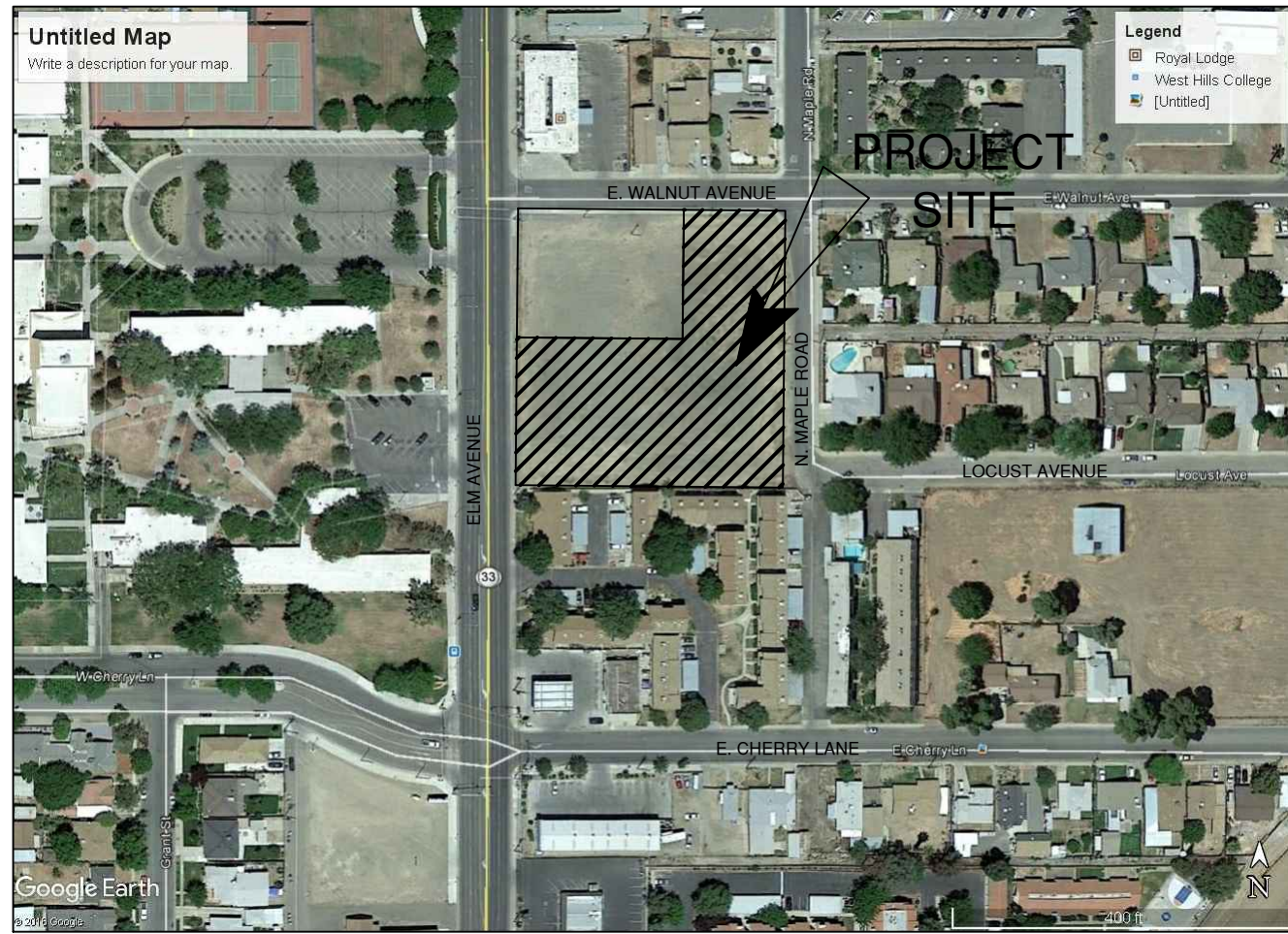


BUILDING TYPE A
(1) BLDGS. TOTAL
FOOTPRINT - 13,110 S.F.
MAXIMUM HEIGHT - 28'-0"± (2) STORY
OCCUPANCY - APARTMENTS = R2 & COMM. AREA = B
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VB

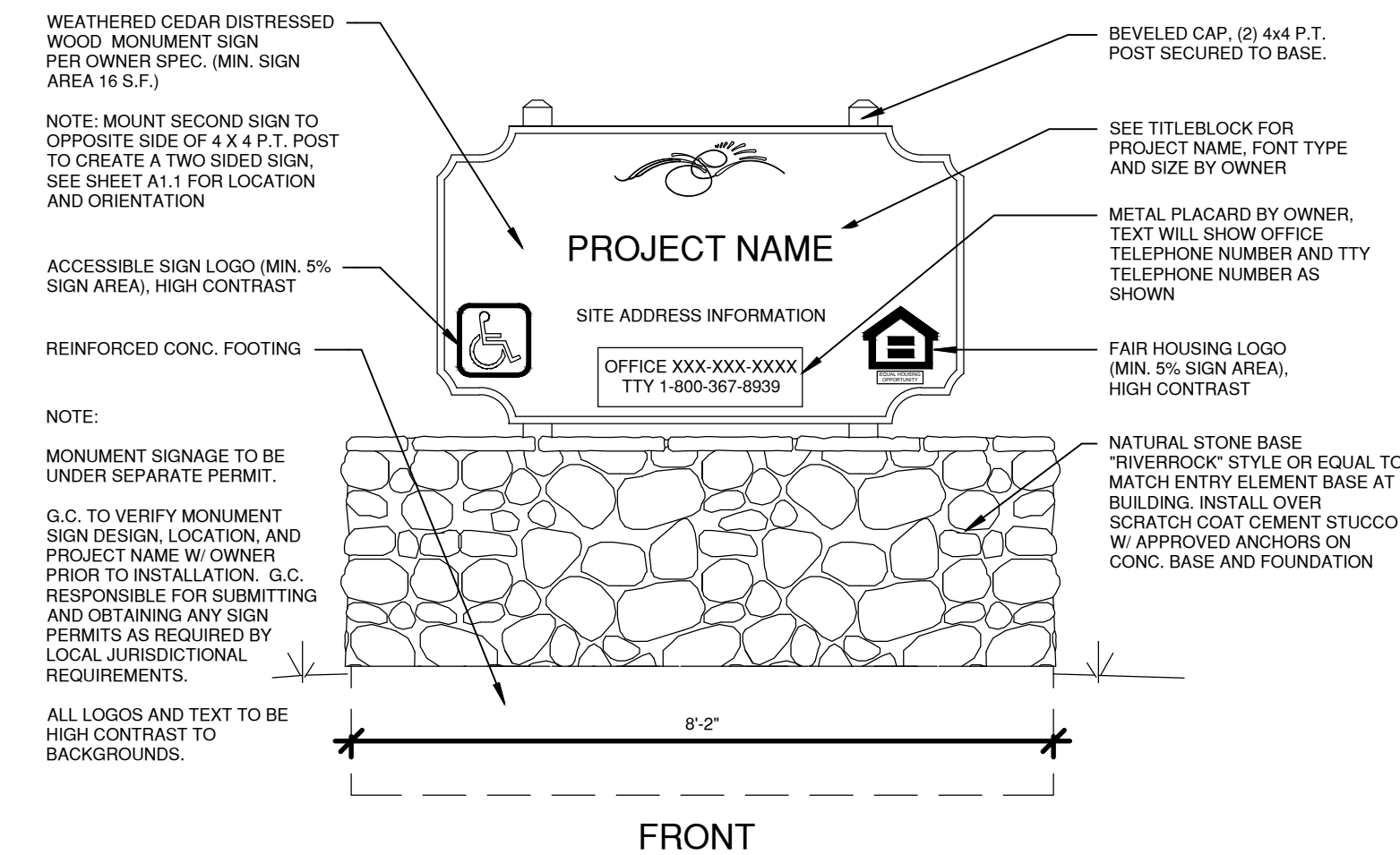


SITE PLAN

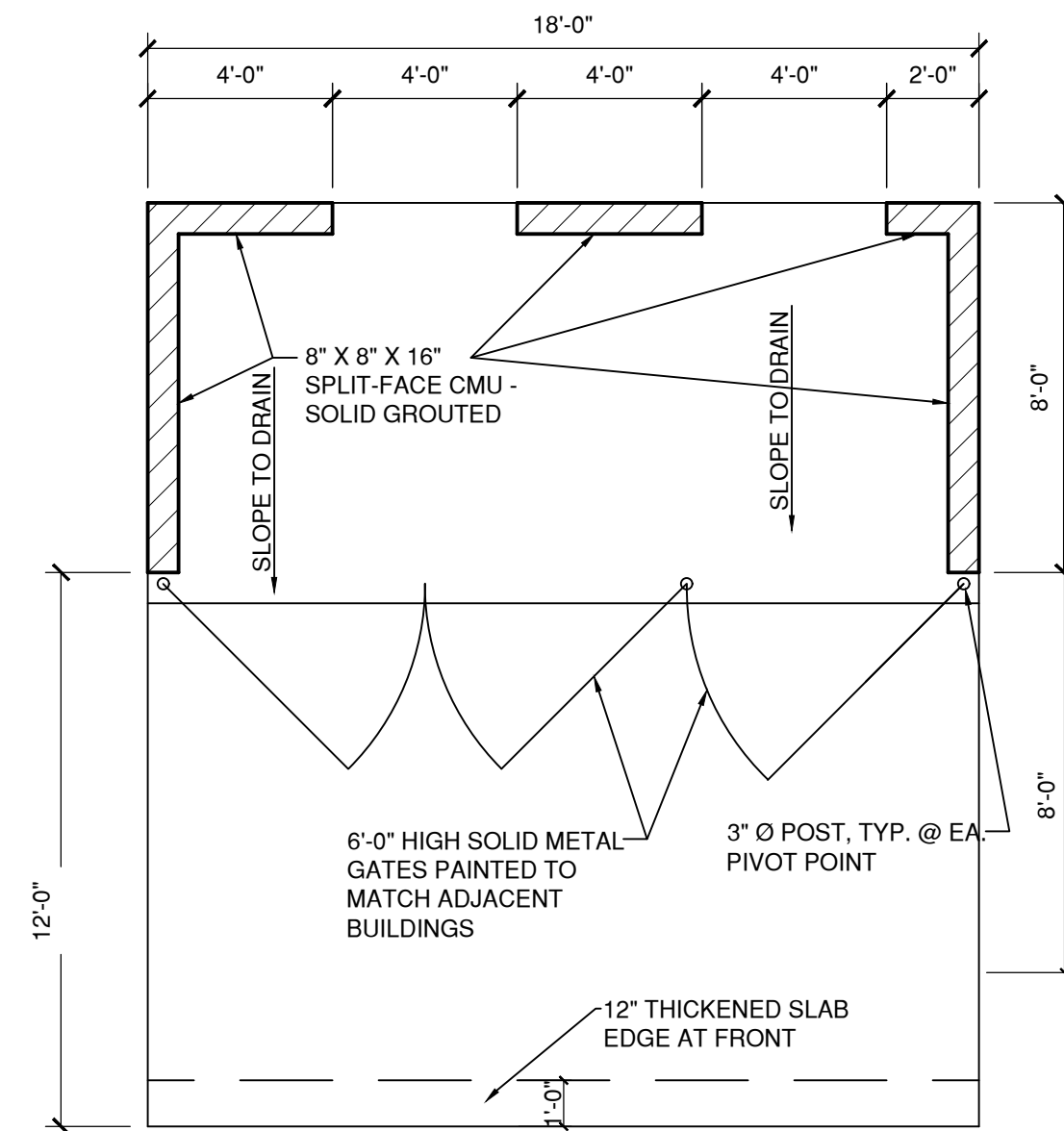
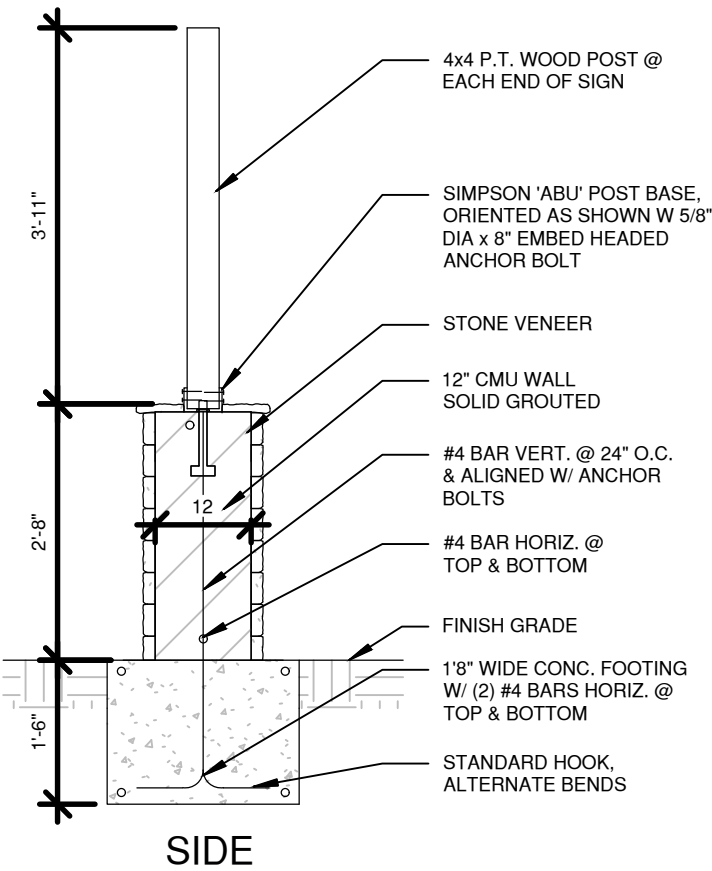
SCALE: 1" = 30'-0"

NOTE:

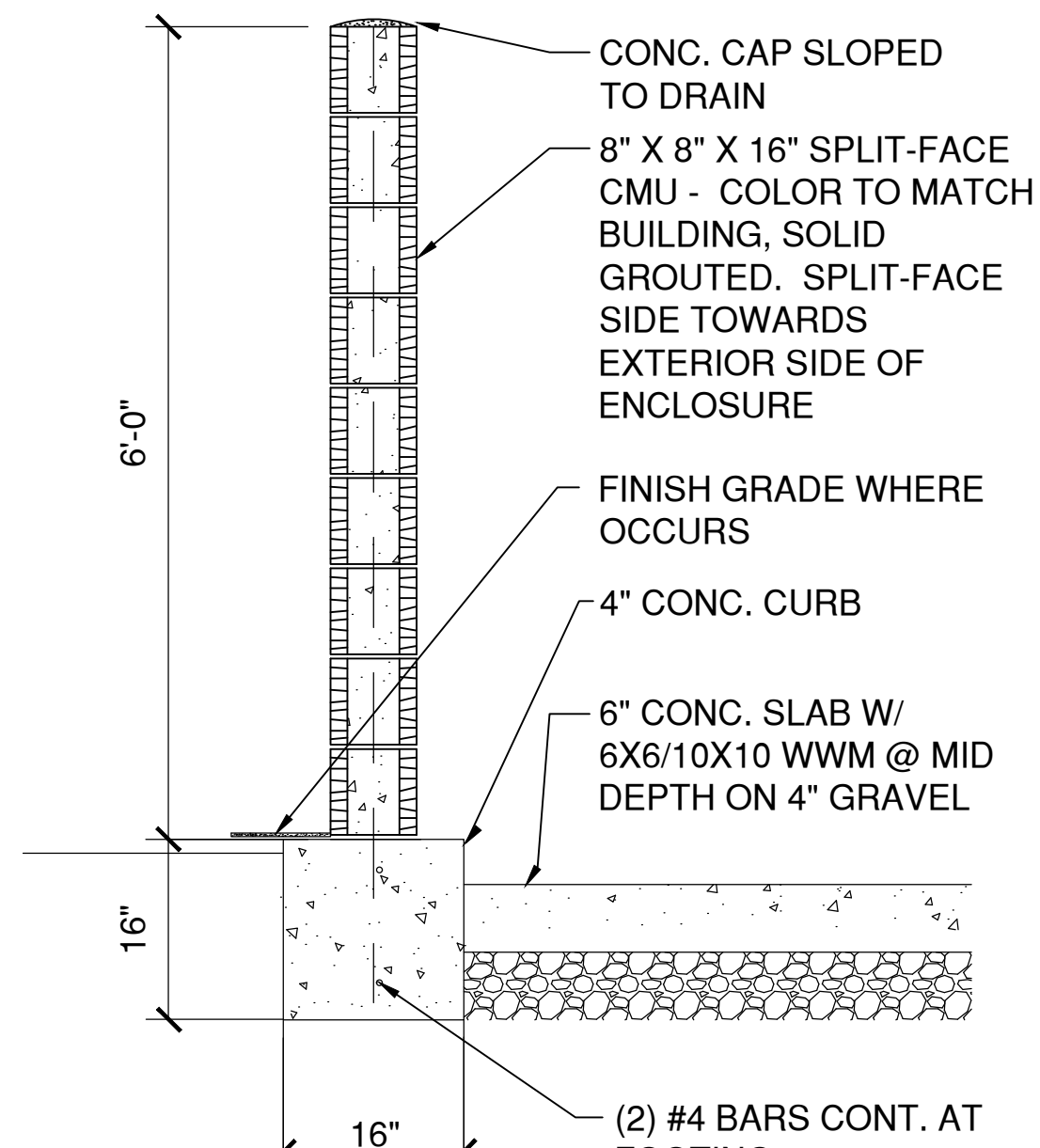
1. SITE PLAN DRAWN WITHOUT BENEFIT OF SURVEY
2. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)



① MONUMENT SIGN
1/2" = 1'-0"



② TRASH ENCLOSURE
1/4" = 1'-0"



③ TRASH ENCLOSURE SECTION A-A
3/4" = 1'-0"

APPLICANT
COALINGA PACIFIC ASSOCIATES II - A CALIFORNIA LIMITED PARTNERSHIP
CAMERON JOHNSON
AMG & ASSOCIATES, LLC
16663 VENTURA BLVD., SUITE 1014
ENCINO, CA 91436
(818) 380-2600

ARCHITECT
PACIFIC WEST ARCHITECTURE
DOUGLAS GIBSON, CALIFORNIA ARCHITECT C29792
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208)-461-0022 X3021

ACCESSIBILITY	# OF UNITS	PERCENTAGE
GROUND FLOOR UNITS	32	
ADAPTABLE UNITS (ALL GROUND FLOOR UNITS REQ.)	28	
ACCESSIBLE UNITS (10% TOTAL)	4	12.5 %
SENSORY IMPAIRED UNITS (4% TOTAL)	2	6.25 %

UNIT MIX SUMMARY	CONDITIONED SQ. FOOTAGES
(26) 1-BEDROOM UNITS	(26) x 613 S.F. = 15,938 S.F.
(6) 2-BEDROOM UNITS	(6) x 805 S.F. = 4,830 S.F.
(32) UNITS TOTAL	15,938 S.F. + 4,830 S.F. = 20,768 S.F.

COMMUNITY AREA	1,000 S.F.
RECREATION FACILITY	300 S.F.
TOTAL	22,068 S.F.

FIRE SPRINKLER

AUTOMATIC FULLY SPRINKLERED SYSTEM WITH CENTRAL CALL STATION, OFF-SITE MONITORING AND FPC'S AT EXTERIOR ACCESSIBLE FIRE SPRINKLER CLOSETS.

PARKING SUMMARY

REQUIREMENTS PER CITY OF COALINGA, TABLE 4.4

ONE BEDROOM UNIT CALCULATIONS:
RESIDENT SPACES REQUIRED: 26 X 1 = 26 SPACES REQUIRED

TWO BEDROOM UNIT CALCULATIONS:
RESIDENT SPACES REQUIRED: 6 X 1 = 6 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED, TABLE 4.4 = 32 SPACES

TOTAL PROVIDED: 32 COVERED SPACES (INCLUDING 4 ACCESSIBLE SPACES) + 4 UNCOVERED + 2 ACCESSIBLE = 38 SPACES

ALL TENANT PARKING SPACES TO BE ASSIGNED AND REMAINDER OF PARKING SPACES SHALL BE LABELED AS VISITOR PARKING.

SITE SIZE

66,275.82 S.F.± (1.52 ACRES±)
21.05 UNITS PER ACRE

SITE COVERAGE

	SQ. FT.	PERCENTAGE
BUILDING FOOTPRINTS	13,110 S.F.	19.78%
PRIVATE CONC. PATIOS (GROUND FLOOR)	954 S.F.	1.44%
ON-SITE ASPHALT CONCRETE PAVING	19,056.58 S.F.	28.75%
SITE AMENITIES (PERGOLA, COMM. GARDEN)	1,240 S.F.	1.87%
CONCRETE WALKS & PADS	8,211.37 S.F.	12.39%
LANDSCAPE, OPEN SPACE & DOG PARK	23,703.87 S.F.	35.77%

TOTAL AREA 66,275.82 S.F. 100%

NOTE: ALL NUMBERS PROVIDED ARE **ESTIMATED** FOR SITE COVERAGE

REVISIONS

COPYRIGHT DATE

12/2/16

DRAWN BY

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PROJECT #

AMG16-22



Pacific West Architecture

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

PROJECT

ELM AVENUE SENIOR
APARTMENTS

S.E.C. ELM AVE. & E. WALNUT AVE. COALINGA, CA

A1.1

SCHEMATIC SET / NOT FOR CONSTRUCTION