

**CITY OF FOWLER
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE
AGENDA
WEDNESDAY, FEBRUARY 12, 2025
4:00 P.M.
CITY COUNCIL CHAMBER
128 SOUTH 5TH STREET
FOWLER, CA 93625**

In compliance with the Americans with Disabilities Act, if you need assistance or accommodations to access the City Council Chambers or participate in this meeting, please contact the City Planner at (559) 834-3113 x122. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

Development Review Committee meetings are open to the public at the physical address listed above. There are numerous ways to participate in the Development Review Committee meetings: you may attend in person, or you may submit written comments via email to dmarple@ppeng.com. Please include your name and reference the agenda item you are commenting on, if any. Written comments received that do not specify an agenda item will be marked for the general public comment portion of the agenda. Emails received by 8:00 am on the date of the meeting will be provided to the Development Review Committee at the meeting and made part of the record of proceedings but will not be read aloud.

En cumplimiento con la Acta de Americanos con Discapacidades si necesita asistencia o adaptaciones para acceder a las Cámaras del Concejo de la Ciudad o participar en esta reunión, comuníquese con el secretario de la ciudad al (559) 834-3113 x102. También puede ponerse en contacto con el secretario si necesita servicios de traducción. La notificación al menos 48 horas antes de la reunión permitirá a la Ciudad hacer arreglos razonables para garantizar la accesibilidad

1. Meeting Called to Order
2. Roll Call
3. Public Comment

This portion of the meeting is reserved for persons desiring to address the Committee on any matter not described on this agenda. Presentations are limited to 5 minutes per person and no more than 15 minutes per topic.

4. Continued Matters
5. New Matters

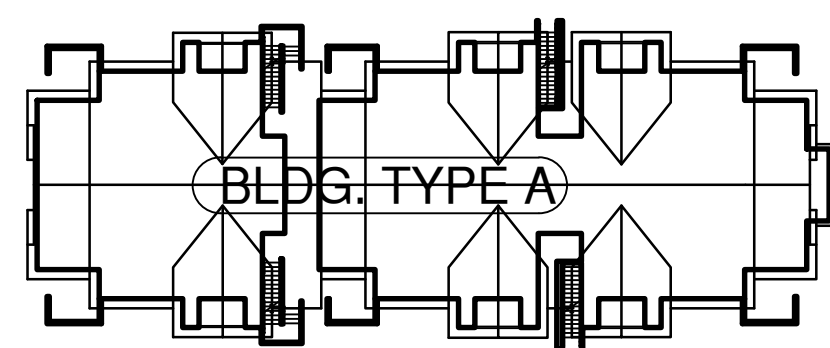
5-A. REVIEW – Affordable Housing and Sustainable Communities (AHSC) Project - Blossom Pointe Conditional Use Permit – South side of 8th Street, between Tuolumne Street and Valley Mobile Home Park (Conditional Use Permit 25-04)

6. Adjourn

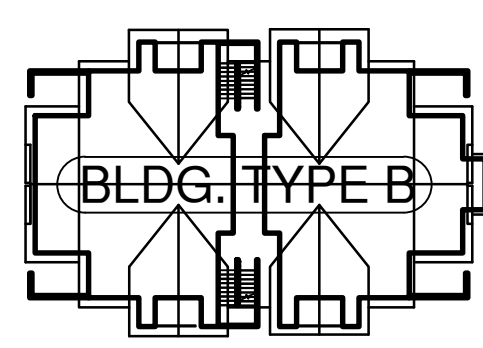
CERTIFICATION: I, Dawn Marple, City Planner of the City of Fowler, California, hereby certify that the foregoing agenda was posted for public review on February 10, 2025.

Dawn Marple

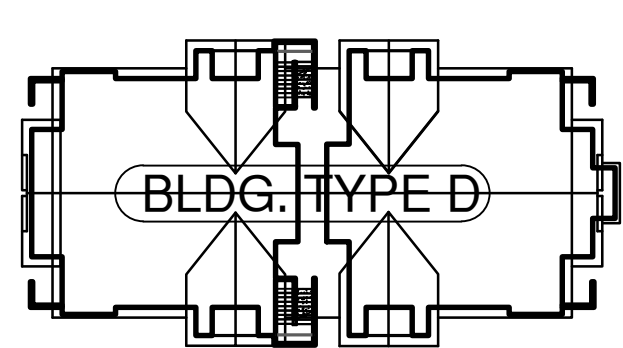
*Dawn Marple
City Planner*



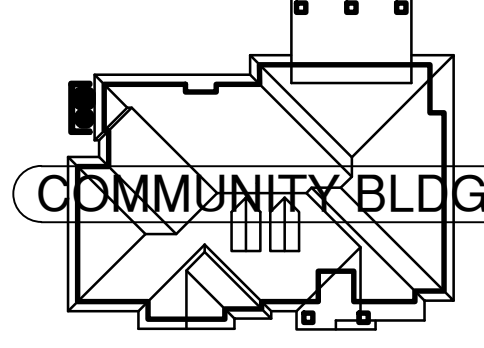
BUILDING A
(3) BLDG. TOTAL
(12) 3 BEDROOM UNIT PER BLDG.
FOOTPRINT - 8,917
MAXIMUM HEIGHT - 28'-0 1/4" ± (2) STORY
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VA



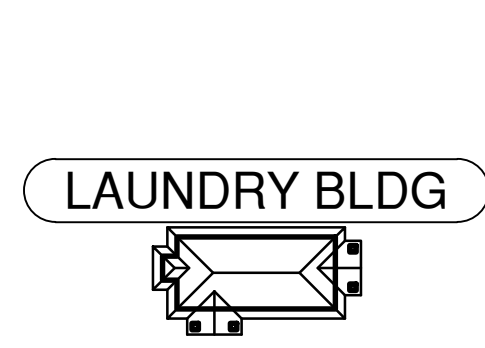
BUILDING B
(8) BLDG. TOTAL
(8) 2 BEDROOM UNITS PER BLDG.
FOOTPRINT - 4,836
MAXIMUM HEIGHT - 28'-0 7/8" ± (2) STORY
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VA



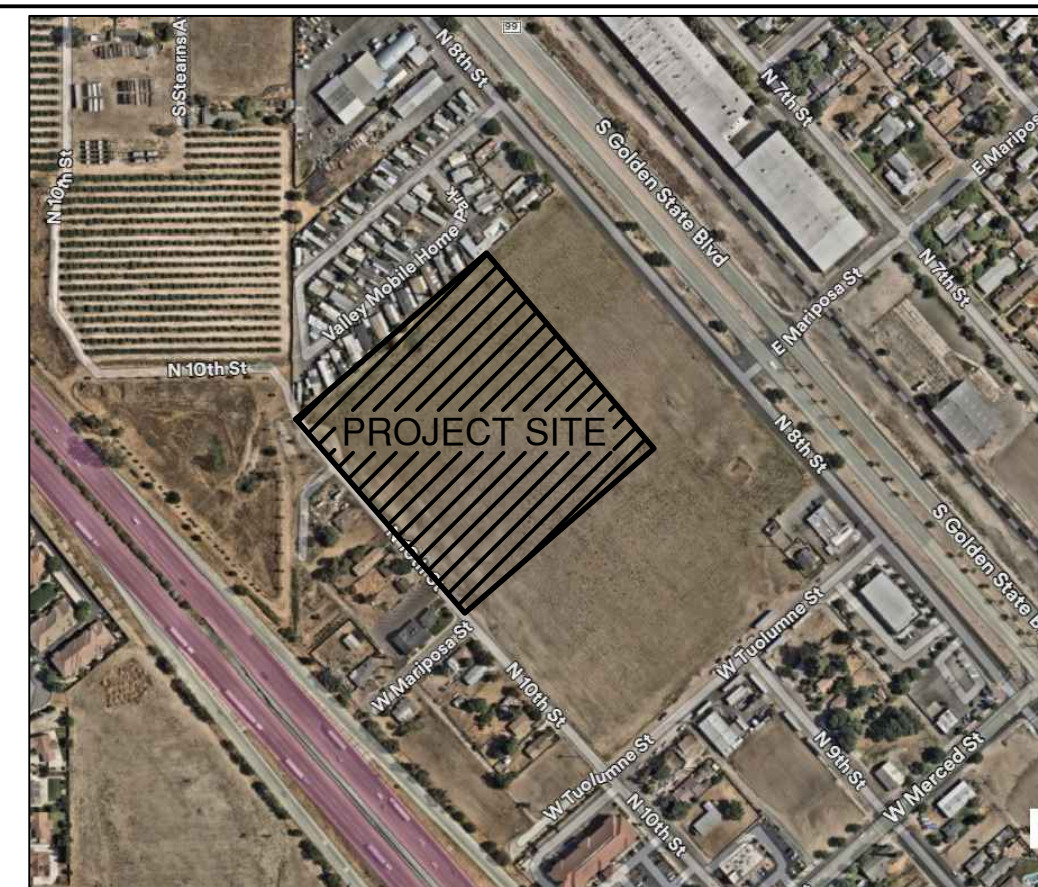
BUILDING D
(2) BLDG. TOTAL
(8) 4 BEDROOM UNITS
FOOTPRINT - 6,286
MAXIMUM HEIGHT - 28'-0 7/8" ± (2) STORY
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VA



(1) BUILDING
MAXIMUM HEIGHT - 18'-8" ± (1) STORY
3,948 S.F. FOOTPRINT
OCCUPANCY A-3 | B
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VB



LAUNDRY BUILDING
(1) BLDG.
FOOTPRINT - 591 S.F.
MAXIMUM HEIGHT - 13'-3 1/4" ± (1) STORY
OCCUPANCY B
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VA



HIGHWAY 99

APPLICANT
FOWLER PACIFIC ASSOCIATES II, CA LP
430 E. STATE ST. STE. #100
EAGLE, ID 83616
(208) 461-0022

PLAN PREPARED BY:
DOUGLAS GIBSON - C29792
430 E. STATE ST. STE. #100
EAGLE, ID 83616
(208) 461-0022 EXT. 3021

ACCESSIBILITY

	# OF UNITS	PERCENTAGE
ADAPTABLE UNITS (ALL GROUND FLOOR REQ.)	28	24.14%
MOBILITY UNITS (15% TOTAL REQ.)	18	15.52%
SENSORY IMPAIRED UNITS (10% TOTAL REQ.)	12	10.34%

UNIT MIX SUMMARY

	CONDITIONED SQ. FOOTAGES
(64) 2-BEDROOM UNITS	(64) X 765 S.F. = 48,960 S.F.
(36) 3-BEDROOM UNITS	(36) X 1,000 S.F. = 36,000 S.F.
(16) 4-BEDROOM UNITS	(16) X 1,126 S.F. = 18,016 S.F.
(116) UNITS TOTAL	48,960 S.F. + 36,000 S.F. + 18,016 S.F. = 102,976 S.F.

COMMUNITY CENTER 3,230 S.F.
TOTAL 106,206 S.F.

PARKING SUMMARY

REQUIRED - 1.5 SPACES PER 2 & 3 BEDROOM UNITS + 2.5 SPACES PER 4 BEDROOM UNITS
= (1.5 SPACES * 100) + (2.5 * 16) = 150 + 40 = 190 SPACES PER CALIFORNIA DENSITY
BONUS LAW 728

PROVIDED - 158 COVERED SPACES (INCLUDING 22 ACCESSIBLE, 1 VAN ACCESSIBLE E.V.
CHARGING SPACE, 1 ACCESSIBLE E.V. CHARGING SPACE) + 75 STANDARD
SPACES = 233 SPACES

BICYCLE PARKING SUMMARY

LONG TERM REQUIRED - 5% OF TOTAL PARKING = 233 * 5% = 12 SPACES

LONG TERM PROVIDED - 12 SPACES

ELECTRIC VEHICLE PARKING SUMMARY

REQUIRED - 233 SPACES * 40% = 94 E.V. READY LOW POWER RECEPTACLES
233 SPACES * 10% = 24 E.V. CHARGING SPACES

PROVIDED - 94 E.V. READY LOW POWER RECEPTACLES + 2 VAN ACCESSIBLE E.V. CHARGING
SPACE + 4 ACCESSIBLE CHARGING SPACE + 4 AMBULATORY E.V. CHARGING SPACE
+ 14 STANDARD E.V. CHARGING SPACES = 118 SPACES

SITE SIZE:

23,196.12 S.F. ROADWAY DEDICATION
330,415.07 PROJECT SITE S.F. ± (7.59 ± AC)
353,611.19 S.F. TOTAL SITE SIZE (8.12 ± AC)
116 UNITS / 8.12 AC = 14.29 UNITS / AC

NET DENSITY = 15.28 UNITS / AC

SITE COVERAGE:

	SQ. FT.	PERCENTAGE
BUILDING FOOTPRINTS	82,550 S.F.	23.34%
ON-SITE ASPHALT PAVEMENT	90,105.18 S.F.	25.48%
SITE AMENITIES	6,160.30 S.F.	1.71%
CONC. WALKS & PADS	29,129.80 S.F.	8.24%
LANDSCAPE & OPEN SPACE	122,461.8 S.F.	34.67%
ROADWAY DEDICATION	23,196.11 S.F.	6.56%
SITE AREA:	353,611.19 S.F.	100.00%

REVISIONS

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1/10/25	DE	AMG24-13

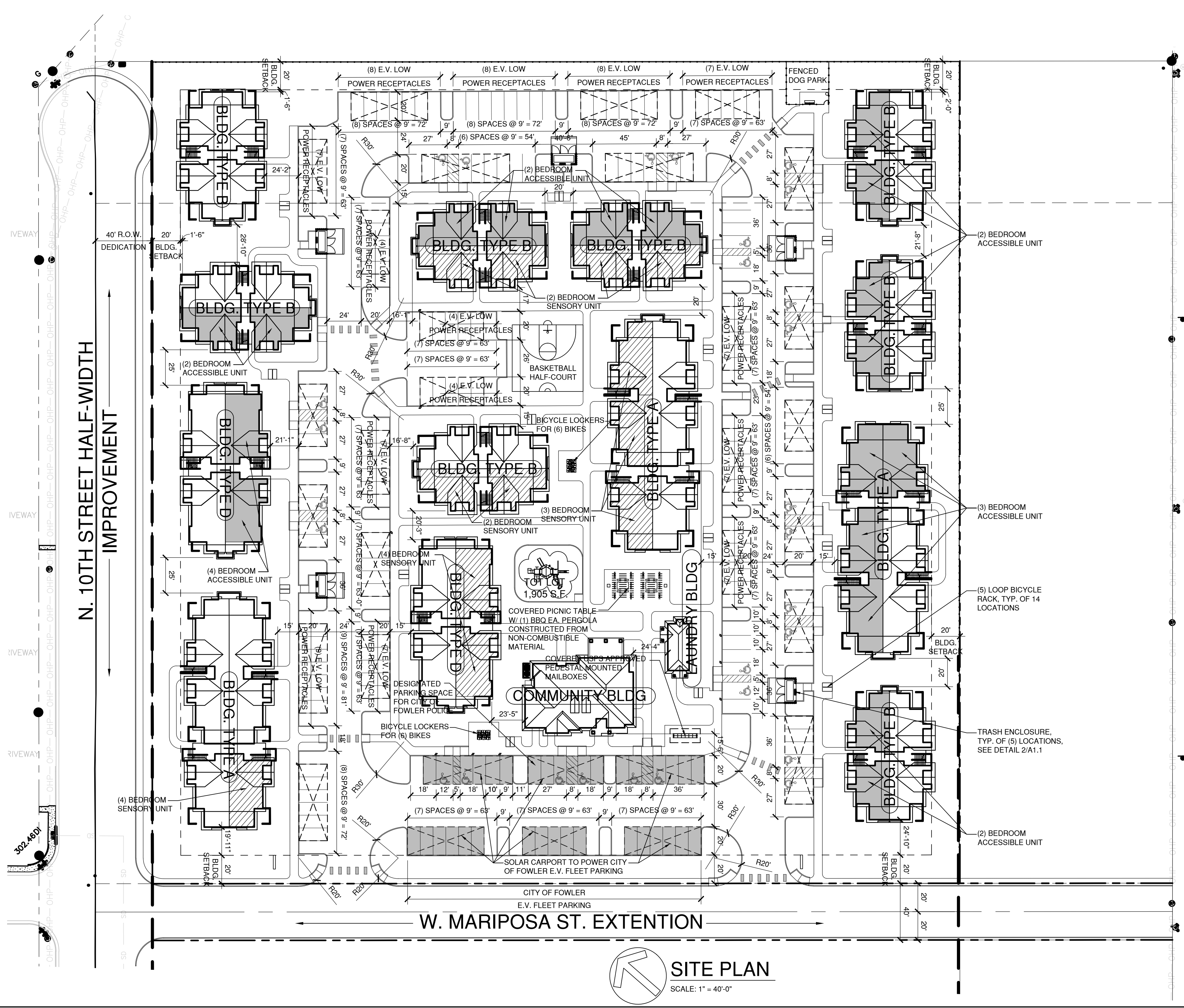


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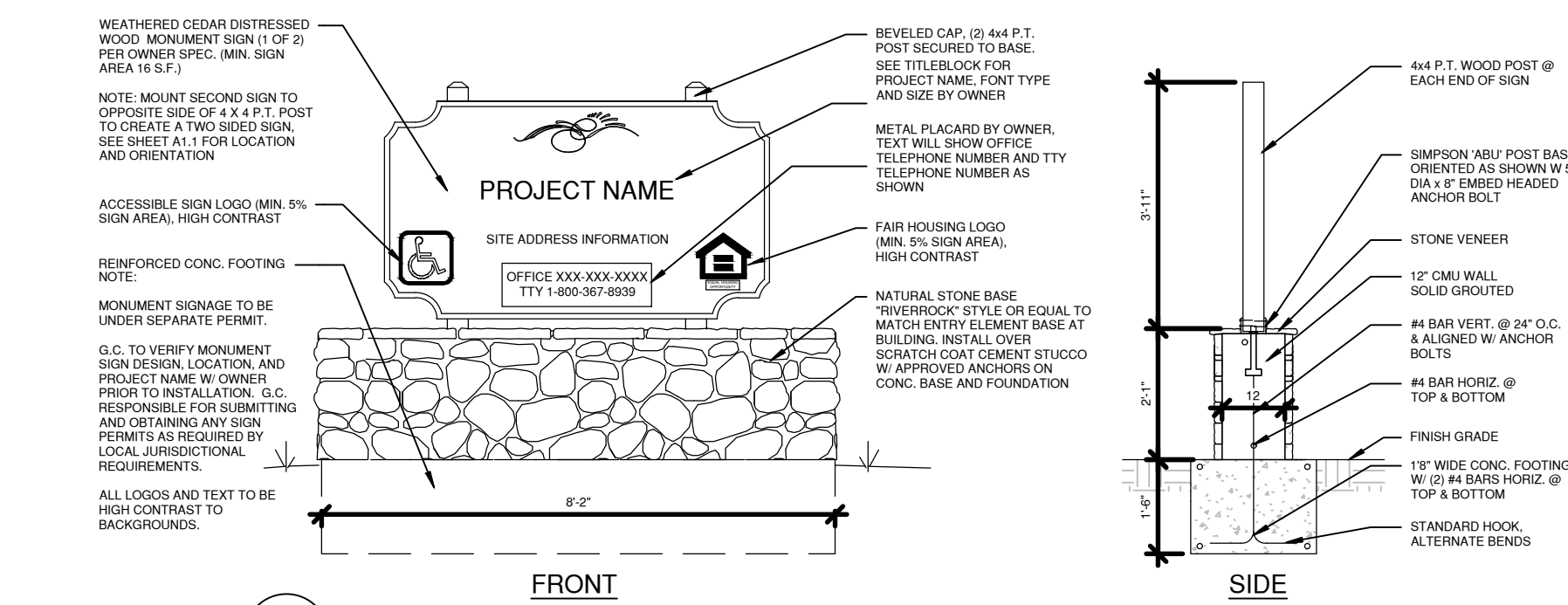
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430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
Fax: (208) 461-5267

PROJECT
**BLOSSOM POINTE
APARTMENTS**
TUOLUMNE ST. & 10TH ST.
FOWLER, CA

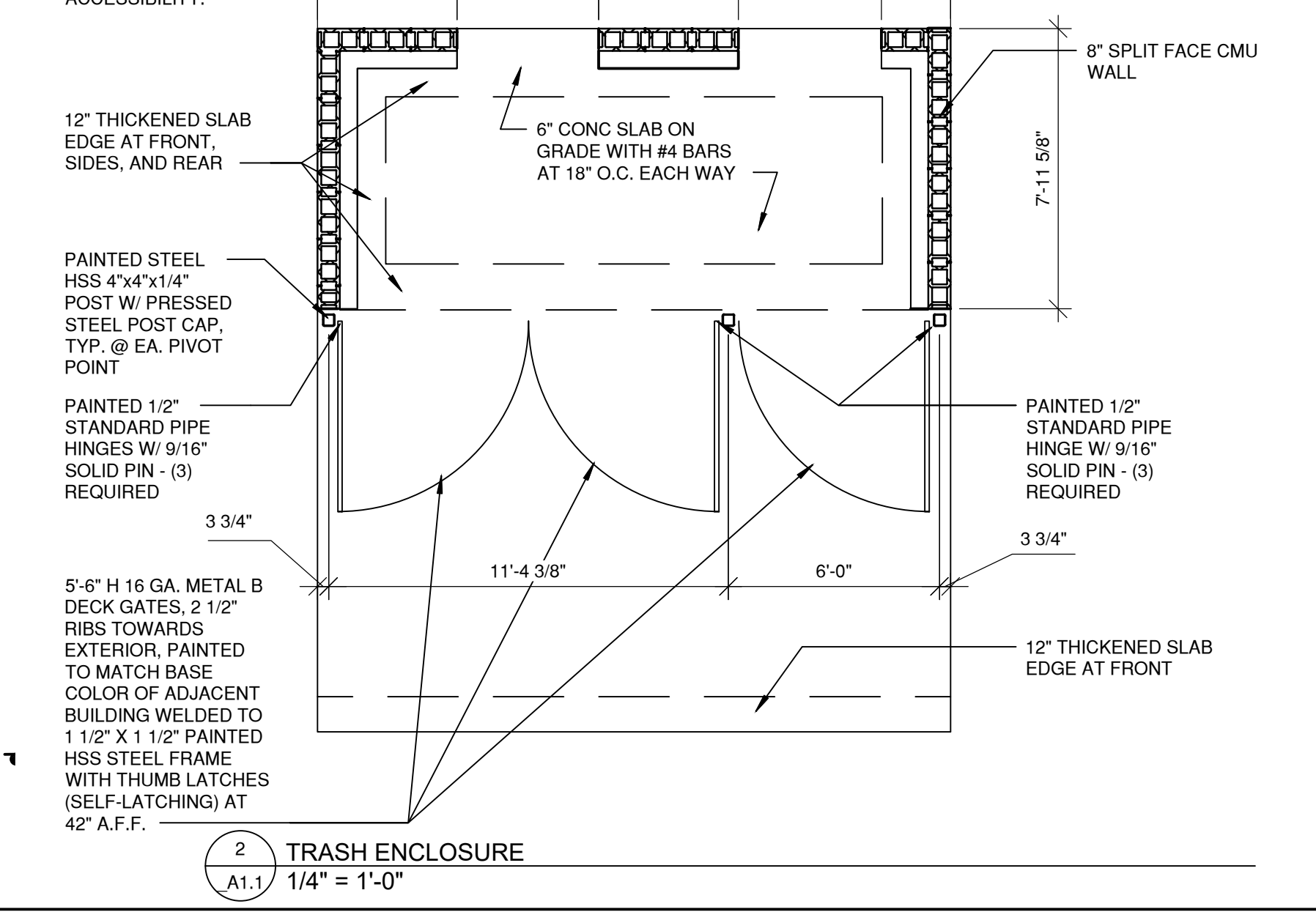


SITE PLAN
SCALE: 1" = 40'-0"

N. 8TH STREET



1 MONUMENT SIGNAGE
A1.1 N.T.S.



2 TRASH ENCLOSURE
A1.1 1/4" = 1'-0"

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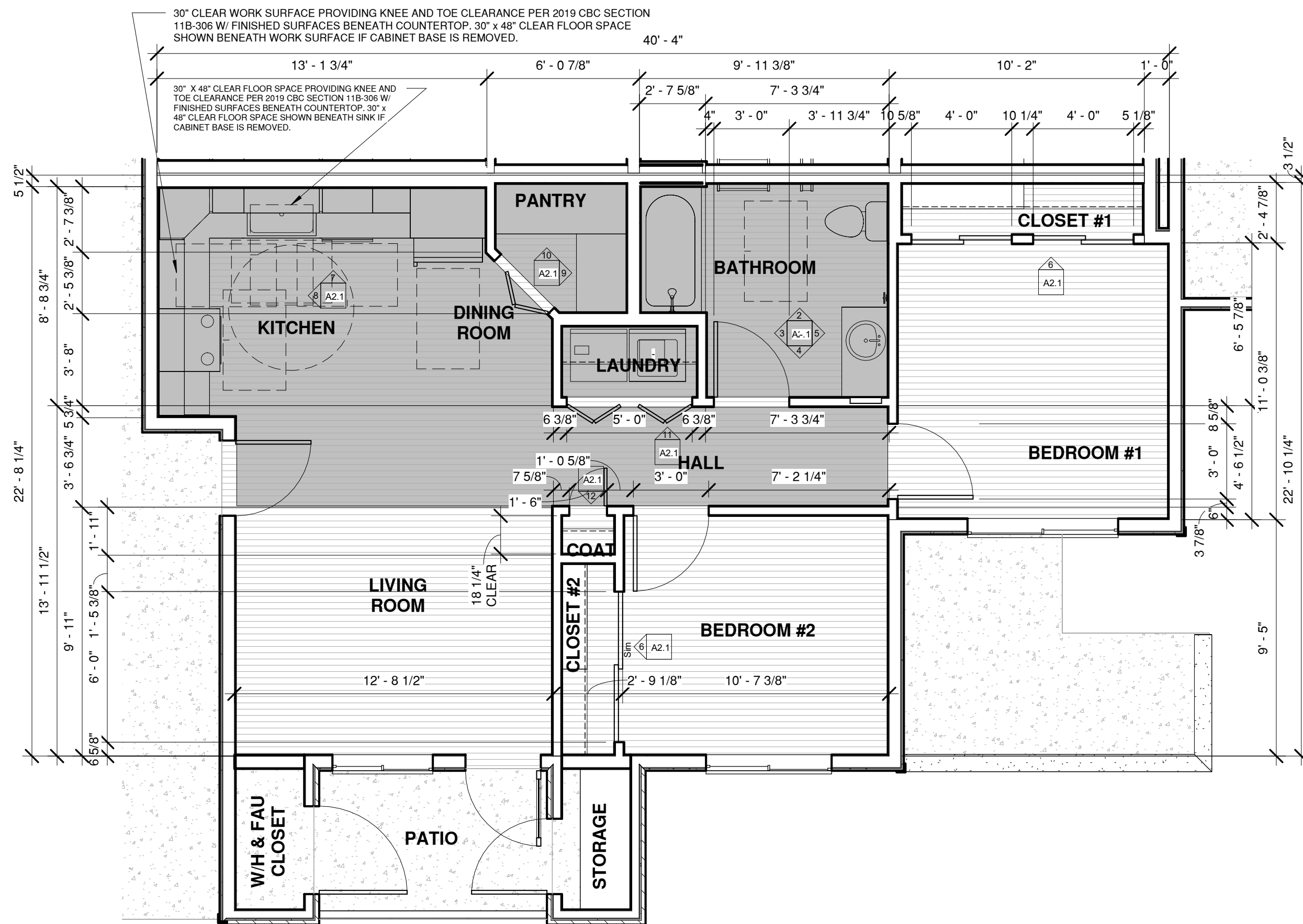


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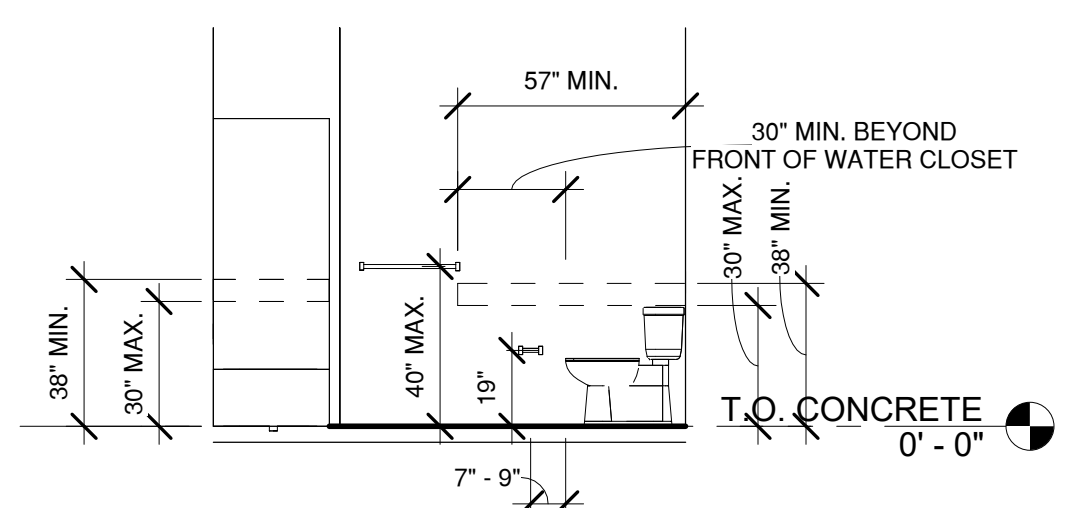
PROJECT
BLOSSOM POINTE APARTMENTS
TUOLUMNE ST. & 10TH ST.
FOWLER, CA

A2.1
2-BEDROOM ADAPTABLE UNIT PLAN, INTERIOR ELEVATIONS

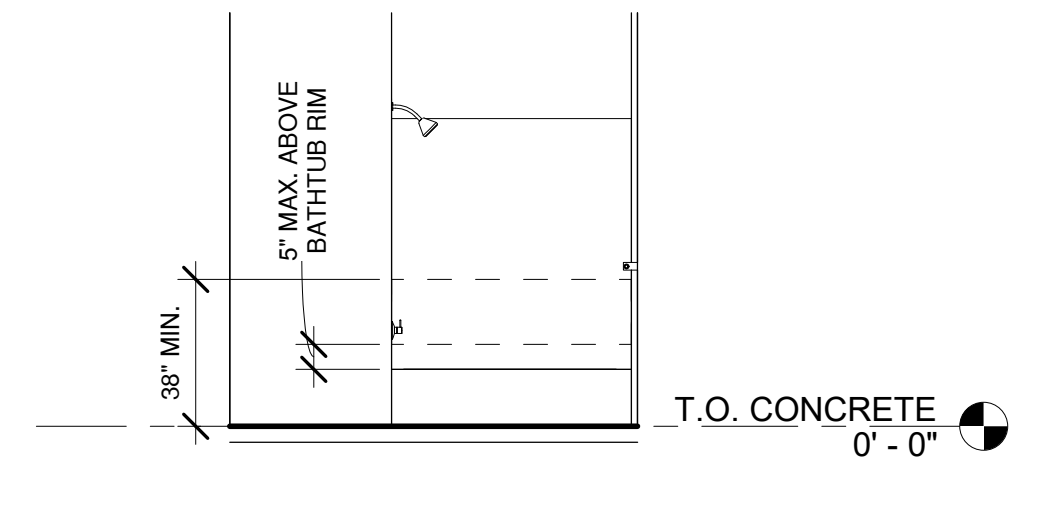
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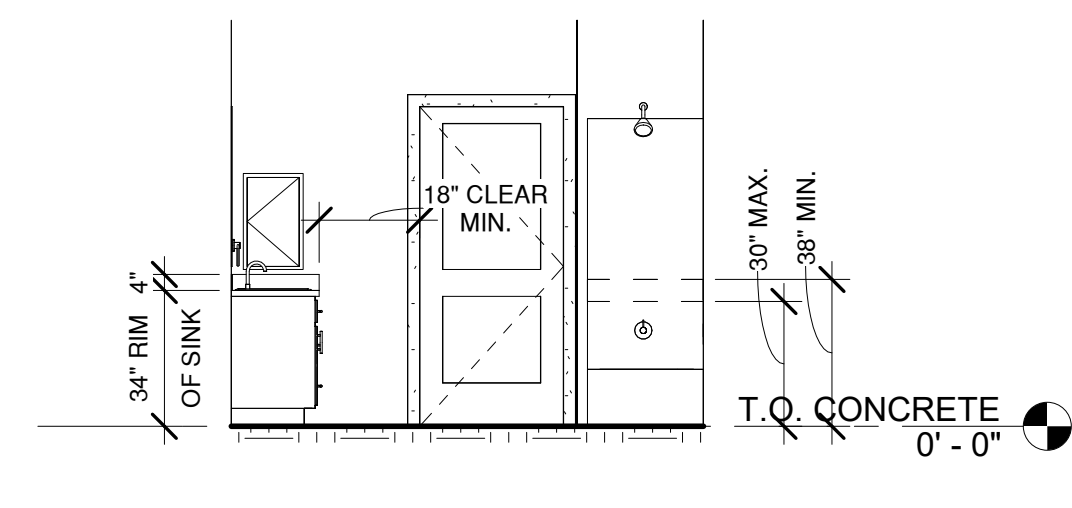
1 ADAPTABLE 2-BEDROOM UNIT PLAN
1/4" = 1'-0"



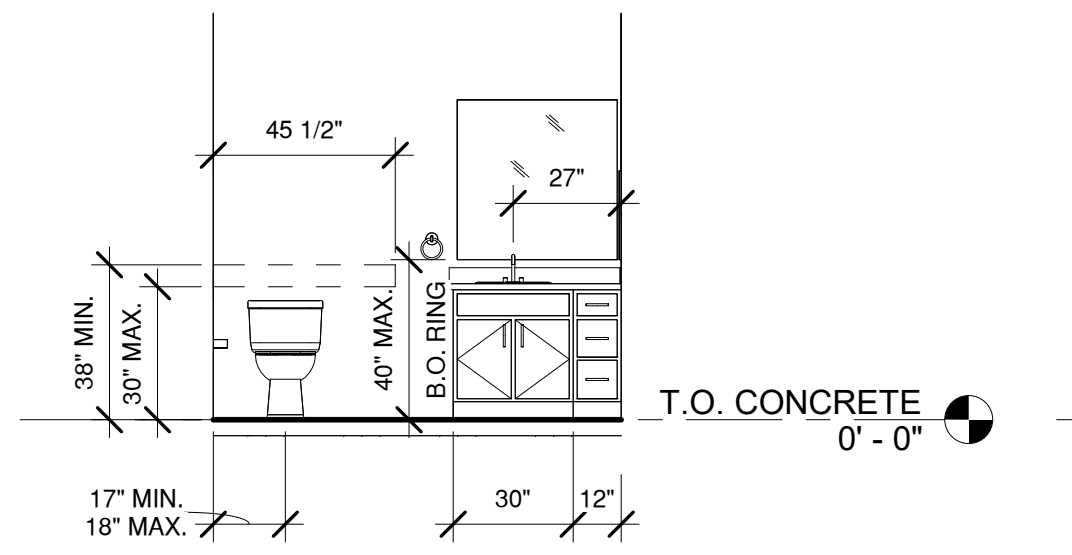
2 INT. ELEV. - BATHROOM - A
1/4" = 1'-0"



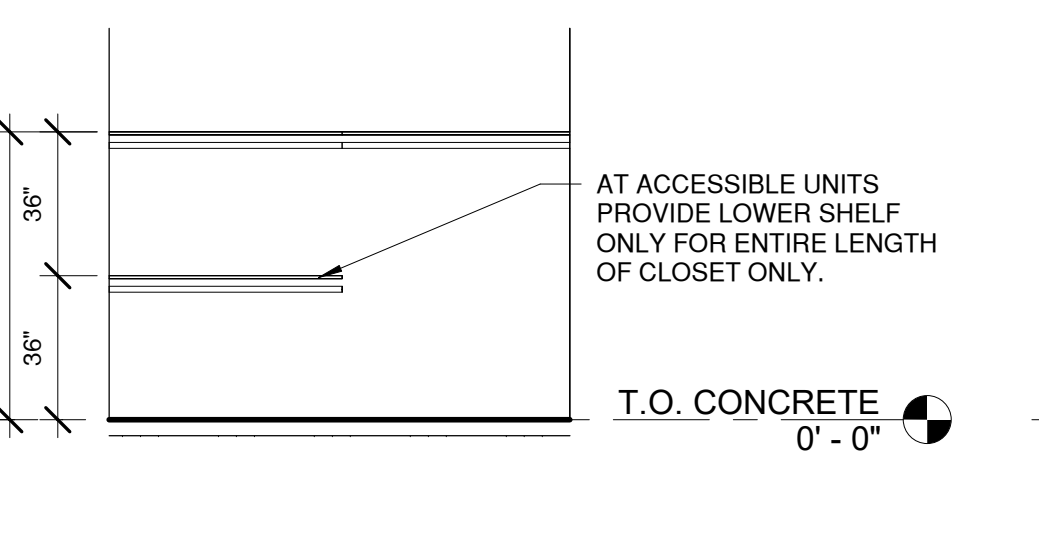
3 INT. ELEV. - BATHROOM - B
1/4" = 1'-0"



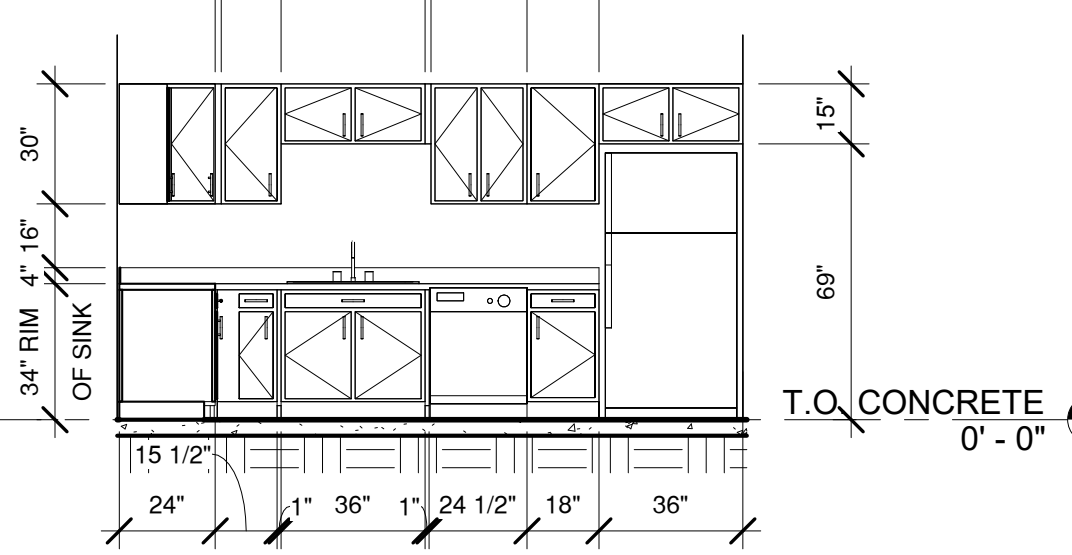
4 INT. ELEV. - BATHROOM - C
1/4" = 1'-0"



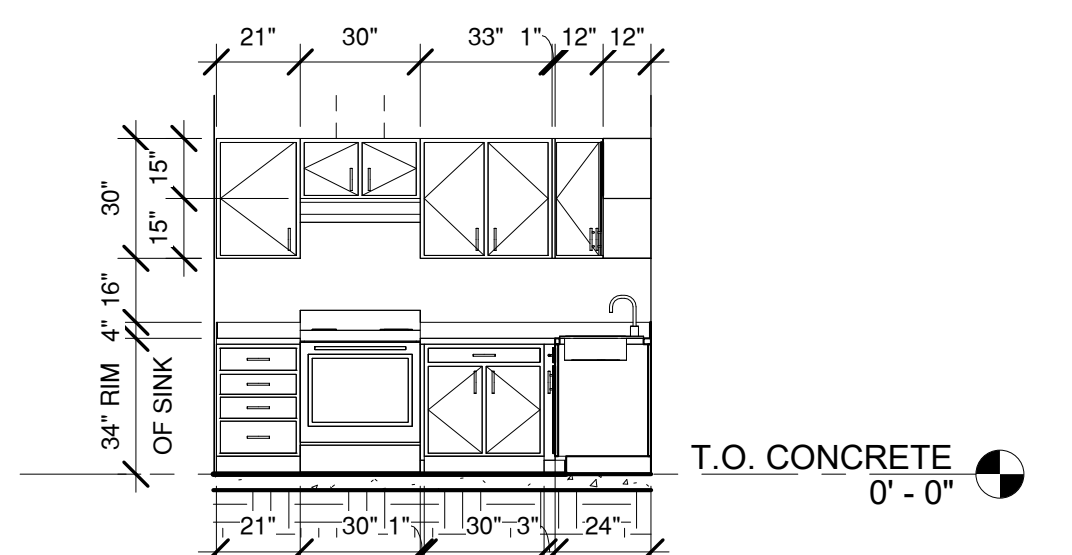
5 INT. ELEV. - BATHROOM - D
1/4" = 1'-0"



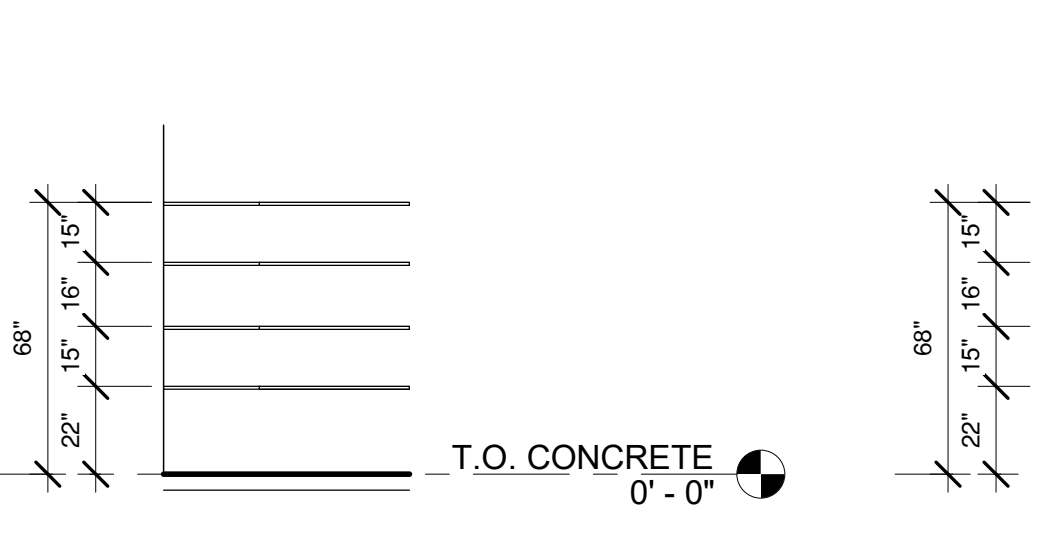
6 INT. ELEV. - CLOSET
1/4" = 1'-0"



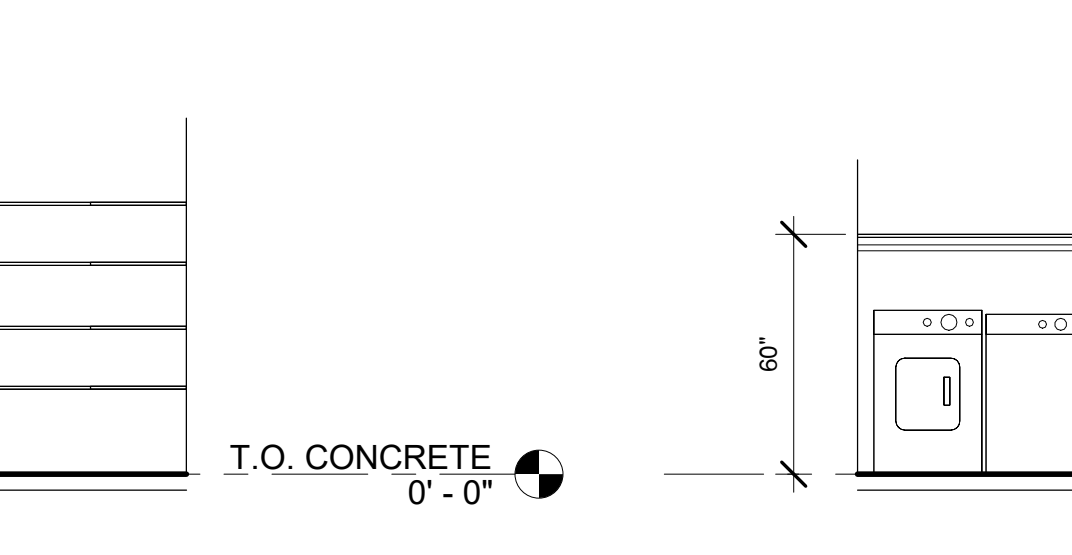
7 INT. ELEV. - 2 BDRM. - KITCHEN - A
1/4" = 1'-0"



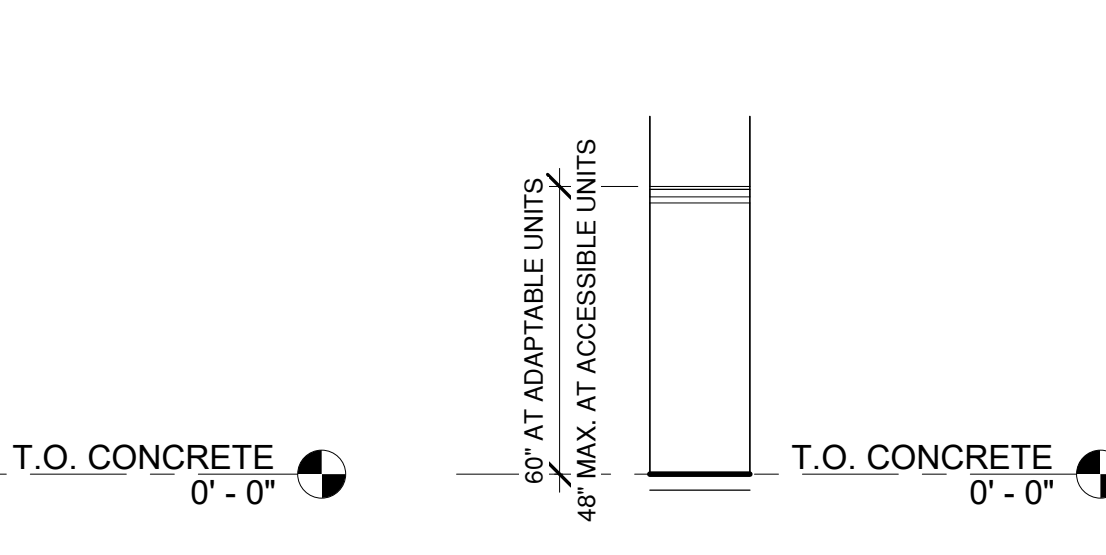
8 INT. ELEV. - 2 BDRM. - KITCHEN - B
1/4" = 1'-0"



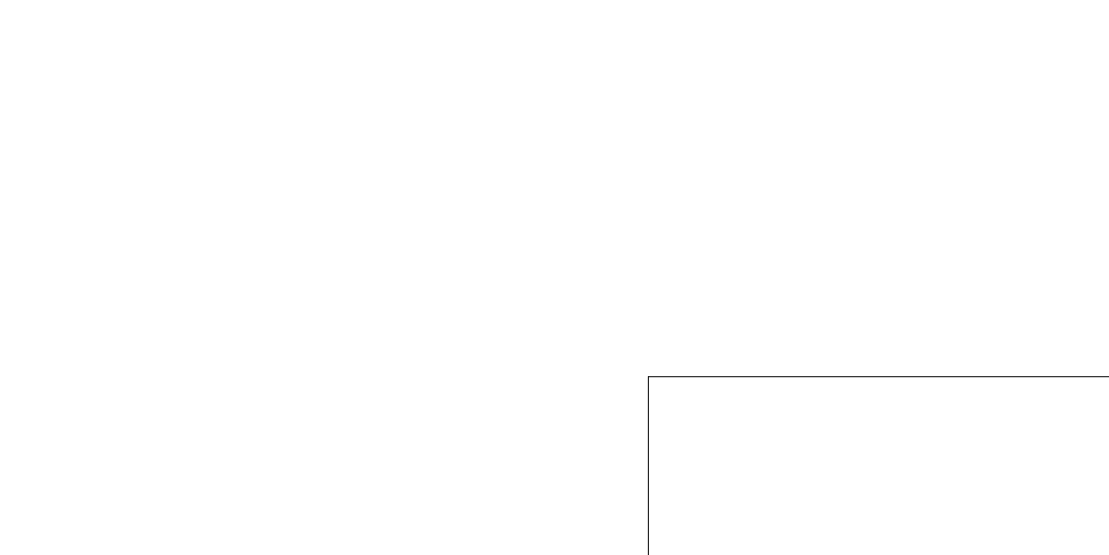
9 INT. ELEV. - PANTRY - A
1/4" = 1'-0"



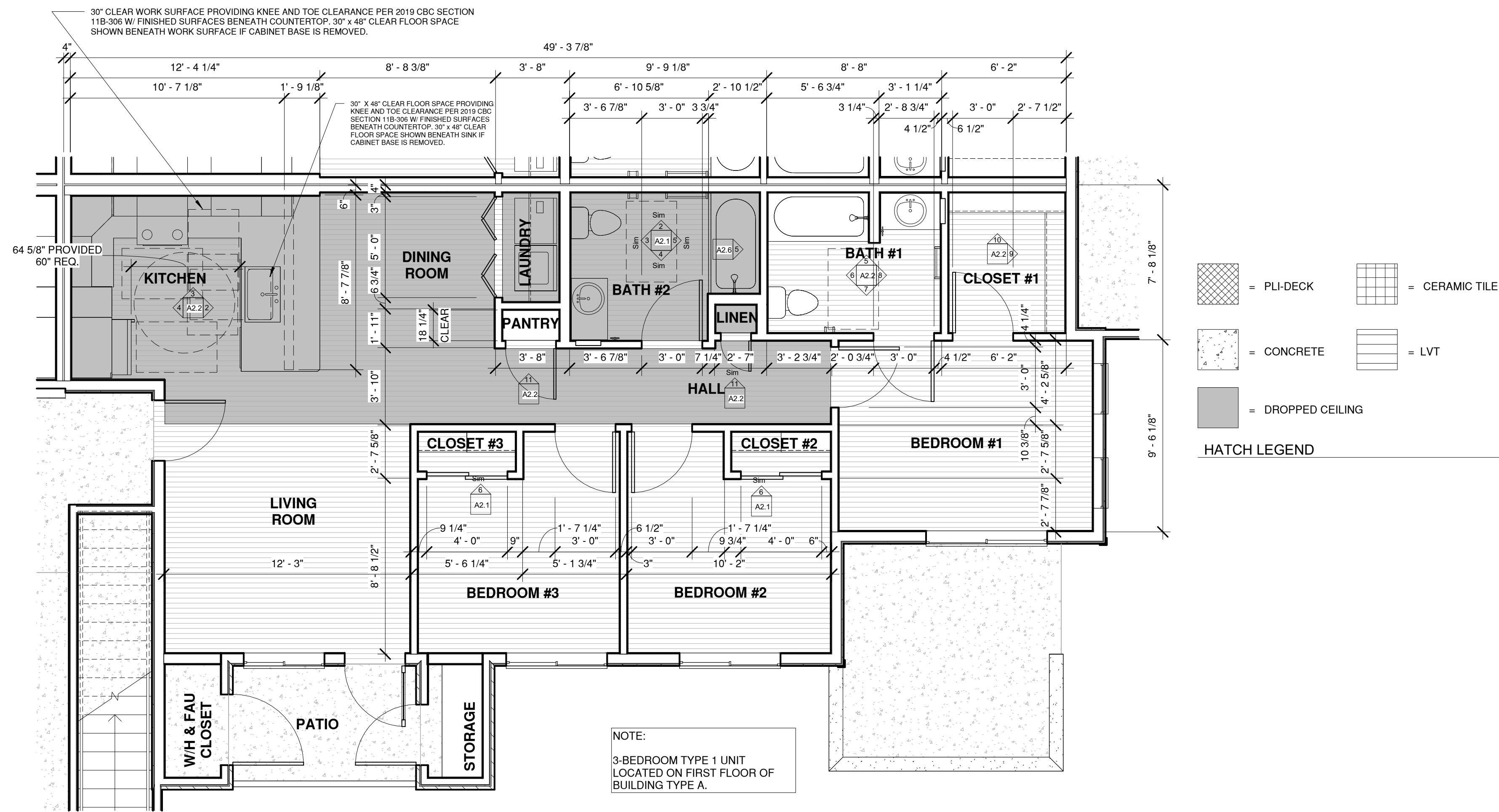
10 INT. ELEV. - PANTRY - B
1/4" = 1'-0"



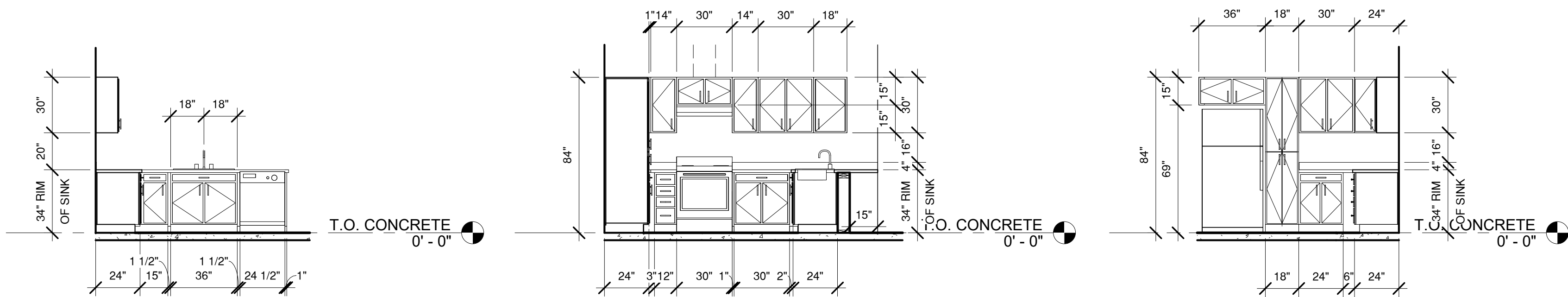
11 INT. ELEV. - LAUNDRY
1/4" = 1'-0"



12 COAT CLOSET
1/4" = 1'-0"



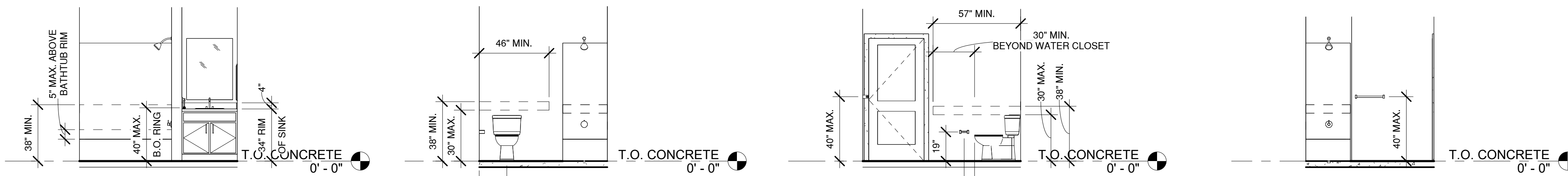
1 ADAPTABLE 3-BEDROOM - TYPE 1 - UNIT PLAN
1/4" = 1'-0"



2 INT. ELEV. - 3 BDRM - KITCHEN - A
1/4" = 1'-0"

3 INT. ELEV. - 3 BDRM - KITCHEN - B
1/4" = 1'-0"

4 INT. ELEV. - 3 BDRM - KITCHEN - C
1/4" = 1'-0"

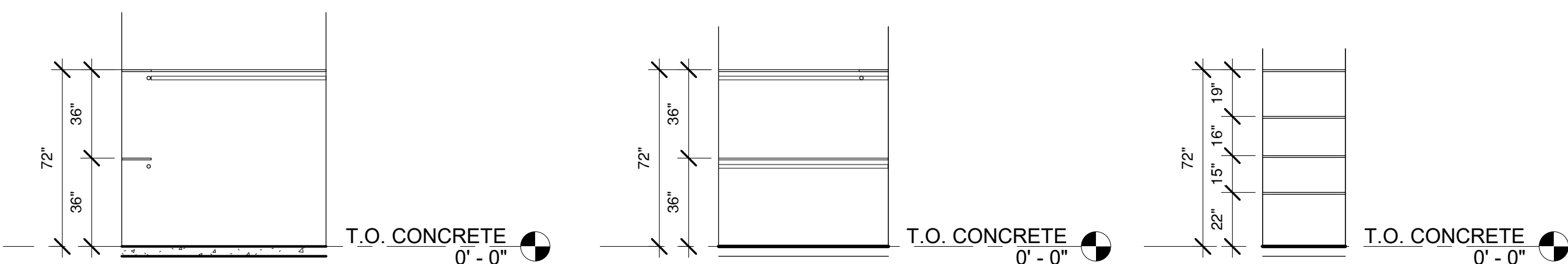


5 INT. ELEV. - BATHROOM - E
1/4" = 1'-0"

6 INT. ELEV. - BATHROOM - F
1/4" = 1'-0"

7 INT. ELEV. - BATHROOM - G
1/4" = 1'-0"

8 INT. ELEV. - BATHROOM - H
1/4" = 1'-0"



9 INT. ELEV. - WALK-IN CLOSET - A
1/4" = 1'-0"

10 INT. ELEV. - WALK-IN CLOSET - B
1/4" = 1'-0"

11 INT. ELEV. - PANTRY
1/4" = 1'-0"

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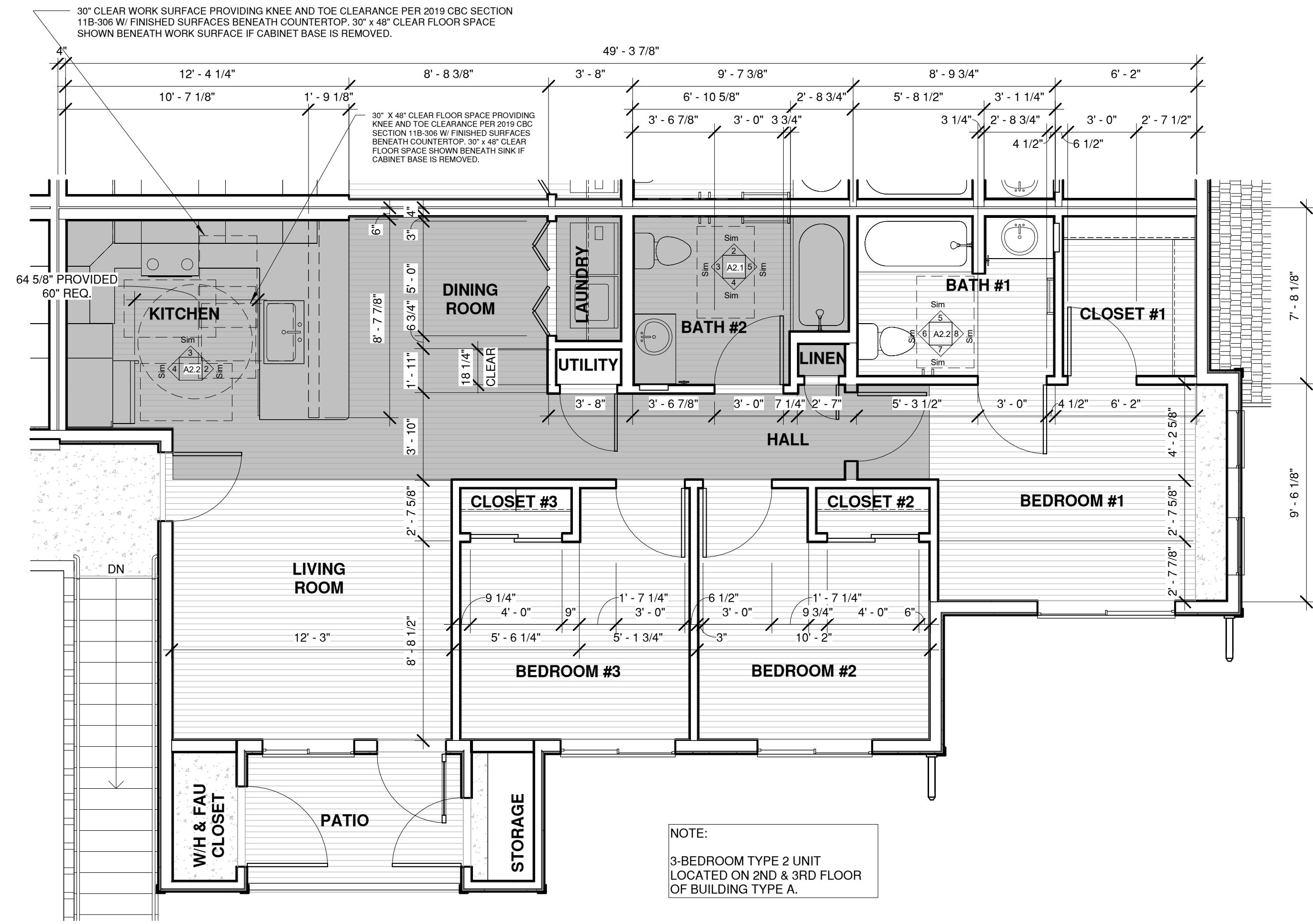
PROJECT

BLOSSOM POINTE
APARTMENTS

TUOLUMNE ST. & 10TH ST.
FOWLER, CA

A2.2
3-BEDROOM - TYPE 1 - ADAPTABLE UNIT
PLAN, INTERIOR ELEVATIONS

SCHEMATIC SET / NOT FOR CONSTRUCTION



1 3-BEDROOM - TYPE 2 - UNIT PLAN
1/4" = 1'-0"

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BLOSSOM POINTE APARTMENTS

FOWLER, CA

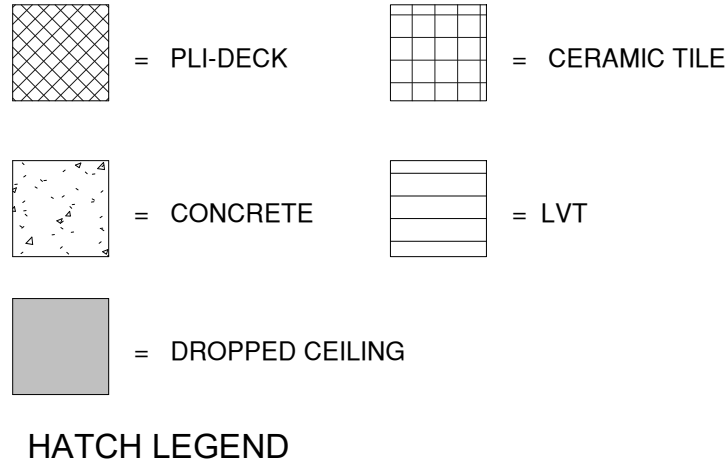
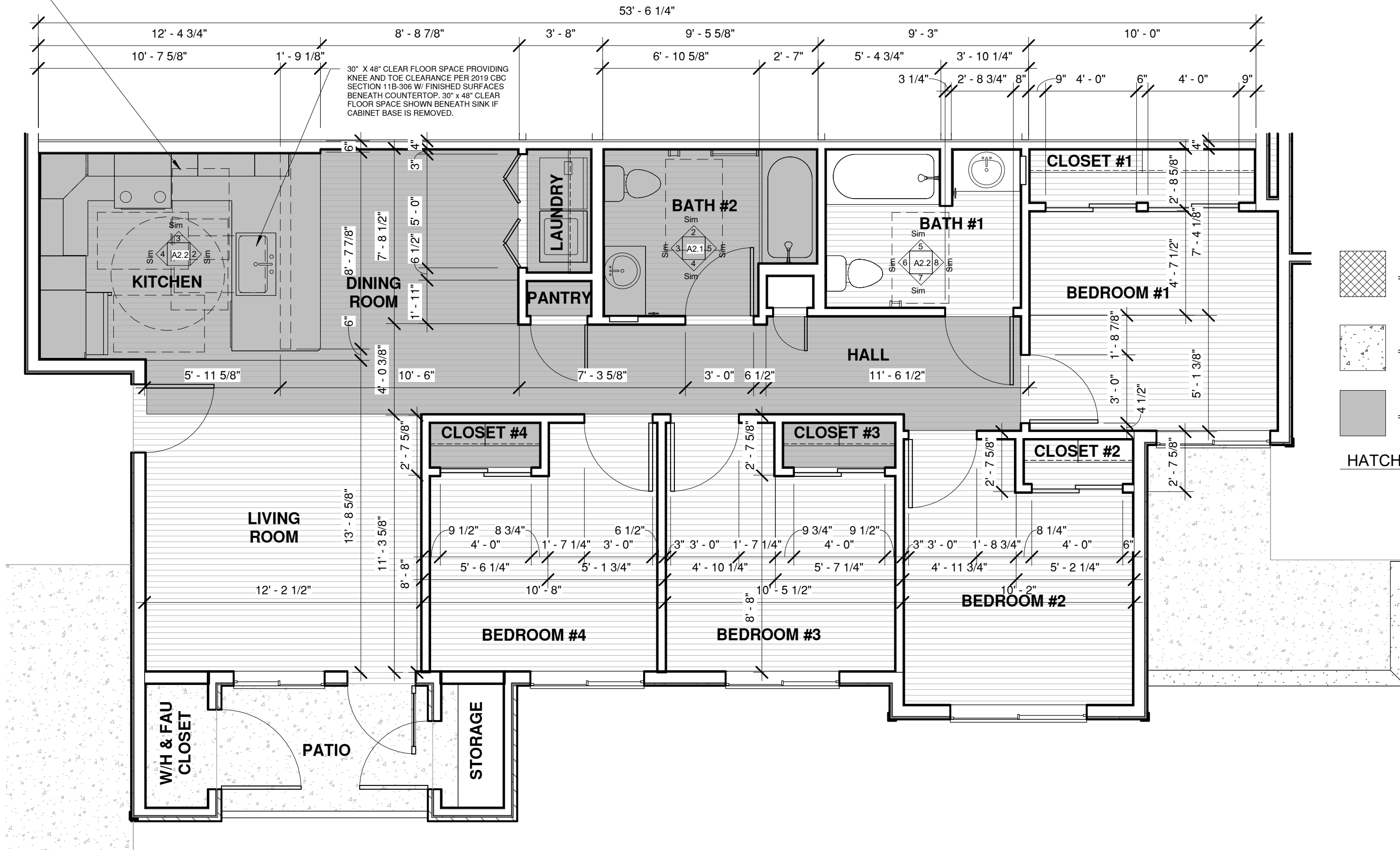
TUOLUMNE ST. & 10TH ST.

A2.3

3-BEDROOM - TYPE 2 - ADAPTABLE UNIT
PLAN, INTERIOR ELEVATIONS

SCHEMATIC SET / NOT FOR CONSTRUCTION

30" CLEAR WORK SURFACE PROVIDING KNEE AND TOE CLEARANCE PER 2019 CBC SECTION 11B-306 W/ FINISHED SURFACES BENEATH COUNTERTOP. 30" x 48" CLEAR FLOOR SPACE SHOWN BENEATH WORK SURFACE IF CABINET BASE IS REMOVED.



① ADAPTABLE 4 BEDROOM UNIT PLAN
1/4" = 1'-0"

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**BLOSSOM POINTE
APARTMENTS**

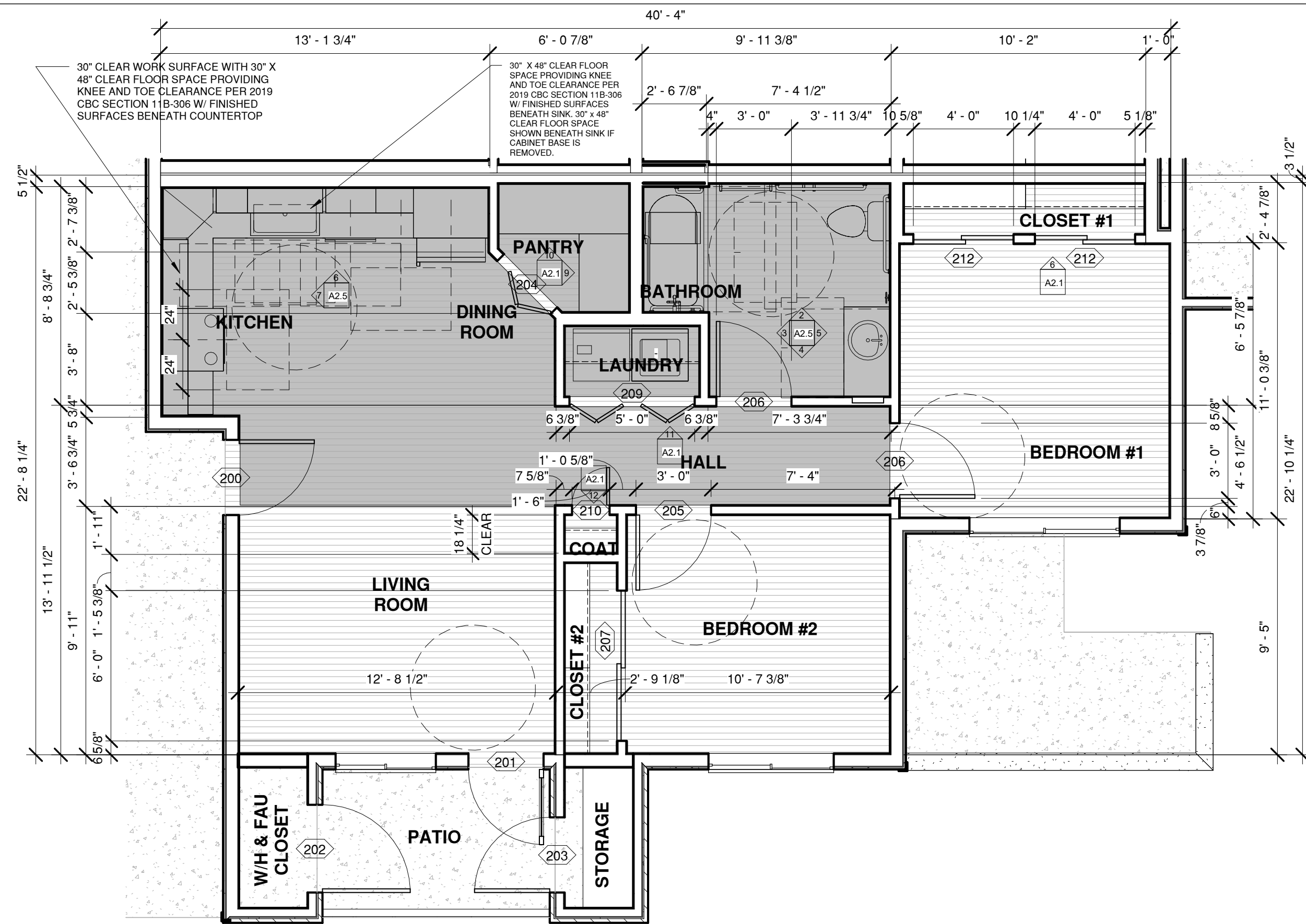
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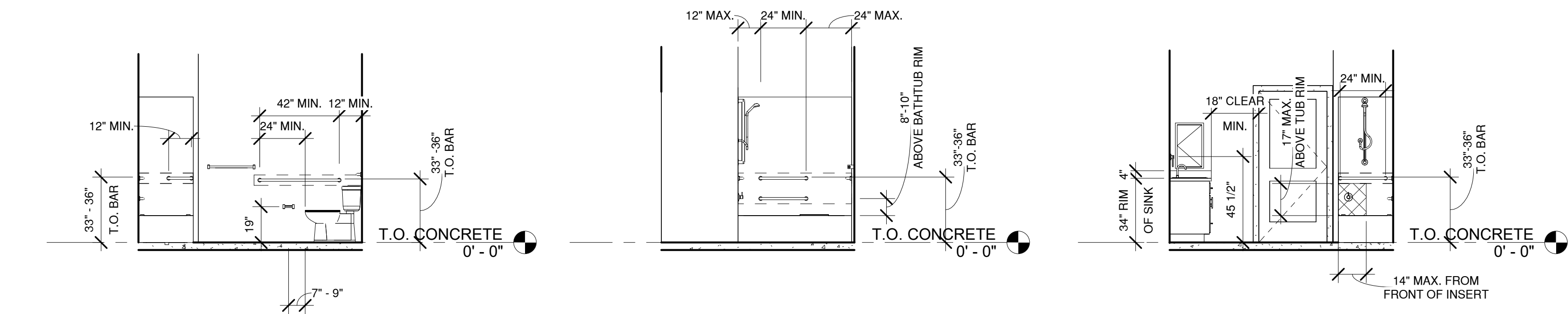
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A2.4

4-BEDROOM ADAPTABLE UNIT PLAN,
INTERIOR ELEVATIONS



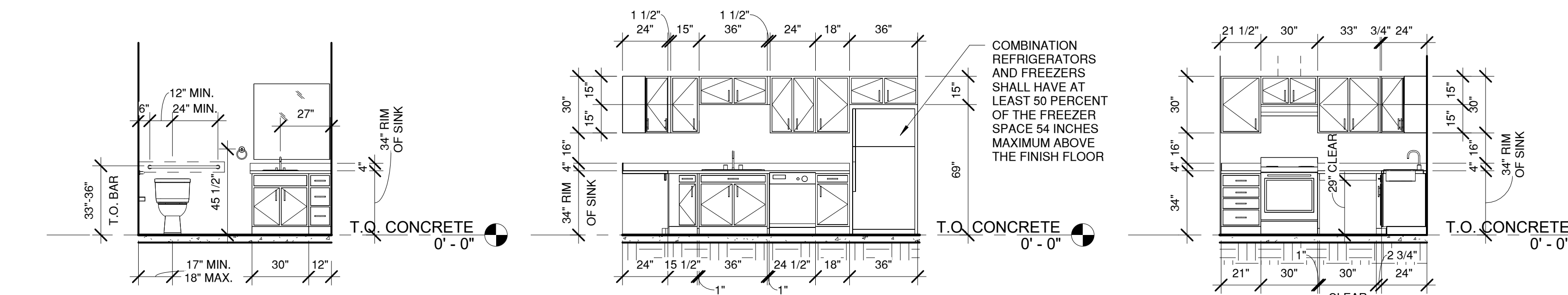
1 MOBILITY 2-BEDROOM UNIT PLAN
1/4" = 1'-0"



2 INT. ELEV. - ACCESSIBLE BATHROOM - A
1/4" = 1'-0"

3 INT. ELEV. - ACCESSIBLE BATHROOM - B
1/4" = 1'-0"

4 INT. ELEV. - ACCESSIBLE BATHROOM - C
1/4" = 1'-0"



5 INT. ELEV. - ACCESSIBLE BATHROOM - D
1/4" = 1'-0"

6 INT. ELEV. - ACCESSIBLE 2 BDRM. - KITCHEN - A
1/4" = 1'-0"

7 INT. ELEV. - ACCESSIBLE 2 BDRM. - KITCHEN - B
1/4" = 1'-0"

KITCHEN CABINET & SHELF STORAGE CALCULATIONS - 2 BED ACCESSIBLE UNIT

OVERALL KITCHEN CABINET & SHELF STORAGE	WITHIN ACCESSIBLE REACH RANGE KITCHEN CABINET & SHELF STORAGE
ELEVATION 6/A2.4: AVAILABLE UPPER CABINET STORAGE: 36"X12"D + 42"X12"D+36"X12"D+15"X12"D+24"X12"D=1,836 SQ. IN. AVAILABLE LOWER CABINET STORAGE: (2)18"X24"D+36"X24"D+39"X24"D=2,664 SQ. IN.	ELEVATION 6/A2.4: WITHIN-REACH UPPER CABINET STORAGE: 0 SQ. IN. WITHIN-REACH LOWER CABINET STORAGE: 18"X24"D+12"X24"D=720 SQ. IN.
ELEVATION 7/A2.4: AVAILABLE UPPER CABINET STORAGE: 12"X12"D+33"X12"D+30"X12"D+21"X12"D=1,152 SQ. IN. AVAILABLE LOWER CABINET STORAGE: (2)30"X24"D+(4)21"X24"D=3,456 SQ. IN.	ELEVATION 7/A2.4: WITHIN-REACH UPPER CABINET STORAGE: 0 SQ. IN. WITHIN-REACH LOWER CABINET STORAGE: 30"X24"D+(3)21"X24"D=2,232 SQ. IN.
ELEVATION 9/A2.1: AVAILABLE PANTRY SHELF STORAGE: (4)38"X18"D=2,736 SQ. IN.	ELEVATION 9/A2.4: WITHIN-REACH PANTRY SHELF STORAGE: (3)38"X18"D=2,052 SQ. IN.
ELEVATION 10A/2.4: AVAILABLE PANTRY SHELF STORAGE: (4)54"X24"D=5,184 SQ. IN.	ELEVATION 10/A2.4: WITHIN-REACH PANTRY STORAGE STORAGE: (3)54"X24"D=3,888 SQ. IN.
TOTAL AVAILABLE KITCHEN STORAGE: 17,028 SQ. IN.	TOTAL ACCESSIBLE REACH RANGE KITCHEN STORAGE: 8,892 SQ. IN.
CALCULATION TO SHOW 50% OF SHELF SPACE IS WITHIN ACCESSIBLE REACH RANGE PER CBC 11B-804.5 AND 11B-308: 17,028 SQ. IN. (TOTAL CABINET & PANTRY) X 0.50 = 8,514 SQ. IN. (50% OF TOTAL AVAILABLE STORAGE SPACE) 8,892 SQ. IN. / 17,028 SQ. IN. = 52.22% (SHELF & STORAGE SPACE WITHIN ACCESSIBLE REACH RANGE)	

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PROJECT
BLOSSOM POINTE APARTMENTS

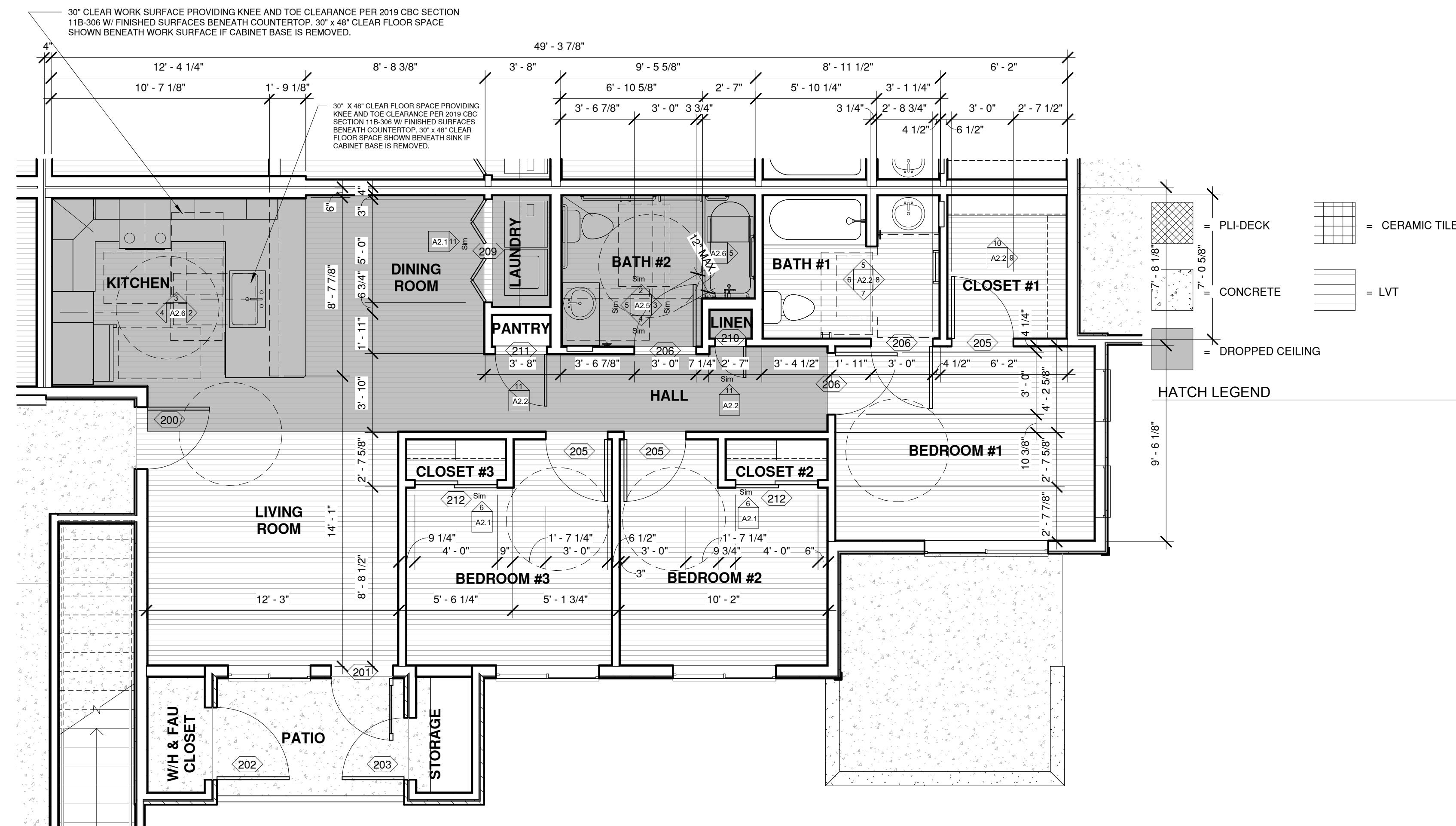
TUOLUMNE ST. & 10TH ST.
FOWLER, CA

A2.5

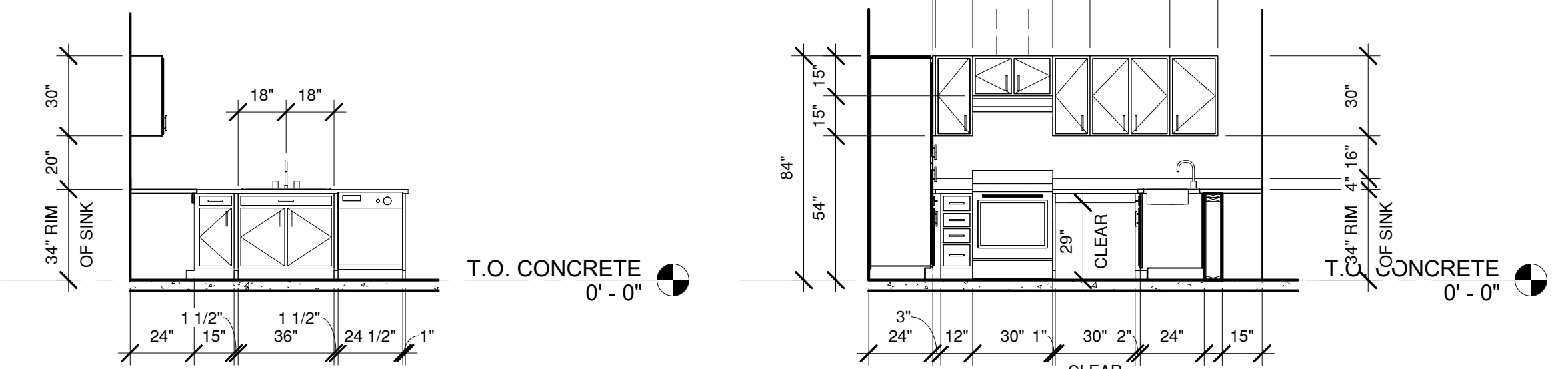
2-BEDROOM ACCESSIBLE UNIT PLAN, INTERIOR ELEVATIONS

SCHEMATIC SET / NOT FOR CONSTRUCTION

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1 ACCESSIBLE 3-BEDROOM - TYPE 1 - UNIT PLAN
1/4" = 1'-0"



STERLING
60" x 30" ADA tile seated bath/shower w/grab bars 71440115

Accord®
71440115

Features

- 17-1/4" (438 mm) open.
- Post-and-rail modular design.
- Tile look.
- Color finishes.
- Factory-installed stainless steel grab bars.
- Bath seat on right.

Material

- * Made from solid Vinyl material for strength, durability, and lasting beauty.

Installation

- Adhes.
- Grout.
- Crack-free installation.

Recommended Products/Accessories

- K-22728 Drain treatment
- K-22723 Faucet cleaner
- K-22725 Wrench/cleaner

Included Components

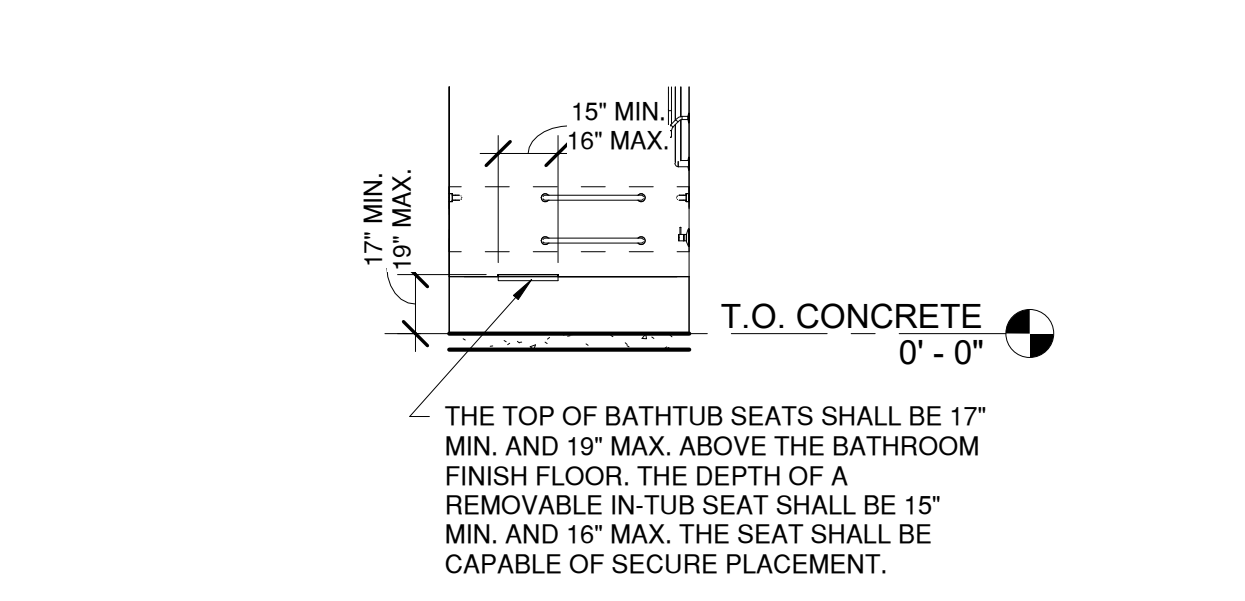
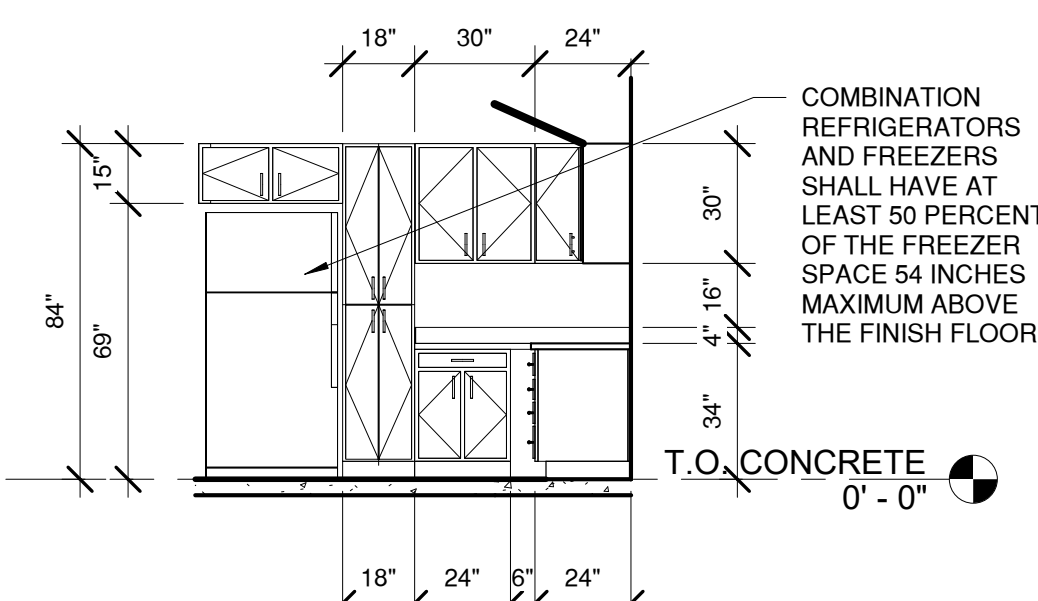
Product consists of:
71144113
71144114

ADA Codes/Standards
CSA B125.1/ANSI A117.1
ASTM E1162
ASTM E1662
ADA
ICC/ANSI A117.1
HUD, UM Bulletin 73

See website for detailed warranty information.

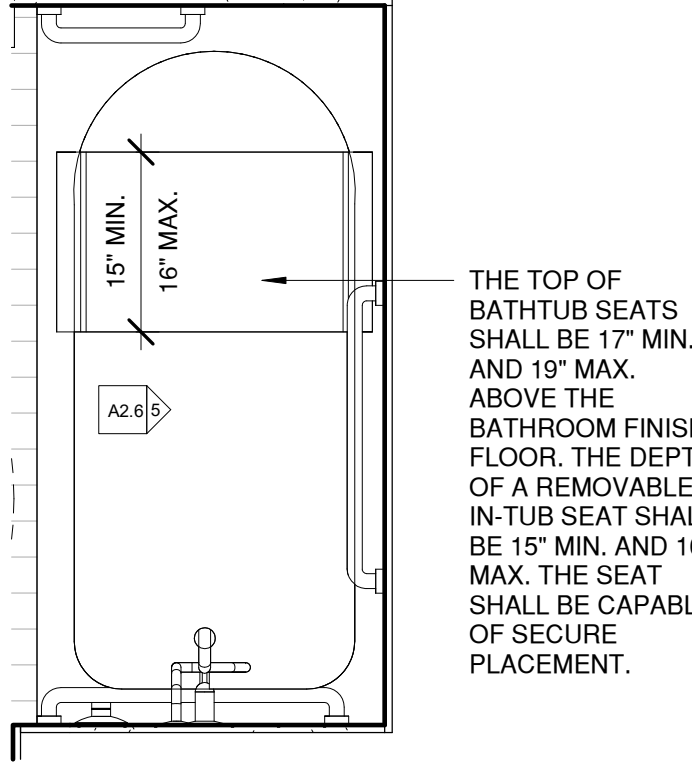
Available Colors/Finishes
Color also available for reference only.

Color	Code	Description
White	0	White
KOHLER Beut	96	KOHLER Beut



SEE PLUMBING FIXTURE SCHEDULE ON DRAWING SHEET P3.0

6 MOBILITY TUB/SHOWER INSERT
1/4" = 1'-0"



KITCHEN CABINET & SHELF STORAGE CALCULATIONS - 3 & 4 BED ACCESSIBLE UNITS	
<p>OVERALL KITCHEN CABINET & SHELF STORAGE</p> <p>ELEVATION 3: AVAILABLE UPPER CABINET STORAGE: 24"x12"D + 14"x12"D + 14"x12"D + 30"x12"D + 18"x12"D = 1,200 SQ. IN. AVAILABLE LOWER CABINET STORAGE: (4)12"x24"D + (2)30"x24"D = 2,592 SQ. IN.</p> <p>ELEVATION 2: AVAILABLE UPPER CABINET STORAGE: 0 SQ. IN. AVAILABLE LOWER CABINET STORAGE: 39"x24"D + 36"x24"D = 1,800 SQ. IN.</p> <p>ELEVATION 4: AVAILABLE UPPER CABINET STORAGE: 18"x24"D + 18"x12"D + 12"x12"D + 12"x12"D = 936 SQ. IN. AVAILABLE LOWER CABINET STORAGE: 18"x24"D + (2)24"x24"D = 1,584 SQ. IN.</p> <p>ELEVATION 11/A2.2: AVAILABLE PANTRY SHELF STORAGE: (4)34"x18"D = 2,448 SQ. IN.</p> <p>TOTAL AVAILABLE KITCHEN STORAGE: 10,560 SQ. IN.</p> <p>CALCULATION TO SHOW 50% OF SHELF SPACE IS WITHIN ACCESSIBLE REACH RANGE PER CBC 11B-804.5 AND 11B-308: 10,560 SQ. IN. (TOTAL CABINET & PANTRY) X 0.50 = 5,280 SQ. IN. (50% OF TOTAL AVAILABLE STORAGE SPACE) 5,484 SQ. IN. / 10,560 SQ. IN. = 51.93% (SHELF & STORAGE SPACE WITHIN ACCESSIBLE REACH RANGE)</p>	<p>WITHIN ACCESSIBLE REACH RANGE KITCHEN CABINET & SHELF STORAGE</p> <p>ELEVATION 3: WITHIN-REACH UPPER CABINET STORAGE: 14"x12"D + 14"x12"D + 30"x12"D = 696 SQ. IN. WITHIN-REACH LOWER CABINET STORAGE: (3)12"x24"D + 30"x24"D = 1,584 SQ. IN.</p> <p>ELEVATION 2: WITHIN-REACH UPPER CABINET STORAGE: 0 SQ. IN. WITHIN-REACH LOWER CABINET STORAGE: 15"x24"D = 360 SQ. IN.</p> <p>ELEVATION 4: WITHIN-REACH UPPER CABINET STORAGE: 18"x24"D = 432 SQ. IN. WITHIN-REACH LOWER CABINET STORAGE: 24"x24"D = 576 SQ. IN.</p> <p>ELEVATION 11/A2.2: WITHIN-REACH PANTRY STORAGE STORAGE: (3)34"x18"D = 1,836 SQ. IN.</p> <p>TOTAL ACCESSIBLE REACH RANGE KITCHEN STORAGE: 5,484 SQ. IN.</p>

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PROJECT

BLOSSOM POINTE APARTMENTS

FOWLER, CA
TUOLUMNE ST. & 10TH ST.

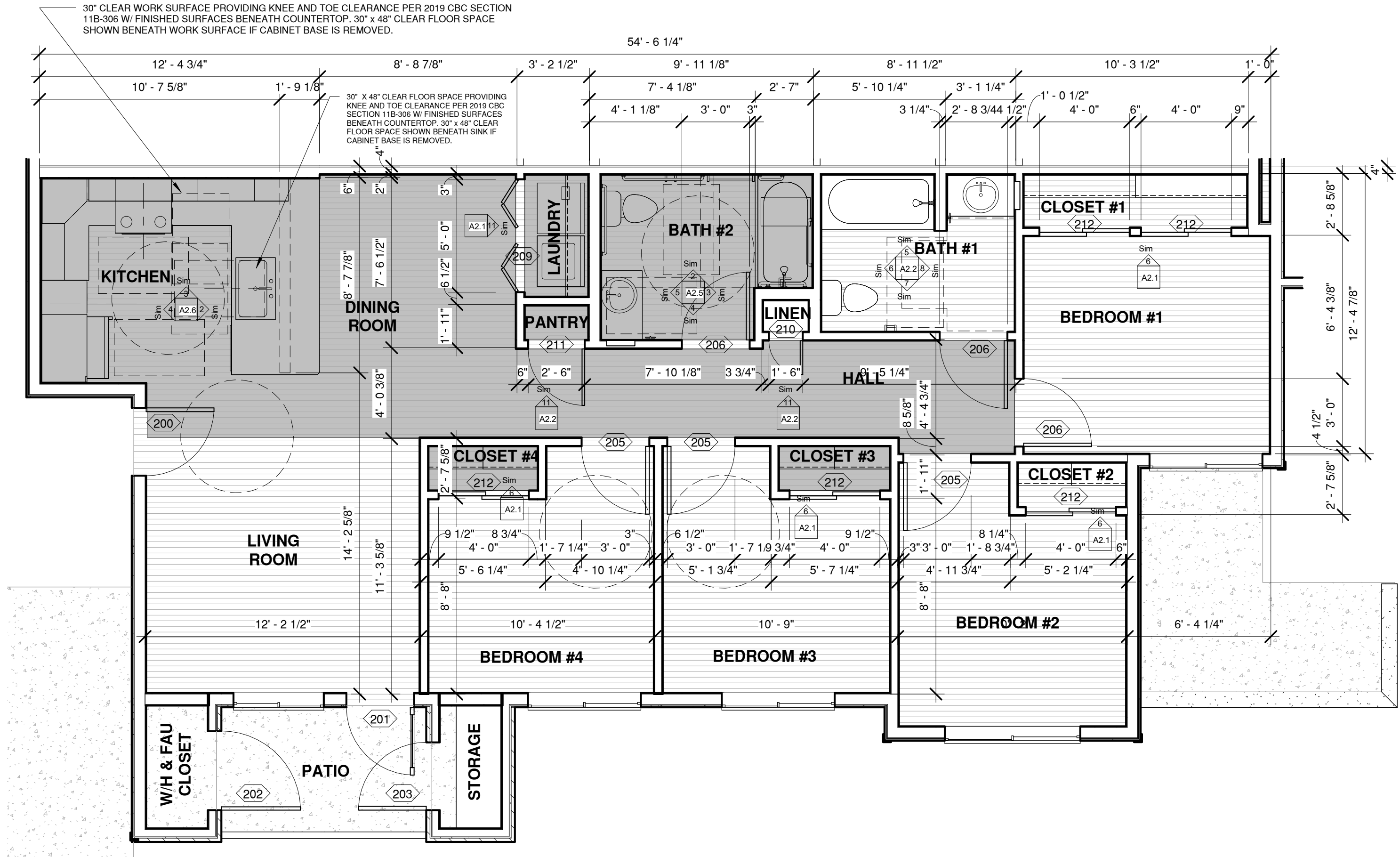
A2.6
3 BEDROOM - TYPE 1 - ACCESSIBLE UNIT PLAN, INTERIOR ELEVATIONS

SCHEMATIC SET / NOT FOR CONSTRUCTION

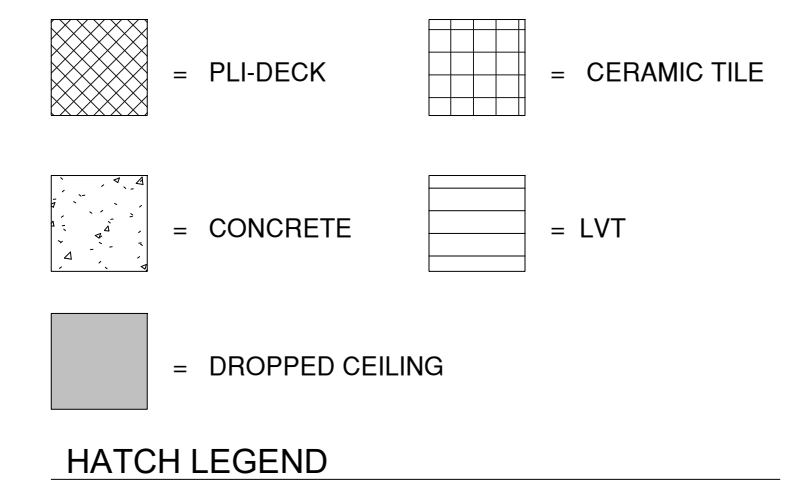
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① ACCESSIBLE 4 BEDROOM UNIT PLAN
1/4" = 1'-0"



KITCHEN CABINET & SHELF STORAGE CALCULATIONS - 3 & 4 BED ACCESSIBLE UNITS	
OVERALL KITCHEN CABINET & SHELF STORAGE	WITHIN ACCESSIBLE REACH RANGE KITCHEN CABINET & SHELF STORAGE
ELEVATION 3: AVAILABLE UPPER CABINET STORAGE: 24'X12"D + 14'X12"D+14'X12"D+30'X12"D+18'X12"D=1,200 SQ. IN. AVAILABLE LOWER CABINET STORAGE: (4)12'X24"D+(2)30'X24"D=2,592 SQ. IN.	ELEVATION 3: WITHIN-REACH UPPER CABINET STORAGE: 14'X12"D+14'X12"D+30'X12"D=696 SQ. IN. WITHIN-REACH LOWER CABINET STORAGE: (3)12'X24"D+30'X24"D=1,584 SQ. IN.
ELEVATION 2: AVAILABLE UPPER CABINET STORAGE: 0 SQ. IN. AVAILABLE LOWER CABINET STORAGE: 39'X24"D+36'X24"D=1,800 SQ. IN.	ELEVATION 2: WITHIN-REACH UPPER CABINET STORAGE: 0 SQ. IN. WITHIN-REACH LOWER CABINET STORAGE: 15'X24"D=360 SQ. IN.
ELEVATION 4: AVAILABLE UPPER CABINET STORAGE: 18'X24"D+18'X12"D+12'X12"D+12'X12"D=936 SQ. IN. AVAILABLE LOWER CABINET STORAGE: 18'X24"D+(2)24'X24"D=1,584 SQ. IN.	ELEVATION 4: WITHIN-REACH UPPER CABINET STORAGE: 18'X24"D=432 SQ. IN. WITHIN-REACH LOWER CABINET STORAGE: 24'X24"D=576 SQ. IN.
ELEVATION 11/A2.2: AVAILABLE PANTRY SHELF STORAGE: (4)34'X18"D=2,448 SQ. IN.	ELEVATION 11/A2.2: WITHIN-REACH PANTRY STORAGE STORAGE: (3)34'X18"D=1,836 SQ. IN.
TOTAL AVAILABLE KITCHEN STORAGE: 10,560 SQ. IN.	TOTAL ACCESSIBLE REACH RANGE KITCHEN STORAGE: 5,484 SQ. IN.
CALCULATION TO SHOW 50% OF SHELF SPACE IS WITHIN ACCESSIBLE REACH RANGE PER CBC 11B-804.5 AND 11B-308: 10,560 SQ. IN. (TOTAL CABINET & PANTRY) X 0.50 = 5,280 SQ. IN. (50% OF TOTAL AVAILABLE STORAGE SPACE) 5,484 SQ. IN. / 10,560 SQ. IN. = 51.93% (SHELF & STORAGE SPACE WITHIN ACCESSIBLE REACH RANGE)	

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PROJECT

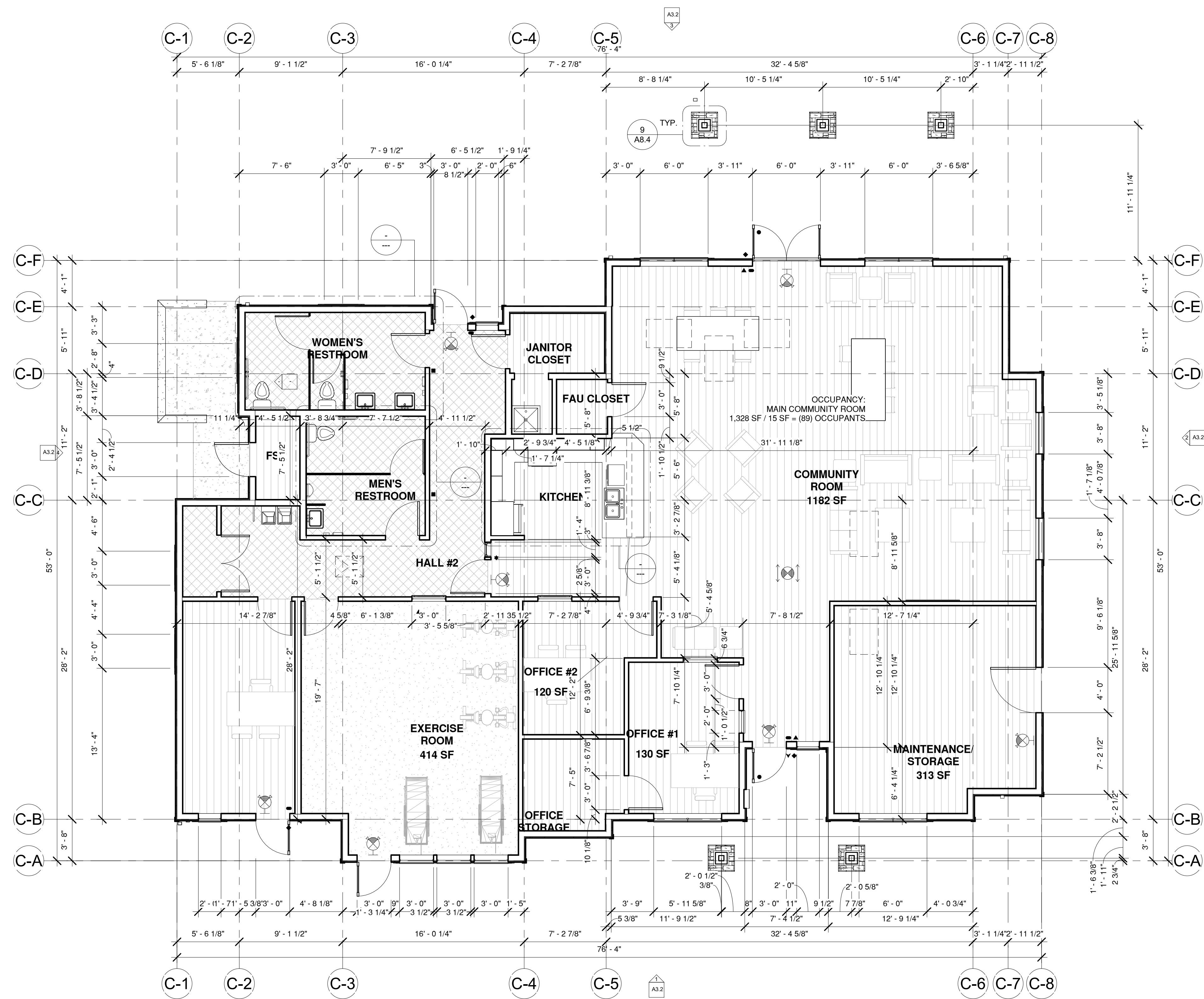
BLOSSOM POINTE APARTMENTS

TUOLUMNE ST. & 10TH ST. FOWLER, CA

A2.7

4-BEDROOM - ACCESSIBLE UNIT PLAN, INTERIOR ELEVATIONS

SCHEMATIC SET / NOT FOR CONSTRUCTION



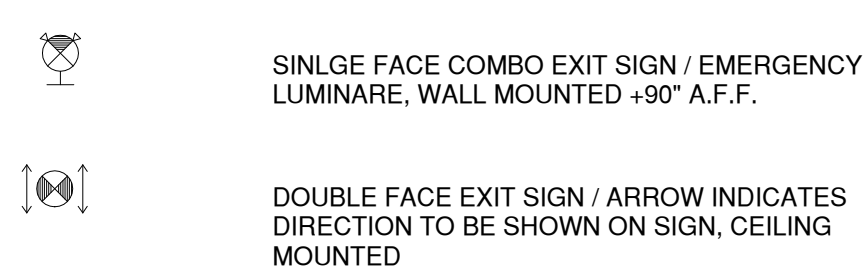
1 FLOOR PLAN - COMMUNITY BLDG.
 3/16" = 1'-0" 3,230 CONDITIONED S.F.

HATCH LEGEND

	= PLI-DECK		= CERAMIC TILE
	= CONCRETE		= LVT
	= DROPPED CEILING		

OCCUPANT CALCULATION FOR COMMUNITY BUILDING

MAIN COMMUNITY ROOM:	89
KITCHEN AND HALL #1:	3
EXERCISE ROOM:	7
OFFICES:	3
LAUNDRY:	4
MAINTENANCE ROOM AND MECHANICAL:	2
WOMEN'S & MEN'S RESTROOMS:	3
TOTAL OCCUPANCY AT COMMUNITY BUILDING = 111	



NOTE:
 SEE ELECTRICAL DRAWINGS FOR LIGHTING LOCATIONS, ILLUMINATION LEVELS, AND POWER INFORMATION. ALL MEANS OF EGRESS ILLUMINATION SHALL BE PER CBC-1008.

EXIT SIGNAGE LEGEND

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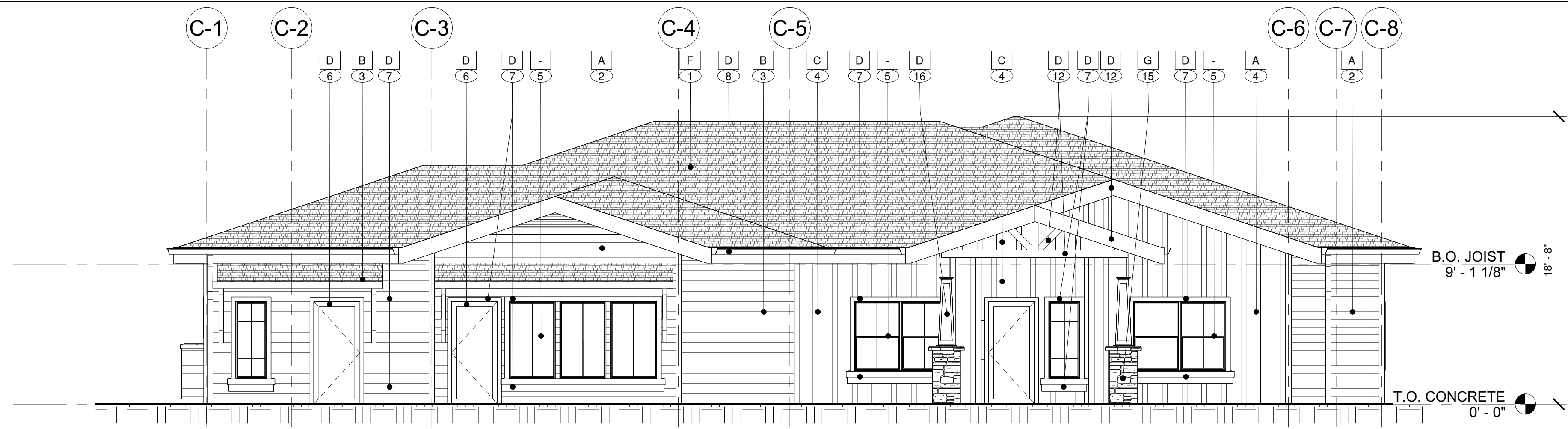
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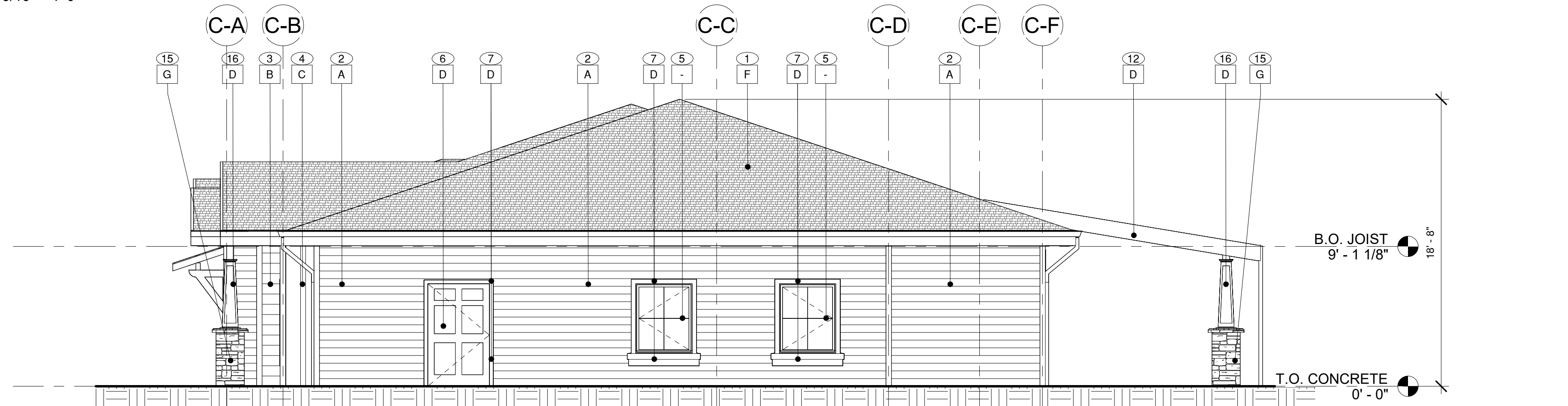
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A3.1A
 COMMUNITY BLDG. FLOOR PLAN

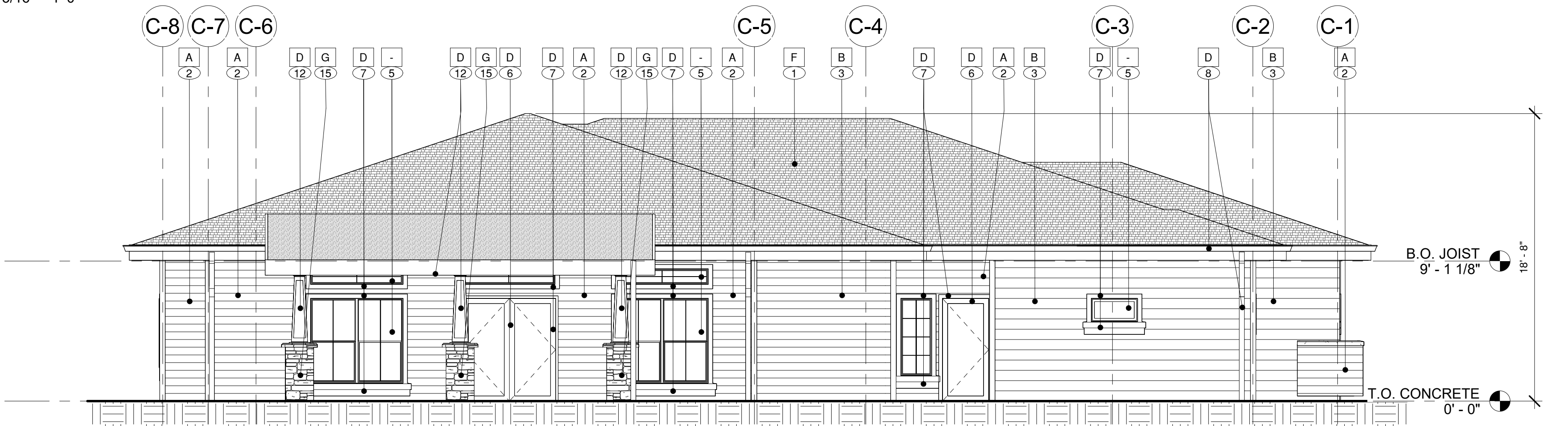
SCHEMATIC SET / NOT FOR CONSTRUCTION



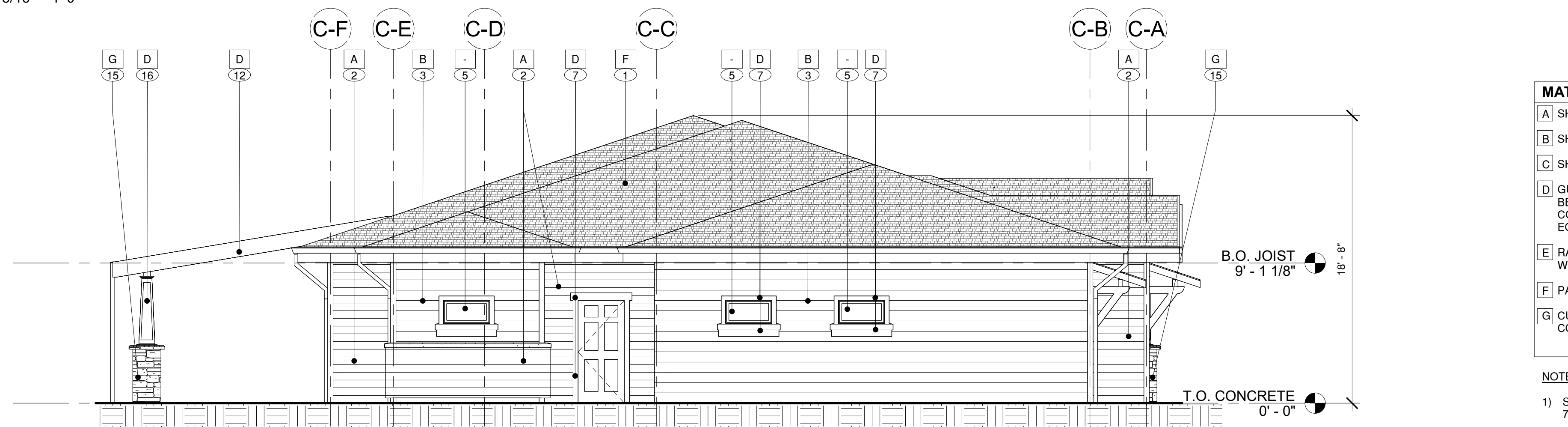
1 SOUTH ELEVATION - COMMUNITY BLDG.
3/16" = 1'-0"



2 EAST ELEVATION - COMMUNITY BLDG.
3/16" = 1'-0"



3 NORTH ELEVATION - COMMUNITY BLDG.
3/16" = 1'-0"



4 WEST ELEVATION - COMMUNITY BLDG.
3/16" = 1'-0"

MATERIAL FINISHES: COMMUNITY BLDG.

- A SHERWIN WILLIAMS SW 7029 "AGREEABLE GRAY" OR EQUAL.
- B SHERWIN WILLIAMS SW 9523 "CANAL STREET" OR EQUAL.
- C SHERWIN WILLIAMS SW 6385 "DOVER WHITE" OR EQUAL.
- D GUTTERS, DOWN SPOUTS, EXTERIOR DOORS, TRIM BOARDS, BELLY BANDS, OUTTRIGGERS, CORBELS, METAL FASCIA WRAP; COLOR TO MATCH SHERWIN WILLIAMS SW 7042 "SHOJI WHITE" OR EQUAL.
- E RAILINGS: COLOR TO MATCH SHERWIN WILLIAMS SW 7042 "SHOJI WHITE" OR EQUAL.
- F PABCO ARCHITECTURAL SHINGLES "PEWTER GRAY" OR EQUAL.
- G CULTURED STONE TO MATCH COUNTRY LEDGESTONE "BUCKS COUNTY" OR EQUAL.

NOTES:

- 1) SOFFIT (NOT SHOWN) COLOR TO MATCH SHERWIN WILLIAMS SW 7042 "SHOJI WHITE" OR EQUAL.
- 2) ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

KEY NOTES

1. 20 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAINTED HORIZONTAL CEMENTITIOUS SIDING WITH 6" REVEAL OR APPROVED EQUAL.
3. PAINTED HORIZONTAL CEMENTITIOUS SIDING WITH 8" REVEAL OR APPROVED EQUAL.
4. PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL.
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. NOT USED.
10. 2x HORIZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN. SEE DETAIL 11/A8.1.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL. SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS, DETAIL 1/A8.3, AND DETAIL 2/A8.3.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE. SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM, REFER TO BUILDING CROSSSECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.
19. 42" TALL CONDENSOR UNIT SCREEN WALL.
20. EXTERIOR MEP EQUIPMENT. SEE MEP PLANS FOR MORE INFORMATION.
21. SEMI-RECESSED FIRE EXTINGUISHER CABINET PER SPECIFICATIONS.
22. GAS METER BANK. RE: PLUMBING DRAWINGS.
23. PRE-FINISHED ROOF TO WALL FLASHING PER DETAIL 12/A8.1.

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PROJECT

**BLOSSOM POINTE
APARTMENTS**

FOWLER, CA

TUOLUMNE ST. & 10TH ST.

A3.2

EXTERIOR ELEVATIONS - COMMUNITY BLDG.

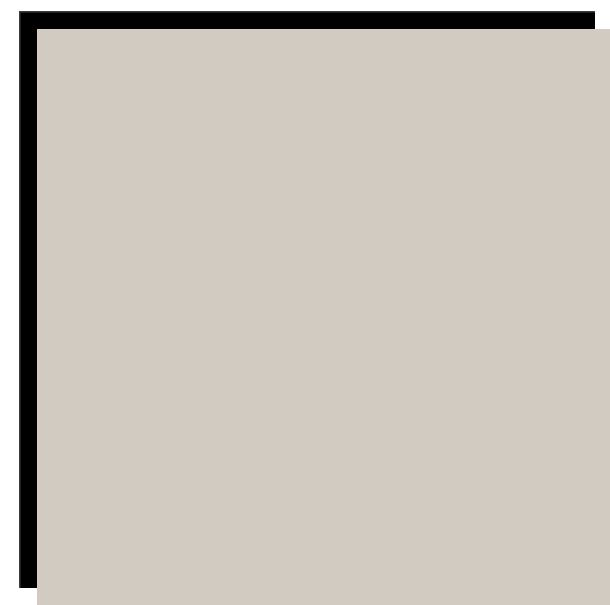
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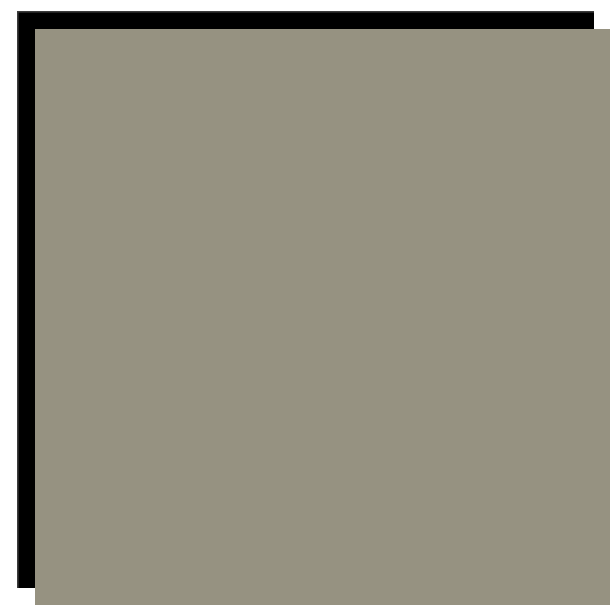
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N.T.S.



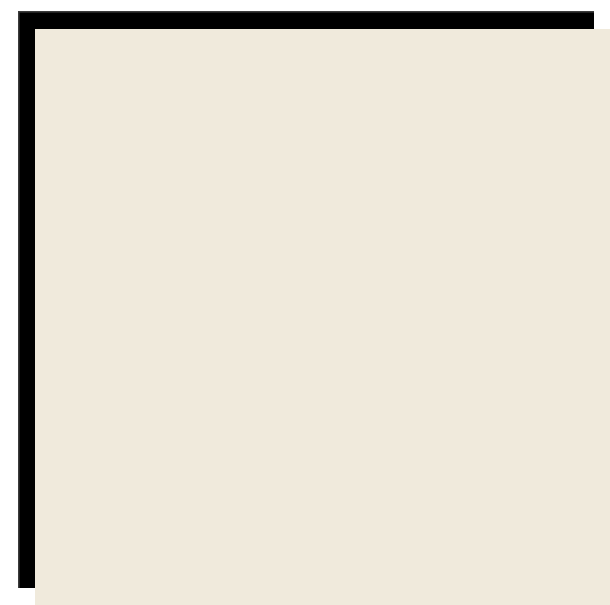
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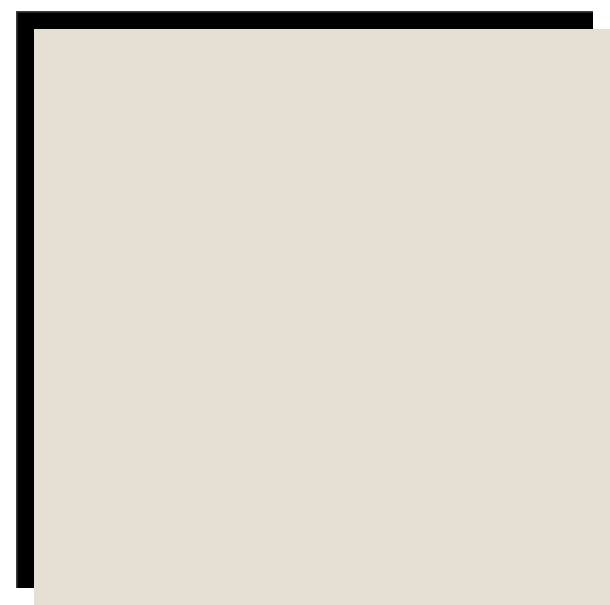
[A] CEMENTITIOUS SIDING - 6" REVEAL
COLOR TO MATCH "AGREEABLE GRAY"
SHERWIN WILLIAMS SW 7029
OR EQUAL



[B] CEMENTITIOUS SIDING - 8" REVEAL
COLOR TO MATCH "CANAL STREET"
SHERWIN WILLIAMS SW 9523
OR EQUAL



[C] CEMENTITIOUS BOARD & BATTEN
COLOR TO MATCH "DOVER WHITE"
SHERWIN WILLIAMS SW 6385
OR EQUAL



[D] FASCIA, TRIM, DOORS, RAILINGS, GUTTERS, & DOWNSPOUTS
COLOR TO MATCH "SHOJI WHITE"
SHERWIN WILLIAMS SW 7042
OR EQUAL



[E] ROOFING
"PEWTER GRAY"
PABCO ARCHITECTURAL SHINGLES
OR EQUAL



[F] CULTURED STONE
CULTURED STONE TO MATCH
COUNTRY LEDGESTONE "BUCKS
COUNTY" OR EQUAL

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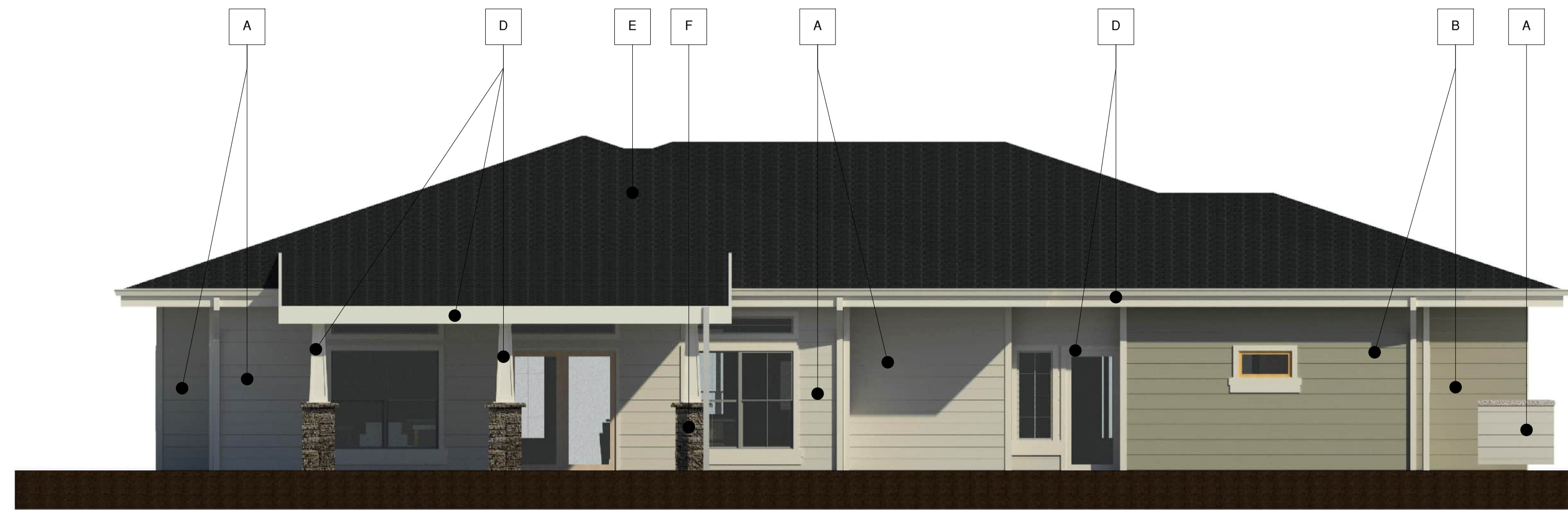
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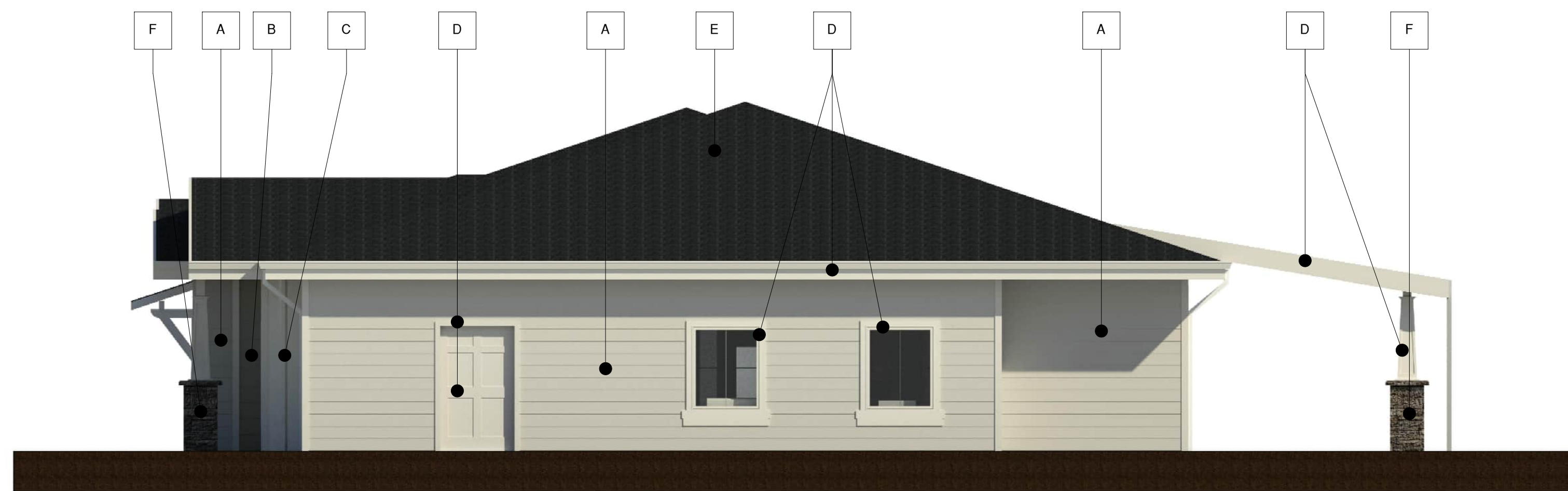
A3.3A

COLORED ELEVATIONS - COMMUNITY BLDG.

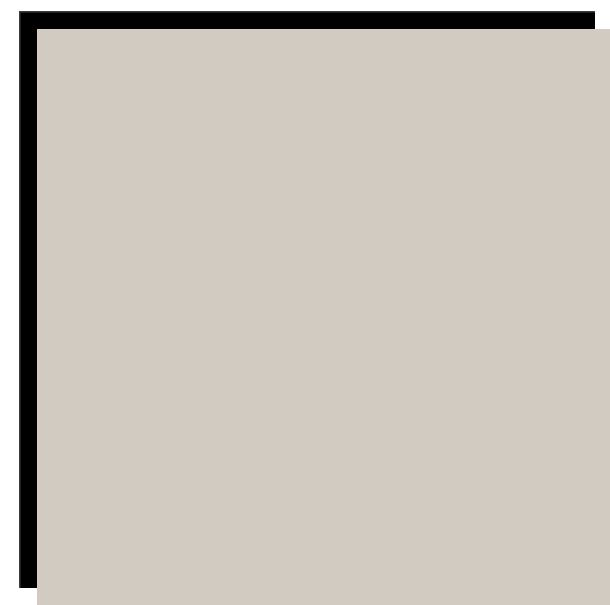
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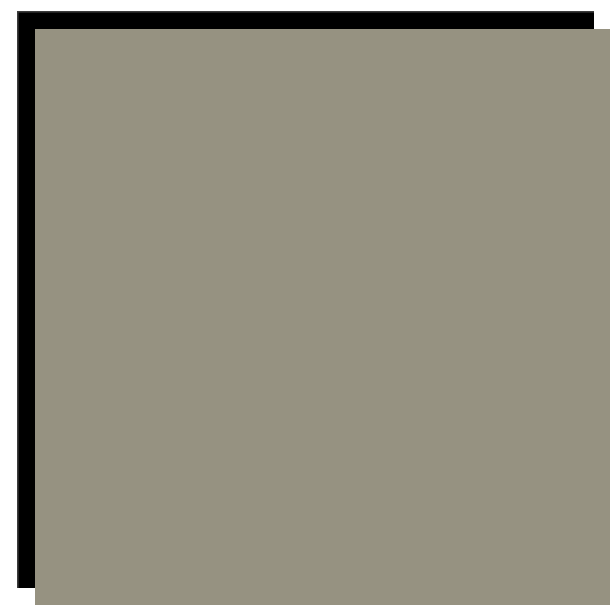
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N.T.S.



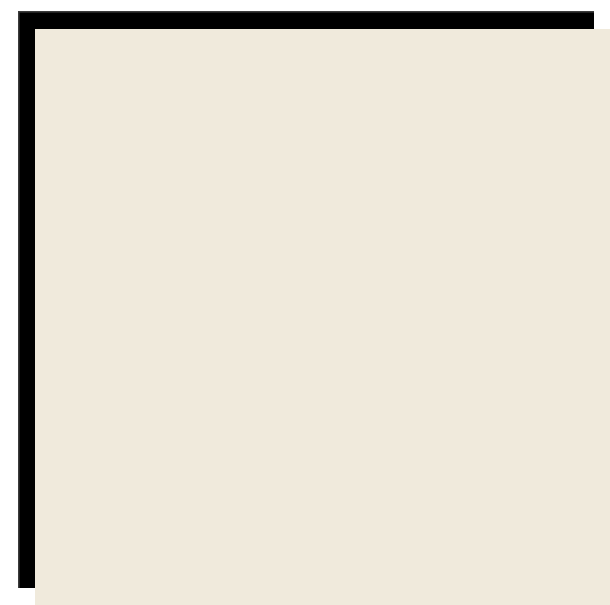
② COMMUNITY BLDG. - EAST ELEVATION
N.T.S.



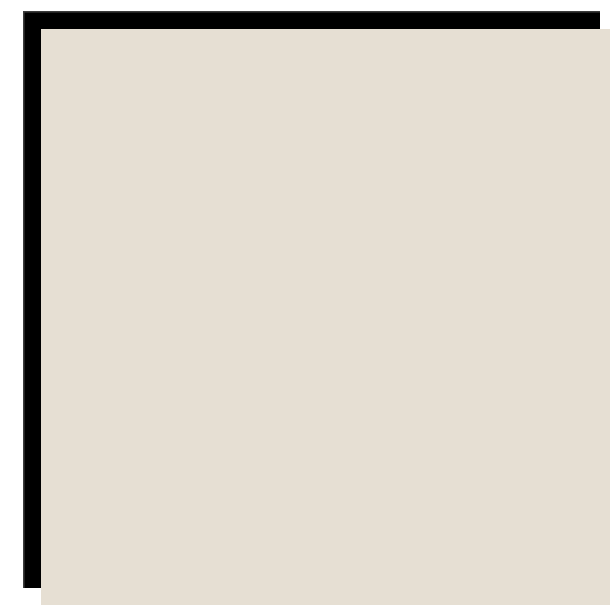
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OR EQUAL



[B] CEMENTITIOUS SIDING - 8" REVEAL
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[E] ROOFING
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[F] CULTURED STONE
CULTURED STONE TO MATCH
COUNTRY LEDGESTONE "BUCKS
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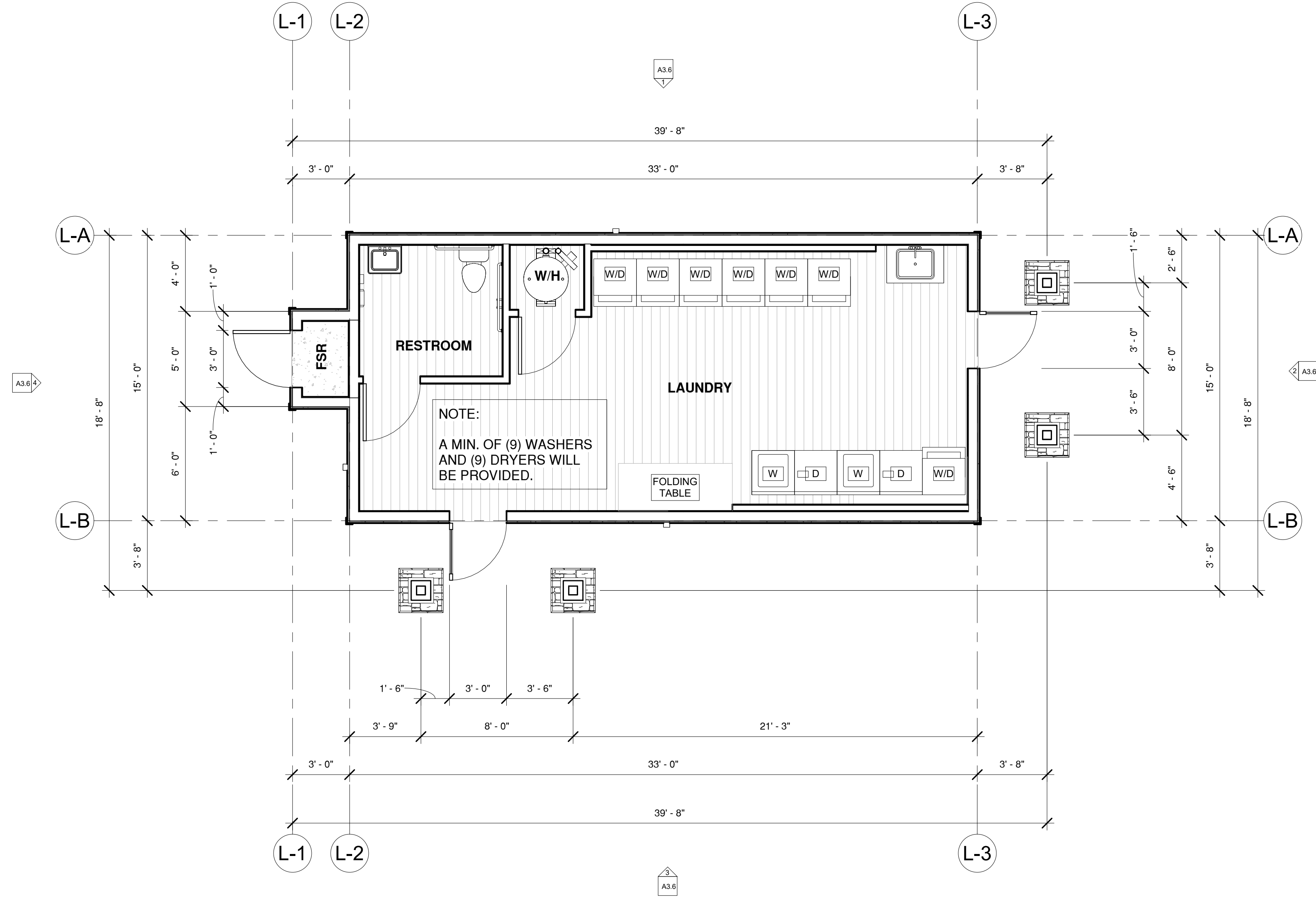


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PROJECT
BLOSSOM POINTE APARTMENTS
TUOLUMNE ST. & 10TH ST.
FOWLER, CA
SCHEMATIC SET / NOT FOR CONSTRUCTION
A3.3B
COLORED ELEVATIONS - COMMUNITY BLDG.

1 FLOOR PLAN - LAUNDRY BLDG.
1/4" = 1'-0"

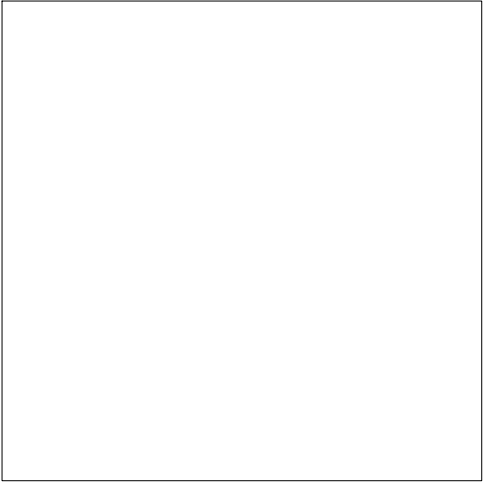


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PROJECT
BLOSSOM POINTE APARTMENTS
TUOLUMNE ST. & 10TH ST.
FOWLER, CA

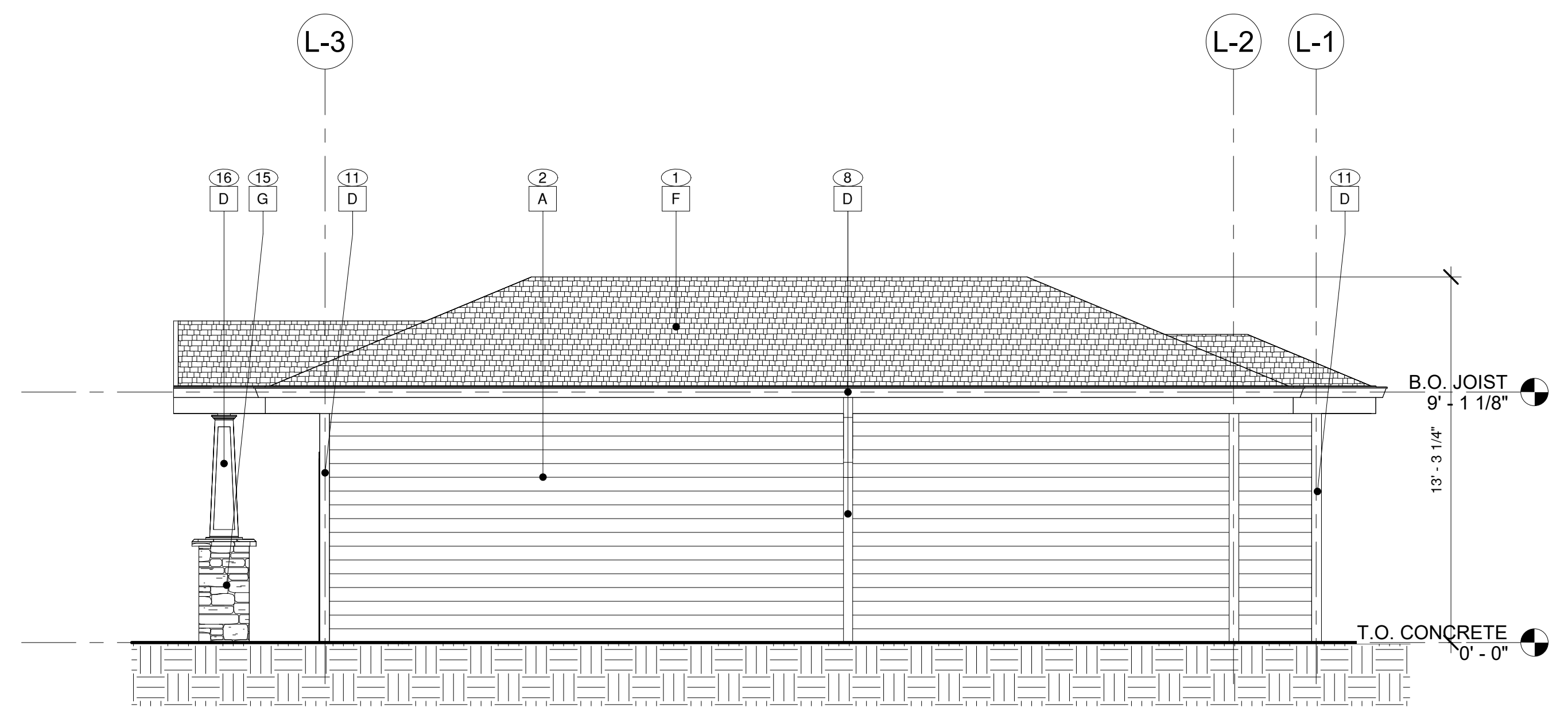
A3.5
FLOOR PLAN - LAUNDRY BLDG.

SCHEMATIC SET / NOT FOR CONSTRUCTION

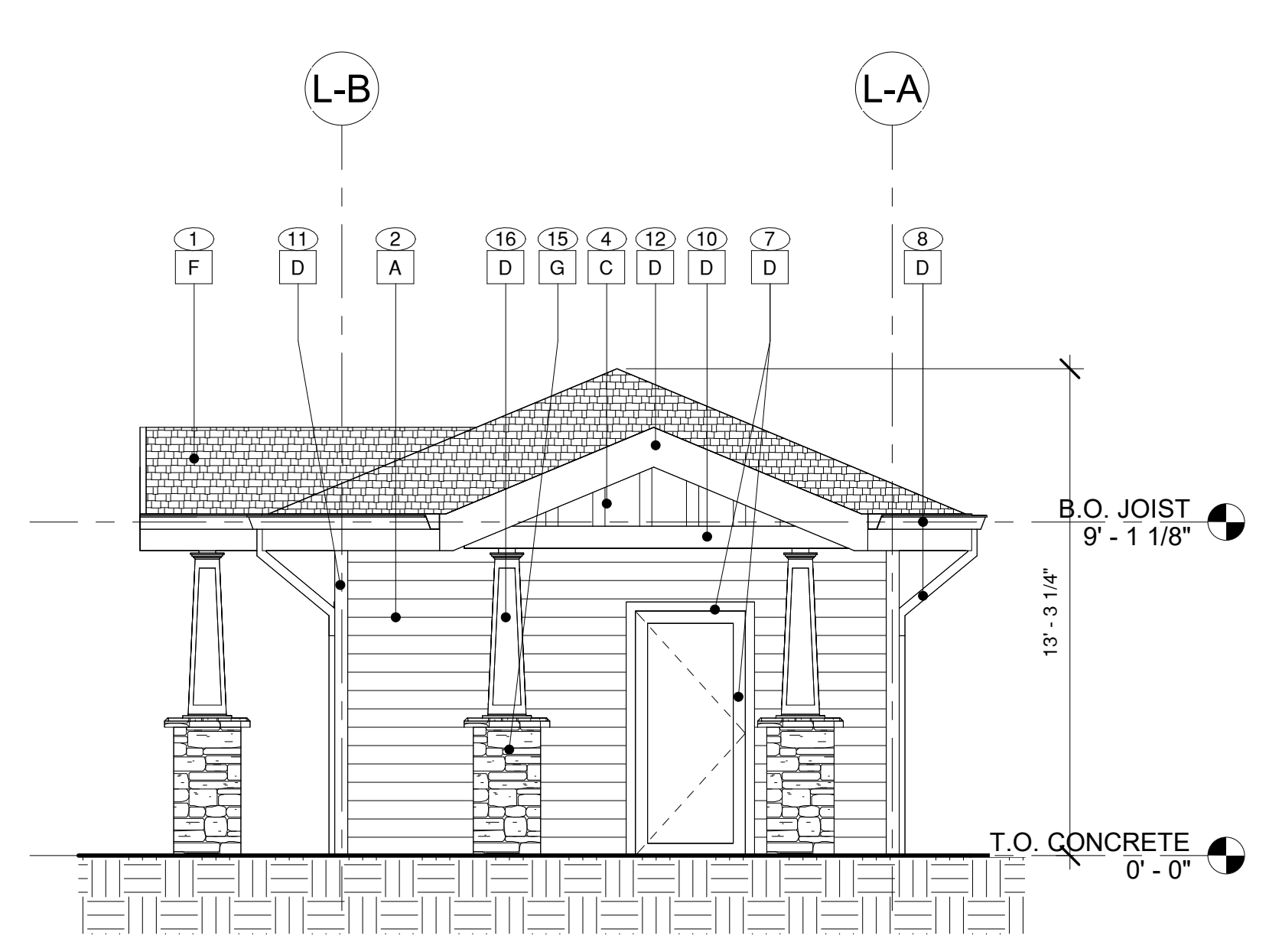
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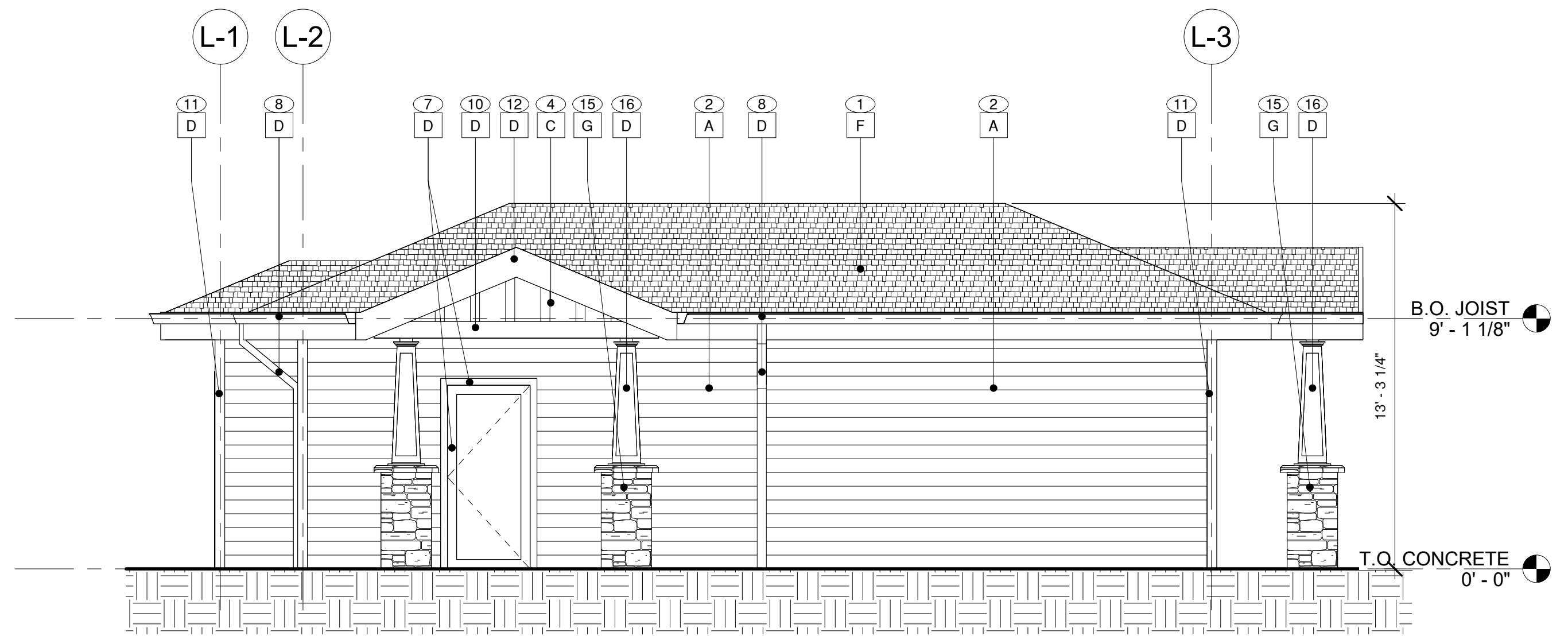
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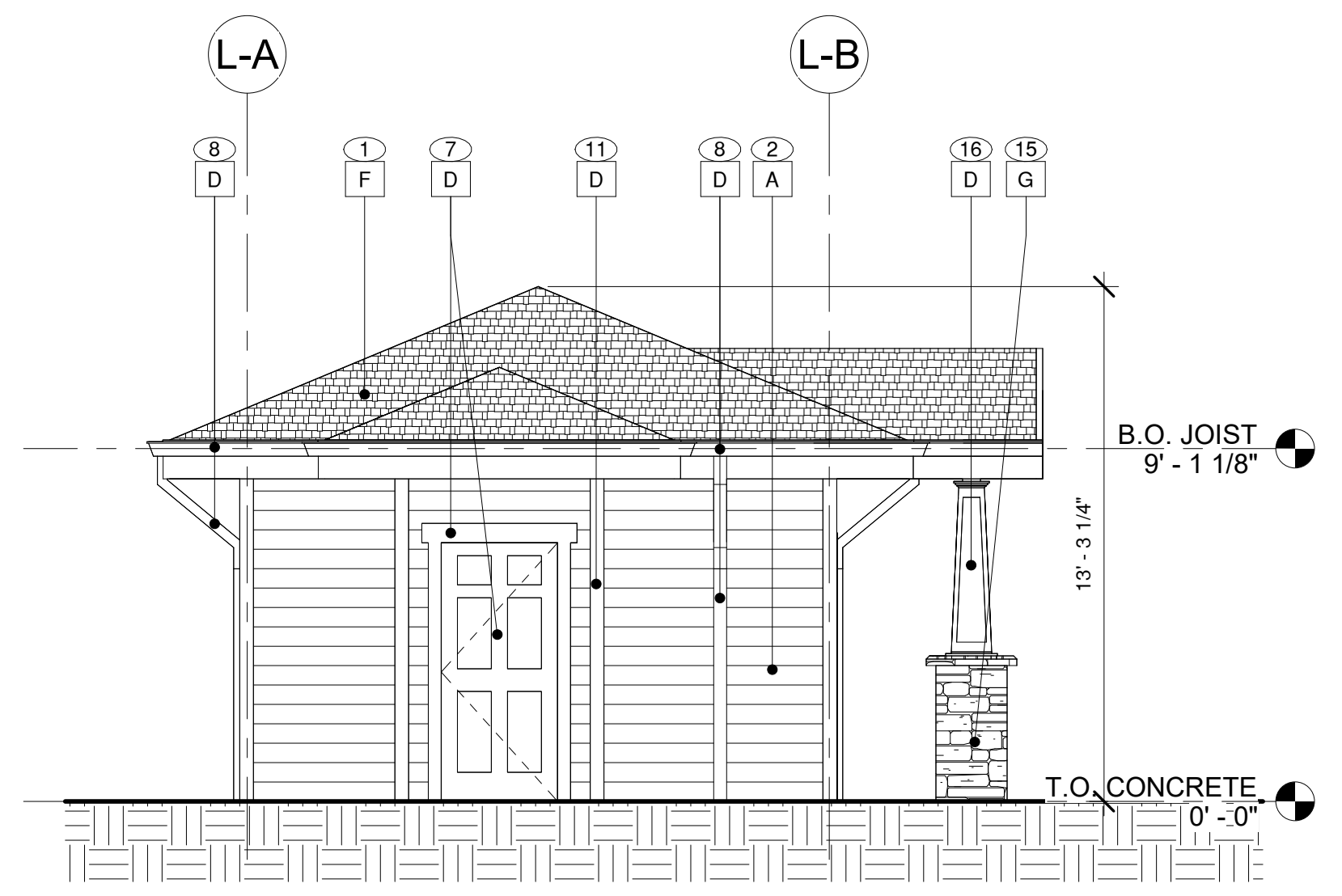
1 EAST ELEVATION - LAUNDRY BLDG.
1/4" = 1'-0"



2 SOUTH ELEVATION - LAUNDRY BLDG.
1/4" = 1'-0"



3 WEST ELEVATION - LAUNDRY BLDG.
1/4" = 1'-0"



4 NORTH ELEVATION - LAUNDRY BLDG.
1/4" = 1'-0"

KEY NOTES

- 20 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
- PAINTED HORIZONTAL CEMENTITIOUS SIDING WITH 6" REVEAL OR APPROVED EQUAL.
- PAINTED HORIZONTAL CEMENTITIOUS SIDING WITH 8" REVEAL OR APPROVED EQUAL.
- PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL.
- WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
- EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
- DOOR/WINDOW TRIM, PAINT AS NOTED.
- PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
- NOT USED.
- 2x HORIZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN. SEE DETAIL 11/A8.1.
- 4" VERTICAL TRIM, TYP.
- 1x FINISH FASCIA, MDF OR EQUAL. SEE DETAILS.
- METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS, DETAIL 1/A8.3, AND DETAIL 2/A8.3.
- ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
- CULTURED STONE. SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
- COLUMN, POST, AND BEAM, REFER TO BUILDING CROSSSECTIONS & DETAILS.
- WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
- PAINTED METAL HANDRAIL.
- 42" TALL CONDENSOR UNIT SCREEN WALL.
- EXTERIOR MEP EQUIPMENT. SEE MEP PLANS FOR MORE INFORMATION.
- SEMI-RECESSED FIRE EXTINGUISHER CABINET PER SPECIFICATIONS.
- GAS METER BANK. RE: PLUMBING DRAWINGS.
- PRE-FINISHED ROOF TO WALL FLASHING PER DETAIL 12/A8.1.

MATERIAL FINISHES: LAUNDRY BLDG.

- A SHERWIN WILLIAMS SW 7029 "AGREEABLE GRAY" OR EQUAL.
- B SHERWIN WILLIAMS SW 9523 "CANAL STREET" OR EQUAL.
- C SHERWIN WILLIAMS SW 9130 "EVERGREEN FOG" OR EQUAL.
- D GUTTERS, DOWN SPOUTS, EXTERIOR DOORS, TRIM BOARDS, BELLY BANDS, OUTRIGGERS, CORBELS, METAL FASCIA WRAP: COLOR TO MATCH SHERWIN WILLIAMS SW 7042 "SHOJI WHITE" OR EQUAL.
- E RAILINGS: COLOR TO MATCH SHERWIN WILLIAMS SW 7042 "SHOJI WHITE" OR EQUAL.
- F PABCO ARCHITECTURAL SHINGLES "PEWTER GRAY" OR EQUAL.
- G CULTURED STONE TO MATCH COUNTRY LEDGESTONE "BUCKS COUNTRY" OR EQUAL.

- NOTES:**
- SOFFIT (NOT SHOWN) COLOR TO MATCH SHERWIN WILLIAMS SW 2829 "CLASSIC WHITE" OR EQUAL.
 - ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

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PROJECT

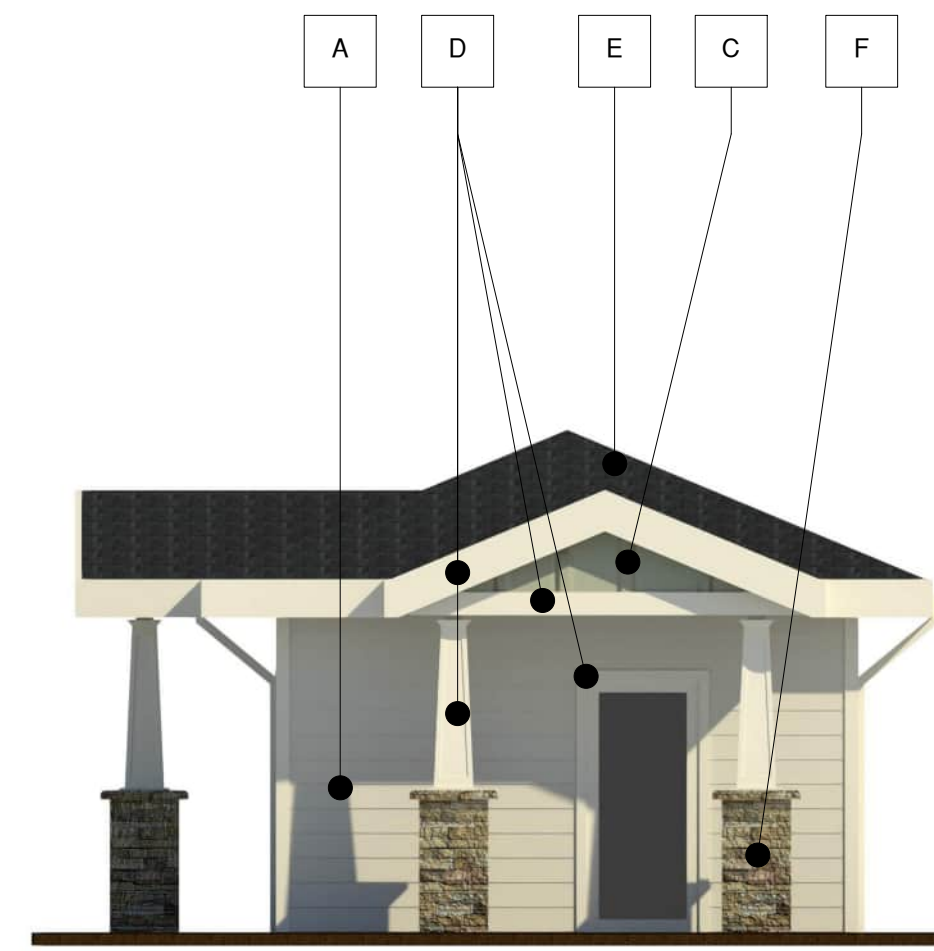
BLOSSOM POINTE APARTMENTS

FWLER, CA
TUOLUMNE ST. & 10TH ST.

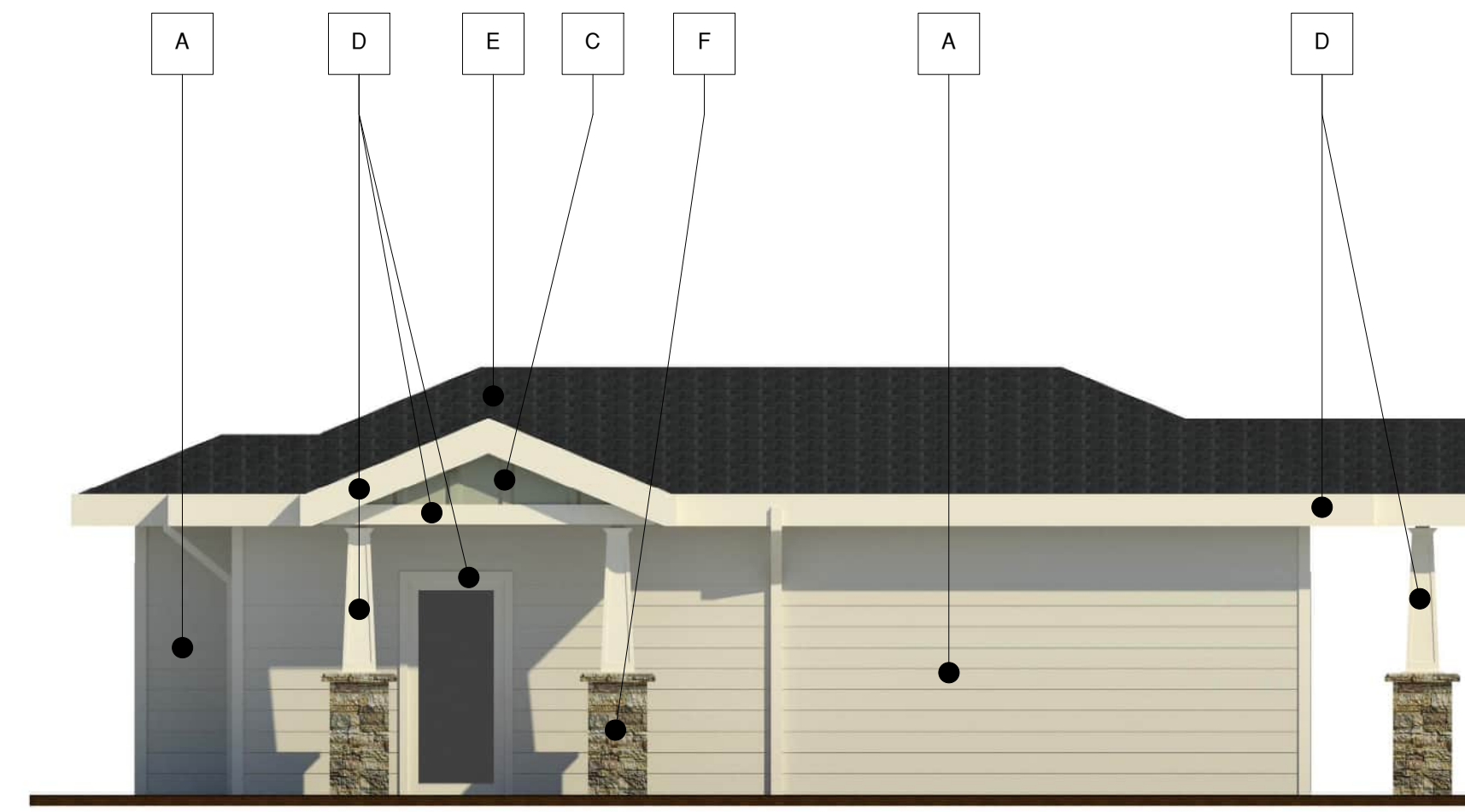
A3.6

EXTERIOR ELEVATIONS - LAUNDRY BLDG.

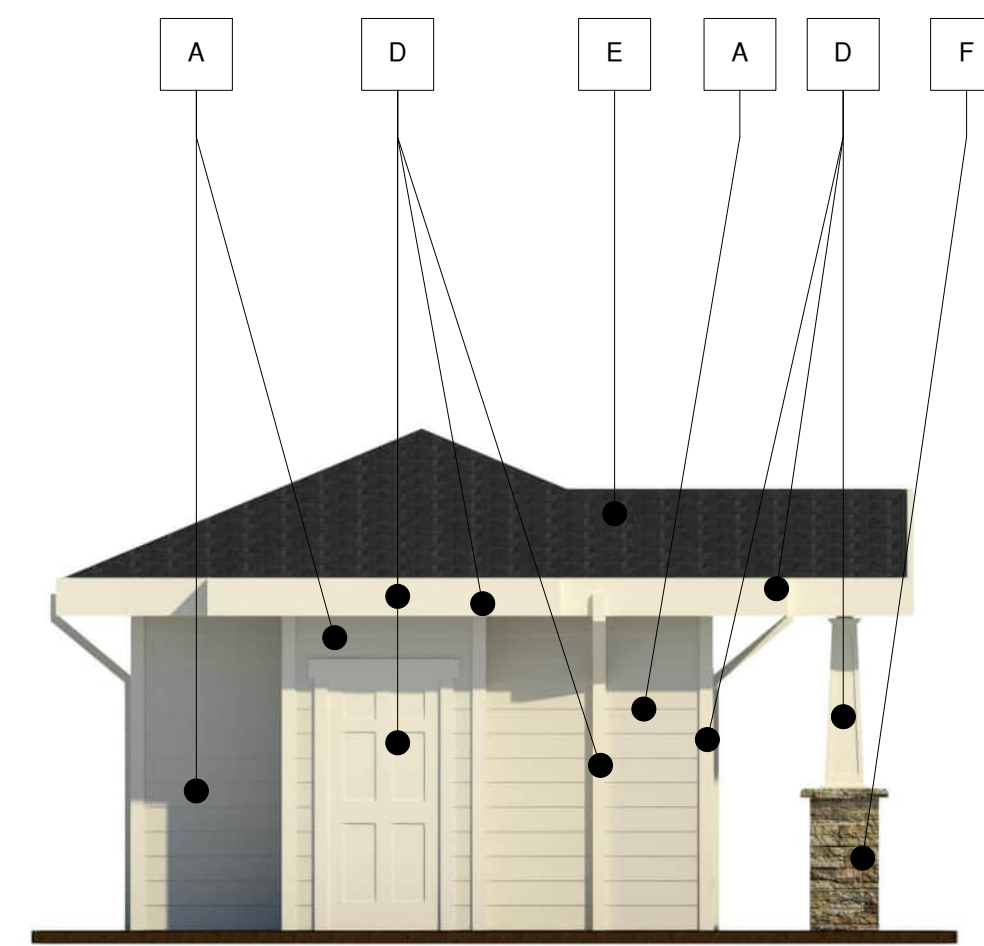
SCHEMATIC SET / NOT FOR CONSTRUCTION



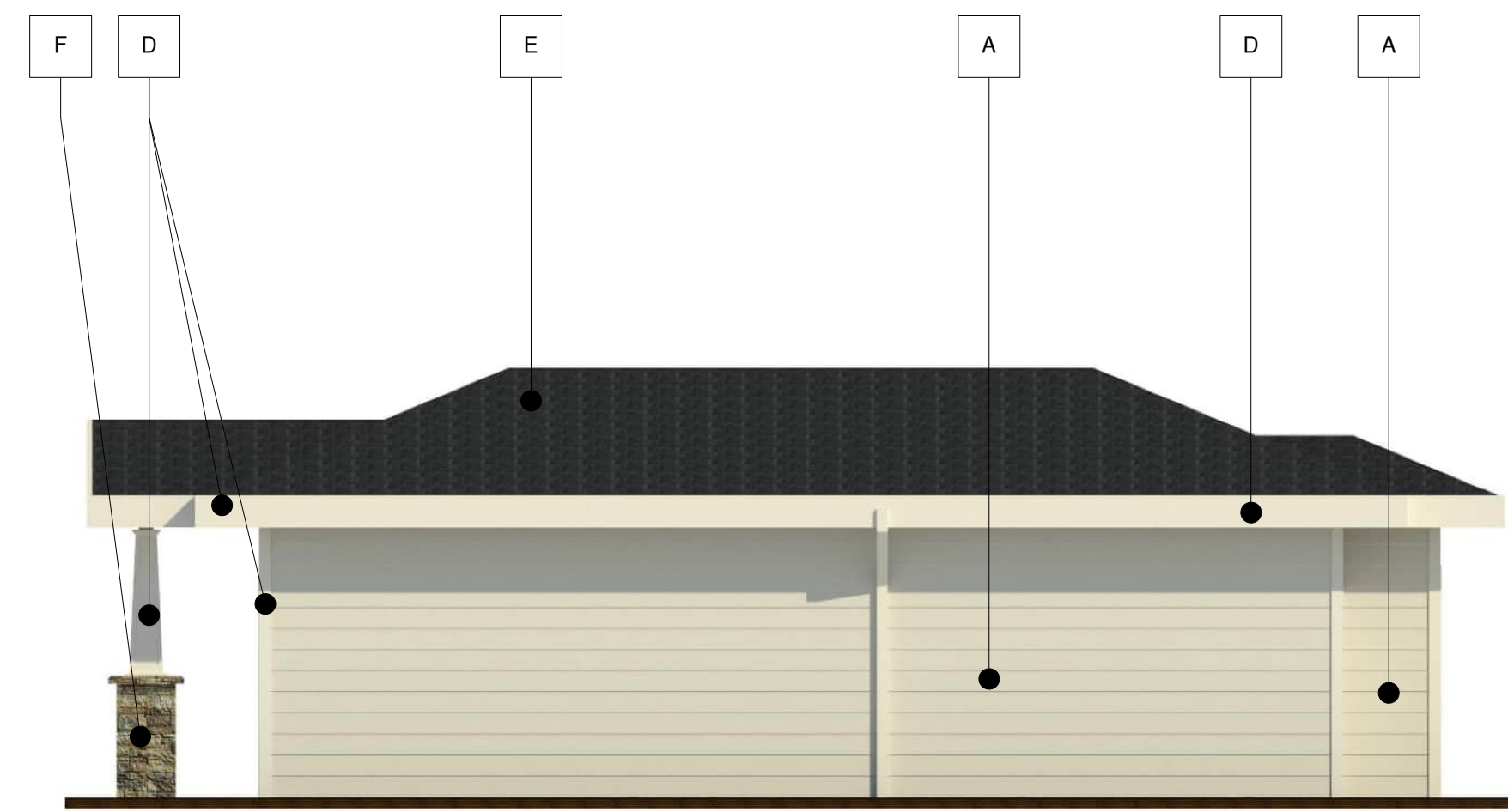
1 LAUNDRY BLDG. - SOUTH ELEVATION
6" = 1'-0"



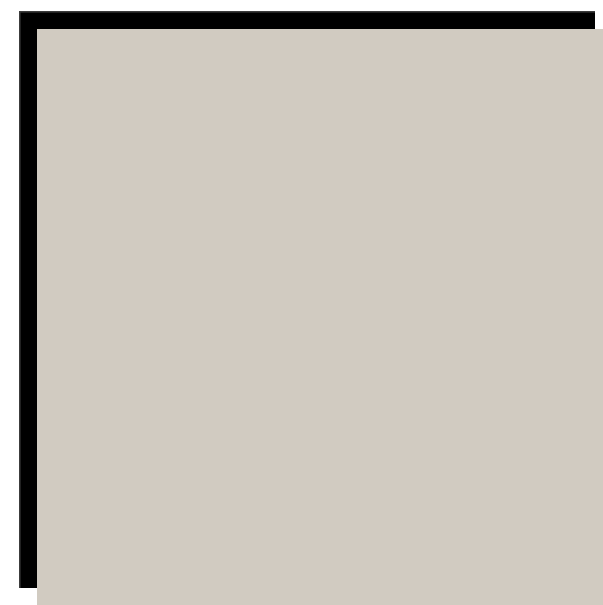
2 LAUNDRY BLDG. - WEST ELEVATION
6" = 1'-0"



3 LAUNDRY BLDG. - NORTH ELEVATION
6" = 1'-0"



4 LAUNDRY BLDG. - EAST ELEVATION
6" = 1'-0"



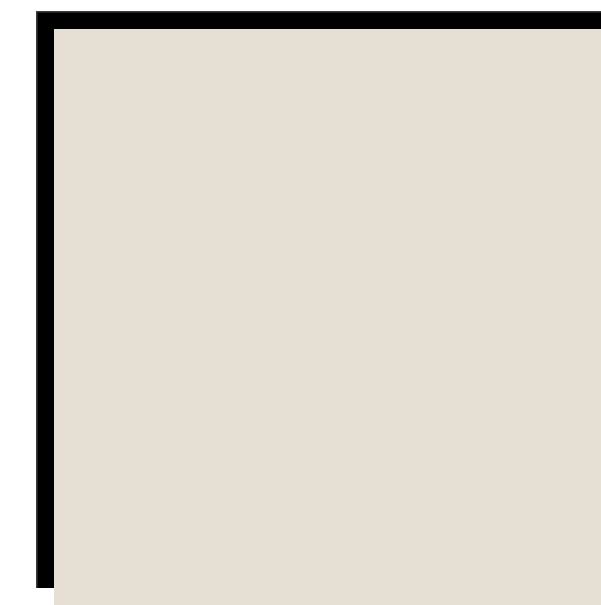
A CEMENTITIOUS SIDING - 6" REVEAL
COLOR TO MATCH "AGREEABLE GRAY"
SHERWIN WILLIAMS SW 7029
OR EQUAL



B CEMENTITIOUS SIDING - 8" REVEAL
COLOR TO MATCH "EVERGREEN FOG"
SHERWIN WILLIAMS SW 9130
OR EQUAL



C CEMENTITIOUS BOARD & BATTEN
COLOR TO MATCH "CANAL STREET"
SHERWIN WILLIAMS SW 9523
OR EQUAL



D FASCIA, TRIM, DOORS, RAILINGS, GUTTERS, & DOWNSPOUTS
COLOR TO MATCH "SHOJI WHITE"
SHERWIN WILLIAMS SW 7042
OR EQUAL



E ROOFING
"PEWTER GRAY"
PABCO ARCHITECTURAL SHINGLES
OR EQUAL



F CULTURED STONE
CULTURED STONE TO MATCH
COUNTRY LEDGESTONE "BUCKS
COUNTY" OR EQUAL

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BLOSSOM POINTE APARTMENTS

TUOLUMNE ST. & 10TH ST. FOWLER, CA

A3.7

COLORED ELEVATIONS - LAUNDRY BLDG.

SCHEMATIC SET / NOT FOR CONSTRUCTION

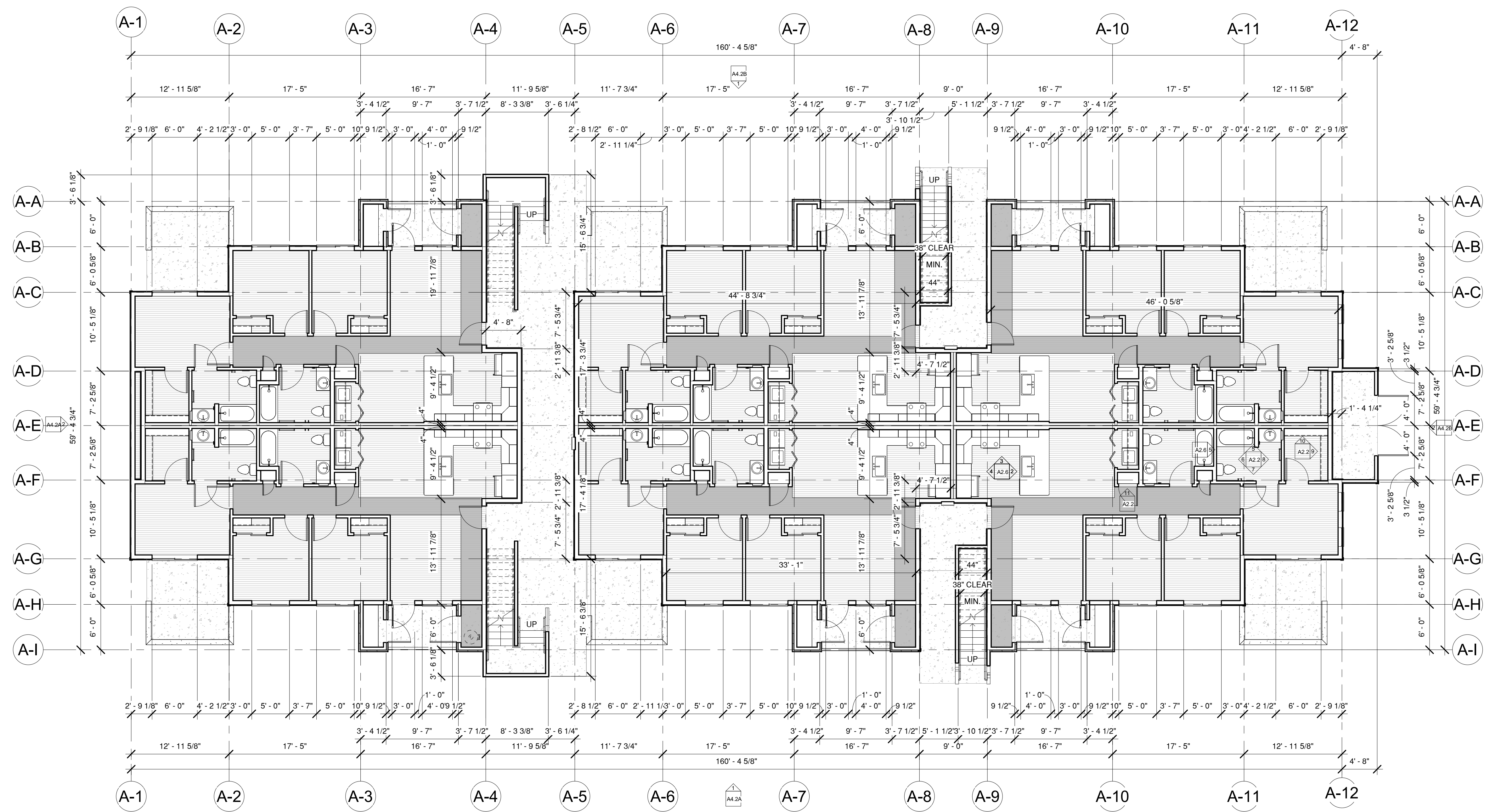
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OCCUPANCY CALCULATION FOR BUILDING TYPE A
1ST FLOOR: 8,273 S.F. / 200 S.F. PER OCCUPANT = 41 MAX. (36 PROPOSED)
2ND FLOOR: 7,378 S.F. / 200 S.F. PER OCCUPANT = 36 MAX. (33 PROPOSED)
3RD FLOOR: 7,368 S.F. / 200 S.F. PER OCCUPANT = 36 MAX. (33 PROPOSED)
TOTAL OCCUPANCY: 113 MAX. (102 PROPOSED)



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

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PROJECT
**BLOSSOM POINTE
APARTMENTS**
TUOLUMNE ST. & 10TH ST.
FOWLER, CA

A4.1A
FLOOR PLAN - BLDG. TYPE A

SCHEMATIC SET / NOT FOR CONSTRUCTION

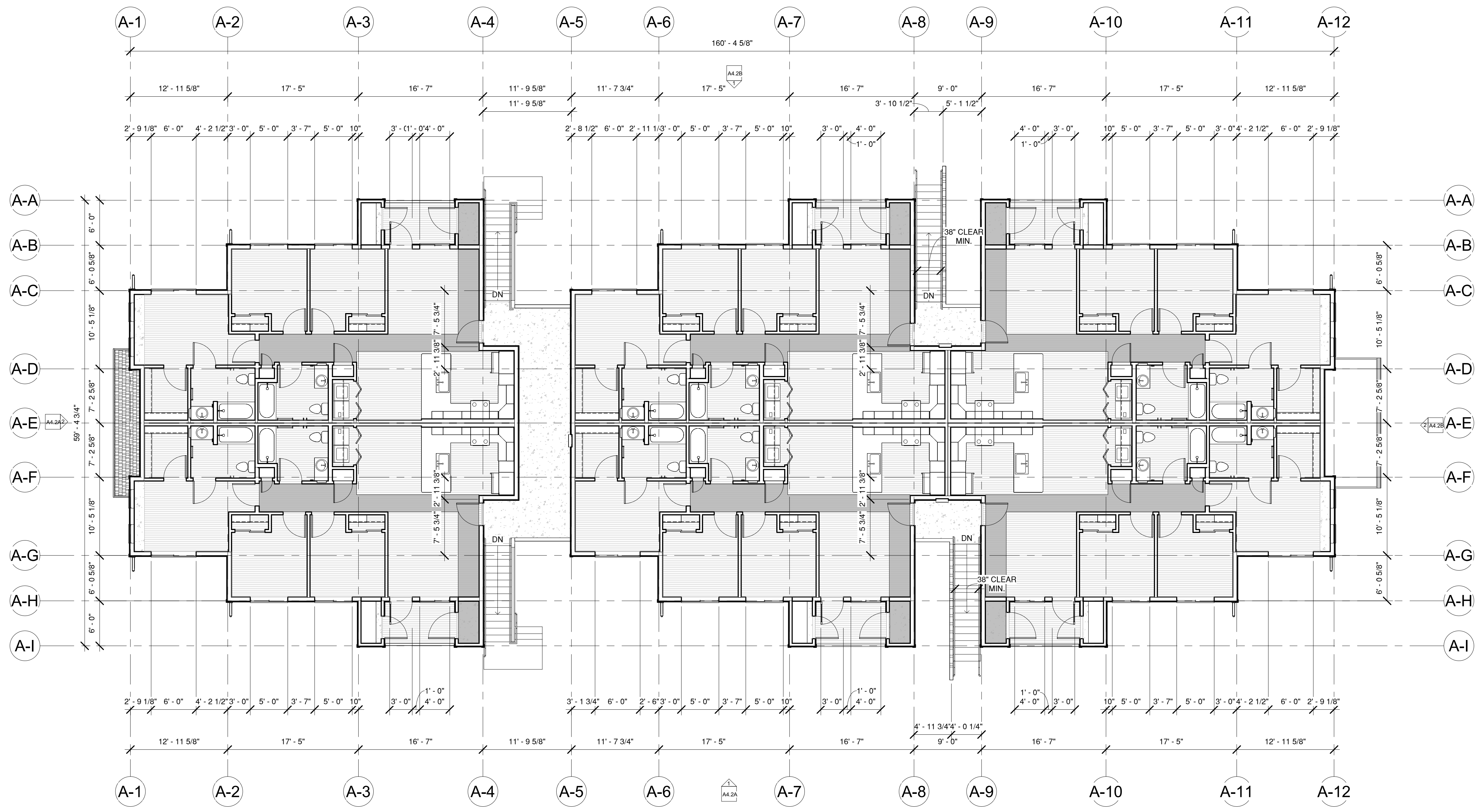
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1ST FLOOR: 8,273 S.F. / 200 S.F. PER OCCUPANT = 41 MAX. (36 PROPOSED)
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TOTAL OCCUPANCY: 113 MAX. (102 PROPOSED)



1 2ND FLOOR PLAN - BLDG. TYPE A
1/8" = 1'-0"

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**BLOSSOM POINTE
APARTMENTS**

TUOLUMNE ST. & 10TH ST. FOWLER, CA

A4.1B

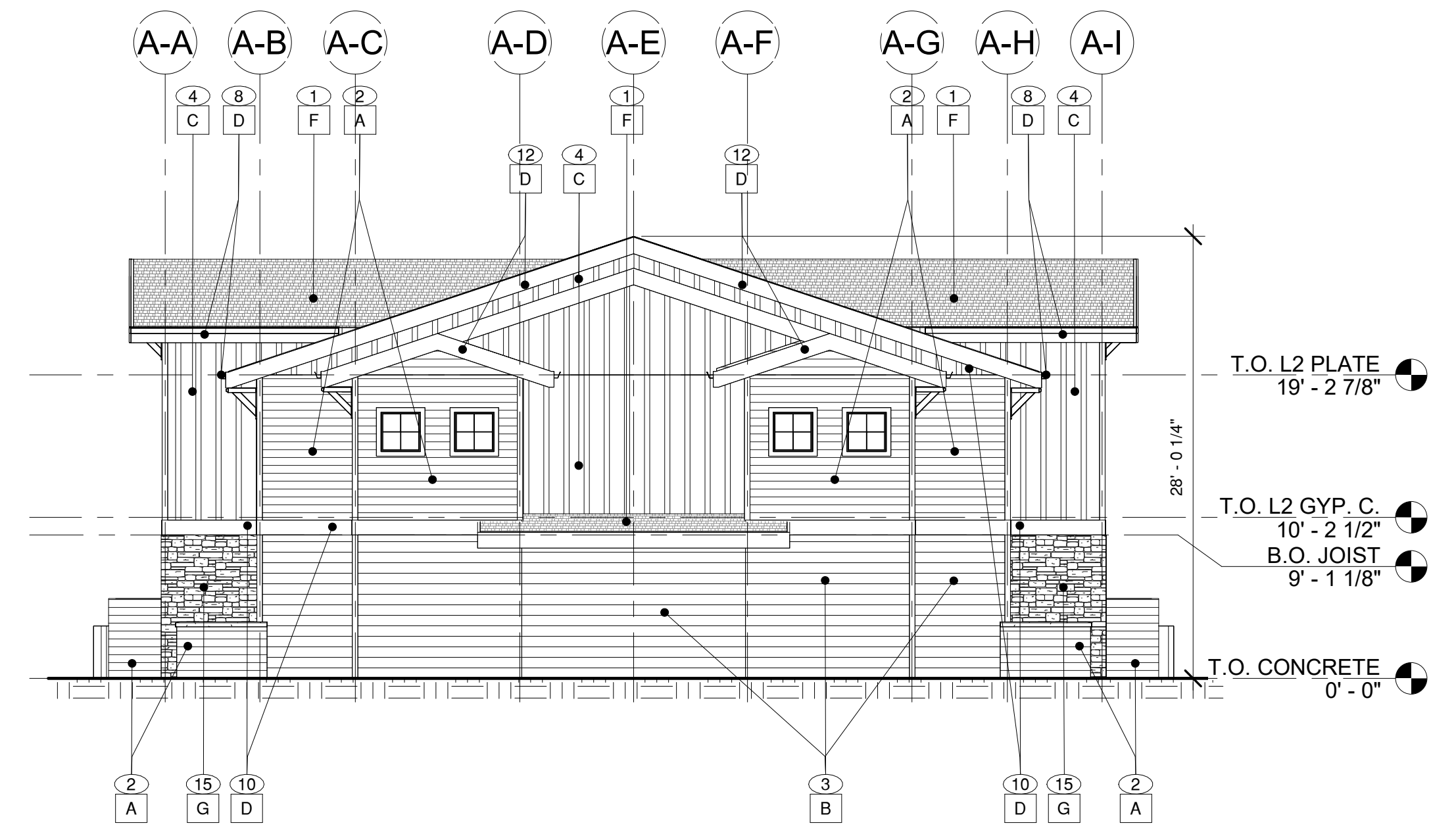
FLOOR PLAN - BLDG. TYPE A

SCHEMATIC SET / NOT FOR CONSTRUCTION

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



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

KEY NOTES

- 20 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
- PAINTED HORIZONTAL CEMENTITIOUS SIDING WITH 6" REVEAL OR APPROVED EQUAL.
- PAINTED HORIZONTAL CEMENTITIOUS SIDING WITH 8" REVEAL OR APPROVED EQUAL.
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- WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
- EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
- DOOR/WINDOW TRIM, PAINT AS NOTED.
- PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
- NOT USED.
- 2x HORIZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN. SEE DETAIL 11/A8.1.
- 4" VERTICAL TRIM, TYP.
- 1x FINISH FASCIA, MDF OR EQUAL. SEE DETAILS.
- METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS, DETAIL 1/A8.3, AND DETAIL 2/A8.3.
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- COLUMN, POST, AND BEAM, REFER TO BUILDING CROSSSECTIONS & DETAILS.
- WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
- PAINTED METAL HANDRAIL.
- 42" TALL CONDENSOR UNIT SCREEN WALL.
- EXTERIOR MEP EQUIPMENT. SEE MEP PLANS FOR MORE INFORMATION.
- SEMI-RECESSED FIRE EXTINGUISHER CABINET PER SPECIFICATIONS.
- GAS METER BANK. RE: PLUMBING DRAWINGS.
- PRE-FINISHED ROOF TO WALL FLASHING PER DETAIL 12/A8.1.

MATERIAL FINISHES: BLDG. TYPE A

- A SHERWIN WILLIAMS SW 7029 "AGREEABLE GRAY" OR EQUAL.
- B SHERWIN WILLIAMS SW 9523 "CANAL STREET" OR EQUAL.
- C SHERWIN WILLIAMS SW 6385 "DOVER WHITE" OR EQUAL.
- D GUTTERS, DOWN SPOUTS, EXTERIOR DOORS, TRIM BOARDS, BELLY BANDS, OUTRIGGERS, CORBELS, METAL FASCIA WRAP; COLOR TO MATCH SHERWIN WILLIAMS SW 7042 "SHOJI WHITE" OR EQUAL.
- E RAILINGS: COLOR TO MATCH SHERWIN WILLIAMS SW 7042 "SHOJI WHITE" OR EQUAL.
- F PABCO ARCHITECTURAL SHINGLES "PEWTER GRAY" OR EQUAL.
- G CULTURED STONE TO MATCH COUNTRY LEDGESTONE "BUCKS COUNTY" OR EQUAL.

- NOTES:
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PROJECT

BLOSSOM POINTE
APARTMENTS

FOWLER, CA

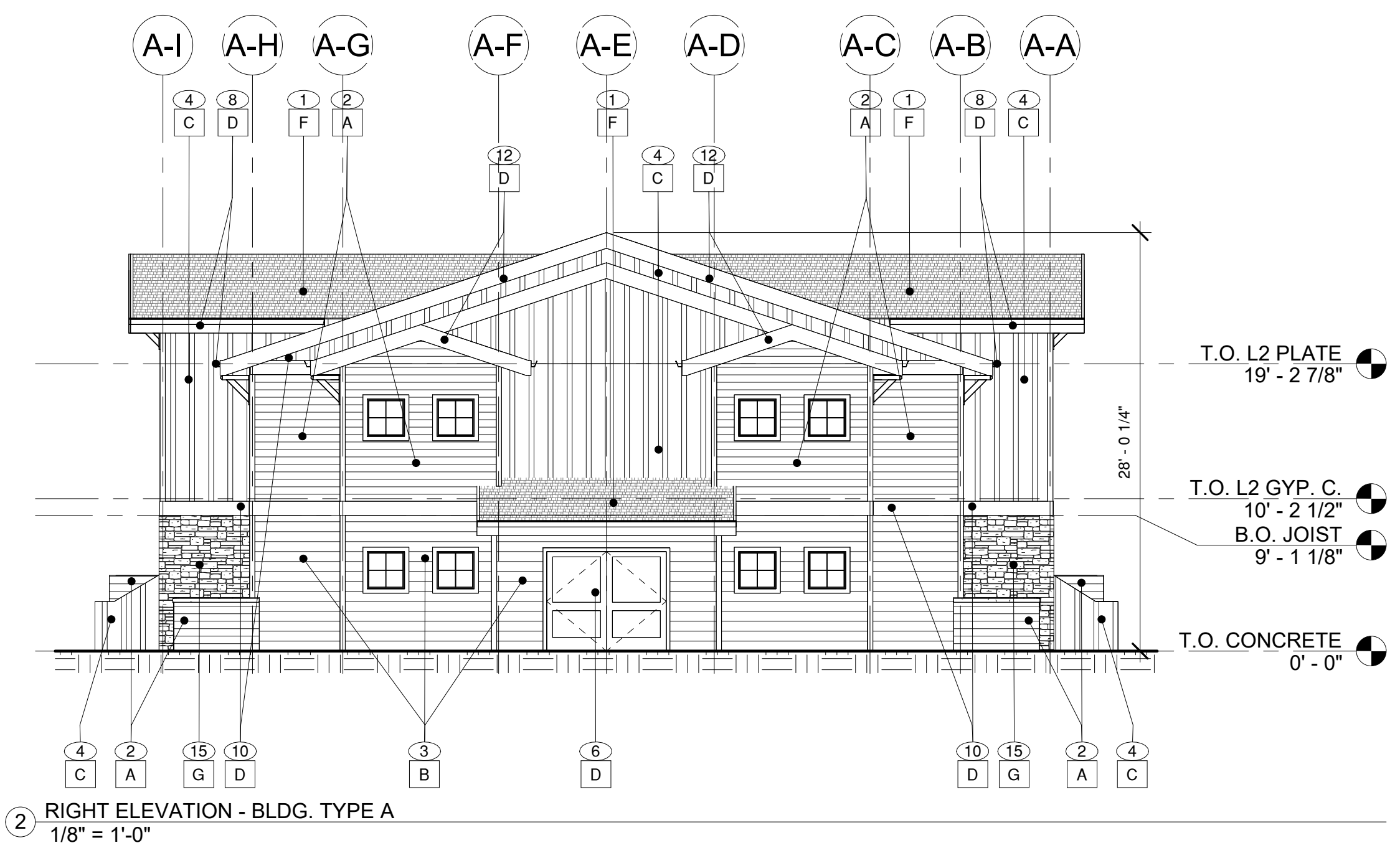
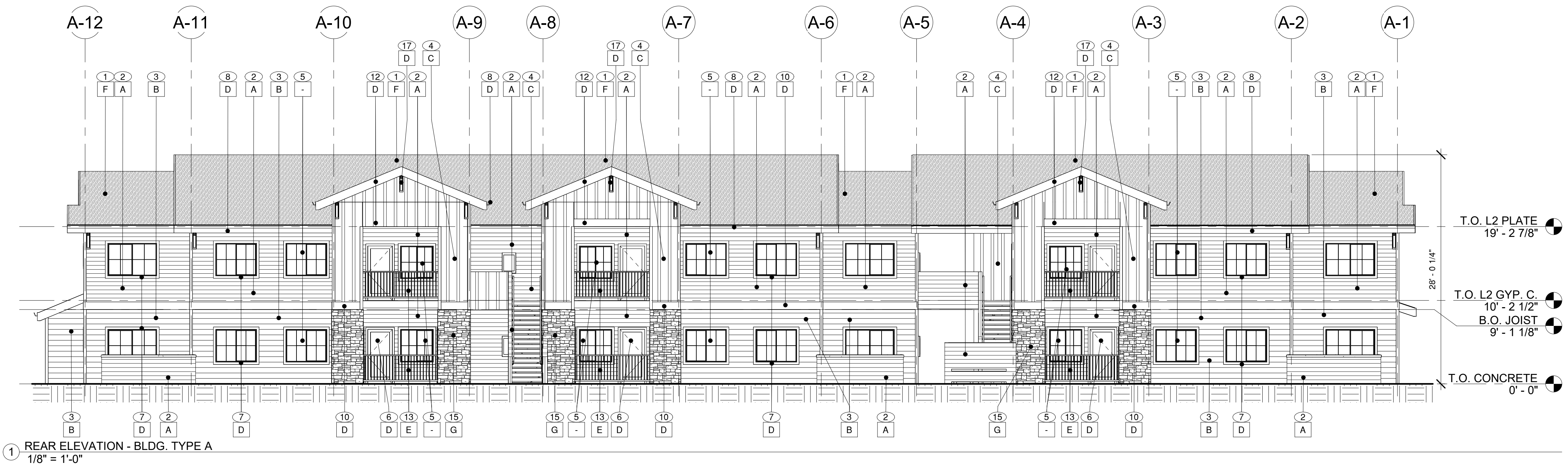
TUOLUMNE ST. & 10TH ST.

A4.2A

EXTERIOR ELEVATIONS - BLDG. TYPE A

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KEY NOTES

- 20 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
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- PAINTED HORIZONTAL CEMENTITIOUS SIDING WITH 8" REVEAL OR APPROVED EQUAL.
- PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL AND SPECIFICATIONS.
- WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
- EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
- DOOR/WINDOW TRIM, PAINT AS NOTED.
- PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
- NOT USED.
- 2x HORIZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN. SEE DETAIL 11/A8.1.
- 4" VERTICAL TRIM, TYP.
- 1x FINISH FASCIA, MDF OR EQUAL. SEE DETAILS.
- METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS, DETAIL 1/A8.3, AND DETAIL 2/A8.3.
- ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
- CULTURED STONE. SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
- COLUMN, POST, AND BEAM, REFER TO BUILDING CROSSSECTIONS & DETAILS.
- WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
- PAINTED METAL HANDRAIL.
- 42" TALL CONDENSOR UNIT SCREEN WALL.
- EXTERIOR MEP EQUIPMENT. SEE MEP PLANS FOR MORE INFORMATION.
- SEMI-RECESSED FIRE EXTINGUISHER CABINET PER SPECIFICATIONS.
- GAS METER BANK. RE: PLUMBING DRAWINGS.
- PRE-FINISHED ROOF TO WALL FLASHING PER DETAIL 12/A8.1.

MATERIAL FINISHES: BLDG. TYPE A

- A SHERWIN WILLIAMS SW 7029 "AGREEABLE GRAY" OR EQUAL.
- B SHERWIN WILLIAMS SW 9523 "CANAL STREET" OR EQUAL.
- C SHERWIN WILLIAMS SW 6385 "DOVER WHITE" OR EQUAL.
- D GUTTERS, DOWN SPOUTS, EXTERIOR DOORS, TRIM BOARDS, BELLY BANDS, OUTRIGGERS, CORBELS, METAL FASCIA WRAP; COLOR TO MATCH SHERWIN WILLIAMS SW 7042 "SHOJI WHITE" OR EQUAL.
- E RAILINGS: COLOR TO MATCH SHERWIN WILLIAMS SW 7042 "SHOJI WHITE" OR EQUAL.
- F PABCO ARCHITECTURAL SHINGLES "PEWTER GRAY" OR EQUAL.
- G CULTURED STONE TO MATCH COUNTRY LEDGESTONE "BUCKS COUNTY" OR EQUAL.

- NOTES:
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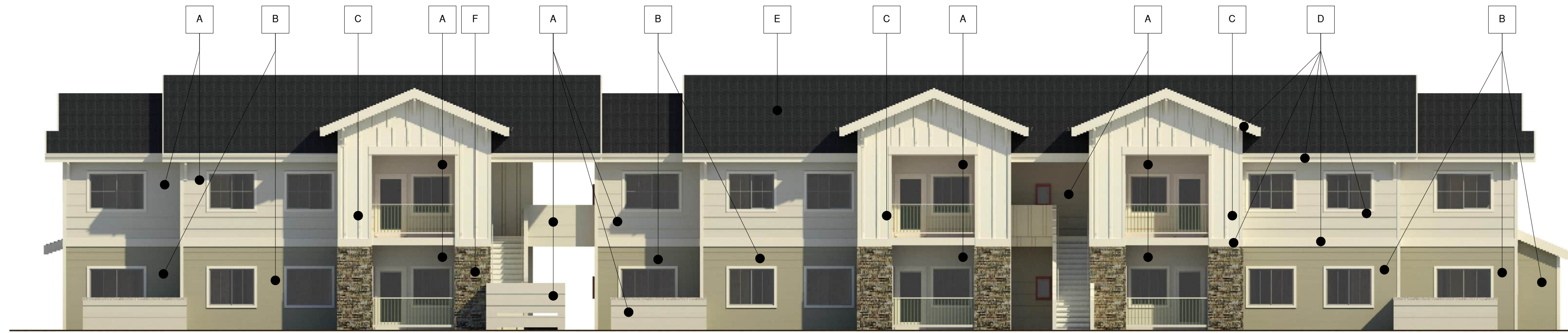
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FOWLER, CA
TUOLUMNE ST. & 10TH ST.

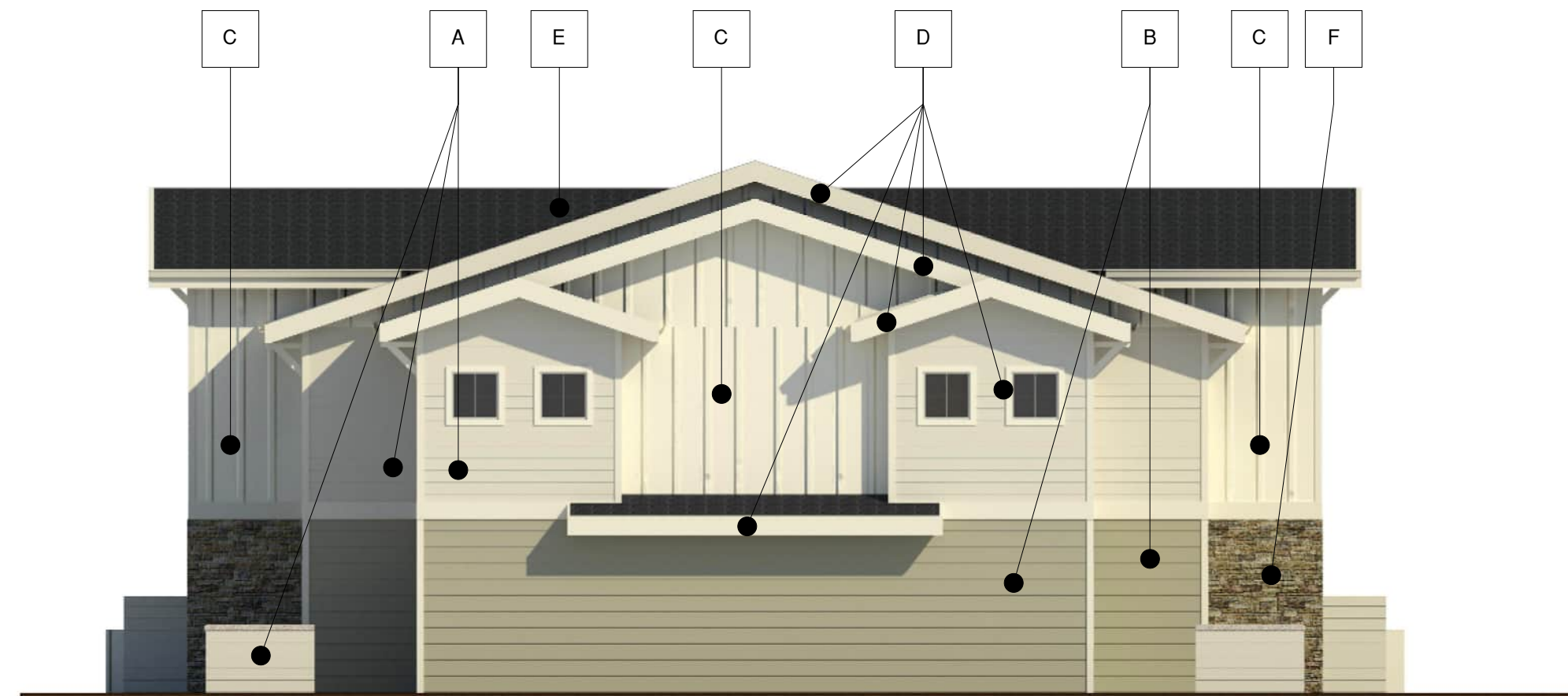
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EXTERIOR ELEVATIONS - BLDG. TYPE A

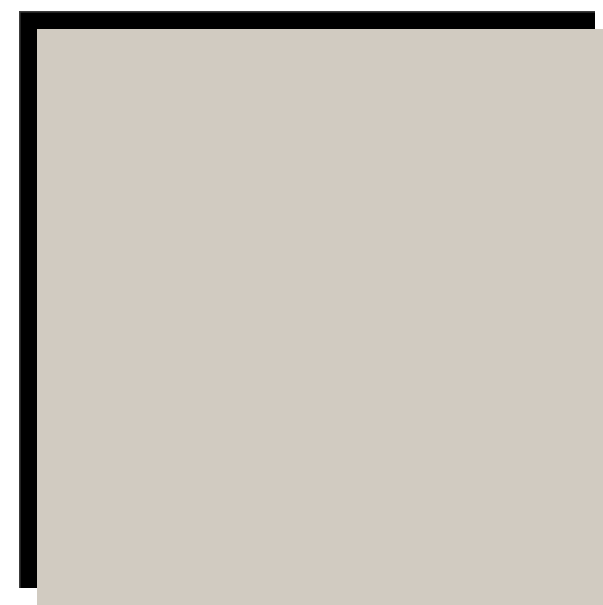
SCHEMATIC SET / NOT FOR CONSTRUCTION



① BLDG. TYPE A - FRONT ELEVATION
N.T.S.



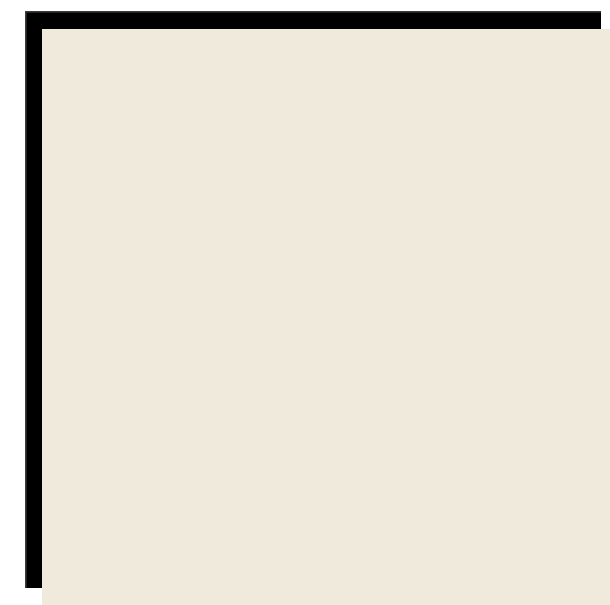
② BLDG. TYPE A - LEFT ELEVATION
N.T.S.



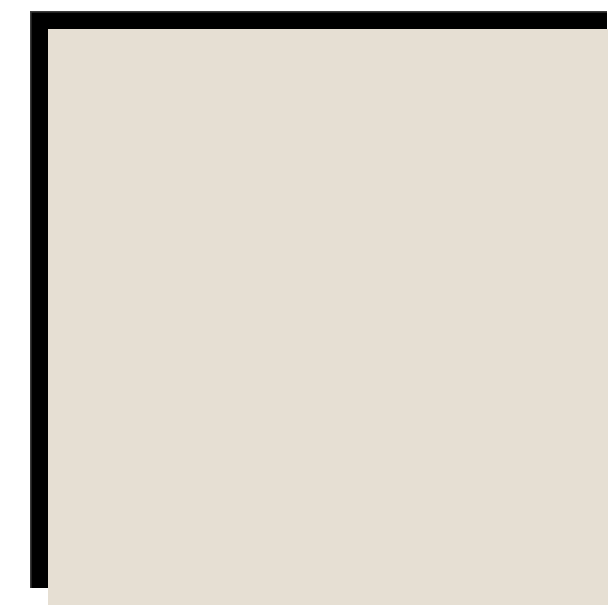
A] CEMENTITIOUS SIDING - 6" REVEAL
COLOR TO MATCH "AGREEABLE GRAY"
SHERWIN WILLIAMS SW 7029
OR EQUAL



B] CEMENTITIOUS SIDING - 8" REVEAL
COLOR TO MATCH "CANAL STREET"
SHERWIN WILLIAMS SW 9523
OR EQUAL



C] CEMENTITIOUS BOARD & BATTEN
COLOR TO MATCH "DOVER WHITE"
SHERWIN WILLIAMS SW 6385
OR EQUAL



D] FASCIA, TRIM, DOORS, RAILINGS, GUTTERS, & DOWNSPOUTS
COLOR TO MATCH "SHOJI WHITE"
SHERWIN WILLIAMS SW 7042
OR EQUAL



E] ROOFING
"PEWTER GRAY"
PABCO ARCHITECTURAL SHINGLES
OR EQUAL



F] CULTURED STONE
CULTURED STONE TO MATCH
COUNTRY LEDGESTONE "BUCKS
COUNTY" OR EQUAL

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PROJECT

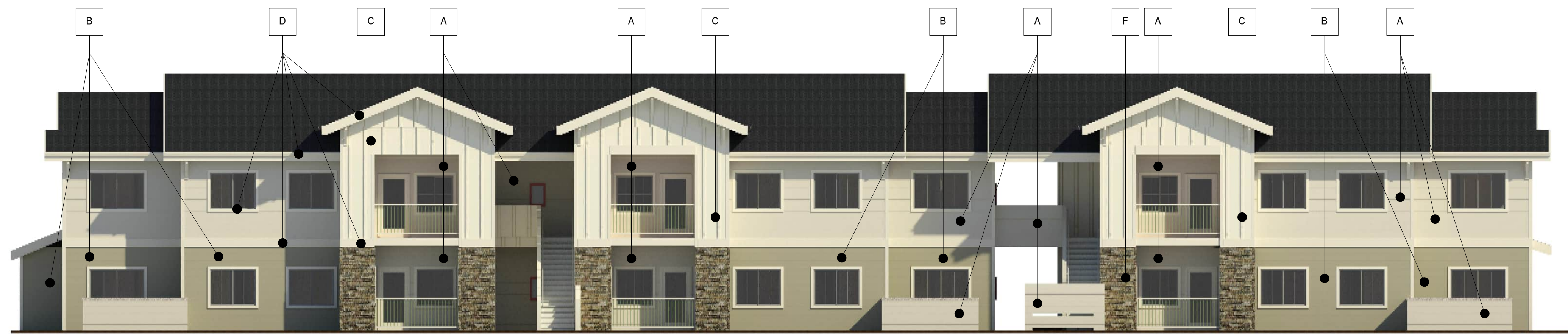
BLOSSOM POINTE APARTMENTS

PROJECT LOCATION
TUOLUMNE ST. & 10TH ST.
FOWLER, CA

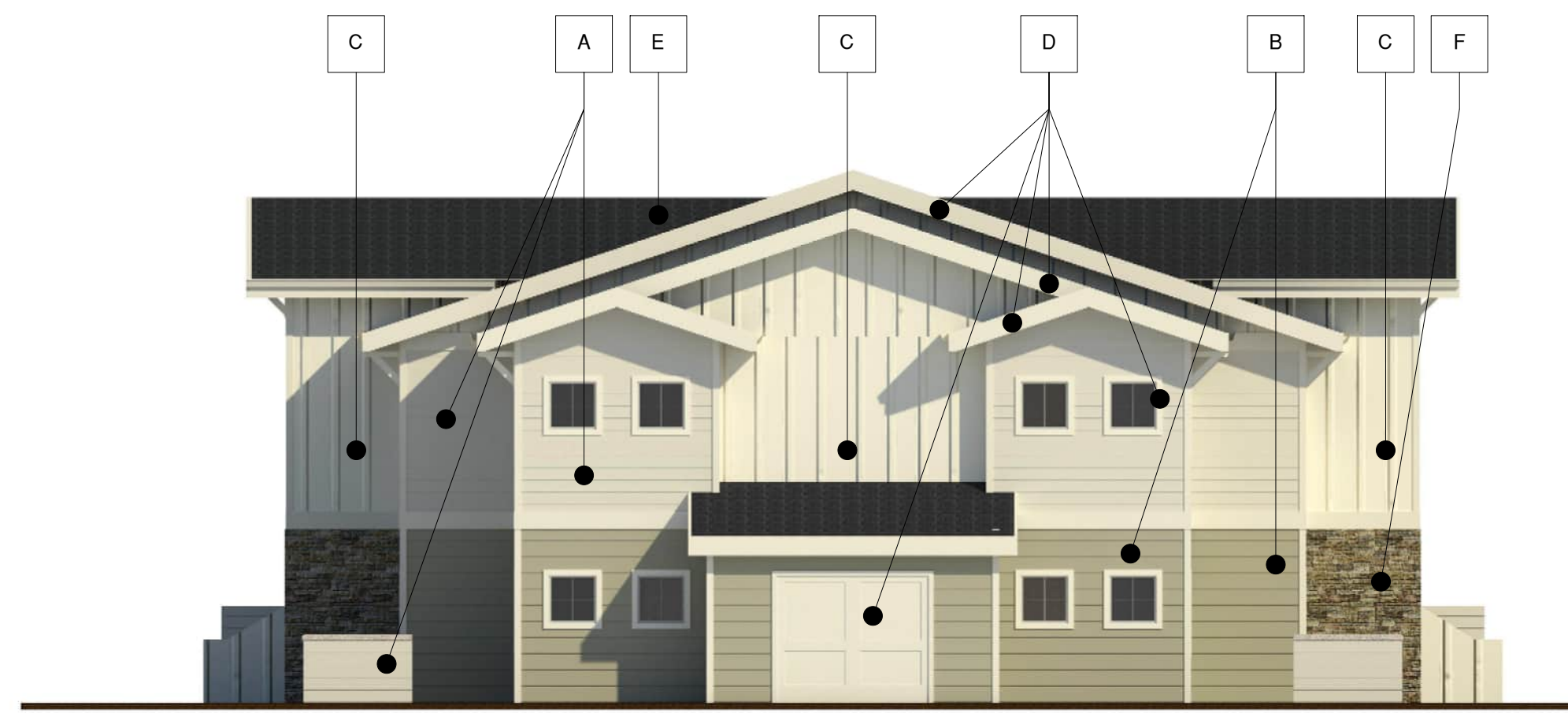
A4.3A

COLORED ELEVATIONS - BLDG. TYPE A

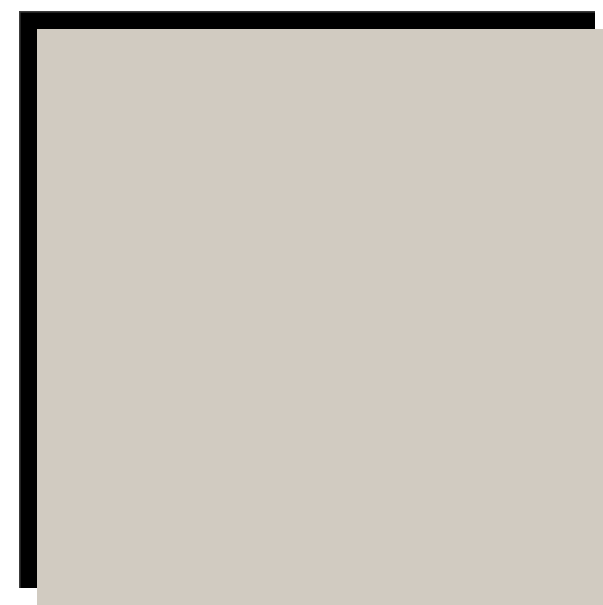
SCHEMATIC SET / NOT FOR CONSTRUCTION



① BLDG. TYPE A - REAR ELEVATION
N.T.S.



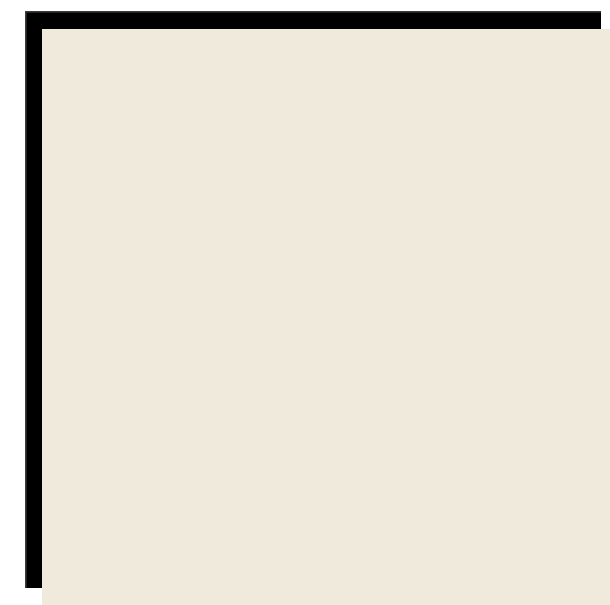
② BLDG. TYPE A - RIGHT ELEVATION
N.T.S.



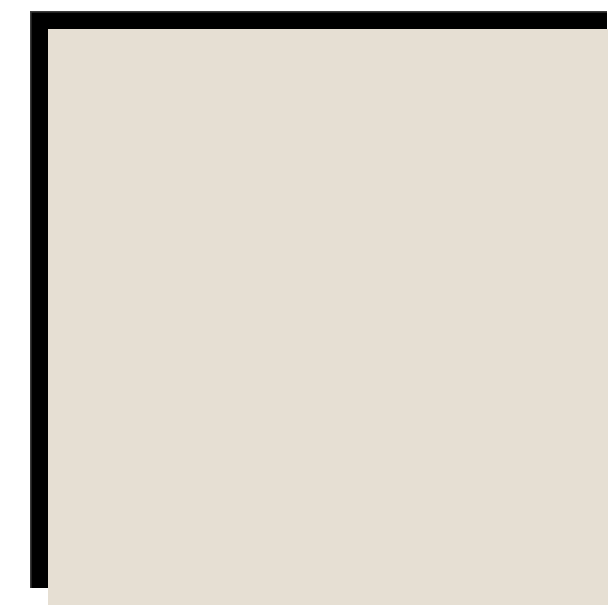
[A] CEMENTITIOUS SIDING - 6" REVEAL
COLOR TO MATCH "AGREEABLE GRAY"
SHERWIN WILLIAMS SW 7029
OR EQUAL



[B] CEMENTITIOUS SIDING - 8" REVEAL
COLOR TO MATCH "CANAL STREET"
SHERWIN WILLIAMS SW 9523
OR EQUAL



[C] CEMENTITIOUS BOARD & BATTEN
COLOR TO MATCH "DOVER WHITE"
SHERWIN WILLIAMS SW 6385
OR EQUAL



[D] FASCIA, TRIM, DOORS, RAILINGS, GUTTERS, & DOWNSPOUTS
COLOR TO MATCH "SHOJI WHITE"
SHERWIN WILLIAMS SW 7042
OR EQUAL



[E] ROOFING
"PEWTER GRAY"
PABCO ARCHITECTURAL SHINGLES
OR EQUAL



[F] CULTURED STONE
CULTURED STONE TO MATCH
COUNTRY LEDGESTONE "BUCKS
COUNTY" OR EQUAL

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PROJECT #
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PROJECT

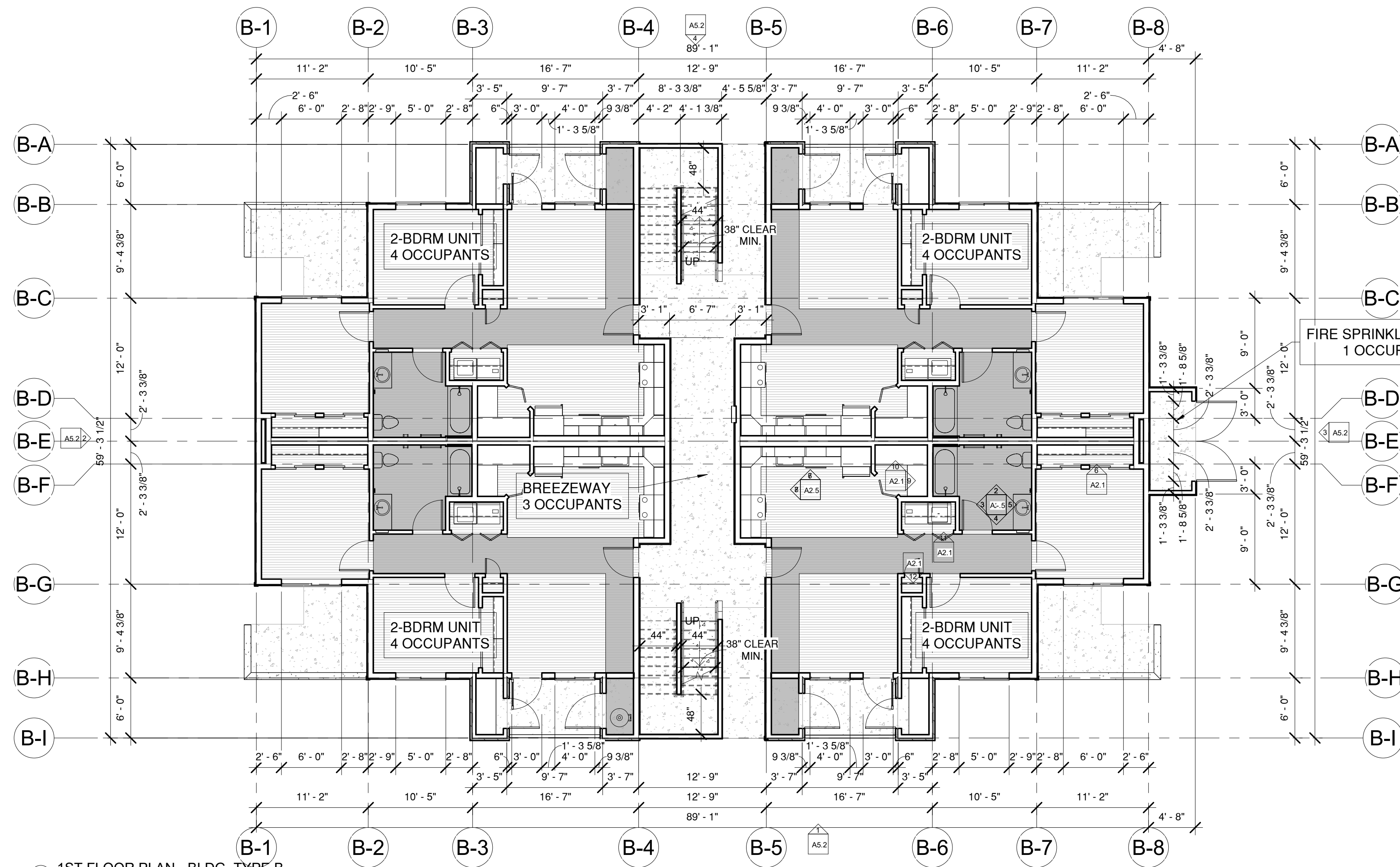
BLOSSOM POINTE APARTMENTS

PROJECT #
A4.3B

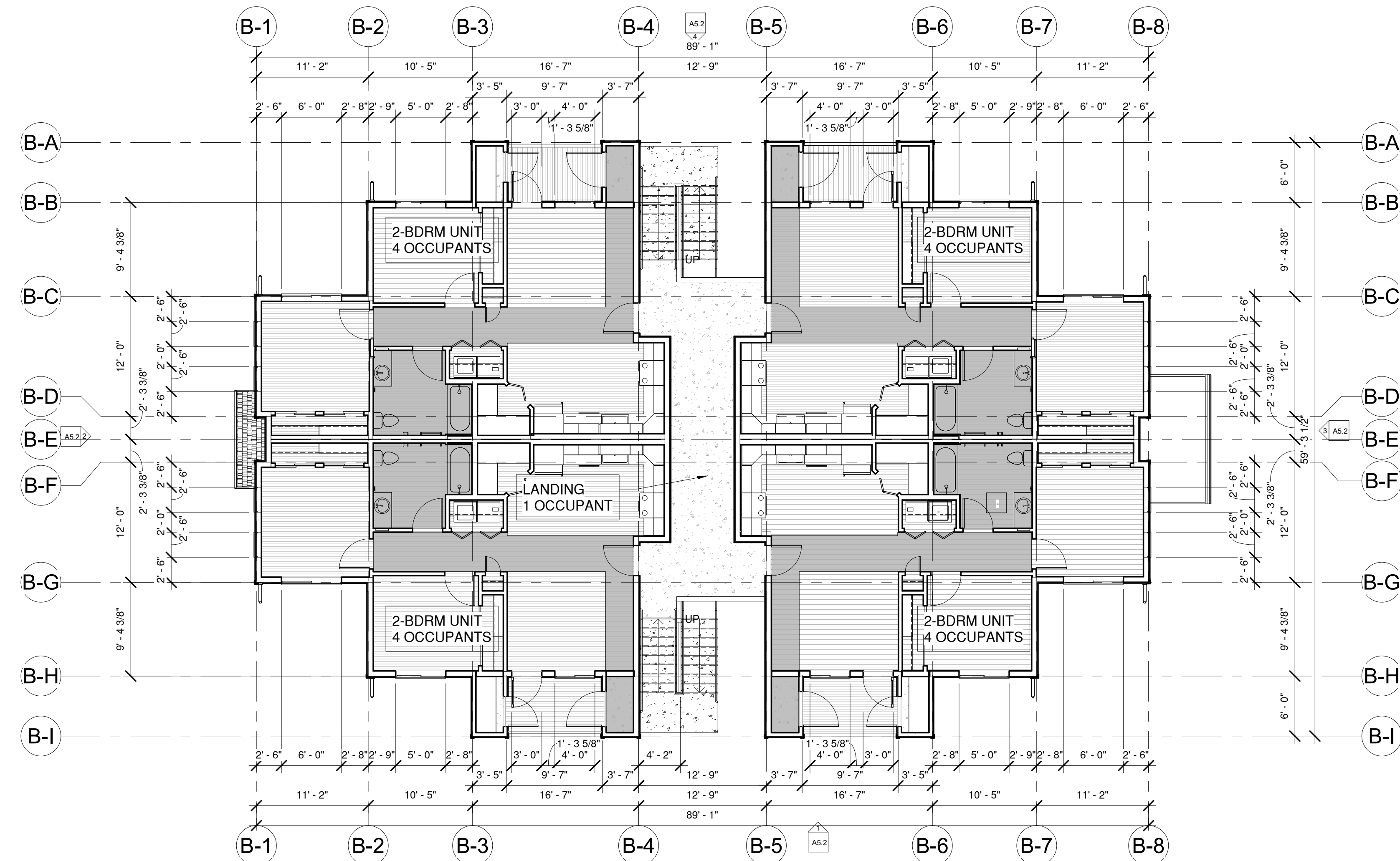
COLORED ELEVATIONS - BLDG. TYPE A

SCHEMATIC SET / NOT FOR CONSTRUCTION

TUOLUMNE ST. & 10TH ST.
FOWLER, CA



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



2 2ND FLOOR PLAN - BLDG. TYPE B
1/8" = 1'-0"

OCCUPANCY CALCULATION FOR BUILDING TYPE B
 1ST FLOOR: 4,395 S.F. / 200 S.F. PER OCCUPANT = 21 MAX. (19 PROPOSED)
 2ND FLOOR: 4,025 S.F. / 200 S.F. PER OCCUPANT = 20 MAX. (17 PROPOSED)
 3RD FLOOR: 4,025 S.F. / 200 S.F. PER OCCUPANT = 20 MAX. (17 PROPOSED)
 TOTAL OCCUPANCY 61 MAX. (53 PROPOSED)

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PROJECT

BLOSSOM POINTE APARTMENTS

FOWLER, CA

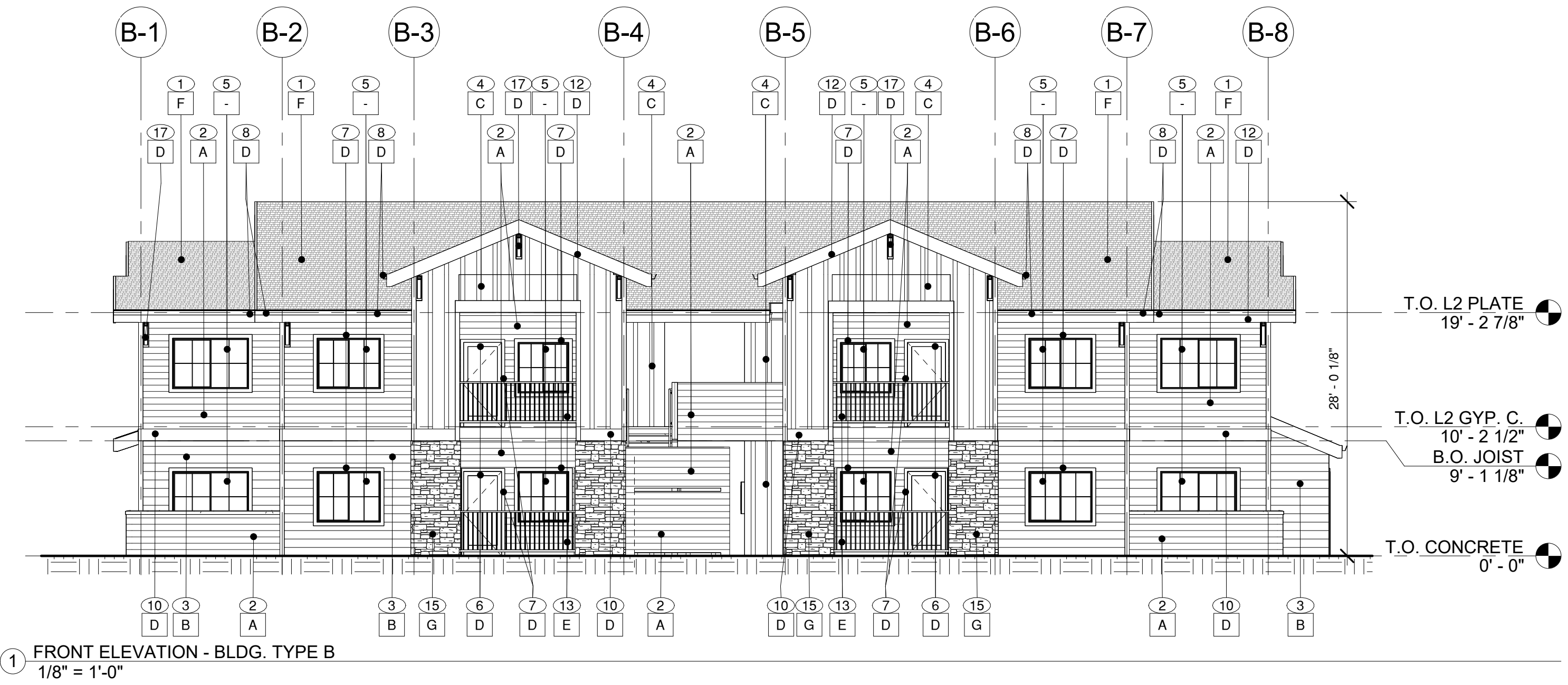
TUOLUMNE ST. & 10TH ST.

A5.1A

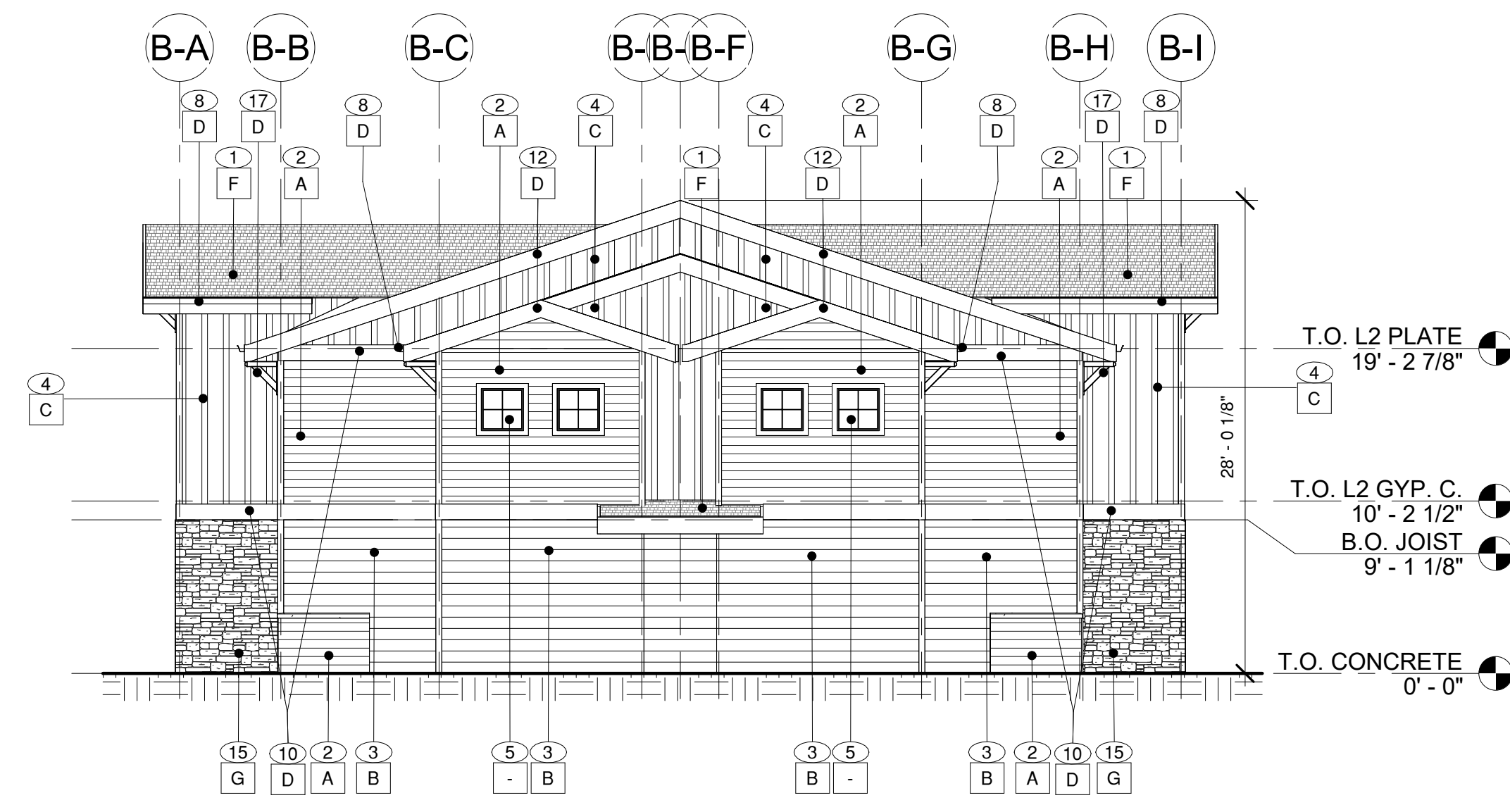
FLOOR PLANS - BLDG. TYPE B

SCHEMATIC SET / NOT FOR CONSTRUCTION

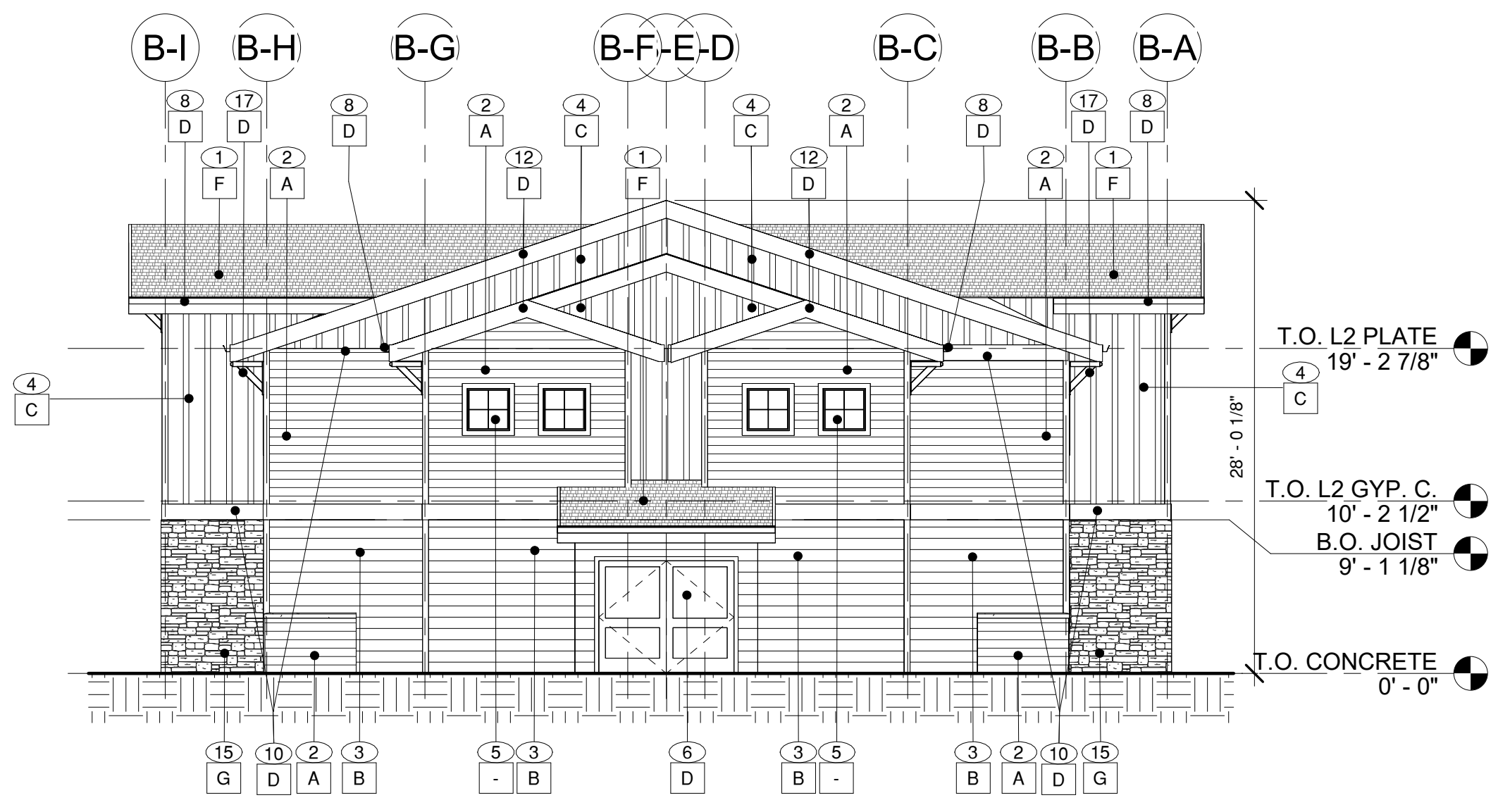
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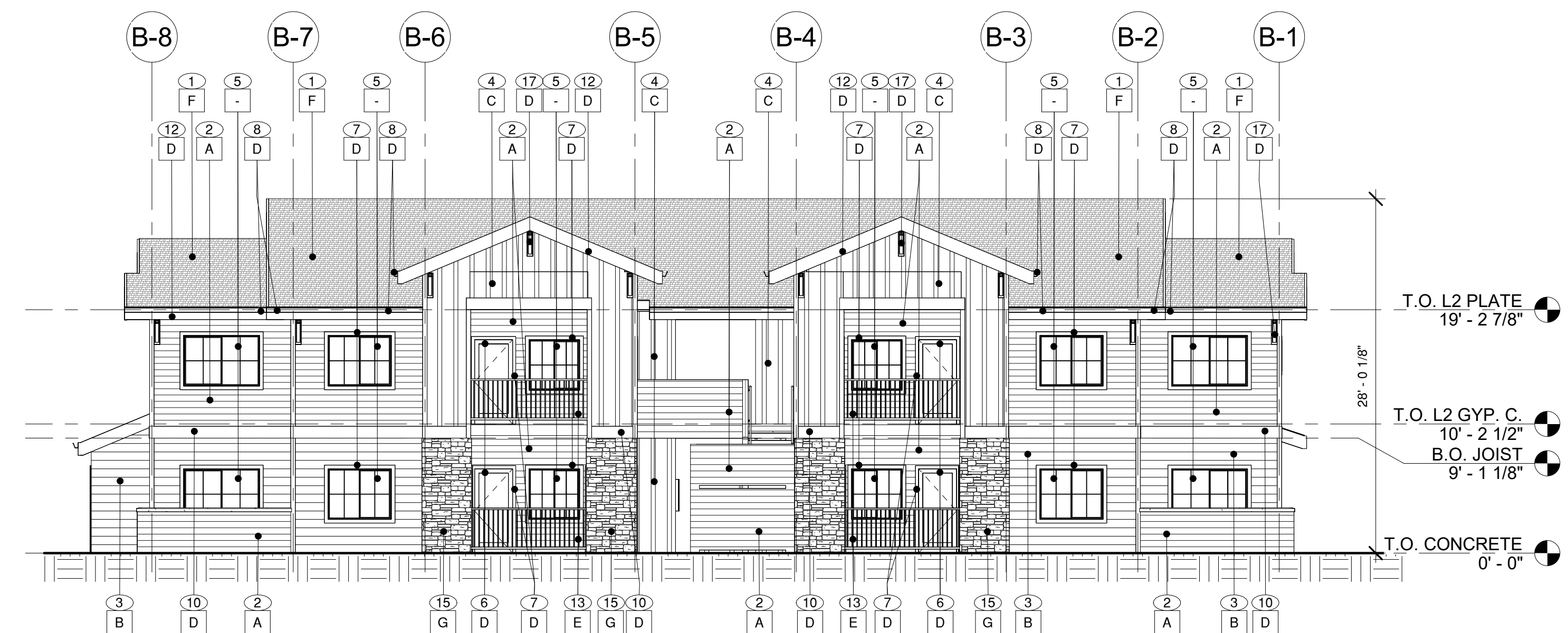
1 FRONT ELEVATION - BLDG. TYPE B
1/8" = 1'-0"



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



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



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

KEY NOTES

- 20 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
- PAINTED HORIZONTAL CEMENTITIOUS SIDING WITH 6" REVEAL OR APPROVED EQUAL.
- PAINTED HORIZONTAL CEMENTITIOUS SIDING WITH 8" REVEAL OR APPROVED EQUAL.
- PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL.
- WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
- EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
- DOOR/WINDOW TRIM, PAINT AS NOTED.
- PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
- NOT USED.
- 2x HORIZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN. SEE DETAIL 11/A8.1.
- 4" VERTICAL TRIM, TYP.
- 1x FINISH FASCIA, MDF OR EQUAL. SEE DETAILS.
- METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS, DETAIL 1/A8.3, AND DETAIL 2/A8.3.
- ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
- CULTURED STONE. SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
- COLUMN, POST, AND BEAM, REFER TO BUILDING CROSSSECTIONS & DETAILS.
- WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
- PAINTED METAL HANDRAIL.
- 42" TALL CONDENSOR UNIT SCREEN WALL.
- EXTERIOR MEP EQUIPMENT. SEE MEP PLANS FOR MORE INFORMATION.
- SEMI-RECESSED FIRE EXTINGUISHER CABINET PER SPECIFICATIONS.
- GAS METER BANK. RE: PLUMBING DRAWINGS.
- PRE-FINISHED ROOF TO WALL FLASHING PER DETAIL 12/A8.1.

MATERIAL FINISHES: BLDG. TYPE B

- A SHERWIN WILLIAMS SW 7029 "AGREEABLE GRAY" OR EQUAL.
- B SHERWIN WILLIAMS SW 9523 "CANAL STREET" OR EQUAL.
- C SHERWIN WILLIAMS SW 9130 "EVERGREEN FOG" OR EQUAL.
- D GUTTERS, DOWN SPOUTS, EXTERIOR DOORS, TRIM BOARDS, BELLY BANDS, OUTRIGGERS, CORBELS, METAL FASCIA WRAP: COLOR TO MATCH SHERWIN WILLIAMS SW 7042 "SHOJI WHITE" OR EQUAL.
- E RAILINGS: COLOR TO MATCH SHERWIN WILLIAMS SW 7042 "SHOJI WHITE" OR EQUAL.
- F PABCO ARCHITECTURAL SHINGLES "PEWTER GRAY" OR EQUAL.
- G CULTURED STONE TO MATCH COUNTRY LEDGESTONE "BUCKS COUNTRY" OR EQUAL.

NOTES:

- SOFFIT (NOT SHOWN) COLOR TO MATCH SHERWIN WILLIAMS SW 2829 "CLASSIC WHITE" OR EQUAL.
- ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

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PROJECT

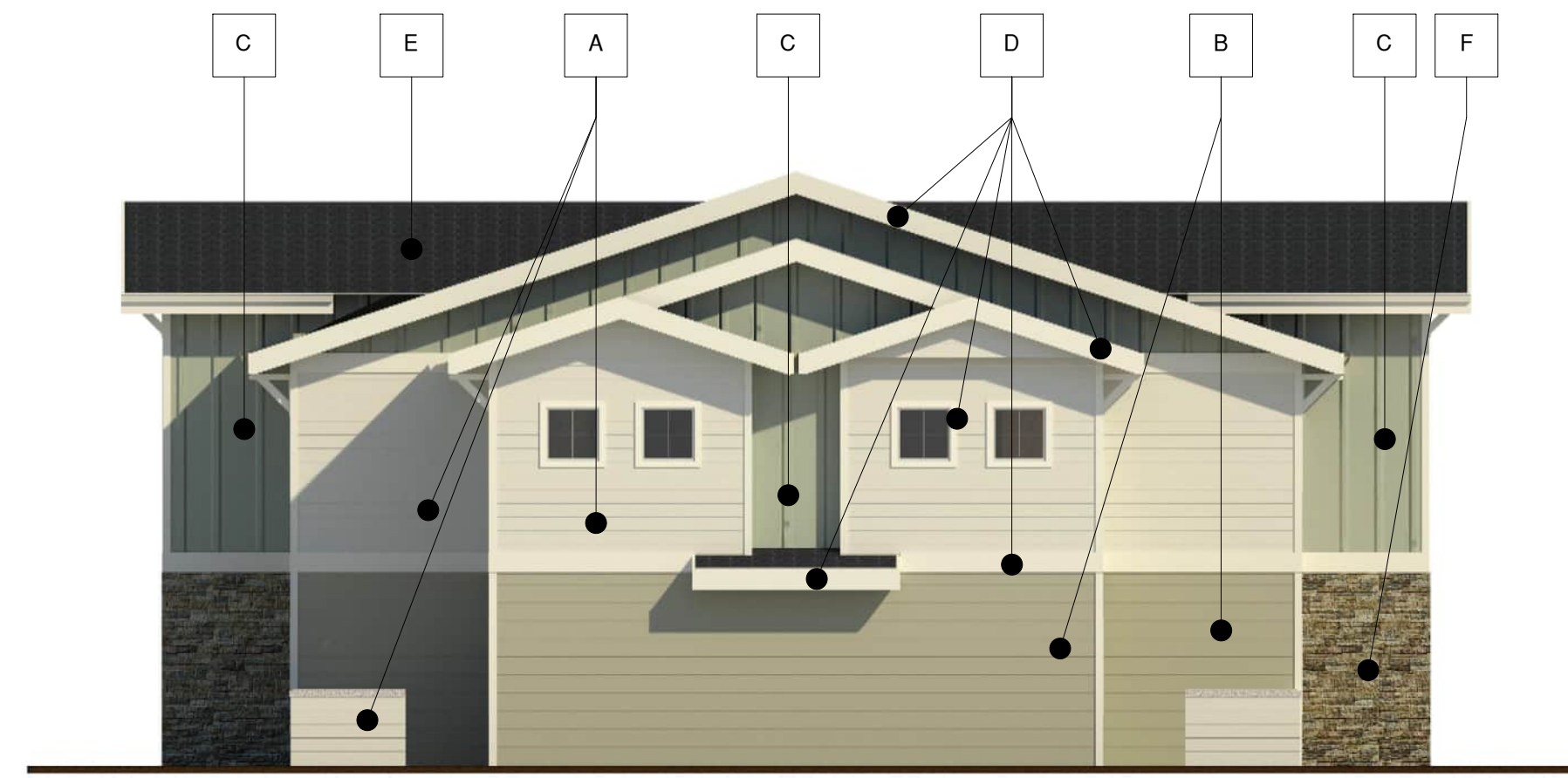
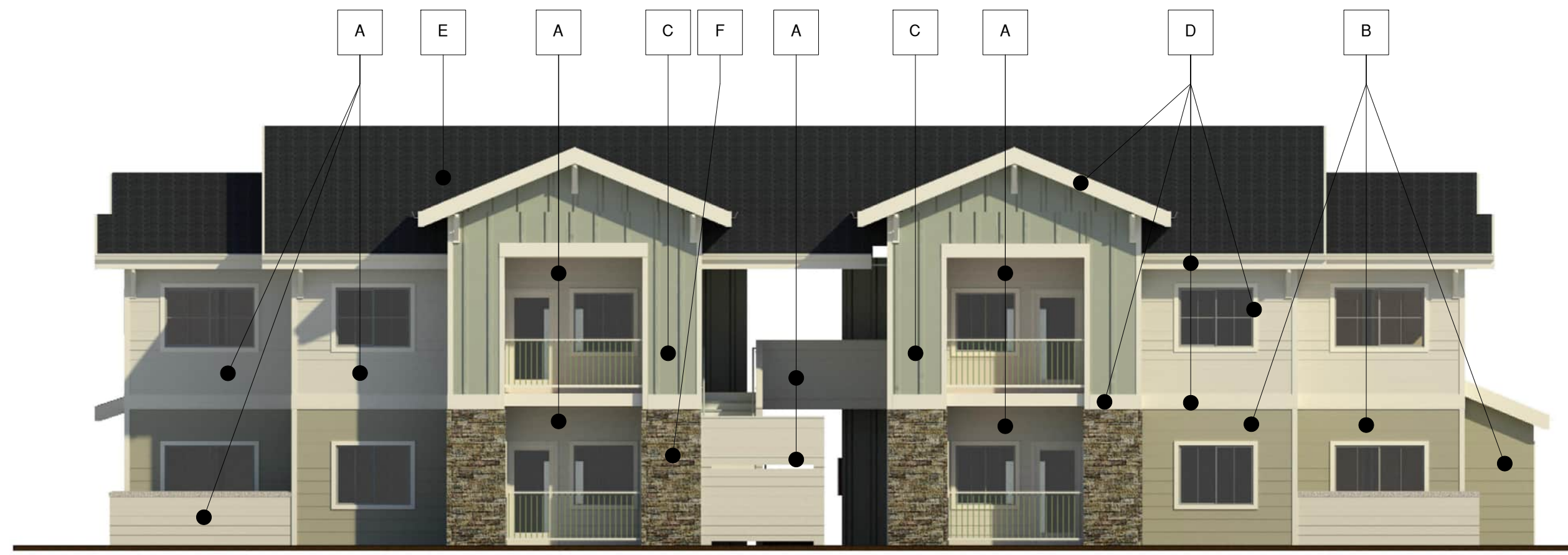
BLOSSOM POINTE APARTMENTS

TUOLUMNE ST. & 10TH ST. FOWLER, CA

A5.2

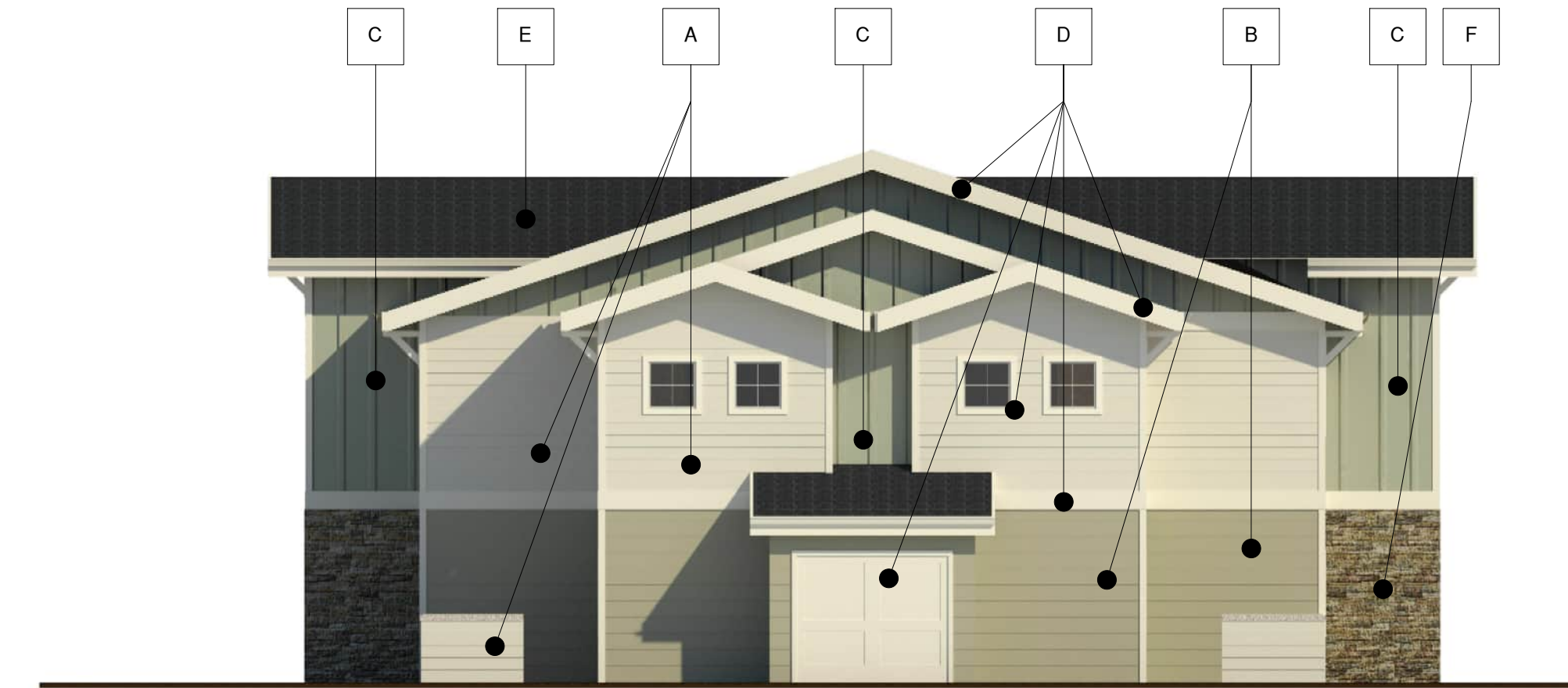
EXTERIOR ELEVATIONS - BLDG. TYPE B

SCHEMATIC SET / NOT FOR CONSTRUCTION



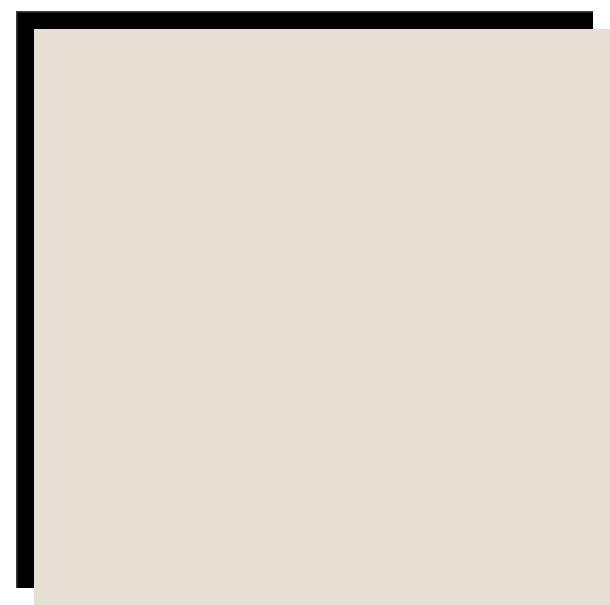
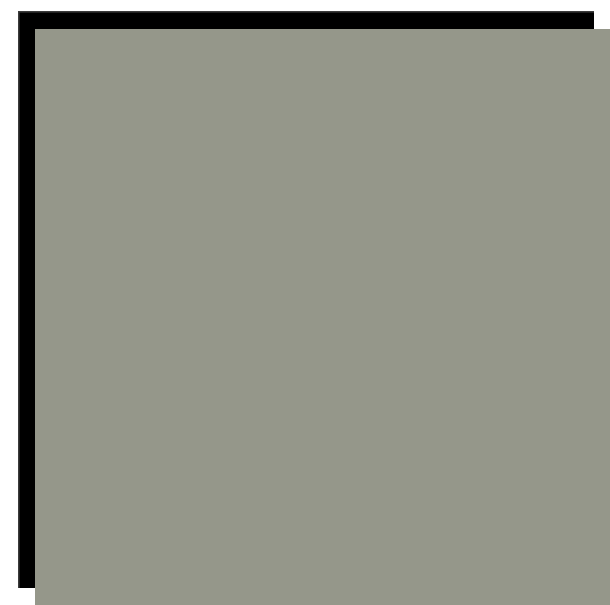
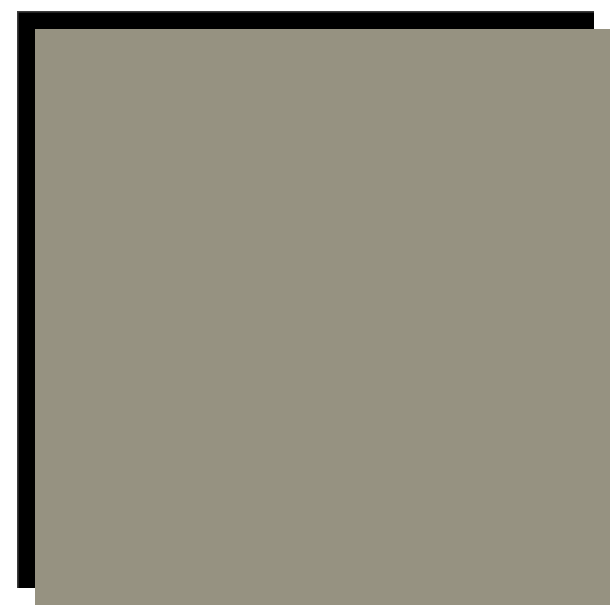
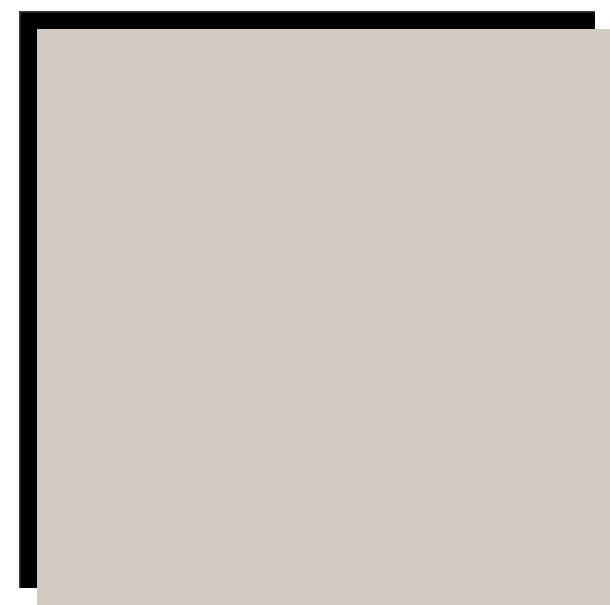
1 BLDG. TYPE B - FRONT ELEVATION
N.T.S.

2 BLDG. TYPE B - LEFT ELEVATION
6" = 1'-0"



3 BLDG. TYPE B - REAR ELEVATION
N.T.S.

4 BLDG. TYPE B - RIGHT ELEVATION
N.T.S.



A] CEMENTITIOUS SIDING - 6" REVEAL
 COLOR TO MATCH "AGREEABLE GRAY"
 SHERWIN WILLIAMS SW 7029
 OR EQUAL

B] CEMENTITIOUS SIDING - 8" REVEAL
 COLOR TO MATCH "CANAL STREET"
 SHERWIN WILLIAMS SW 9523
 OR EQUAL

C] CEMENTITIOUS BOARD & BATTEN
 COLOR TO MATCH "EVERGREEN FOG"
 SHERWIN WILLIAMS SW 9130
 OR EQUAL

D] FASCIA, TRIM, DOORS, RAILINGS, GUTTERS, & DOWNSPOUTS
 COLOR TO MATCH "SHOJI WHITE"
 SHERWIN WILLIAMS SW 7042
 OR EQUAL

E] ROOFING
 "PEWTER GRAY"
 PABCO ARCHITECTURAL SHINGLES
 OR EQUAL

F] CULTURED STONE
 CULTURED STONE TO MATCH
 COUNTRY LEDGESTONE "BUCKS
 COUNTY" OR EQUAL

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PROJECT

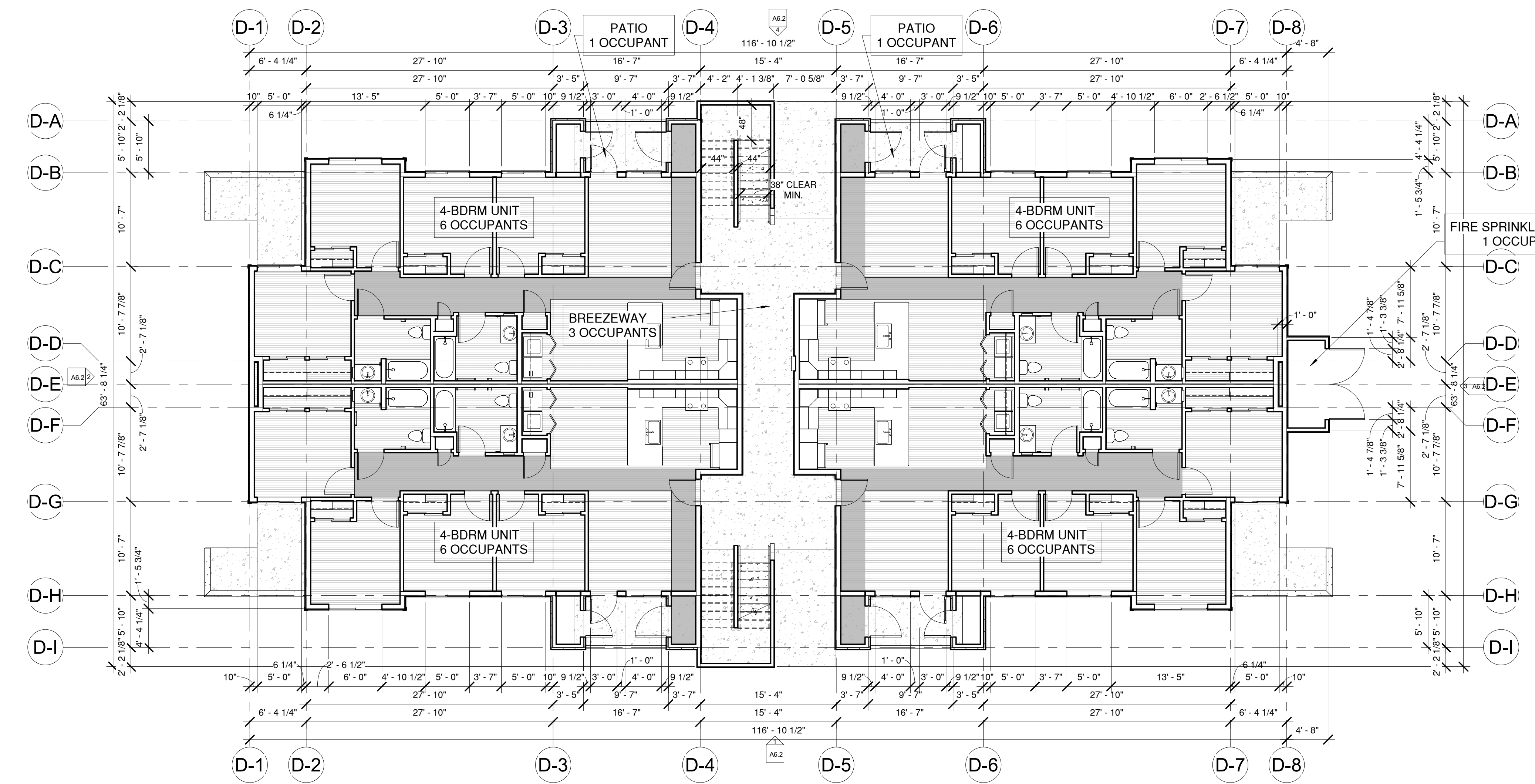
BLOSSOM POINTE APARTMENTS

1000 W. TUOLUMNE ST. & 10TH ST. FOWLER, CA

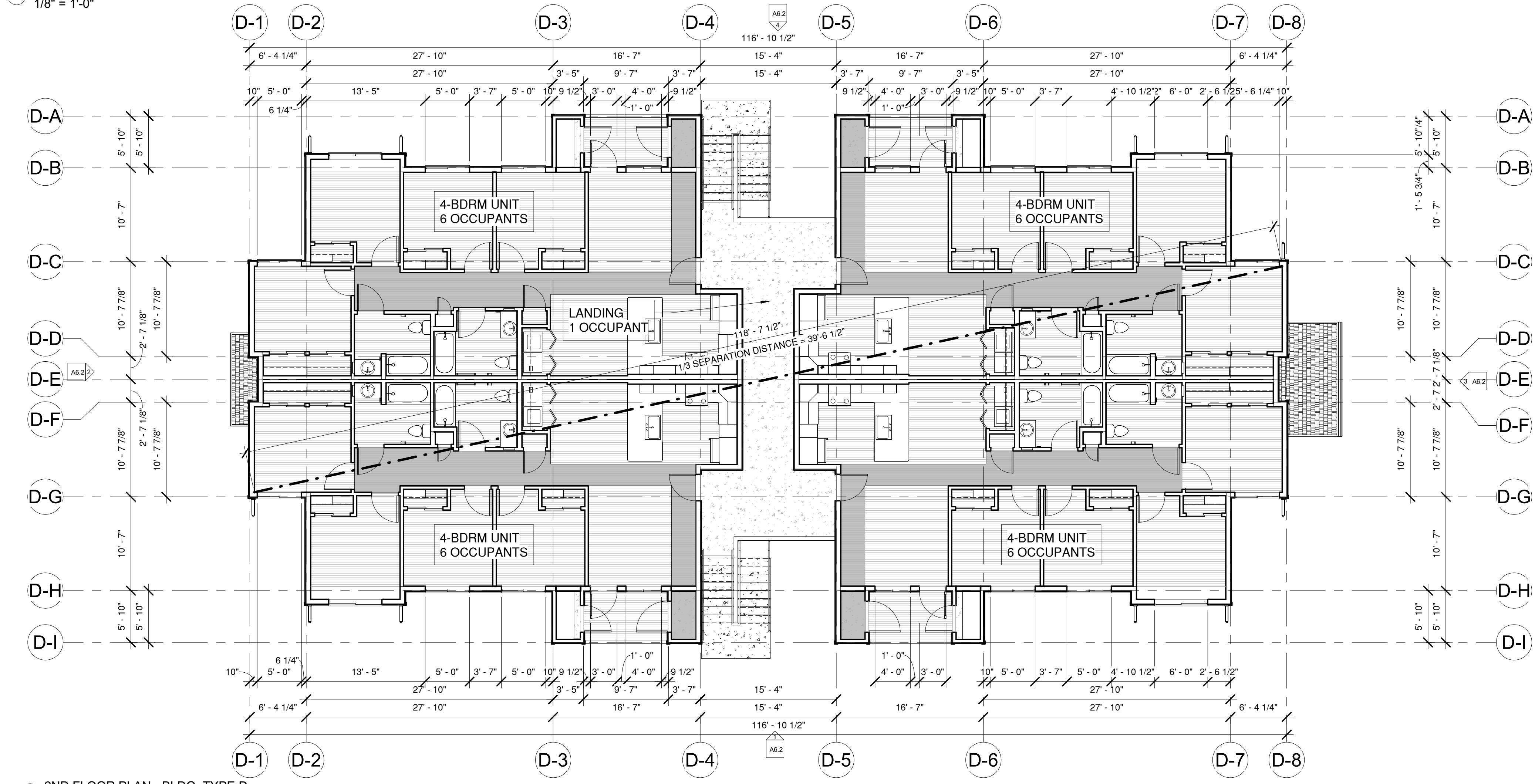
A5.3

COLORED ELEVATIONS - BLDG. TYPE B

SCHEMATIC SET / NOT FOR CONSTRUCTION



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



2 2ND FLOOR PLAN - BLDG. TYPE D
1/8" = 1'-0"

OCCUPANCY CALCULATION FOR BUILDING TYPE C
 1ST FLOOR: 5,983 S.F. / 200 S.F. PER OCCUPANT = 29 MAX. (27 PROPOSED)
 2ND FLOOR: 5,542 S.F. / 200 S.F. PER OCCUPANT = 27 MAX. (25 PROPOSED)
 3RD FLOOR: 5,446 S.F. / 200 S.F. PER OCCUPANT = 27 MAX. (25 PROPOSED)
 TOTAL OCCUPANCY: 83 MAX. (77 PROPOSED)

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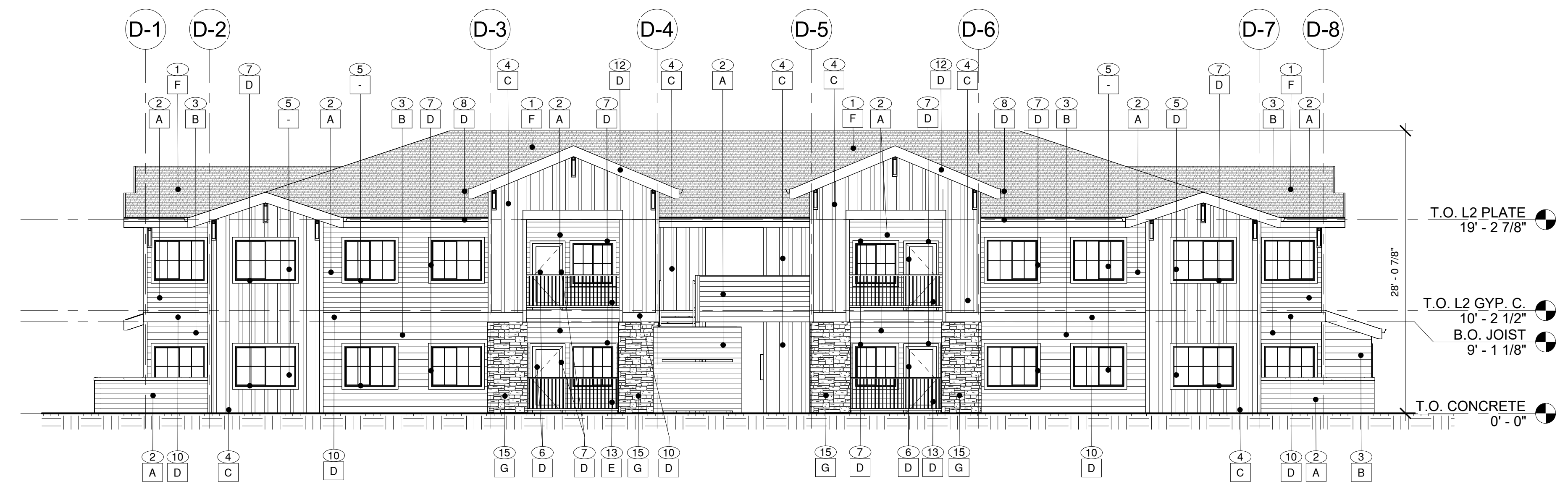
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PROJECT
BLOSSOM POINTE APARTMENTS
 TUOLUMNE ST. & 10TH ST. FOWLER, CA

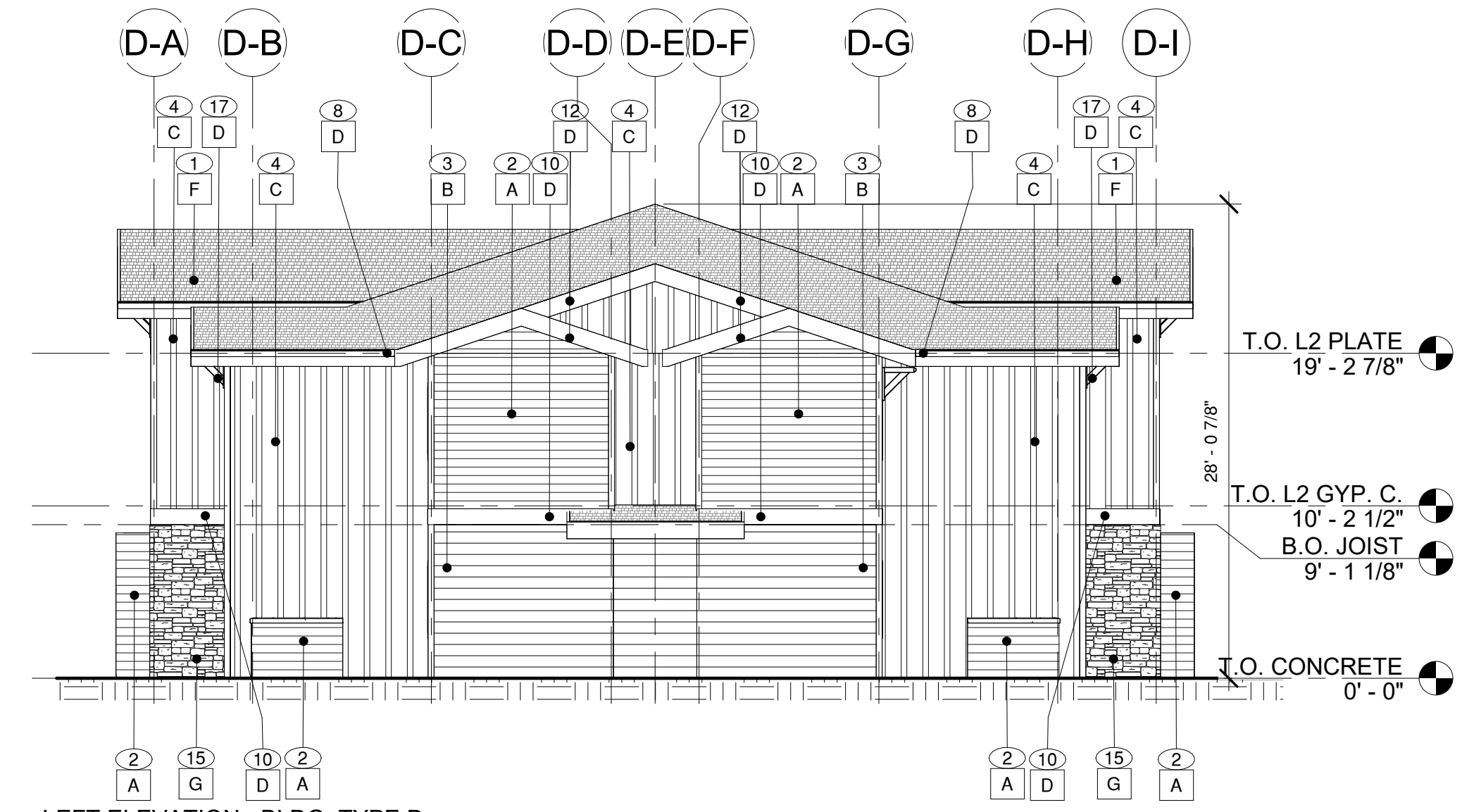
FLOOR PLANS - BLDG. TYPE D
A6.1A

SCHEMATIC SET / NOT FOR CONSTRUCTION

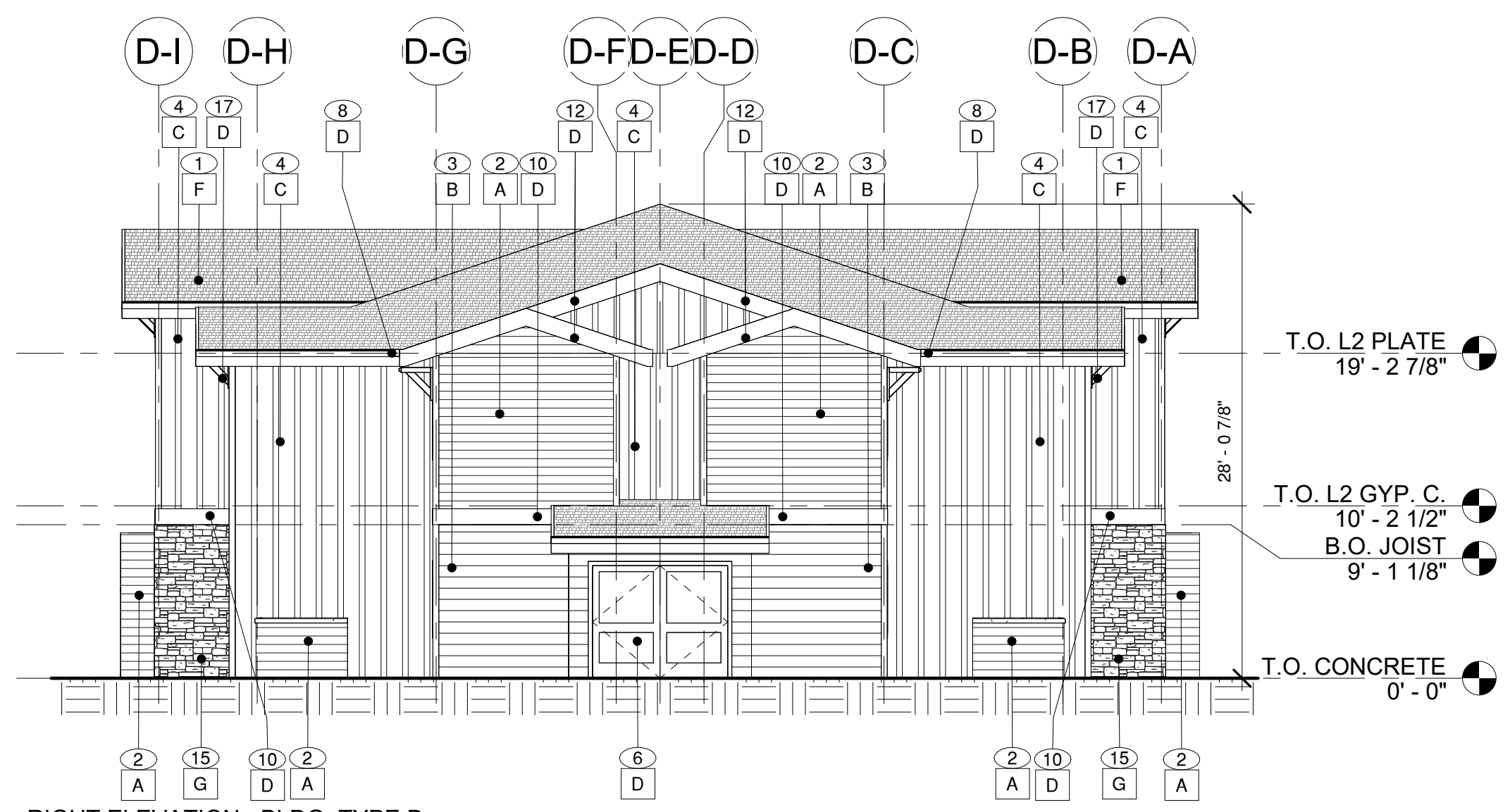
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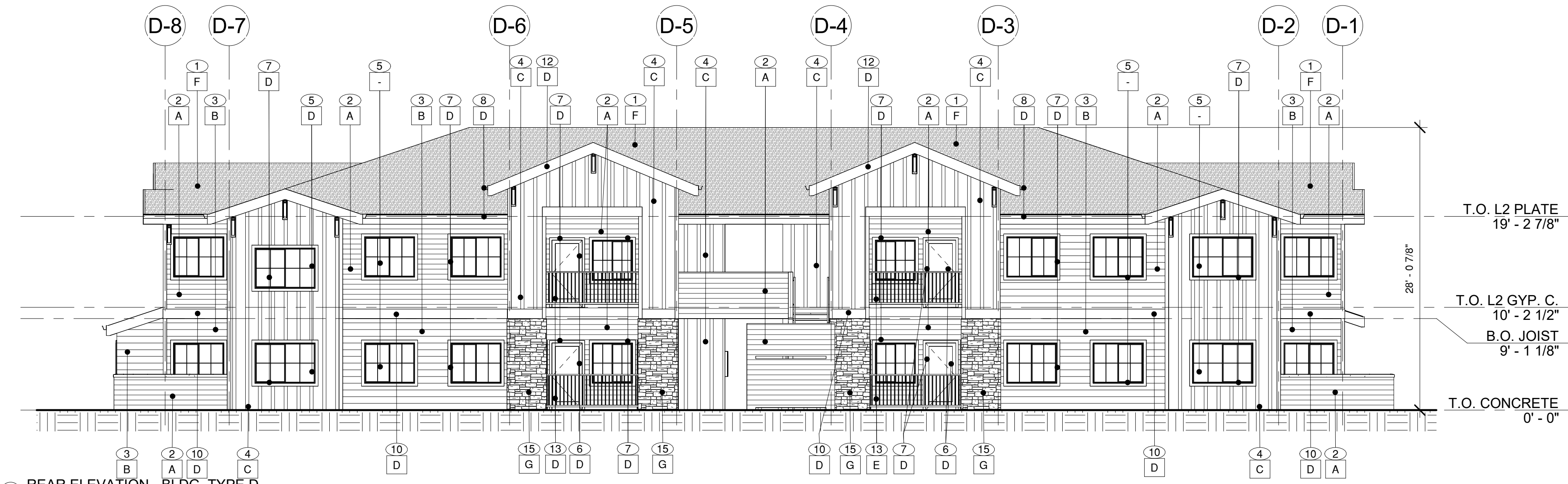
1 FRONT ELEVATION - BLDG. TYPE D
1/8" = 1'-0"



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



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



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

KEY NOTES

- 20 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
- PAINTED HORIZONTAL CEMENTITIOUS SIDING WITH 6" REVEAL OR APPROVED EQUAL.
- PAINTED HORIZONTAL CEMENTITIOUS SIDING WITH 8" REVEAL OR APPROVED EQUAL.
- PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL.
- WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
- EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
- DOOR/WINDOW TRIM, PAINT AS NOTED.
- PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
- NOT USED.
- 2x HORIZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN. SEE DETAIL 11/A8.1.
- 4" VERTICAL TRIM, TYP.
- 1x FINISH FASCIA, MDF OR EQUAL. SEE DETAILS.
- METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS, DETAIL 1/A8.3, AND DETAIL 2/A8.3.
- ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
- CULTURED STONE. SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
- COLUMN, POST, AND BEAM, REFER TO BUILDING CROSSSECTIONS & DETAILS.
- WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
- PAINTED METAL HANDRAIL.
- 42" TALL CONDENSOR UNIT SCREEN WALL.
- EXTERIOR MEP EQUIPMENT. SEE MEP PLANS FOR MORE INFORMATION.
- SEMI-RECESSED FIRE EXTINGUISHER CABINET PER SPECIFICATIONS.
- GAS METER BANK. RE: PLUMBING DRAWINGS.
- PRE-FINISHED ROOF TO WALL FLASHING PER DETAIL 12/A8.1.

MATERIAL FINISHES: BLDG. TYPE D

- A SHERWIN WILLIAMS SW 7029 "AGREEABLE GRAY" OR EQUAL.
- B SHERWIN WILLIAMS SW 9130 "EVERGREEN FOG" OR EQUAL.
- C SHERWIN WILLIAMS SW 9523 "CANAL STREET" OR EQUAL.
- D GUTTERS, DOWN SPOUTS, EXTERIOR DOORS, TRIM BOARDS, BELLY BANDS, OUTRIGGERS, CORBELS, METAL FASCIA WRAP: COLOR TO MATCH SHERWIN WILLIAMS SW 7042 "SHOJI WHITE" OR EQUAL.
- E RAILINGS: COLOR TO MATCH SHERWIN WILLIAMS SW 7042 "SHOJI WHITE" OR EQUAL.
- F PABCO ARCHITECTURAL SHINGLES "PEWTER GRAY" OR EQUAL.
- G CULTURED STONE TO MATCH COUNTRY LEDGESTONE "BUCKS CONTRY" OR EQUAL.

NOTES:

- SOFFIT (NOT SHOWN) COLOR TO MATCH SHERWIN WILLIAMS SW 7006 "EXTRA WHITE" OR EQUAL.
- ALL VENT TERMINATIONS AND OTHER EXTERNAL UTILITY EQUIPMENT TO BE PAINTED TO MATCH THE ADJACENT WALL SURFACE.

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PROJECT

BLOSSOM POINTE APARTMENTS

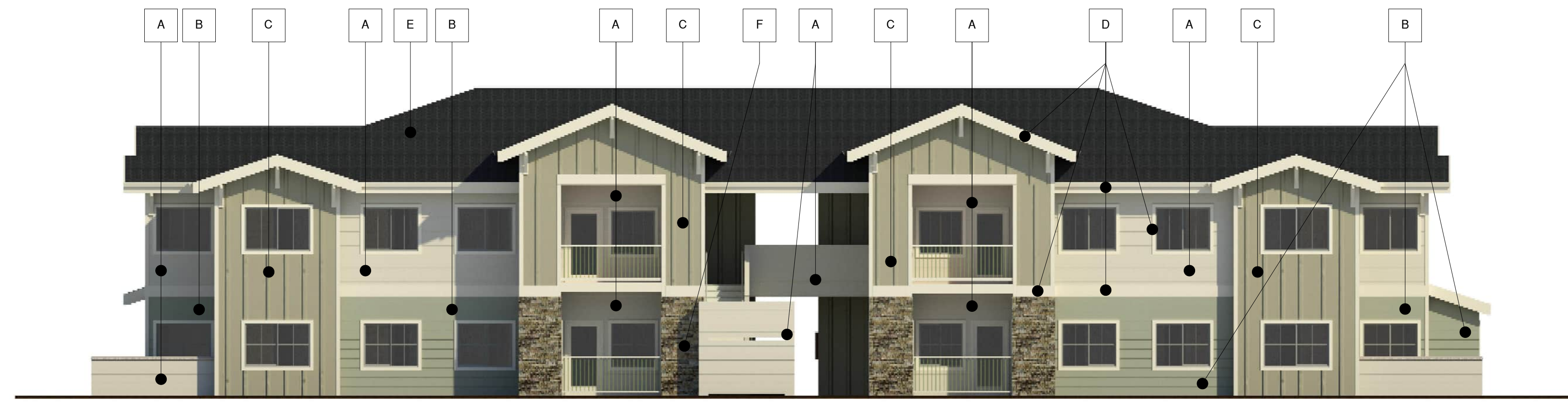
FOWLER, CA

TUOLUMNE ST. & 10TH ST.

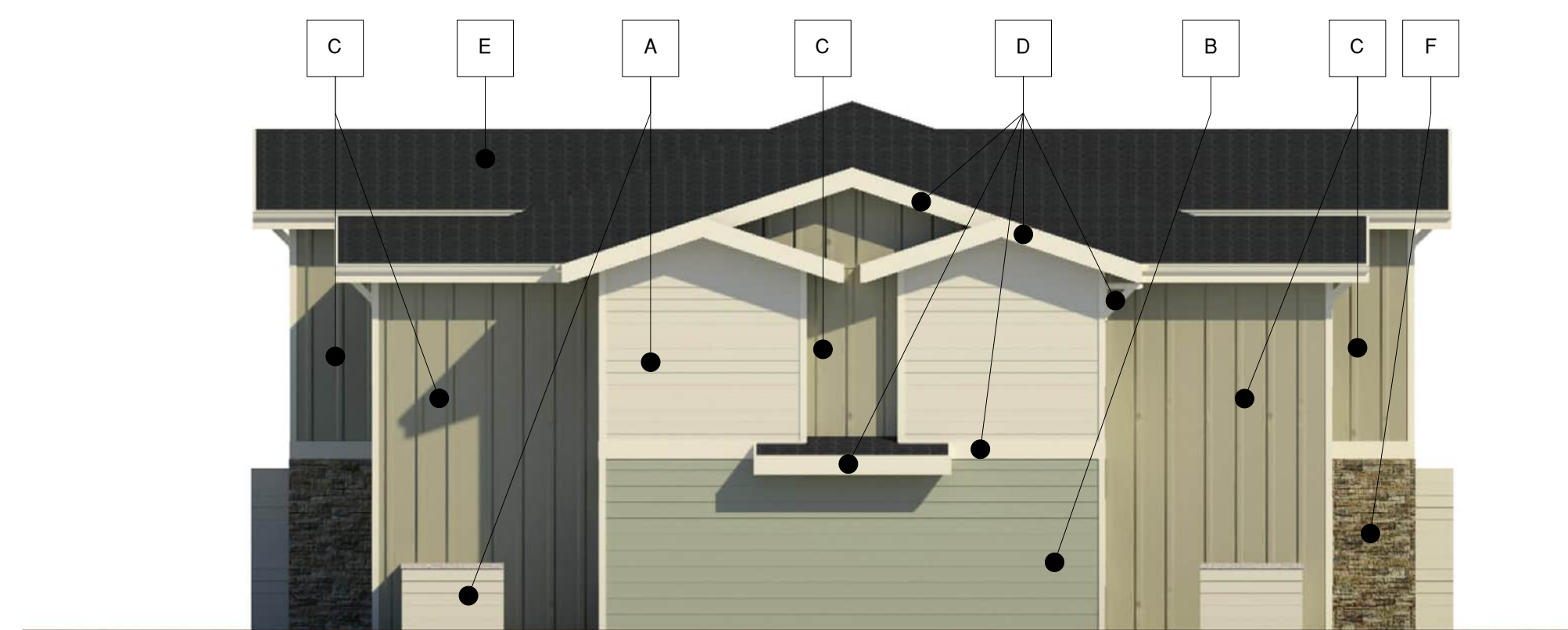
A6.2

EXTERIOR ELEVATIONS - BLDG. TYPE D

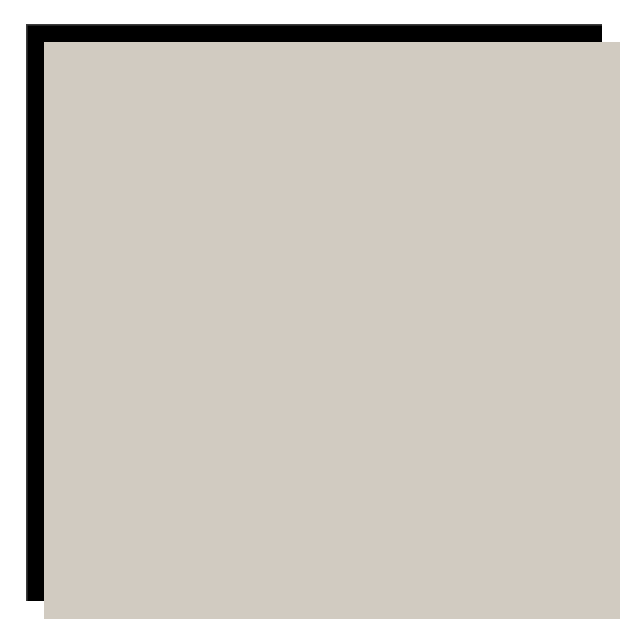
SCHEMATIC SET / NOT FOR CONSTRUCTION



① BLDG. TYPE D - FRONT ELEVATION
N.T.S.



② BLDG. TYPE D - LEFT ELEVATION
N.T.S.



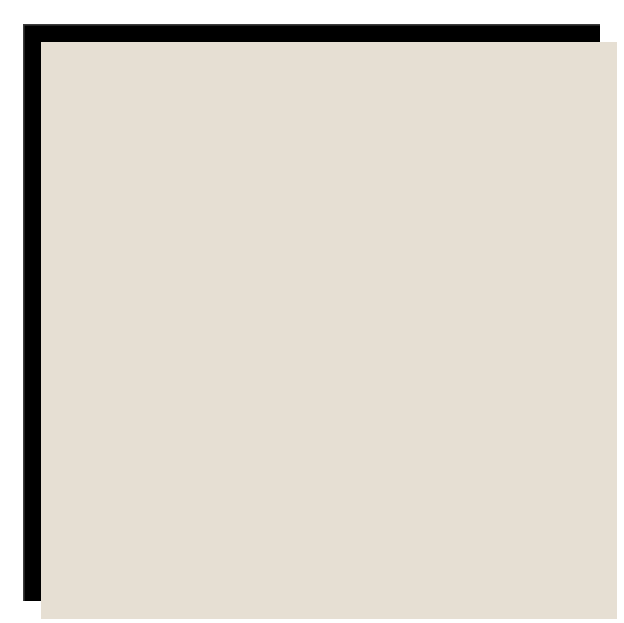
[A] CEMENTITIOUS SIDING - 6" REVEAL
COLOR TO MATCH "AGREEABLE GRAY"
SHERWIN WILLIAMS SW 7029
OR EQUAL



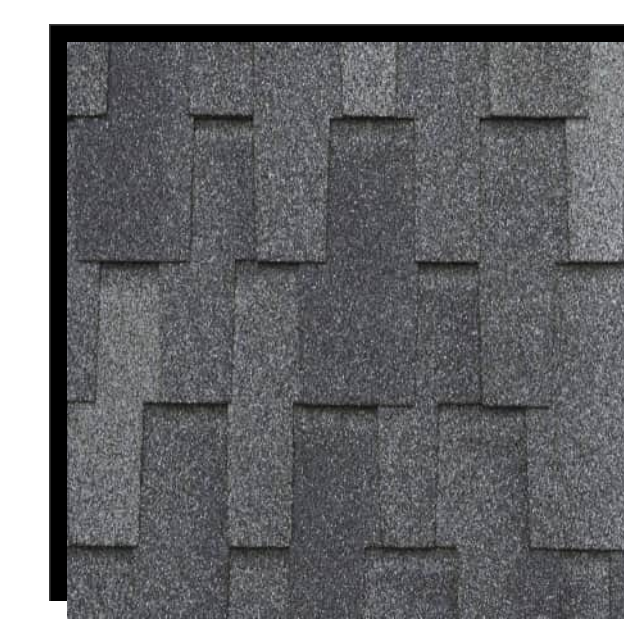
[B] CEMENTITIOUS SIDING - 8" REVEAL
COLOR TO MATCH "EVERGREEN FOG"
SHERWIN WILLIAMS SW 9130
OR EQUAL



[C] CEMENTITIOUS BOARD & BATTEN
COLOR TO MATCH "CANAL STREET"
SHERWIN WILLIAMS SW 9523
OR EQUAL



[D] FASCIA, TRIM, DOORS, RAILINGS, GUTTERS, & DOWNSPOUTS
COLOR TO MATCH "SHOJI WHITE"
SHERWIN WILLIAMS SW 7042
OR EQUAL



[E] ROOFING
"PEWTER GRAY"
PABCO ARCHITECTURAL SHINGLES
OR EQUAL



[F] CULTURED STONE
CULTURED STONE TO MATCH
COUNTRY LEDGESTONE "BUCKS
COUNTY" OR EQUAL

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PROJECT

BLOSSOM POINTE APARTMENTS

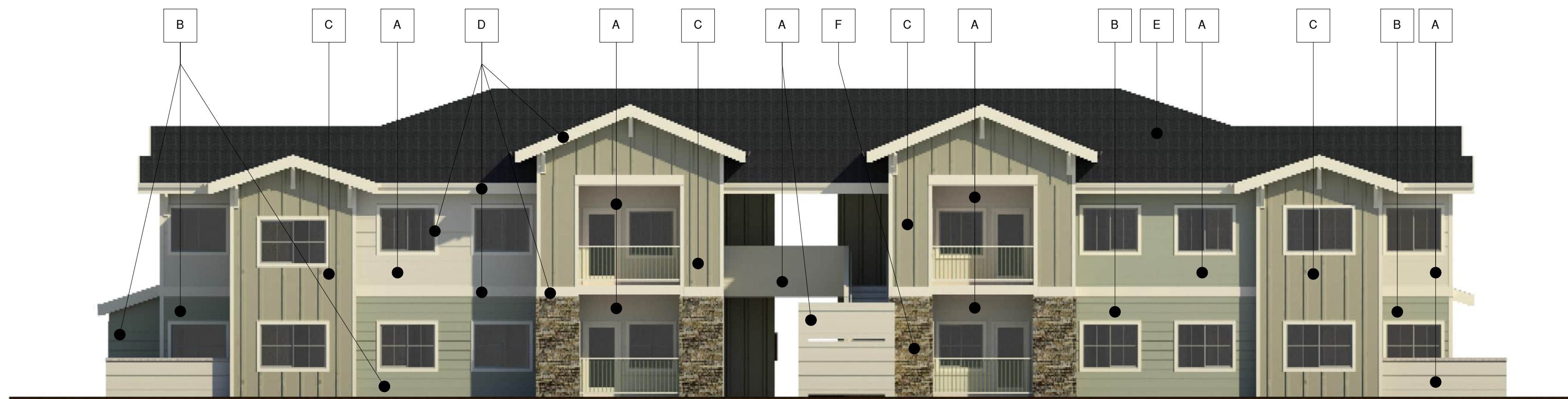
FOWLER, CA

TUOLUMNE ST. & 10TH ST.

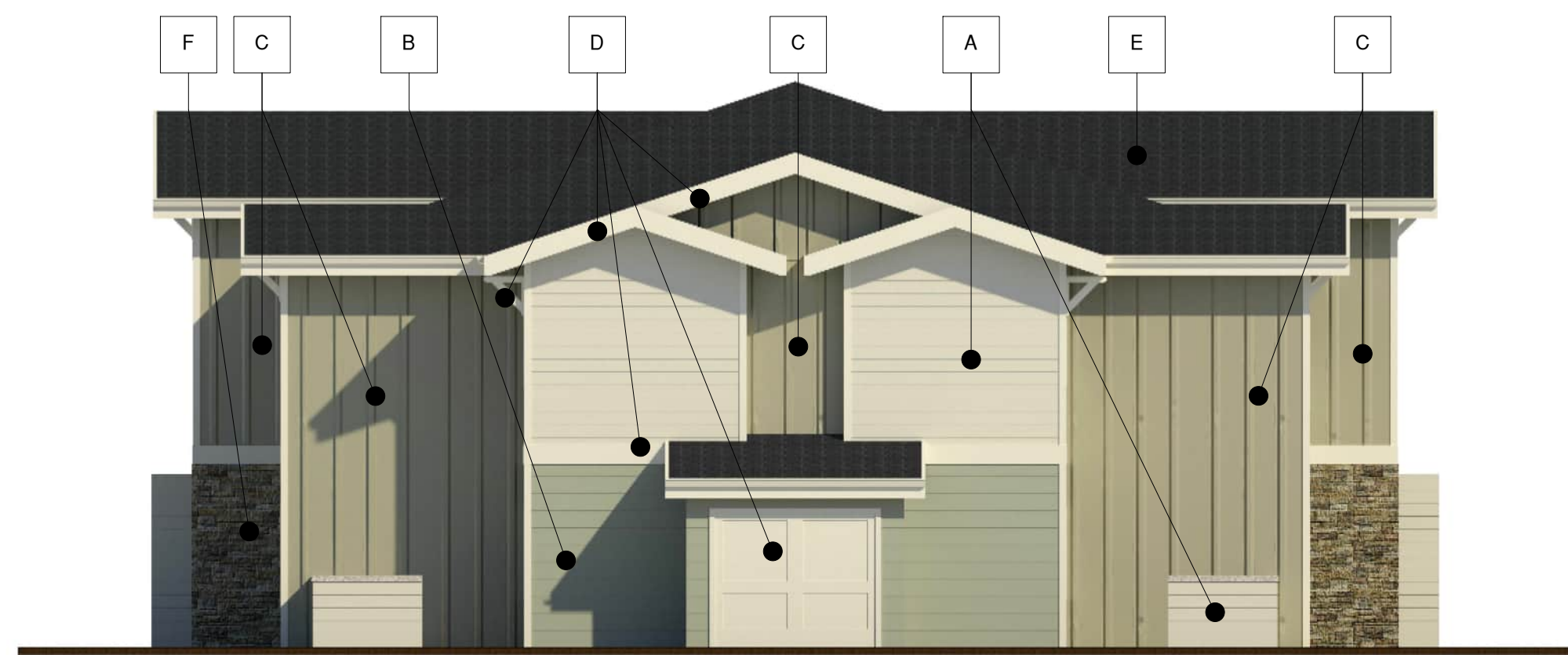
SCHEMATIC SET / NOT FOR CONSTRUCTION

A6.3A

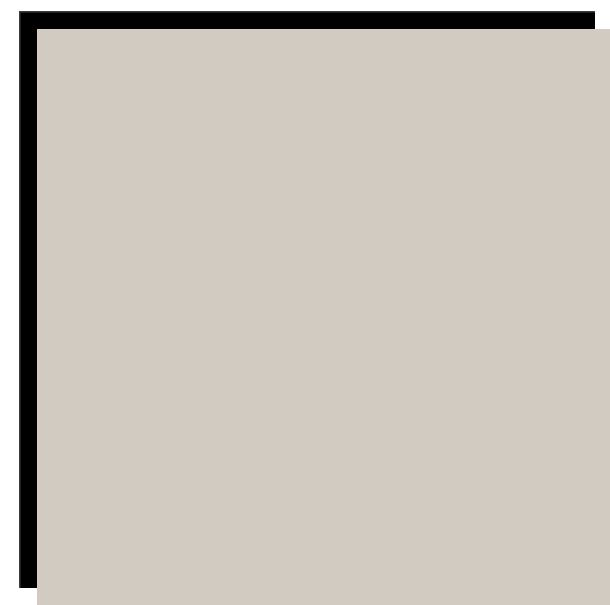
COLORED ELEVATIONS - BLDG. TYPE D



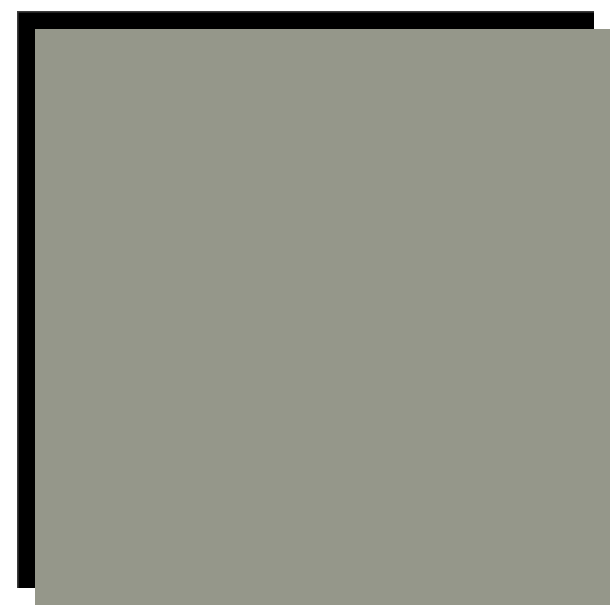
① BLDG. TYPE D - REAR ELEVATION
N.T.S.



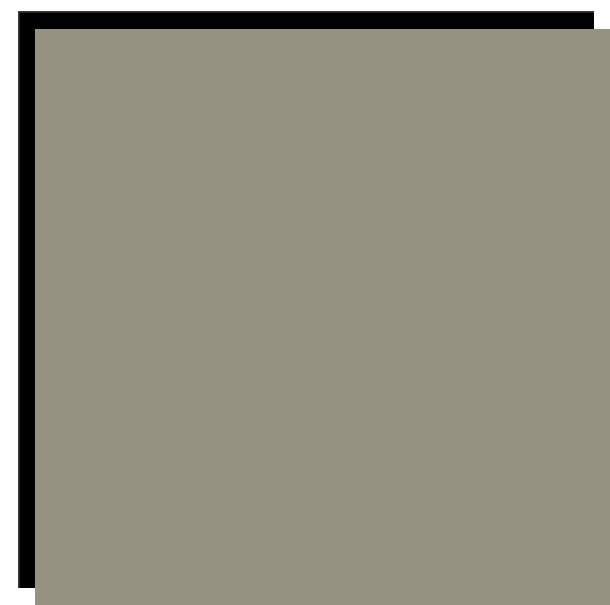
② BLDG. TYPE D - RIGHT ELEVATION
N.T.S.



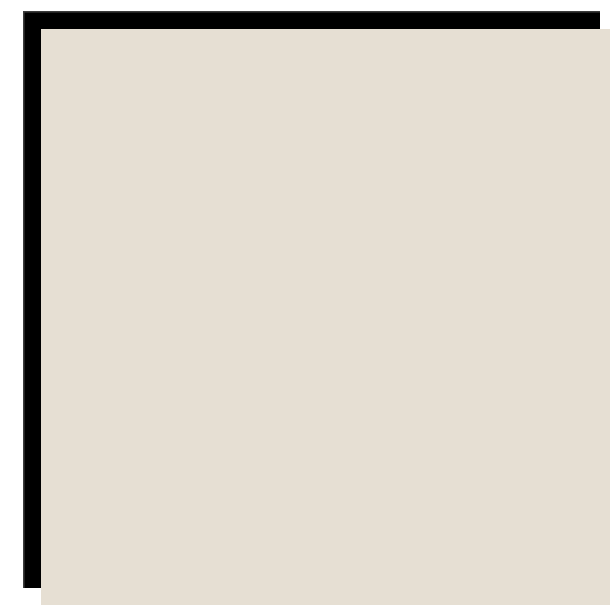
A] CEMENTITIOUS SIDING - 6" REVEAL
COLOR TO MATCH "AGREEABLE GRAY"
SHERWIN WILLIAMS SW 7029
OR EQUAL



B] CEMENTITIOUS SIDING - 8" REVEAL
COLOR TO MATCH "EVERGREEN FOG"
SHERWIN WILLIAMS SW 9130
OR EQUAL



C] CEMENTITIOUS BOARD & BATTEN
COLOR TO MATCH "CANAL STREET"
SHERWIN WILLIAMS SW 9523
OR EQUAL



D] FASCIA, TRIM, DOORS, RAILINGS, GUTTERS, & DOWNSPOUTS
COLOR TO MATCH "SHOJI WHITE"
SHERWIN WILLIAMS SW 7042
OR EQUAL



E] ROOFING
"PEWTER GRAY"
PABCO ARCHITECTURAL SHINGLES
OR EQUAL



F] CULTURED STONE
CULTURED STONE TO MATCH
COUNTRY LEDGESTONE "BUCKS
COUNTY" OR EQUAL

REVISIONS

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PROJECT #
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PROJECT

BLOSSOM POINTE APARTMENTS

PROJECT LOCATION
TUOLUMNE ST. & 10TH ST.
FOWLER, CA

A6.3B

COLORED ELEVATIONS - BLDG. TYPE D

SCHEMATIC SET / NOT FOR CONSTRUCTION