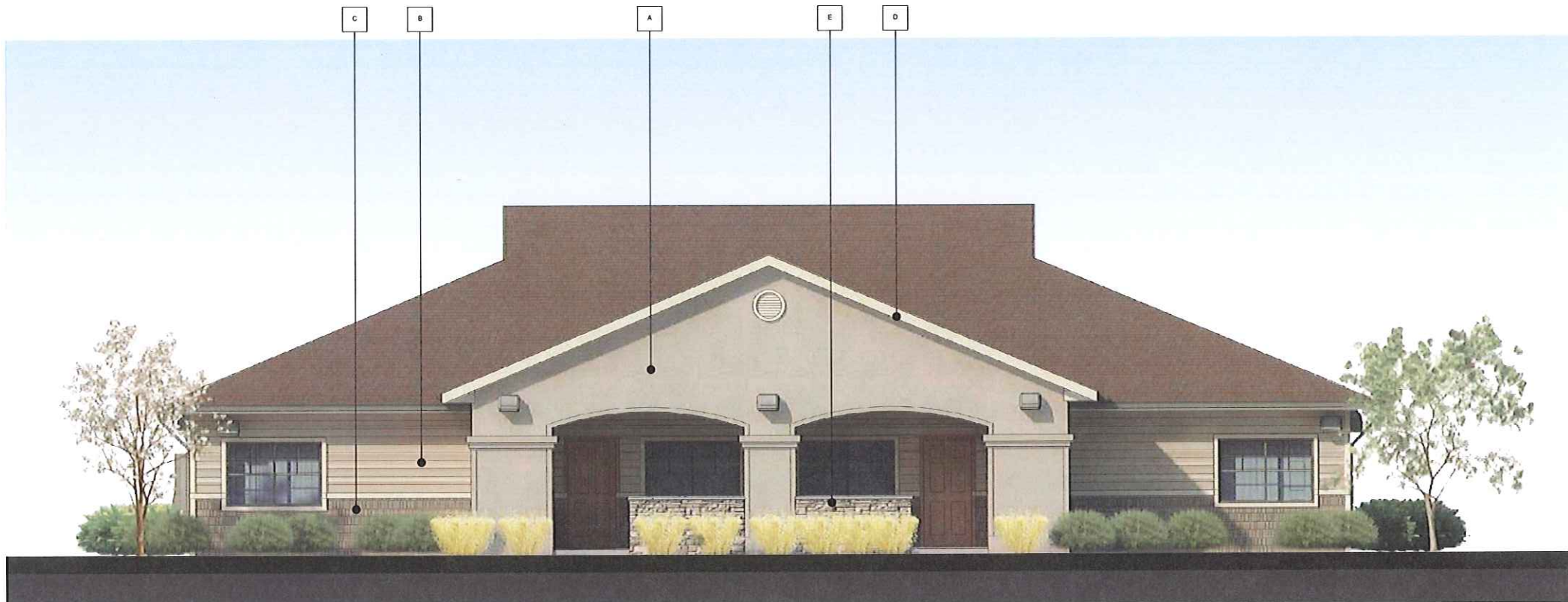
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A7.1

BUILDING PERMIT SUBMITTAL SET



② BLDG. B - ELEVATION 2
N.T.S.



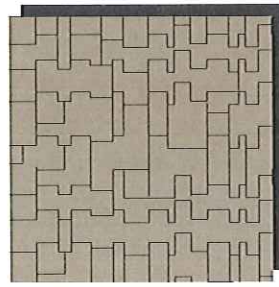
① BLDG. B - ELEVATION 1
N.T.S.



A STUCCO SIDING
COLOR TO MATCH COLORTEK "GREAT WALL"



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



C SHAKE SIDING
COLOR TO MATCH ALSIDE SHAKE #265



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



E BRICK VENEER
COLOR TO MATCH COLOR TO MATCH OWAN'S CORNING DRY STACK "CHARROON-LAY" OR EQUAL



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

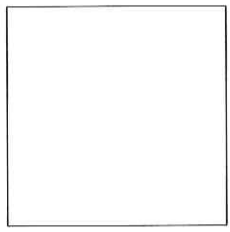
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PROJECT
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 SEC CINNAMON DRIVE & ETON DRIVE
 LEMOORE, CA

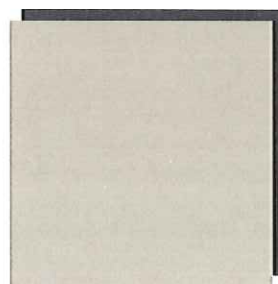
A8.1



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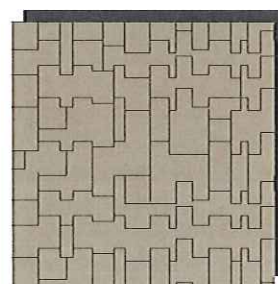
① BLDG. B - ELEVATION 3
N.T.S.



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 ALS DE SHAVE #355



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



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



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

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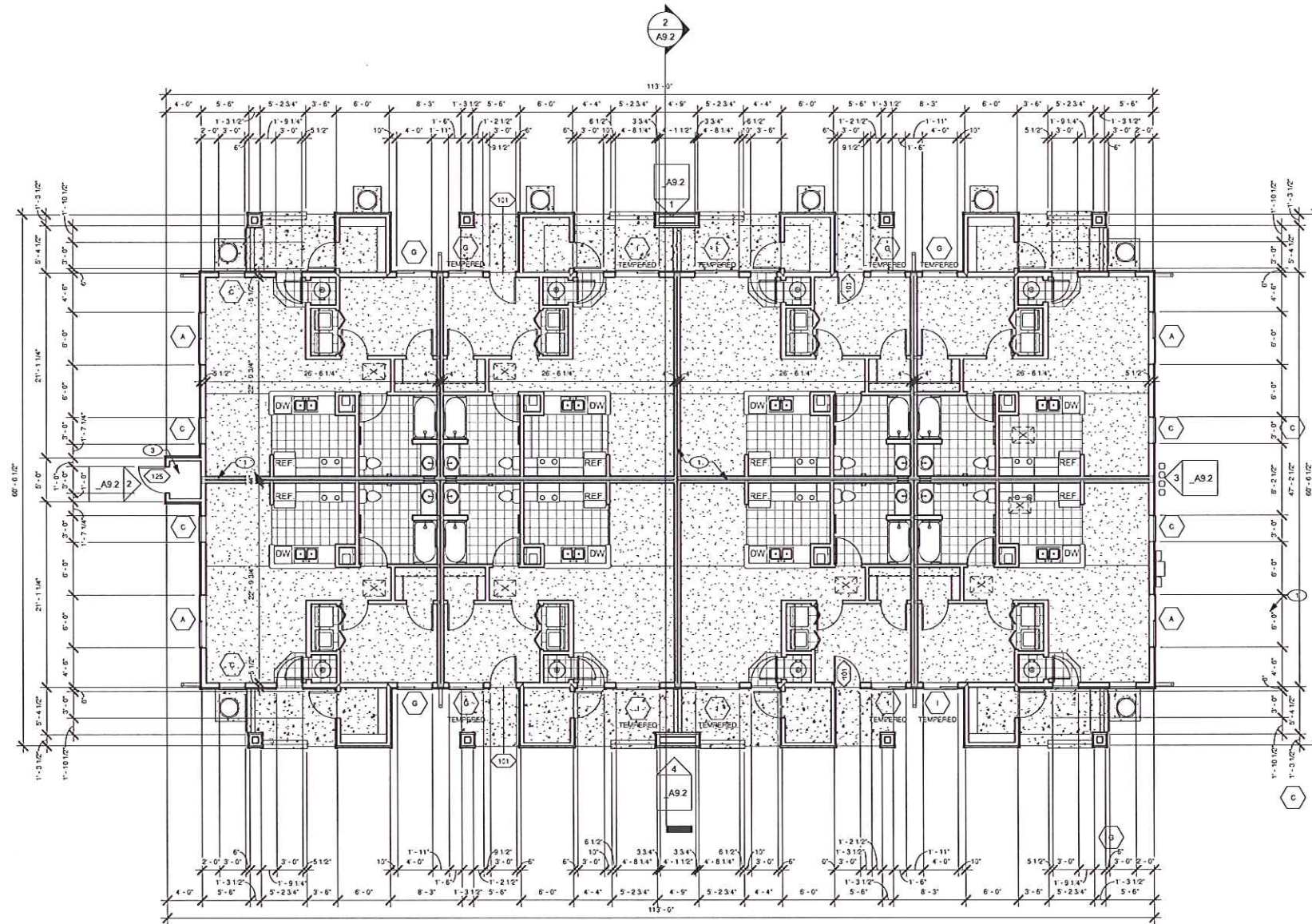
CINNAMON VILLAS PHASE II

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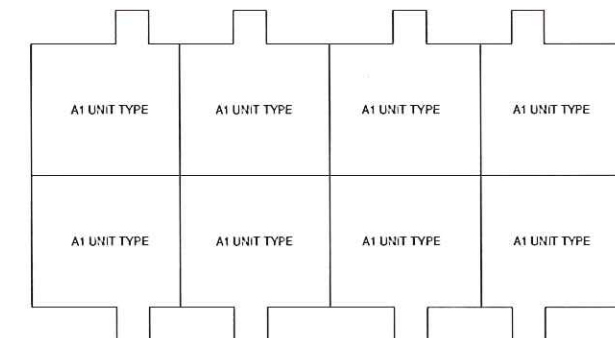
SEC CINNAMON DRIVE & ETON DRIVE

BUILDING PERMIT SUBMITTAL SET

A8.2



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



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

GENERAL NOTES

- A REFER TO SHEETS A2.1 - A2.6 FOR DETAILED FLOOR PLANS FOR TYPICAL UNIT TYPES
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- C PROVIDE FULL WALL BATT INSULATION ISOLATING BEDROOMS FROM ALL ADJACENT SPACES. PROVIDE ALSO AT RESTROOM WALLS
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- E PROVIDE FIRE BLOCKING IN CONCEALED SPACES, STUD WALLS AT THE CEILING AND FLOOR LEVELS, AND AT 12'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL
- F PROVIDE BACKING FOR FUTURE GRAB BARS IN ALL RESTROOMS AT ALL GROUND FLOOR UNITS AS PER I.D. FOR HOUSING GUIDELINES
- G REFER TO ARCHITECTURAL SITE PLAN FOR EXTERIOR AMENITIES, PATH 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 11.33.50 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 O.C. TO INSTALL PORTABLE FIRE EXTINGUISHERS PER 2010 CBC SECTION 906.1
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- S AT ALL SINKS, SEALANT TYP. BOARD PATCH FOR FINISHED APPEARANCE AT ALL PLUMBING PENETRATIONS BENEATH SINKS
- T AT ALL PLATES INSTALL SWELLS TOP 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 2010 108.1.7.
- 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 ENGINEERING AGENCY

KEY NOTES

- 1 1-HOUR UNIT SEPARATION WALL PER 2010 CBC 703.1 SEE DETAIL 11A10.1
- 2 DROPPED CEILING AREAS TO BE A MIN. HEIGHT OF 7'-6" AFF. MIN. HEIGHT IS FINISHED SURFACE TO FINISHED SURFACE. SEE DETAIL SA10.1
- 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 SA10.2
- 7 ELEVATOR. SEE DEFERRED SUBMITTALS ON T1.1 AND DETAIL 1A10.3
- 8 1-HOUR CORRIDOR WALL. SEE DETAIL 10A10.2



WALL LEGEND

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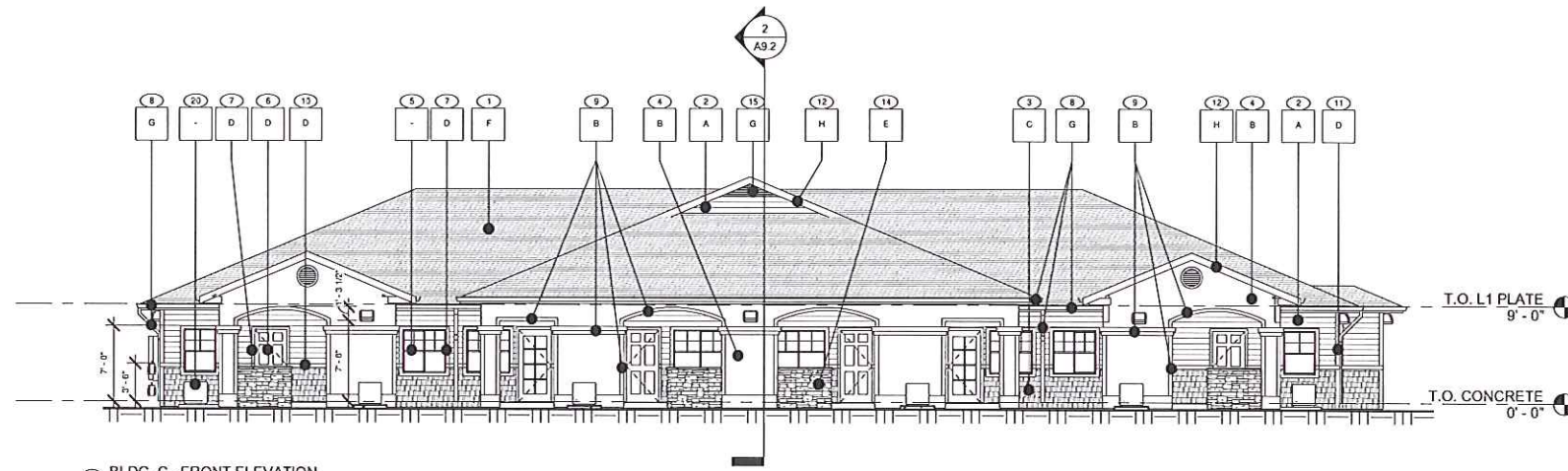
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PROJECT
CINNAMON VILLAS PHASE II

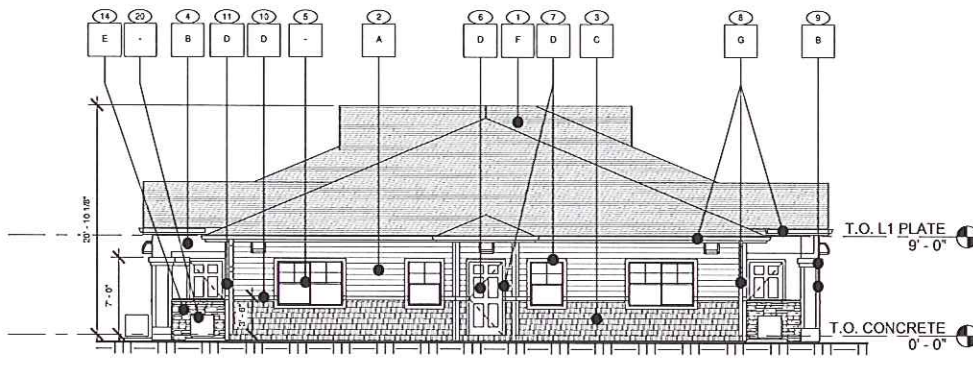
SEC CINNAMON DRIVE & ETON DRIVE
LEMOORE, CA

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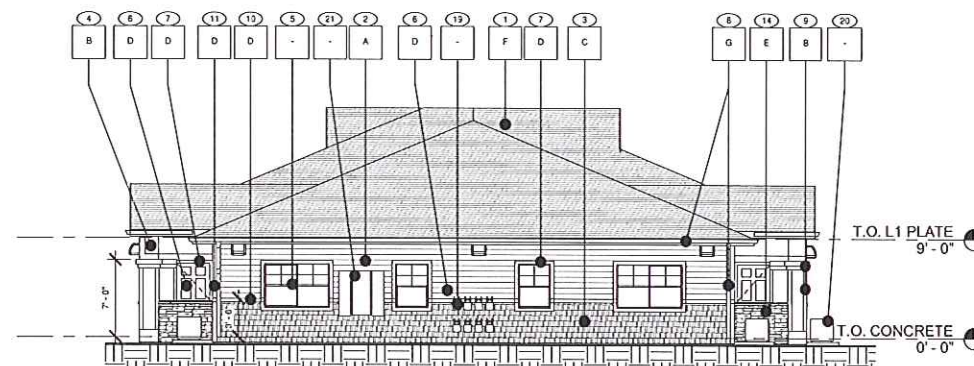
BUILDING PERMIT SUBMITTAL SET



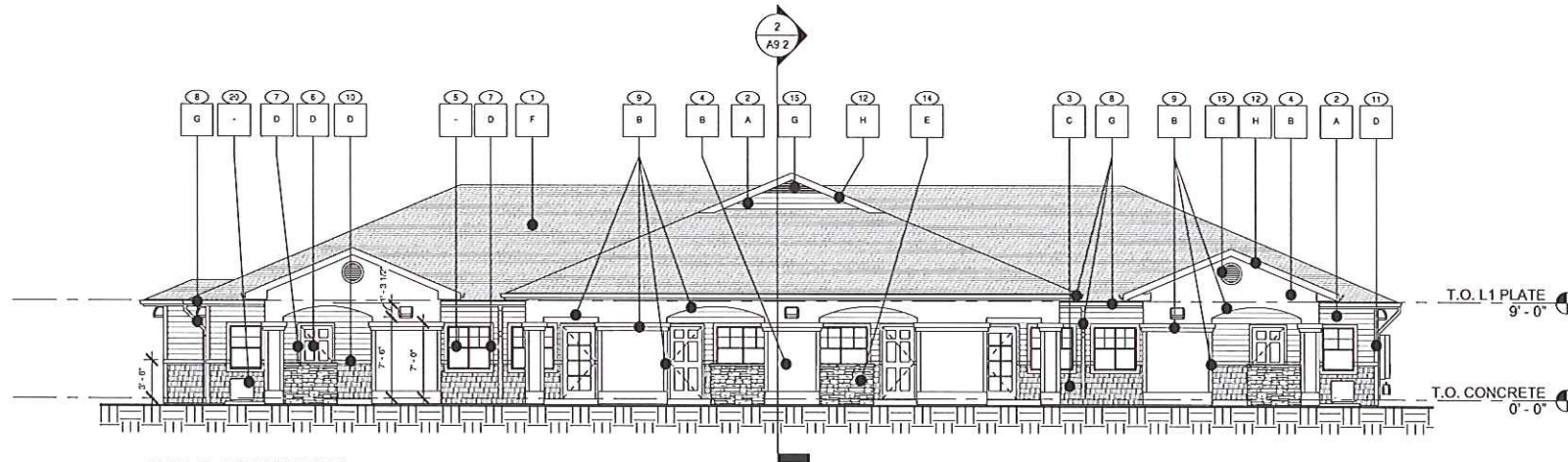
1 BLDG. C - FRONT ELEVATION
1/8" = 1'-0"



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



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



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

GENERAL NOTES

- A. SEE BUILDING SECTIONS AND STRUCTURAL SERIES FOR FLOOR HEIGHTS
- B. ELEVATION (1 OF 7) IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL FLOOR ELEVATIONS
- C. SEE ROOF PLANS FOR ATTIC VENTILATION REQUIREMENTS, SLOPES, AND OVERBUILD AREAS
- D. SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION PLANS/ DETAILS
- E. SEE CIVIL PLUMBING, ELECTRICAL AND JOINT TRENCH DRAWINGS FOR LOCATIONS OF EXTERIOR MOUNTED UTILITIES AND METER BANKS
- F. SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR APPROVAL BY ARCHITECT OR ENGINEER OF RECORD
- G. GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF ALL WINDOWS, VENTS, UTILITY METERS, AND EXTERIOR FINISHES WITH OWNER DESIGNATED THIRD-PARTY SUBCONTRACTOR FOR SOLAR GENERATION ENERGY SYSTEM
- H. ALL GALVANIZED IRON CAPS AT HALF-WALLS AND COUNTER FLASHING TRIM AT PATIOS SHALL BE PAINTED TO MATCH ACCENT COLOR NOTED
- I. ALL EXPOSED ROOF TOP PENETRATIONS, INCLUDING, BUT NOT LIMITED TO VENT STACKS FOR SEWER, ATTIC VENTS, AND EXHAUST GAS HOUSING SHALL BE PAINTED IN THE FIELD TO MATCH ADJACENT MAIN FIELD COLOR OF CONCRETE ROOFING
- J. EXTERIOR UTILITY ENCLOSURE CABINETS TO BE PER LOCAL UTILITY PROVIDER'S SPECIFICATIONS FOR SIZE, ORIENTATION, AND INSTALLATION REQUIREMENTS. PROVIDE FINISH AT ENCLOSURE TO MATCH ADJACENT SIDING. COORDINATE LOCATION OF ACCESS PATHS AND PATIOS WITH CIVIL AND LANDSCAPE DRAWING SERIES
- K. AT LOCATIONS OF ELECTRICAL PANEL INSTALLATION AT EXTERIOR STUCCO, PROVIDE COUNTER FLASHING AND EXPOSED SUBSTRATE PER MFR RECOMMENDATIONS

KEY NOTES

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

MATERIAL FINISHES TYPE 1:

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

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

REVISIONS

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



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PROJECT
CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE
LEWISVILLE, OHIO
BUILDING PERMIT SUBMITTAL SET

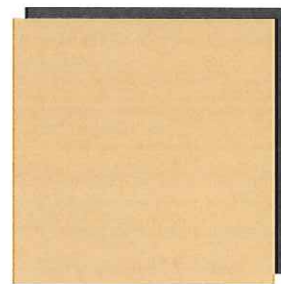
_A9.2



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



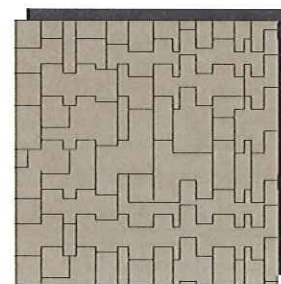
1 BLDG. C - ELEVATION 1
N.T.S.



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



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



C SHAKE SIDING
COLOR TO MATCH ALSIDE SHAKE #955



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



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



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

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PROJECT

CINNAMON VILLAS PHASE II

LEMOORE, CA

SEC CINNAMON DRIVE & ETON DRIVE

BUILDING PERMIT SUBMITTAL SET

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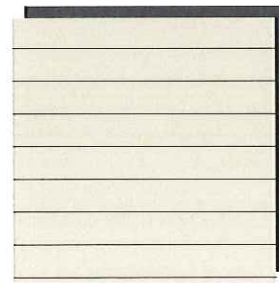
② BLDG. C - ELEVATION 4
N.T.S.



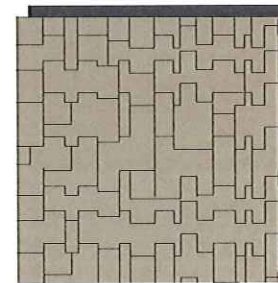
① BLDG. C - ELEVATION 3
N.T.S.



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



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



C SHAKE SIDING
COLOR TO MATCH ALSIDE SHAKE #255



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



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



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

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DATE: 05/06/14

DESIGNER: DE/AW/DG

PROJECT: PWH14-16



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PROJECT
CINNAMON VILLAS PHASE II

SEC CINNAMON DRIVE & ETON DRIVE
LEMOORE, CA

A10.2

BUILDING PERMIT SUBMITTAL SET



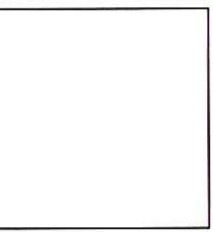
1 SITE ELECTRICAL PLAN
SCALE: 1" = 30'-0"



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

E1.00

SCHEMATIC SET / NOT FOR CONSTRUCTION



GENERAL NOTES:

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

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

Symbol	Label	Quantity	Manufacturer	Coloring Number	Description	Notes	Quantity	Footcandle	Control Type	Light Color	Wattage
[Symbol]	A	11	LED	1000K	LED LIGHT FIXTURES	1000K LED LIGHT FIXTURES	1	1000	0.5	4000K	40W
[Symbol]	B	11	LED	1000K	LED LIGHT FIXTURES	1000K LED LIGHT FIXTURES	1	1000	0.5	4000K	40W
[Symbol]	C	1	LED	1000K	LED LIGHT FIXTURES	1000K LED LIGHT FIXTURES	1	1000	0.5	4000K	40W

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

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

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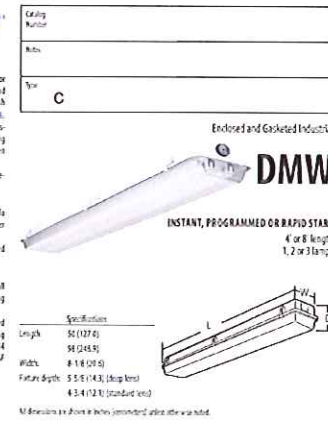


SCHEMATIC SET / NOT FOR CONSTRUCTION



FEATURES & SPECIFICATIONS

INTENDED USE - Ideal for parking and street lighting... CONSTRUCTION - Rugged die cast aluminum housing... OPTICS - High performance reflector... ELECTRICAL - Instant, programmed or rapid start... INSTALLATION - For use on most standard surfaces... LIFETIME - 100,000 hours... WARRANTY - 5 year limited warranty...



ORDERING INFORMATION

Table with columns: Series, Number of lamps, Lamp type, Diffuser, Voltage, Ballast, Options. Includes example: DMW 2 32 M-VOLT 08105

Accessories table with columns: Part number, Description, Notes. Includes items like BLD, H24, H27, DMW-VISOR.

Notes 1-12 regarding installation and warranty details.



FEATURES & SPECIFICATIONS

INTENDED USE - Ideal for parking and street lighting... CONSTRUCTION - Rugged die cast aluminum housing... OPTICS - High performance reflector... ELECTRICAL - Instant, programmed or rapid start... INSTALLATION - For use on most standard surfaces... LIFETIME - 100,000 hours... WARRANTY - 5 year limited warranty...



ORDERING INFORMATION

Table with columns: Series, Wattage, Distribution, Voltage, Ballast, Mounting. Includes example: KAD 400M F313 SCVA SP04116

Options table with columns: Option, Description, Notes. Includes options like CSA, FEI, FEH, FEK, FEV, FEW, FEY, FEZ, FEAA, FEAB, FEAC, FEAD, FEAE, FEAF, FEAG, FEAH, FEAI, FEAJ, FEAK, FEAL, FEAM, FEAN, FEAO, FEAP, FEAQ, FEAR, FEAS, FEAT, FEAU, FEAV, FEAW, FEAX, FEAY, FEAZ.

Accessories table with columns: Part number, Description, Notes. Includes items like BLD, H24, H27, DMW-VISOR.

Notes 1-12 regarding installation and warranty details.



FEATURES & SPECIFICATIONS

INTENDED USE - For building and wall mounted applications... CONSTRUCTION - Rugged die cast aluminum housing... OPTICS - High performance reflector... ELECTRICAL - Instant, programmed or rapid start... INSTALLATION - For use on most standard surfaces... LIFETIME - 100,000 hours... WARRANTY - 5 year limited warranty...



ORDERING INFORMATION

Table with columns: Series, Wattage, Voltage, Ballast, Mounting, Options. Includes example: TWF1 32TFT M-VOLT LPI

Options table with columns: Option, Description, Notes. Includes options like CSA, FEI, FEH, FEK, FEV, FEW, FEY, FEZ, FEAA, FEAB, FEAC, FEAD, FEAE, FEAF, FEAG, FEAH, FEAI, FEAJ, FEAK, FEAL, FEAM, FEAN, FEAO, FEAP, FEAQ, FEAR, FEAS, FEAT, FEAU, FEAV, FEAW, FEAX, FEAY, FEAZ.

Accessories table with columns: Part number, Description, Notes. Includes items like BLD, H24, H27, DMW-VISOR.

Notes 1-12 regarding installation and warranty details.

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SEC CINNAMON DRIVE & ETON DRIVE
LEMOORE, CA
E1.20



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fax 208 288-2182

CITY OF LEMOORE
COMMUNITY INVESTMENT PROGRAM
5-YEAR BUDGET
FY 2015/16 - FY 2019/20



Project Narratives Available at the City Clerk's Office



**City of Lemoore
Community Investment Program
5-Year CIP Budget Plan
Transmittal Letter**

March 1, 2016

Honorable Mayor and Council Members:

I am proud to present the 2015-2020 Community Investment Program (CIP) Budget for the City of Lemoore for approval by the City Council. The 5-Year CIP Budget totals **\$125.8 million** and address **150 projects** to be constructed or initiated during fiscal year 2015/16 through 2019/20. This 5-Year CIP was completed as a part of a new, more comprehensive process to engage the City Council, staff, and community stakeholders in the planning, funding, and financing of infrastructure and non-infrastructure projects and initiatives which improve the quality of life and the services provided by the City of Lemoore. This CIP planning process is a multi-year plan that will facilitate long term financial management, which is a key transition from an annual planning horizon to more long range planning that engages all stakeholders through ongoing communication and reporting and planning for the future of our community.

The 5-Year CIP Budget represents the City's five-year plan for development and is intended to identify and balance capital needs within the fiscal capabilities and funding availability of the City. The plan will be reviewed annually to reflect changing priorities while providing an ongoing framework for identifying capital requirements, scheduling projects over a period of years, coordinating related projects, and identifying future fiscal impacts. Much of the work involved in the development of the CIP consists of balancing the available funding sources (and projected CIP revenues) with the various capital needs. The CIP is a dynamic process, with anticipated projects being changed, added, and deleted from the plan as the five-year timeline moves forward. Note that the five-year planning horizon is important and consistent with the five-year reporting, expenditure, and/or encumbrance of development impact funds.



Staff will work with the City Council to annually establish the current-year column of the five-year CIP plan as the program of work for the City. This means that there will need to be greater planning and budgeting discipline by both City staff and the Council during the annual cycle where the CIP plan is considered. By sticking to the current year CIP plan as much as possible, this will maximize the number of CIP projects completed by City staff. It is a well known fact that if too many *unplanned* projects are brought forward by staff or the Council *after* the annual CIP program of work has been approved, the City will not make progress on the five-year CIP plan nor complete the CIP projects budgeted on an annual basis.

Also, this 5-Year CIP Budget will serve as management tool to facilitate *monthly reporting* on the status of all CIP projects to the City Council and all stakeholders of the organization. By centralizing all CIP projects and their budgets into the new Citywide CIP Fund 247, staff will have accomplished its goal of institutionalizing this major fiscal plan into the City's Pentamation accounting system, simplifying the budgeting, accounting, reporting, procurement, and CIP contracts management system for this \$125.8 million spending plan.

The 5-Year CIP Budget plan also addresses its impact on the City's "operating" budget and costs of operations, which is a facet of CIP budgeting that is often ignored by some municipalities. This cost impact is specifically highlighted on each CIP project sheet in the attached document and is already being identified for the City's FY 2016/17 operating budget calendar.

Generally the CIP includes improvements that are relatively expensive, have a multi-year useful life, and result in the capitalization of fixed assets on the City's balance sheet. These include the construction of new buildings, additions to or renovations of existing buildings, construction of streets, sewer improvements, land purchases, and major software implementations, or equipment purchases. Due to the nature and total costs of the identified projects, the City often builds up revenue over a period of time in order to save for major projects. These reserve funds (fund balances) represent existing available funds that were accumulated over time when revenues exceeded expenditures, in order to be able to fund major capital expenditures. However, projects could be simultaneously funded from general operating funds, grants, intergovernmental funding, and/or bond funds or other debt financing.

The proposed 5-Year CIP Budget is fully funded with one important fiscal policy recommendation: Debt financing for enterprise fund infrastructure. Without debt financing, the rate increases required for Water, Wastewater, and other municipal enterprises owned by the City of Lemoore, would be too high. Also, debt financing achieves intergenerational equity, which is a fairness doctrine in public administration to ensure future generations who benefit from the large dollar infrastructure improvements "pay their own way", similar to the fiscal policy followed for developer impact fees. There is \$87.1 million in debt financing required during the 5-Year CIP Budget for Water and Wastewater projects as shown in the CIP project summaries and detail budget sheets that follow.



The overall CIP schedule is formulated to reflect City priorities and needs, by taking into consideration the City's goals and policies, various master and strategic plans, urgency of a project, the City's capacity to administer complete CIP projects, the involvement of outside agencies, and the potential for future project funding, as well as ongoing operational requirements. The \$125.8 million 5-Year CIP Budget that follows represents the culmination of the project prioritization and stakeholder input discussed above.

As the City of Lemoore matures, maintenance and renovation projects will start to appear as the infrastructure ages and requires capital renovation beyond basic maintenance. The current focus of the community remains updating facilities and improvements to meet the demands of aging infrastructure. The 2015-2020 of the CIP plan identifies all sources of construction funding, as well as a start at identifying total operating and maintenance costs, including staffing, for each project. Placement of a project in these years indicates a higher priority, and requires the project to have available or realizable funding sources for construction, as well as sufficient operating and maintenance funding for its future costs during the planning horizon period.

Note that the inclusion of a project in the 5-Year CIP Budget plan does not authorize its implementation and construction. Before a project moves forward, it must be presented to the City Council for approval of bid documents, plans and specifications, and funding is confirmed to be consistent with the attached 5-Year CIP Budget plan, as well as funding is assured for the on-going maintenance and operating requirements on an ongoing basis. Note also that the 5-Year CIP Budget plan that follows, as well as and this transmittal letter, will be printed and bound in "final" form, with color pictures and additional descriptions to serve as a management tool for the next 16 months.

I would like to thank all of the City staff, advisory boards, constituents, and community members who worked hard to prepare, prioritize and propose for City Council consideration and approval as elected representatives of the community. The continued dedication and commitment of the City's Management Team made this document possible and we will continue to provide ongoing reporting to the City Council and the stakeholders of the organization.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Andi Welsh".

Andi Welsh
City Manager

CIP Project Summary

CITY OF LEMOORE 5-Year CIP Budget Proposal



CIP Project Types & Costs		FY 15/16 Budget	Balance FY 15/16	FY 16/17 Budget	FY 17/18 Budget	FY 18/19 Budget	FY 19/20 Budget	Total 5-Year CIP	Years 6 to 10	Non- Scheduled
9000	STREETS	2,519,500	2,519,500	1,570,000	1,999,500	10,484,500	1,677,500	18,251,000	5,728,600	400,000
9100	PARKS	280,000	280,000	323,500	800,000	440,000	705,000	2,548,500	1,565,000	800,000
9200	WATER	627,400	627,400	21,341,200	11,445,000	4,812,000	554,300	38,779,900	-	-
9300	WASTEWATER	644,700	644,700	775,500	3,630,000	47,349,500	299,300	52,699,000	429,500	-
9400	SOLID WASTE	-	-	280,000	-	330,000	300,000	910,000	300,000	-
9500	STORM WATER	10,000	10,000	610,000	1,090,000	10,000	265,000	1,985,000	1,789,400	-
9600	GOLF COURSE	-	-	58,500	28,000	12,000	-	98,500	450,000	358,200
9700	GENERAL FACILITIES	640,900	640,900	7,992,300	152,000	172,000	110,000	9,067,200	2,680,000	10,000
9800	PUBLIC SAFETY	-	-	419,000	24,000	-	-	443,000	-	-
9900	PROFESSIONAL SERVICES	-	-	720,000	100,000	200,000	-	1,020,000	-	-
		4,722,500	4,722,500	34,090,000	19,268,500	63,810,000	3,911,100	125,802,100	12,942,500	1,568,200
		-	-	-	-	-	-	-	-	-
Fund No.	CIP Funding Source Descriptions	FY 15/16 Budget	Balance FY 15/16	FY 16/17 Funding	FY 17/18 Funding	FY 18/19 Funding	FY 19/20 Funding	Total 5-Year CIP	Years 6 to 10	Non- Scheduled
001	General Fund	197,500	197,500	5,096,900	365,000	310,000	110,000	6,079,400	125,000	800,000
020	Traffic Safety	-	-	440,000	-	-	-	440,000	-	-
027	TE/SPT (RTPA) Exchg	117,500	117,500	117,500	117,500	117,500	117,500	587,500	-	-
028	Federal Grants	2,094,300	2,094,300	1,199,000	754,000	10,000,000	300,000	14,347,300	-	350,000
029	State Grants	-	-	-	-	-	-	-	-	-
030	Other Grants	-	-	177,500	875,000	-	-	1,052,500	-	-
033	Local Transportation	-	-	-	-	-	-	-	387,100	-
034	Gas Tax	519,000	519,000	330,000	207,000	7,000	10,000	1,073,000	3,672,900	50,000
035	CDBG / HOME	-	-	1,419,400	-	-	-	1,419,400	-	-
046	Golf Course	-	-	58,500	28,000	12,000	-	98,500	450,000	358,200
049B	Waste Water Grant	-	-	20,000	-	-	-	20,000	-	-
050	Water Enterprise	611,400	611,400	207,500	60,000	60,000	60,000	998,900	-	-
056	Solid Waste	-	-	307,500	-	330,000	300,000	937,500	-	-
060	Wastewater & Storm Water	634,700	634,700	477,500	220,000	-	289,300	1,621,500	-	-
065	DIF Streets CAP-East	42,000	42,000	835,000	46,000	412,000	1,550,000	2,885,000	1,668,600	-
065A	DIF Streets CAP-West	-	-	-	-	-	-	-	-	-
066	DIF Law Enforcement CAP	1,700	1,700	437,700	-	-	-	439,400	-	-
067	DIF Fire Protect-East	-	-	185,000	-	-	-	185,000	-	-
067A	DIF Fire Protect-West	-	-	6,300	-	-	-	6,300	-	-
068	DIF General Fac CAP	50,000	50,000	189,000	-	-	-	239,000	450,000	-
069	DIF Storm Water CAP	10,000	10,000	510,000	990,000	10,000	265,000	1,785,000	1,789,400	-
070	DIF Water Supply CAP	6,000	6,000	-	2,000,000	-	-	2,006,000	-	-
070A	DIF Water Distr CAP	10,000	10,000	10,000	10,000	10,000	10,000	50,000	-	-
071A	Wastewater	10,000	10,000	-	-	-	-	10,000	429,500	-
072	DIF Streets CAP	-	-	50,000	-	-	-	50,000	-	-
074	DIF Parks & Rec CAP	134,000	134,000	254,500	540,000	310,000	-	1,238,500	2,020,000	-
074A	DIF Parks Land Acq	-	-	-	61,000	-	-	61,000	500,000	-
074B	DIF Parks Improvement	5,000	5,000	-	100,000	120,000	-	225,000	220,000	-
074C	DIF Community Rec Facility	-	-	-	10,000	-	-	10,000	300,000	10,000
075	DIF Facilities/Infrastructure	279,400	279,400	120,000	-	20,000	405,000	824,400	630,000	-
076	DIF Solid Waste Capital	-	-	-	-	-	-	-	300,000	-
160	2016 Bond Proceeds	-	-	21,641,200	12,885,000	52,091,500	494,300	87,112,000	-	-
Total Project Revenues / Funding		4,722,500	4,722,500	34,090,000	19,268,500	63,810,000	3,911,100	125,802,100	12,942,500	1,568,200

CIP Project Listing

CITY OF LEMOORE 5-Year CIP Budget Proposal



Project No.	Tier No.	CIP Project Type	CIP Project Description	FY 15/16 Budget	Balance FY 15/16	FY 16/17 Budget	FY 17/18 Budget	FY 18/19 Budget	FY 19/20 Budget	Total 5-Year CIP	Years 6 to 10	Non-Scheduled
9000	3	Streets	Traffic Message Boards	50,000	50,000	-	-	-	-	50,000	-	-
9001	1	Streets	Streets Master Plan	-	-	-	207,000	7,000	10,000	224,000	-	-
9002	3	Streets	Tammy Lane Extension	-	-	-	-	-	-	-	185,000	-
9003	2	Streets	Carmel Drive Overlay Asphalt	8,000	8,000	35,000	-	-	-	43,000	-	-
9004	2	Streets	Fox Street Overlay Asphalt	40,000	40,000	160,000	-	-	-	200,000	-	-
9005	2	Streets	Reclamite Projects	-	-	-	-	-	-	-	712,500	-
9006	2	Streets	Slurry Seal Projects	117,500	117,500	117,500	117,500	117,500	117,500	587,500	-	-
9007	1	Streets	West Bush Diamond Interchange	20,000	20,000	130,000	-	10,000,000	-	10,150,000	-	-
9008	2	Streets	Lemoore Avenue SR198 Overlay	-	-	655,000	-	-	-	655,000	-	-
9009	2	Streets	East Hanford Armona Road Overlay	-	-	-	-	-	-	-	1,000,000	-
9010	2	Streets	South Vine Street Reconstruction	-	-	160,000	750,000	-	-	910,000	-	-
9011	2	Streets	Vine Street Lighting	-	-	17,500	125,000	-	-	142,500	-	-
9012	2	Streets	Lemoore Avenue SJVRR Overlay	-	-	-	-	-	-	-	307,500	-
9013	2	Streets	Bush Avenue 19th Overlay	-	-	-	-	60,000	850,000	910,000	-	-
9014	2	Streets	East Cedar Lane Construction	22,000	22,000	-	-	-	700,000	722,000	-	-
9015	3	Streets	Daphne Lane Railroad Crossing	-	-	-	-	-	-	-	1,483,600	-
9016	4	Streets	Traffic Signal Cedar 19th Avenue	-	-	-	-	-	-	-	-	400,000
9017	2	Streets	Traffic Signal West Cinnamon Fox Street	-	-	50,000	400,000	-	-	450,000	-	-
9018	2	Streets	Traffic Signal East Hanford Armona Road	-	-	50,000	400,000	-	-	450,000	-	-
9019	2	Streets	Traffic Signal Belhaven & Bush	-	-	-	-	300,000	-	300,000	-	-
9020	2	Streets	Signal Backup Lemoore-Bush High School	-	-	10,000	-	-	-	10,000	-	-
9021	2	Streets	Reconstruct E Street Fox - Follett	-	-	-	-	-	-	-	450,000	-
9022	2	Streets	McDonald's Left Turn Lane	-	-	185,000	-	-	-	185,000	-	-
9023	2	Streets	CMC Underground Canal	1,347,000	1,347,000	-	-	-	-	1,347,000	-	-
9024	2	Streets	Sidwalk 191-2 to Cinnamon	375,000	375,000	-	-	-	-	375,000	-	-
9025	2	Streets	Reconstruct D Street Fox & Follett	-	-	-	-	-	-	-	1,590,000	-
9026	1	Streets	Cinnamon Overlay Fox St to 19th Ave	540,000	540,000	-	-	-	-	540,000	-	-
TOTAL STREETS PROJECT BUDGETS				2,519,500	2,519,500	1,570,000	1,999,500	10,484,500	1,677,500	18,251,000	5,728,600	400,000
9100	3	Parks	LED Signage CMC Rec	-	-	35,000	-	-	-	35,000	-	-
9101	2	Parks	Restroom Kings Lions Park	-	-	-	-	10,000	405,000	415,000	-	-
9102	3	Parks	Pavillion Kings Lion Park	-	-	30,000	430,000	-	-	460,000	-	-
9103	3	Parks	Playground Sys Kings Lions	201,000	201,000	-	-	-	-	201,000	-	-
9104	3	Parks	Outfld Lights Vierra Field	29,000	29,000	30,000	-	-	-	59,000	-	-
9105	3	Parks	Storage Fac Kings Lions Pk	-	-	10,500	-	-	-	10,500	-	-
9106	3	Parks	Tot Lot Kings Lions Park	-	-	-	-	-	-	-	65,000	-
9107	3	Parks	Shade Structures City Park	-	-	71,000	-	-	-	71,000	-	-
9108	1	Parks	City Park Palm Removal	-	-	-	35,000	-	-	35,000	-	-
9109	2	Parks	City Park Restroom Renovation	-	-	25,000	-	-	-	25,000	-	-
9110	3	Parks	Drought Lndscape Plaza Park	-	-	-	-	-	-	-	15,000	-
9111	4	Parks	Lighting Electrical D St	-	-	-	-	-	-	-	-	800,000
9112	3	Parks	Restroom Depot Arbor	5,000	5,000	-	-	120,000	-	125,000	-	-
9113	4	Parks	Splashpad Rotary Park	-	-	-	25,000	310,000	-	335,000	-	-
9114	3	Parks	Lighting Heritage Park	-	-	-	-	-	-	-	105,000	-
9115	1	Parks	Palm Tree Removal Heritage	-	-	-	64,000	-	-	64,000	-	-
9116	3	Parks	Restroom Pederson Park	-	-	-	-	-	300,000	300,000	-	-
9117	3	Parks	Shade Structure Pederson Park	-	-	-	61,000	-	-	61,000	-	-
9118	3	Parks	Irrigation Sys Lions Park	-	-	-	100,000	-	-	100,000	-	-
9119	3	Parks	Shade Structure Lions Park	-	-	122,000	-	-	-	122,000	-	-
9120	3	Parks	Bevilaqua Master Plan	-	-	-	-	-	-	-	420,000	-
9121	3	Parks	BMX Track Install	45,000	45,000	-	85,000	-	-	130,000	-	-
9122	3	Parks	BMX Available Project	-	-	-	-	-	-	-	-	-
9123	3	Parks	Landscaping City Hall Building	-	-	-	-	-	-	-	110,000	-
9124	3	Parks	Solar S Lemoore	-	-	-	-	-	-	-	300,000	-

CIP Project Listing

CITY OF LEMOORE 5-Year CIP Budget Proposal



Project No.	Tier No.	CIP Project Type	CIP Project Description	FY 15/16 Budget	Balance FY 15/16	FY 16/17 Budget	FY 17/18 Budget	FY 18/19 Budget	FY 19/20 Budget	Total 5-Year CIP	Years 6 to 10	Non-Scheduled
9125	1	Parks	Future Park Site	-	-	-	-	-	-	-	500,000	-
9126	2	Parks	Waggin' Tails Lights	-	-	-	-	-	-	-	50,000	-
TOTAL PARKS PROJECT BUDGETS				280,000	280,000	323,500	800,000	440,000	705,000	2,548,500	1,565,000	800,000
9200	3	Water	Water Line Reimbursement	10,000	10,000	10,000	10,000	10,000	10,000	50,000	-	-
9201	3	Water	Water Emergency Trailer	63,000	63,000	-	-	-	-	63,000	-	-
9202	1	Water	TTHM Project	-	-	18,379,500	-	-	-	18,379,500	-	-
9203	2	Water	New Southeast Well	-	-	650,000	2,875,000	-	-	3,525,000	-	-
9204	1	Water	Replace Well 8	-	-	80,000	2,150,000	-	-	2,230,000	-	-
9205	1	Water	New Water Line N Field	3,400	3,400	496,700	5,450,000	-	-	5,950,100	-	-
9206	1	Water	Remodel 40 G St. Building	-	-	60,000	-	-	-	60,000	-	-
9207	1	Water	Fix Drainage 40 G St.	25,000	25,000	-	-	-	-	25,000	-	-
9208	3	Water	Water & Wastewater Master Plan	500,000	500,000	-	-	-	-	500,000	-	-
9209	2	Water	SCADA Upgrade	-	-	150,000	-	-	-	150,000	-	-
9210	2	Water	New Northeast Well	6,000	6,000	-	675,000	3,375,000	-	4,056,000	-	-
9211	2	Water	Repaint Water Tanks	-	-	-	60,000	60,000	60,000	180,000	-	-
9212	1	Water	Install Cameras at Wells	-	-	-	-	102,000	-	102,000	-	-
9213	1	Water	Rehab Well 10 (4)	-	-	170,000	-	-	-	170,000	-	-
9214	1	Water	Rehab Well 4 (10)	-	-	170,000	-	-	-	170,000	-	-
9215	2	Water	Replace Service Lines (1)	-	-	-	-	880,000	-	880,000	-	-
9216	2	Water	Replace Service Lines (2)	-	-	-	225,000	-	-	225,000	-	-
9217	2	Water	Replace 6" Water Line (1)	-	-	-	-	105,000	-	105,000	-	-
9218	2	Water	Replace 6" Water Line (2)	-	-	-	-	-	103,500	103,500	-	-
9219	2	Water	Replace 6" Water Line (3)	-	-	-	-	105,000	-	105,000	-	-
9220	2	Water	Replace 8" Water Line (4)	-	-	-	-	-	120,300	120,300	-	-
9221	2	Water	Replace 6" Water Line (5)	-	-	-	-	-	170,500	170,500	-	-
9222	2	Water	Add Water Tank Well 7	-	-	1,100,000	-	-	-	1,100,000	-	-
9223	1	Water	Rehab Well 14	-	-	-	-	-	90,000	90,000	-	-
9224	1	Water	Install Chlorine Equipment	20,000	20,000	75,000	-	-	-	95,000	-	-
9225	3	Water	Cedar Lane Water Line	-	-	-	-	175,000	-	175,000	-	-
TOTAL WATER PROJECT BUDGETS				627,400	627,400	21,341,200	11,445,000	4,812,000	554,300	38,779,900	-	-
9300	2	Sewer	Sewer Line Extensions	10,000	10,000	10,000	10,000	10,000	10,000	50,000	-	-
9301	2	Sewer	Replace Sewer Lane Cimarron	547,000	547,000	-	-	-	-	547,000	-	-
9302	2	Sewer	Replace 10" Sewer Lane E & Olive	87,700	87,700	-	-	-	-	87,700	-	-
9303	2	Sewer	Thomas Lift Station	-	-	115,500	-	-	-	115,500	-	-
9304	2	Sewer	Wastewater Treatment Plan	-	-	300,000	3,500,000	47,000,000	-	50,800,000	-	-
9305	2	Sewer	Wastewater & Water Master Plan	-	-	200,000	-	-	-	200,000	-	-
9306	2	Sewer	Upgrade Elk Meadows Lift St.	-	-	-	120,000	-	-	120,000	-	-
9307	2	Sewer	Restore Brookfair Lift Station	-	-	-	-	-	289,300	289,300	-	-
9308	-	Sewer	Westlake Sewer Outfall	-	-	-	-	-	-	-	-	-
9309	2	Sewer	Upgrade Cimarron Park Lift St.	-	-	-	-	339,500	-	339,500	-	-
9310	2	Sewer	Available Project	-	-	-	-	-	-	-	-	-
9311	3	Sewer	SCADA Wastewater	-	-	-	-	-	-	-	50,000	-
9312	1	Sewer	Westlake Canal Discharge	-	-	150,000	-	-	-	150,000	-	-
9313	2	Sewer	Construct Sewer 19th Ave.	-	-	-	-	-	-	-	379,500	-
TOTAL SEWER PROJECT BUDGETS				644,700	644,700	775,500	3,630,000	47,349,500	299,300	52,699,000	429,500	-
9400	2	Solid Waste	Replace Rear Loader w/Front Loader	-	-	280,000	-	-	-	280,000	-	-
9401	2	Solid Waste	Add Side Loader	-	-	-	-	-	-	-	300,000	-
9402	2	Solid Waste	Front Loader Replacement	-	-	-	-	-	300,000	300,000	-	-
9403	2	Solid Waste	Side Loader Replacement	-	-	-	-	330,000	-	330,000	-	-
TOTAL SOLID WASTE PROJECT BUDGETS				-	-	280,000	-	330,000	300,000	910,000	300,000	-
9500	2	Storm Water	Storm Drain Reimbursement	10,000	10,000	10,000	10,000	10,000	10,000	50,000	-	-
9501	2	Storm Water	Lemoore HS Storm Basin	-	-	-	-	-	255,000	255,000	-	-
9502	3	Storm Water	Bevilaqua Park Improvement	-	-	-	-	-	-	-	640,000	-

CIP Project Listing

CITY OF LEMOORE 5-Year CIP Budget Proposal



Project No.	Tier No.	CIP Project Type	CIP Project Description	FY 15/16 Budget	Balance FY 15/16	FY 16/17 Budget	FY 17/18 Budget	FY 18/19 Budget	FY 19/20 Budget	Total 5-Year CIP	Years 6 to 10	Non-Scheduled
9503	2	Storm Water	Avalon Basin Outfall Line	-	-	-	-	-	-	-	640,000	-
9504	-	Storm Water	Available Project	-	-	-	-	-	-	-	-	-
9505	2	Storm Water	Daphne Storm Drain Basin	-	-	500,000	340,000	-	-	840,000	-	-
9506	2	Storm Water	Storm Drain Master Plan	-	-	100,000	100,000	-	-	200,000	-	-
9507	2	Storm Water	D St. Storm Drainage	-	-	-	640,000	-	-	640,000	-	-
9508	2	Storm Water	Candlewick Storm Drain	-	-	-	-	-	-	-	509,400	-
TOTAL STORM WATER PROJECT BUDGETS				10,000	10,000	610,000	1,090,000	10,000	265,000	1,985,000	1,789,400	-
9600	3	Golf Course	Turbine Blower	-	-	-	-	-	-	-	-	10,000
9601	3	Golf Course	Greens Bank Mower	-	-	-	-	-	-	-	-	36,500
9602	2	Golf Course	Clubhouse Furniture	-	-	-	-	12,000	-	12,000	-	-
9603	3	Golf Course	Rough Mower	-	-	25,000	-	-	-	25,000	-	-
9604	3	Golf Course	Sandbunker Machine	-	-	-	-	-	-	-	-	13,500
9605	2	Golf Course	Block Storage Bins	-	-	-	-	-	-	-	-	30,000
9606	3	Golf Course	POS System	-	-	-	-	-	-	-	-	20,000
9607	3	Golf Course	Chemical Sprayer	-	-	33,500	-	-	-	33,500	-	-
9608	1	Golf Course	Parking Lot Repair	-	-	-	-	-	-	-	-	30,000
9609	3	Golf Course	Fairway Mower	-	-	-	-	-	-	-	-	59,000
9610	3	Golf Course	Utility Vehicles (2)	-	-	-	28,000	-	-	28,000	-	-
9611	3	Golf Course	Greens Mowers (2)	-	-	-	-	-	-	-	-	79,000
9612	3	Golf Course	Tee Mowers with Baskets	-	-	-	-	-	-	-	-	37,700
9613	3	Golf Course	Debris Sweeper	-	-	-	-	-	-	-	-	42,500
9614	2	Golf Course	Maintenance Shop Buildings	-	-	-	-	-	-	-	450,000	-
TOTAL GOLF COURSE PROJECT BUDGETS				-	-	58,500	28,000	12,000	-	98,500	450,000	358,200
9700	1	Genl Facilities	Finance Offices	50,000	50,000	50,000	-	-	-	100,000	920,000	-
9701	3	Genl Facilities	Sound System CMC Rec	-	-	-	-	-	-	-	-	10,000
9702	3	Genl Facilities	Sound Lighting Civic Center	-	-	-	10,000	-	-	10,000	-	-
9703	1	Genl Facilities	Available Project	-	-	-	-	-	-	-	-	-
9704	1	Genl Facilities	Fire Department Renovation	-	-	26,000	-	-	-	26,000	-	-
9705	1	Genl Facilities	CMC Concrete Ewaste Oil	-	-	70,000	-	-	-	70,000	-	-
9706	3	Genl Facilities	CMC Perimeter Road Work	-	-	-	-	-	-	-	160,000	-
9707	1	Genl Facilities	Fence Gate Maintenance CMC	-	-	-	-	10,000	-	10,000	-	-
9708	2	Genl Facilities	Slurry Seal Train Depot	-	-	-	-	52,000	-	52,000	-	-
9709	4	Genl Facilities	Privacy Fence Facilities Citywide	-	-	10,000	10,000	10,000	10,000	40,000	-	-
9710	1	Genl Facilities	City Council Chambers	25,000	25,000	-	32,000	-	-	57,000	-	-
9711	1	Genl Facilities	Card Reader Security System	-	-	190,000	-	-	-	190,000	-	-
9712	2	Genl Facilities	Regional Dispatch Center	219,000	219,000	6,000,000	-	-	-	6,219,000	-	-
9713	2	Genl Facilities	Available Project	-	-	-	-	-	-	-	-	-
9714	1	Genl Facilities	CMC Rec. Center Bathroom	133,800	133,800	-	-	-	-	133,800	-	-
9715	1	Genl Facilities	Replace Water Main Line CMC	-	-	50,000	-	-	-	125,000	-	-
9716	1	Genl Facilities	Crossfit Multipurpose Room	70,600	70,600	-	-	-	-	70,600	-	-
9717	1	Genl Facilities	Citywide ADA Compliance	50,000	50,000	100,000	100,000	100,000	100,000	450,000	-	-
9718	1	Genl Facilities	City Hall Maintenance Upgrade	17,500	17,500	-	-	-	-	17,500	-	-
9719	1	Genl Facilities	Security Gate WWTP Range	-	-	34,500	-	-	-	34,500	-	-
9720	1	Genl Facilities	New Phone System	-	-	38,400	-	-	-	38,400	-	-
9721	1	Genl Facilities	Senior Center Facility Rehab	-	-	1,419,400	-	-	-	1,419,400	-	-
9722	3	Genl Facilities	CMC Community Pool	-	-	-	-	-	-	-	1,600,000	-
9723	2	Genl Facilities	Boxing Ring Fence	-	-	4,000	-	-	-	4,000	-	-
9724	-	Genl Facilities	Available Project	-	-	-	-	-	-	-	-	-
TOTAL GENERAL FACILITIES PROJECT BUDGETS				640,900	640,900	7,992,300	152,000	172,000	110,000	9,067,200	2,680,000	10,000
9800	2	Public Safety	Truck Replacement	-	-	260,000	-	-	-	260,000	-	-
9801	1	Public Safety	Turnouts	-	-	30,000	24,000	-	-	54,000	-	-
9802	1	Public Safety	PD Flooring	-	-	24,000	-	-	-	24,000	-	-
9803	3	Public Safety	PD Parking Lot	-	-	105,000	-	-	-	105,000	-	-

CIP Project Listing

CITY OF LEMOORE 5-Year CIP Budget Proposal

Project No.	Tier No.	CIP Project Type	CIP Project Description	FY 15/16 Budget	Balance FY 15/16	FY 16/17 Budget	FY 17/18 Budget	FY 18/19 Budget	FY 19/20 Budget	Total 5-Year CIP	Years 6 to 10	Non-Scheduled
TOTAL PUBLIC SAFETY PROJECT BUDGETS				-	-	419,000	24,000	-	-	443,000	-	-
9900	1	Prof Services	General Plan Update	-	-	550,000	-	-	-	550,000	-	-
9901	2	Prof Services	Zoning Code Update	-	-	-	-	200,000	-	200,000	-	-
9902	2	Prof Services	DIF Update	-	-	70,000	-	-	-	70,000	-	-
9903	1	Prof Services	Master User Fee Schedule	-	-	-	100,000	-	-	100,000	-	-
9904	2	Prof Services	Class & Comp Study	-	-	100,000	-	-	-	100,000	-	-
TOTAL PROFESSIONAL SERVICES PROJECT BUDGETS				-	-	720,000	100,000	200,000	-	1,020,000	-	-
GRAND TOTAL ALL PROJECT BUDGETS				4,722,500	4,722,500	34,090,000	19,268,500	63,810,000	3,911,100	125,802,100	12,942,500	1,568,200

