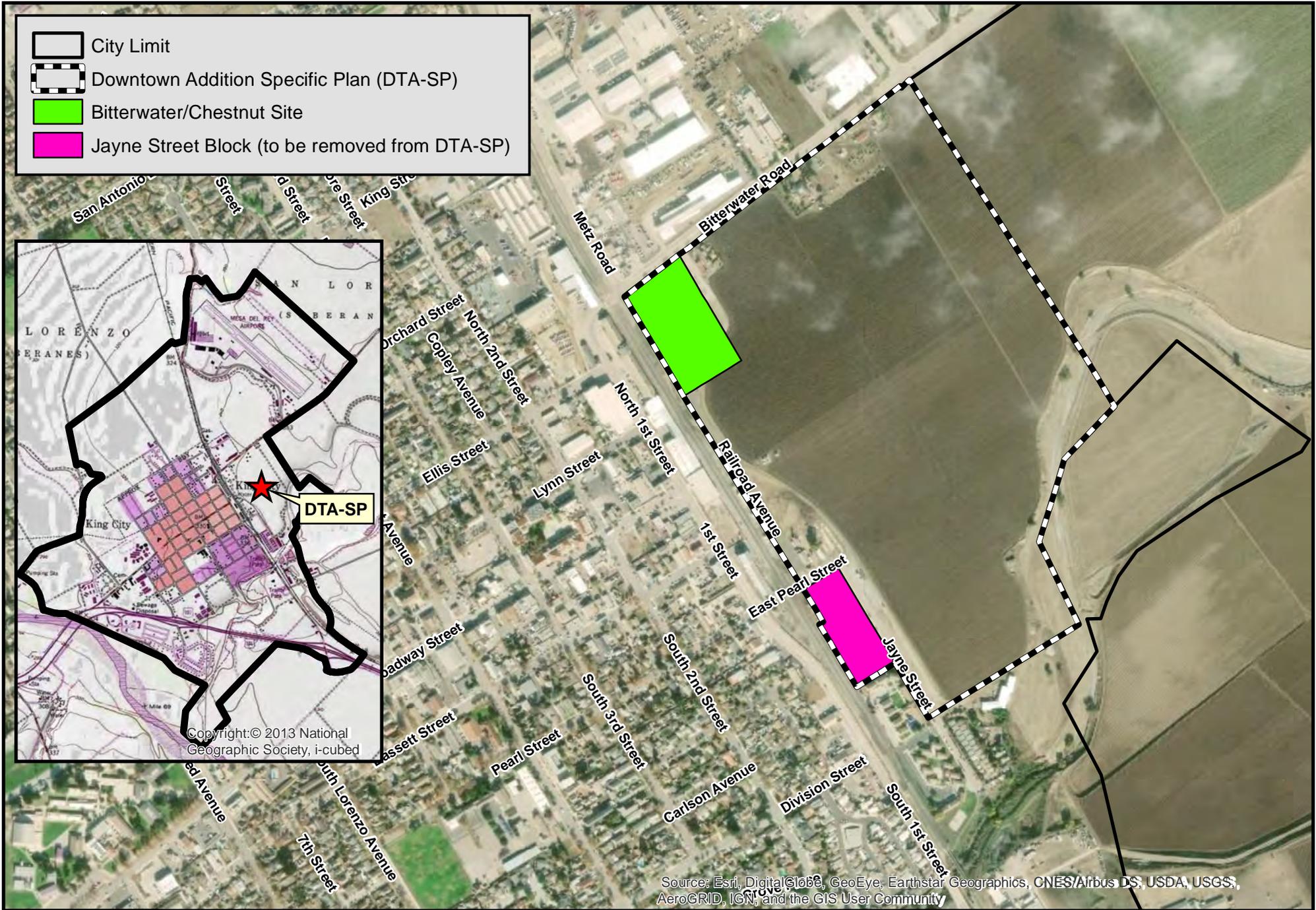
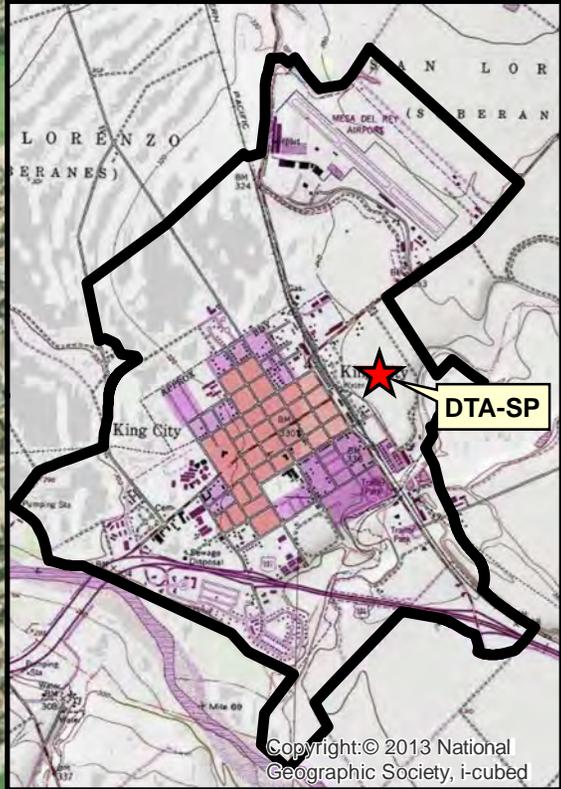


-  City Limit
-  Downtown Addition Specific Plan (DTA-SP)
-  Bitterwater/Chestnut Site
-  Jayne Street Block (to be removed from DTA-SP)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

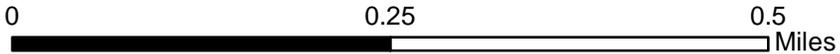


Exhibit 1  
Site Location Map



**Conditional Use Permit & Architectural Review**

**For the Proposed**

**Bitterwater/Chestnut Workforce Housing**

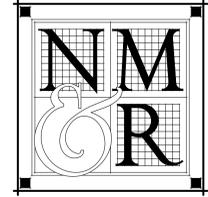
**Lyons Street & Chestnut Avenue, King City, CA**

**November 2019**

SHEET INDEX	
SHEET	DESCRIPTION
A001	COVER SHEET
A002	PROJECT CONTEXT MAP / PROJECT DATA
A101	SITE PLAN
A201	1st FLOOR PLAN (BLDGS 1, 2, 5 & 6)
A202	1st FLOOR PLAN (BLDG 3)
A203	1st FLOOR PLAN (BLDG 4)
A211	2nd FLOOR PLAN (ALL BLDGS)
A212	3rd FLOOR PLAN (ALL BLDGS)
A221	1st FLOOR ENLARGED APT. UNIT PLAN TYPES
A222	1st FLOOR ENLARGED MANAGER UNIT & LAUNDRY PLAN TYPES
A223	2nd-3rd FLOOR ENLARGED APT. UNIT PLAN TYPES
A301	EXTERIOR ELEVATIONS WITH FINISH SCHEDULE
A302	EXTERIOR ELEVATIONS WITH FINISH SCHEDULE
A303	EXTERIOR ELEVATIONS OF TRASH ENCLOSURE
A401	EXTERIOR PERSPECTIVES
A402	EXTERIOR PERSPECTIVES
A403	EXTERIOR PERSPECTIVES
A404	EXTERIOR PERSPECTIVES
L1	LANDSCAPE PLAN
C1	CIVIL SITE PLAN
C2	EXISTING CONDITIONS & PRELIMINARY DEMOLITION PLAN
C3	PRELIMINARY GRADING & DRAINAGE PLAN
C4	PRELIMINARY UTILITY PLAN
C5	PRELIMINARY STORMWATER CONTROL PLAN
E003	FIXTURE SCHEDULE & NOTES
E103	SITE PHOTOMETRIC PLAN

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CONSULTANTS

LICENSE STAMPS



PROJECT NAME



LYONS ST. & CHESTNUT AVE.  
KING CITY, CA 93930

SHEET TITLE

**COVER SHEET**

DRAWING STATUS

**CONDITIONAL  
USE PERMIT**

REVISIONS

Sym.	Description	Date

Drawn By KAJ

Date Issued 2019-11-06

Scale N/A

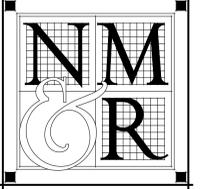
Project No. 18-1765

SHEET No.

**A001**



**PROJECT CONTEXT MAP**  
NOT TO SCALE



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**CONSULTANTS**

**PROJECT DATA**

**DESCRIPTION OF WORK**  
117 TWO-BEDROOM UNITS AND 1 ONE-BEDROOM UNIT OF WORKFORCE HOUSING IN SIX, THREE/TWO-STORY BUILDINGS, WITH 2 LAUNDRY ROOMS.

**SITE**  
ASSESSOR'S PARCEL NO: 026-285-001 THROUGH 026-285-008  
ZONING: DOWNTOWN ADDITION SPECIFIC PLAN P-DISP SP 2010-001  
STREET ADDRESS: LYONS ST. & CHESTNUT AVE, KING CITY, CA 93930  
PARCEL SIZE: 5.22 ACRES

**PROPOSED BUILDING INFORMATION**  
OCCUPANCY GROUPS: R-2 MULTI-FAMILY HOUSING, B BUSINESS  
STORIES: THREE STORIES (HIGHEST)  
HEIGHT TO TOP OF HIGHEST RIDGE: 40'-0"  
TOTAL ENCLOSED AREA OF EACH BLDG: 45,000 GSF (NOT INCLUDING UNENCLOSED COVERED AREAS)  
TOTAL ENCLOSED AREA OF ALL BLDGS: 270,000 GSF  
CONST TYPE: TYPE V-B  
FIRE PROTECTION: FULLY SPRINKLERED

**LICENSE STAMPS**



**PROJECT NAME**

**Rava**  
RANCHES INC.  
BITTERWATER/  
CHESTNUT  
WORKFORCE  
HOUSING

LYONS ST. & CHESTNUT AVE.  
KING CITY, CA 93930

**SHEET TITLE**  
**PROJECT  
CONTEXT MAP &  
PROJECT DATA**

**DRAWING STATUS**  
**CONDITIONAL  
USE PERMIT**

**REVISIONS**

Sym.	Description	Date

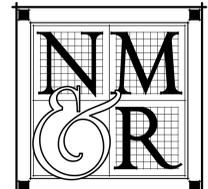
Drawn By	KAJ
Date Issued	2019-11-06
Scale	3/16" = 1'-0"
Project No.	18-1765











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 http://www.nmrdesign.com

**CONSULTANTS**

**LICENSE STAMPS**



**PROJECT NAME**

**Rava RANCHES INC.**  
**BITTERWATER/ CHESTNUT WORKFORCE HOUSING**

**LYONS ST. & CHESTNUT AVE. KING CITY, CA 93830**

**SHEET TITLE**

**APARTMENT BUILDINGS 1[B] 2ND FLOOR PLAN**

**DRAWING STATUS**

**CONDITIONAL USE PERMIT**

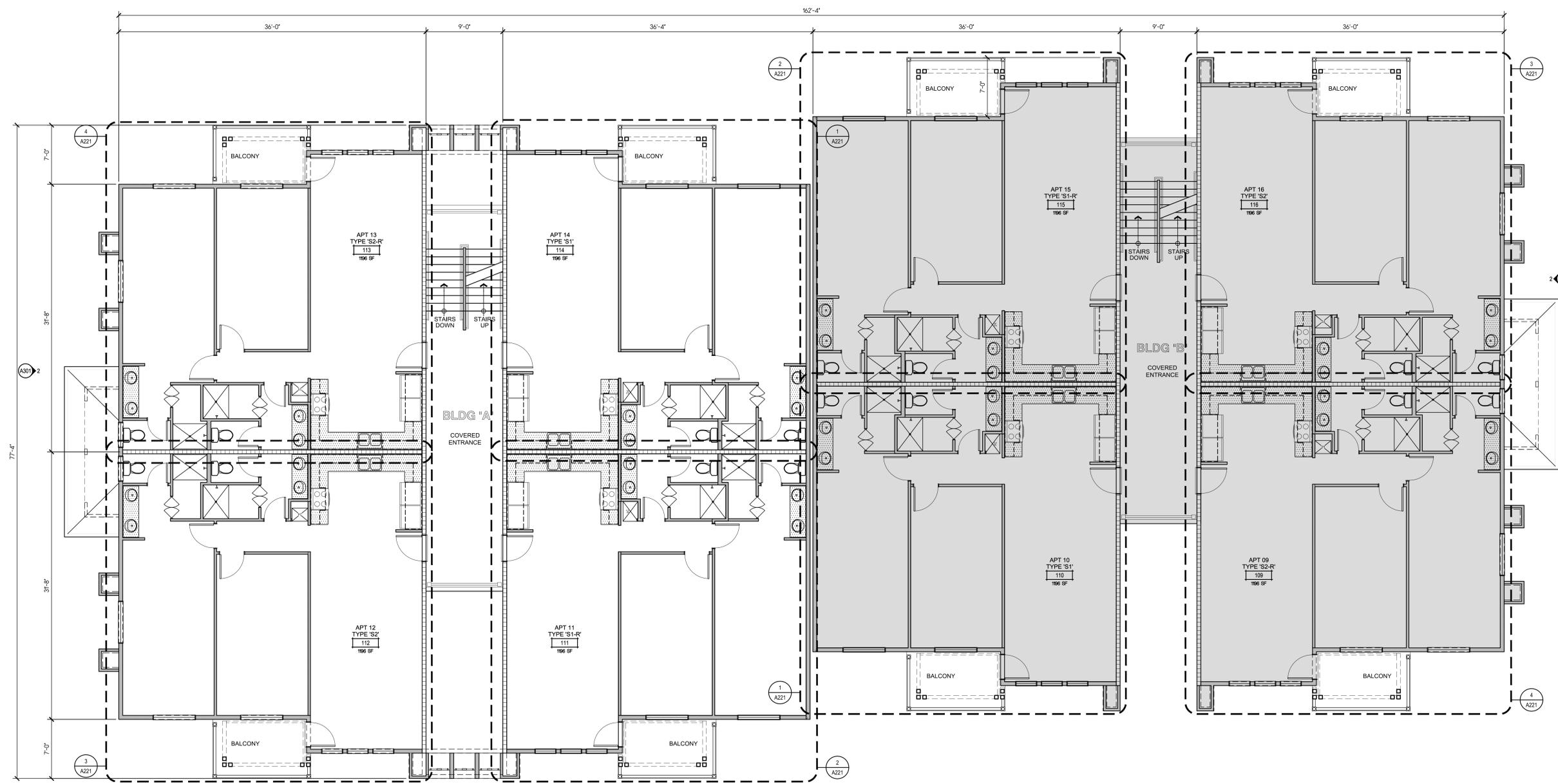
**REVISIONS**

Sym.	Description	Date

Drawn By	KAJ
Date Issued	2019-11-06
Scale	3/16" = 1'-0"
Project No.	18-1765

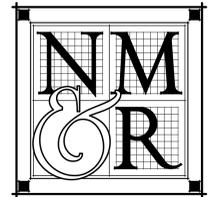
**SHEET No.**

**A011**



**1 BLDGS 1-6 - 2ND FLOOR PLAN**  
 SEE SITE PLAN FOR COMPASS DIRECTION SCALE: 3/16" = 1'-0"

User Name: kaji  
 Plot Date: November 06, 2019 - 9:23 am  
 File Name: S:\work\18-1765 Rava Ranches Workforce Housing\00 Drawings & Models\01 CAD Files\01\01 A011\_22\_19.rvt  
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**PROJECT NAME**

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RANCHES INC.  
BITTERWATER/  
CHESTNUT  
WORKFORCE  
HOUSING

LYONS ST. & CHESTNUT AVE.  
KING CITY, CA 93830

**SHEET TITLE**

APARTMENT  
BUILDINGS 1[B]  
3RD FLOOR PLAN

**DRAWING STATUS**

CONDITIONAL  
USE PERMIT

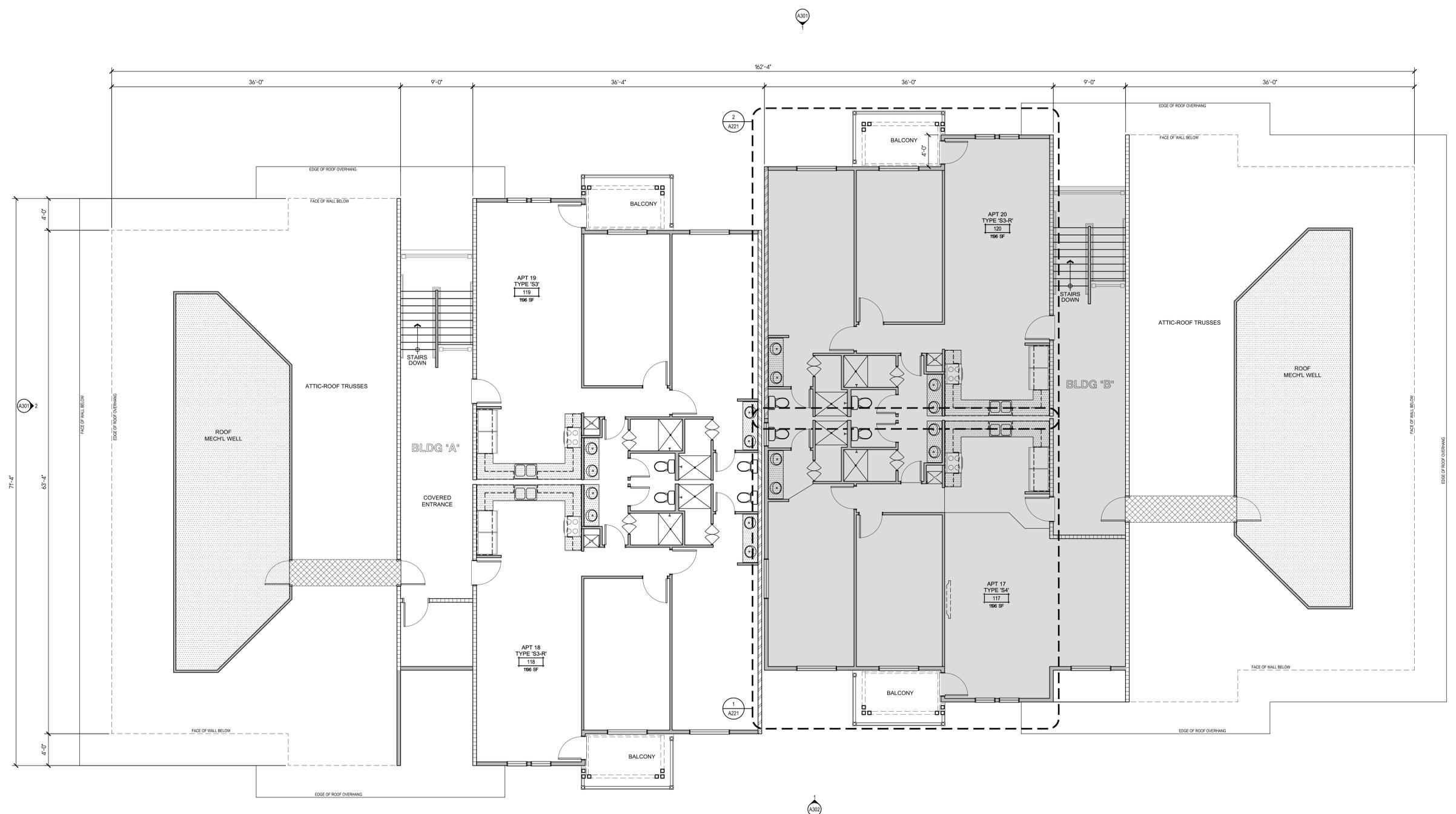
**REVISIONS**

Sym.	Description	Date

Drawn By	KAJ
Date Issued	2019-11-06
Scale	3/16" = 1'-0"
Project No.	18-1765

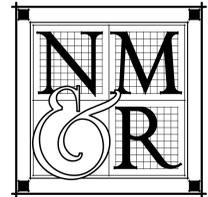
**SHEET No.**

**A010**



**1 BLDGS 1-6 - 3RD FLOOR PLAN**  
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User: JKA  
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HOUSING

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KING CITY, CA 93830

SHEET TITLE

ENLARGED APT  
UNIT PLANS [A1]  
T[ROUGH] [AIR]

DRAWING STATUS

CONDITIONAL  
USE PERMIT

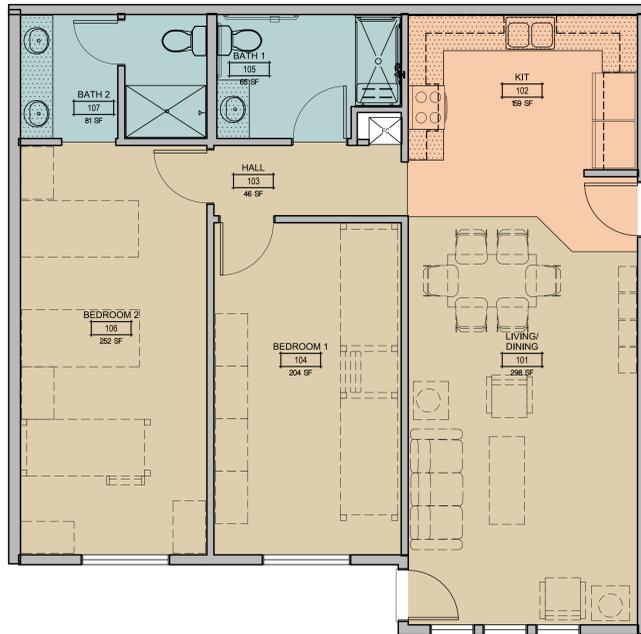
REVISIONS

Sym.	Description	Date

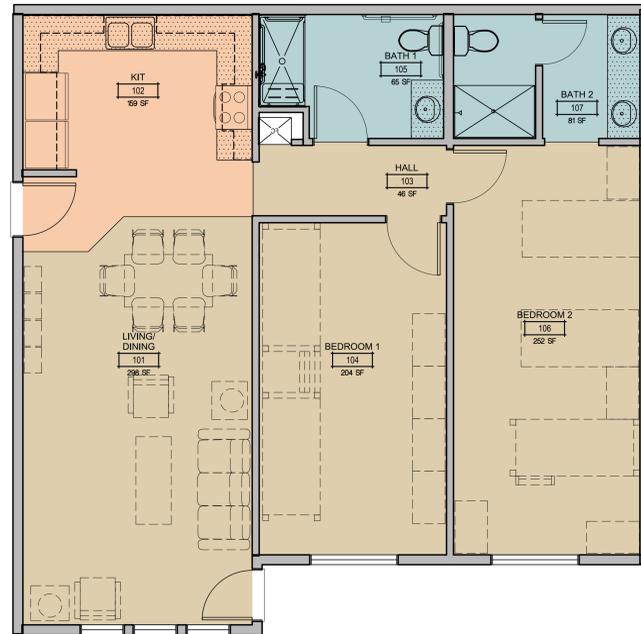
Drawn By: KAJ  
Date Issued: 2019-11-06  
Scale: 1/4" = 1'-0"  
Project No.: 18-1765

SHEET No.

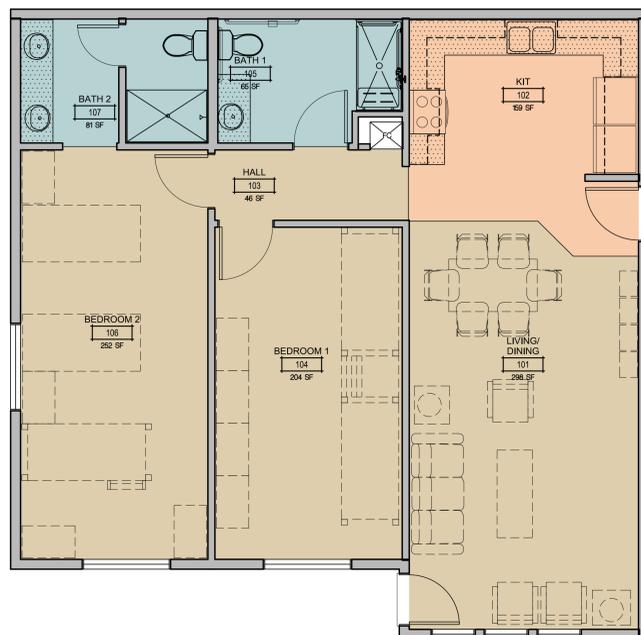
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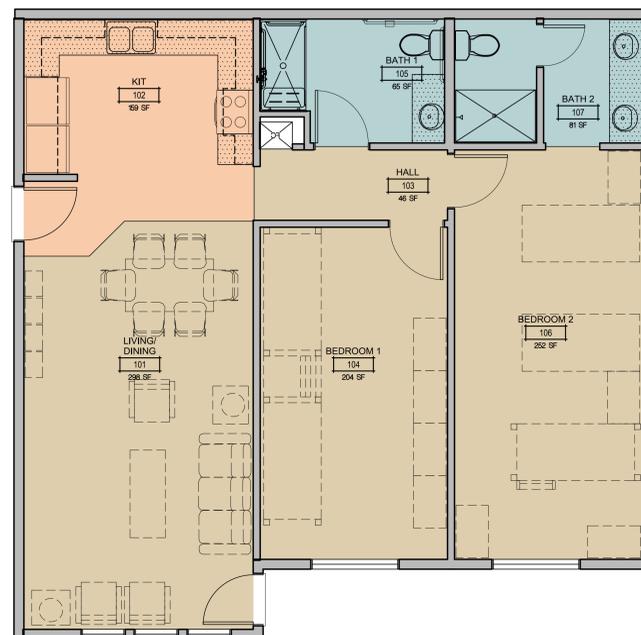
CHAPTER 11B ACCESSIBLE UNIT @ 1ST FLR; SEE INT. ELEV. BA511  
**1** UNIT PLAN 'A1'  
1196 SF AMT: 36 TOTAL SCALE: 1/4" = 1'-0"



CHAPTER 11B ACCESSIBLE UNIT @ 1ST FLR; SEE INT. ELEV. BA511  
**2** UNIT PLAN 'A1-R'  
1196 SF AMT: 36 TOTAL SCALE: 1/4" = 1'-0"

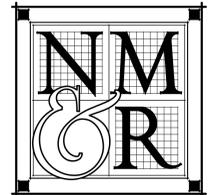


**3** UNIT PLAN 'A2'  
1196 SF AMT: 22 TOTAL SCALE: 1/4" = 1'-0"



**4** UNIT PLAN 'A2-R'  
1196 SF AMT: 23 TOTAL SCALE: 1/4" = 1'-0"





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HOUSING

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KING CITY, CA 93830

SHEET TITLE

ENLARGED APT UNIT  
PLANS  
[ ] 1ST FLOOR

DRAWING STATUS

CONDITIONAL  
USE PERMIT

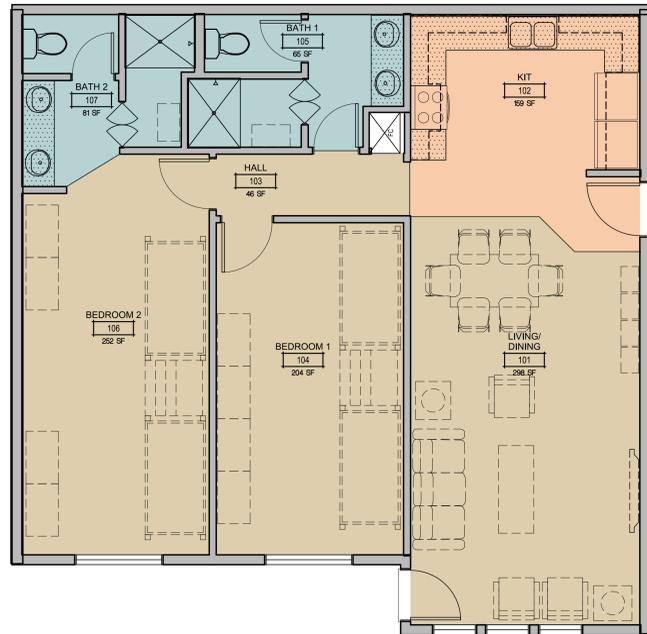
REVISIONS

Sym.	Description	Date

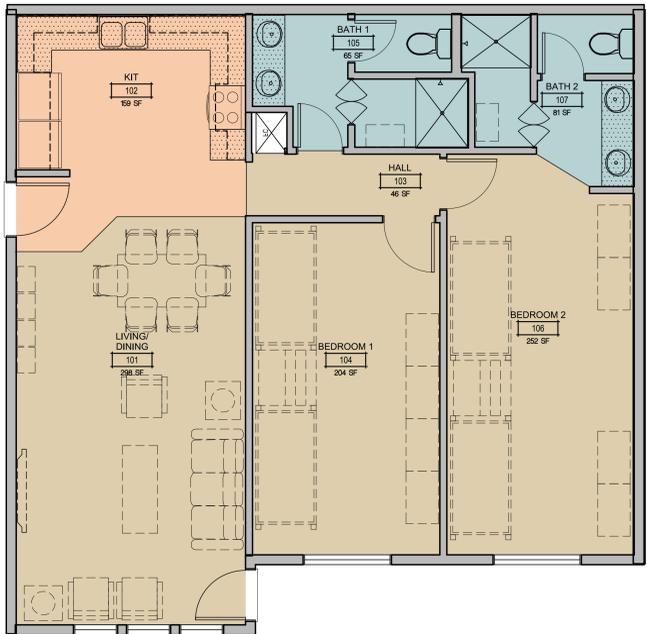
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Date Issued: 2019-11-06  
Scale: 1/4" = 1'-0"  
Project No.: 18-1765

SHEET No.

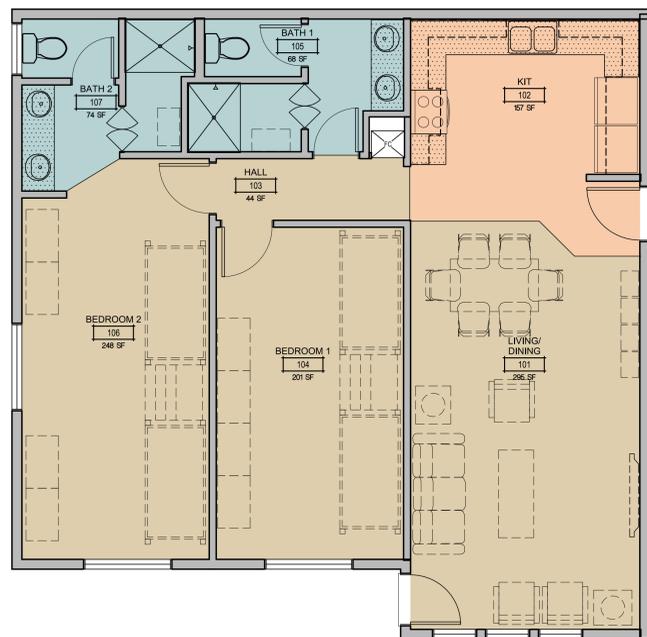
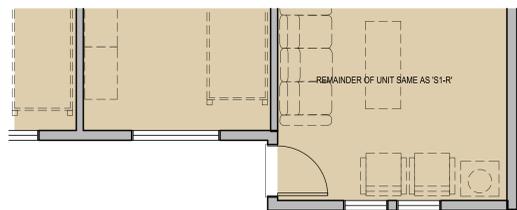
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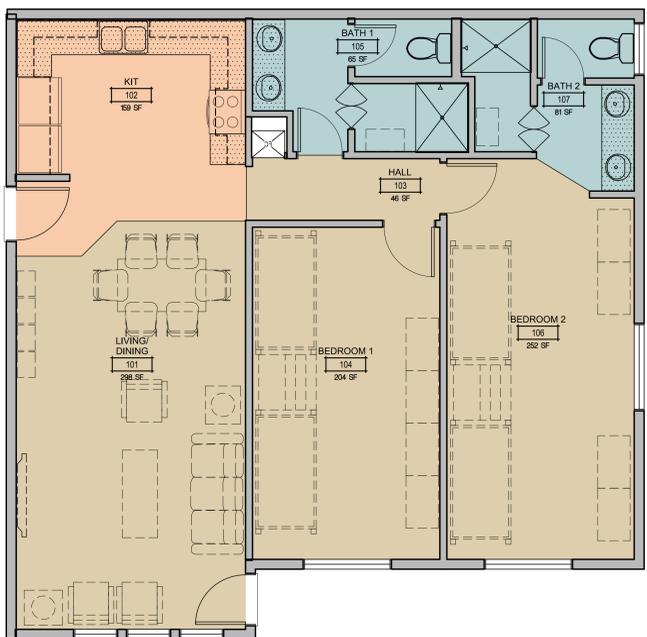
1 UNIT PLAN 'S1'  
1196 SF AMT: ... TOTAL SCALE: 1/4" = 1'-0"



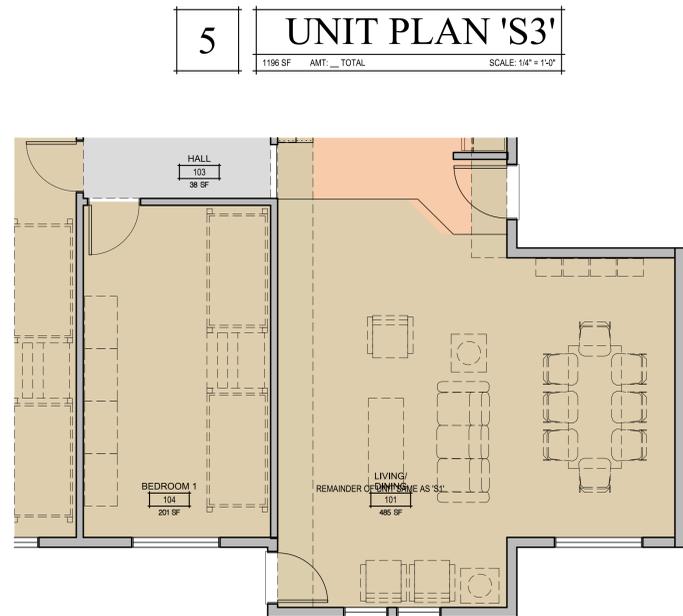
2 UNIT PLAN 'S1-R'  
1196 SF AMT: ... TOTAL SCALE: 1/4" = 1'-0"



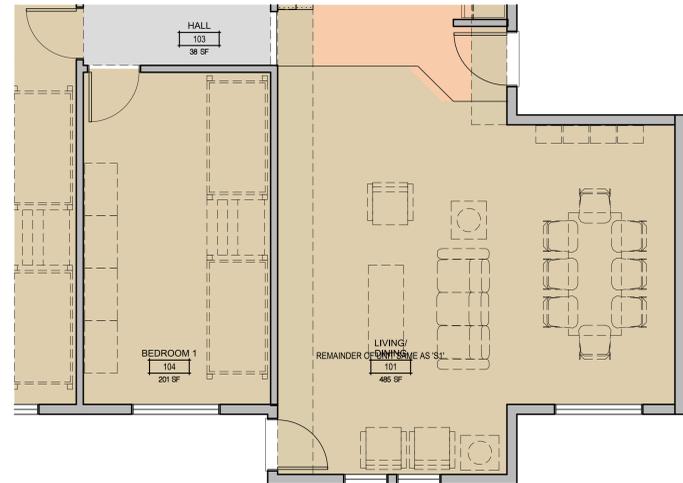
3 UNIT PLAN 'S2'  
1196 SF AMT: ... TOTAL SCALE: 1/4" = 1'-0"



4 UNIT PLAN 'S2-R'  
1196 SF AMT: ... TOTAL SCALE: 1/4" = 1'-0"

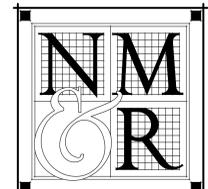


5 UNIT PLAN 'S3'  
1196 SF AMT: ... TOTAL SCALE: 1/4" = 1'-0"



6 UNIT PLAN 'S4'  
1196 SF AMT: ... TOTAL SCALE: 1/4" = 1'-0"





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**1 STREET ELEVATION**  
SCALE: 3/16"=1'-0"

**KEY NOTES** NOT ALL KEYNOTES ARE USED ON EVERY SHEET

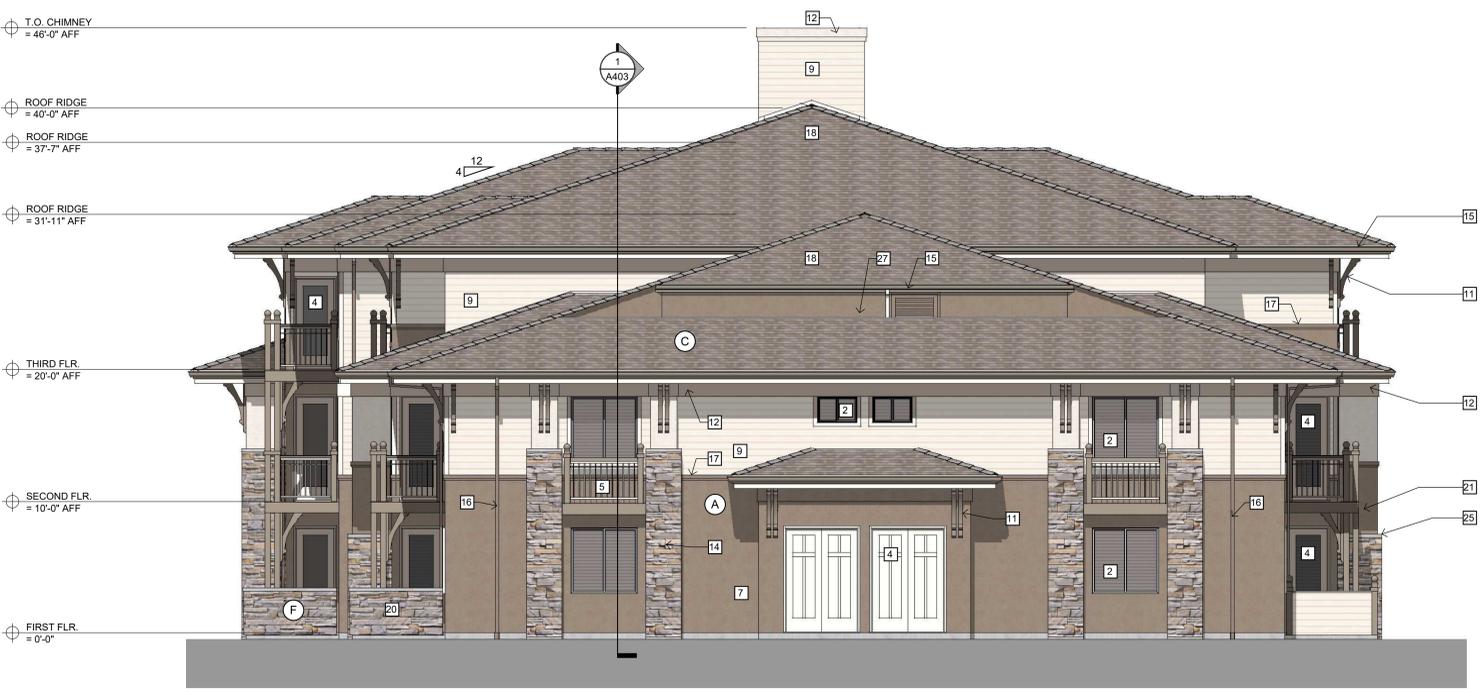
- 1 VINYL WINDOW WITH AWNING & FIXED SASHES; SEE FLOOR PLAN FOR WINDOW TYPE.
- 2 VINYL SLIDING WINDOW; SEE FLOOR PLAN FOR WINDOW TYPE.
- 3 VINYL FIXED WINDOW; SEE FLOOR PLAN FOR WINDOW TYPE.
- 4 PAINTED OR PRE-FINISHED EXTERIOR DOOR; SEE FLOOR PLAN FOR DOOR TYPE.
- 5 PREFABRICATED, PRE-FINISHED GALVANIZED STEEL RAILING.
- 6 PREFABRICATED, PRE-FINISHED GALVANIZED STEEL GRILLE.
- 7 EXTERIOR PLASTER - SEE MATERIALS LEGEND FOR COLOR.
- 8 RIDGE VENT - SEE SPEC. AND SEE ROOF PLAN FOR ALL LOCATIONS
- 9 CEMENTITIOUS SIDING - SEE MATERIALS LEGEND FOR COLOR.
- 10 LIGHT FIXTURE - SEE ELEC. DWGS. FOR TYPE.
- 11 BRACKET - MOLDED SHAPE, SEE SPEC.
- 12 CEMENTITIOUS TRIM - SEE MATLS LEGEND FOR COLOR.
- 13 STREET ADDRESS NUMBERS \_\_\_ " IN HT. WITH \_\_\_ " STROKE. MIN. LETTERS TO BLACK.
- 14 FIXED SHUTTER - SEE MATERIALS LEGEND FOR COLOR.
- 15 PAINTED GALVANIZED RAIN GUTTER; CONNECT TO DOWNSPOUT.
- 16 PAINTED GALVANIZED DOWNSPOUT; SEE SITE PLAN FOR DIRECT CONNECTION TO STORM DRAINAGE SYSTEM.
- 17 SHAPED FOAM TRIM BAND - SEE \_\_\_.
- 18 ASPHALT SHINGLES.
- 19 STEEL PAN STAIR WITH CONCRETE TREADS.
- 20 FAUX STONE VENEER - SEE MATERIALS LEGEND FOR COLOR.
- 21 BALCONY - SEE \_\_\_.
- 22 ELECTRICAL EQUIPMENT; SEE ELEC'L DWG. NO BRICK OR TRIM BAND AT EXT. WALL BEHIND EQUIP.
- 23 FIRE DEPT. KEY SAFE; OBTAIN ORDER FORM FROM K.C.F.P.D. AND INSTALL PER MANUF.'S REQMNTS.
- 24 ROLL-UP, PAINTED, GALVANIZED DOOR - SEE DOOR SCHEDULE FOR TYPE.
- 25 PRECAST CONCRETE CAP
- 26 PLASTER EXPANSION JOINT - SEE \_\_\_.
- 27 EQUIPMENT WELL ACCESS DOOR - SEE \_\_\_.

**MATERIALS LEGEND**

- A** PLASTER COLOR 'A': LA HABRA STUCCO BENJAMIN MOORE 992 "TICONDEROGA TAUPE"
- B** PLASTER COLOR 'B': LA HABRA STUCCO - PAINTED BENJAMIN MOORE 890 "PINK DAMASK"
- C** ASPHALT SHINGLE ROOFING; OWENS CORNING "AMBER" TRI-DEFINITION COOL ROOF SHINGLES SRI = 21
- D** TRIM PAINT COLOR 'C' BENJAMIN MOORE 980 "WOODCLIFF LAKE"
- E** FIBER CEMENT BOARD SIDING OR TRIM COLOR 'D' BENJAMIN MOORE 990 "HAMPSHIRE TAUPE"
- F** FAUX STONE VENEER: ELDORADO STONE "MOUNTAIN LEDGE - SIERRA"
- 1** VENT. SEE SHT. A146

**GENERAL NOTES**

1. ALL FLASHING AND ROOF TOP PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF, WALL OR TRIM COLOR AS APPLICABLE. NO UNPAINTED, GALVANIZED FLASHING OR VENTS TO BE VISIBLE.
2. SEE ELEC'L DWGS FOR EXT. LIGHTING
3. ELEV. 0'-0" IS FOR BUILDING REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL FLOOR ELEVATIONS.
4. SEE ROOF PLAN FOR ATTIC VENTILATION REQUIREMENTS, SLOPES AND OVERBUILDS.
5. SEE CIVIL, PLUMBING AND ELEC'L DWGS FOR LOCATIONS OF EXTERIOR-MOUNTED UTILITIES AND METER BANKS.
6. G.C. TO COORDINATE LOCATIONS OF ALL VENTS, UTILITIES AND OTHER ROOF-MOUNTED ITEMS WITH OWNER DESIGNATED 3RD PARTY SOLAR ENERGY SYSTEM.
7. EXT. UTILITY ENCLOSURE CABINETS TO BE PER UTILITY'S REQUIREMENTS. FINISH OF ENCLOSURES TO MATCH ADJACENT WALL FINISH(ES).
8. AT ELEC'L AND OTHER UTILITY PENETRATIONS PROVIDE FLASHINGS AND FILLERS AS REQUIRED TO PREVENT WATER & PEST INTRUSION.
9. SEE FLOOR PLANS FOR WINDOW TYPES.



**2 LEFT SIDE ELEVATION**  
SCALE: 3/16"=1'-0"

PROJECT NAME



LYONS ST. & CHESTNUT AVE.  
KING CITY, CA 93930

SHEET TITLE  
**EXTERIOR ELEVATIONS**

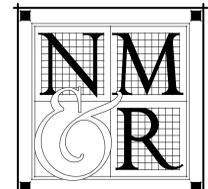
DRAWING STATUS  
**CONDITIONAL USE PERMIT**

REVISIONS

Sym.	Description	Date

Drawn By	KAJ
Date Issued	2019-11-06
Scale	3/16" = 1'-0"
Project No.	18-1765

SHEET No.  
**A301**



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http://www.nmrdesign.com

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LICENSE STAMPS



**1 FRONT ELEVATION**  
SCALE: 3/16"=1'-0"

**KEY NOTES** NOT ALL KEYNOTES ARE USED ON EVERY SHEET

- 1 VINYL WINDOW WITH AWNING & FIXED SASHES; SEE FLOOR PLAN FOR WINDOW TYPE.
- 2 VINYL SLIDING WINDOW; SEE FLOOR PLAN FOR WINDOW TYPE.
- 3 VINYL FIXED WINDOW; SEE FLOOR PLAN FOR WINDOW TYPE.
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- 16 PAINTED GALVANIZED DOWNSPOUT; SEE SITE PLAN FOR DIRECT CONNECTION TO STORM DRAINAGE SYSTEM.
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**MATERIALS LEGEND**

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- C** ASPHALT SHINGLE ROOFING; OWENS CORNING "AMBER" TRI-DEFINITION COOL ROOF SHINGLES SRI = 21
- D** TRIM PAINT COLOR 'C' BENJAMIN MOORE 980 "WOODCLIFF LAKE"
- E** FIBER CEMENT BOARD SIDING OR TRIM COLOR 'D' BENJAMIN MOORE 990 "HAMPSHIRE TAUPE"
- F** FAUX STONE VENEER; ELDERADO STONE "MOUNTAIN LEDGE - SIERRA"
- 1** VENT. SEE SHT. A146

**GENERAL NOTES**

1. ALL FLASHING AND ROOF TOP PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF, WALL OR TRIM COLOR AS APPLICABLE. NO UNPAINTED, GALVANIZED FLASHING OR VENTS TO BE VISIBLE.
2. SEE ELEC'L DWGS FOR EXT. LIGHTING
3. ELEV. 0'-0" IS FOR BUILDING REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL FLOOR ELEVATIONS.
4. SEE ROOF PLAN FOR ATTIC VENTILATION REQUIREMENTS, SLOPES AND OVERBUILDS.
5. SEE CIVIL, PLUMBING AND ELEC'L DWGS FOR LOCATIONS OF EXTERIOR-MOUNTED UTILITIES AND METER BANKS.
6. G.C. TO COORDINATE LOCATIONS OF ALL VENTS, UTILITIES AND OTHER ROOF-MOUNTED ITEMS WITH OWNER DESIGNATED 3RD PARTY SOLAR ENERGY SYSTEM.
7. EXT. UTILITY ENCLOSURE CABINETS TO BE PER UTILITY'S REQUIREMENTS. FINISH OF ENCLOSURES TO MATCH ADJACENT WALL FINISH(ES).
8. AT ELEC'L AND OTHER UTILITY PENETRATIONS PROVIDE FLASHINGS AND FILLERS AS REQUIRED TO PREVENT WATER & PEST INTRUSION.
9. SEE FLOOR PLANS FOR WINDOW TYPES.



**2 RIGHT SIDE ELEVATION**  
SCALE: 3/16"=1'-0"

PROJECT NAME



LYONS ST. & CHESTNUT AVE.  
KING CITY, CA 93930

SHEET TITLE  
**EXTERIOR ELEVATIONS**

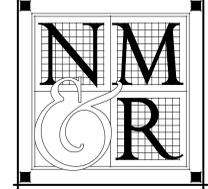
DRAWING STATUS  
**CONDITIONAL USE PERMIT**

REVISIONS

Sym.	Description	Date

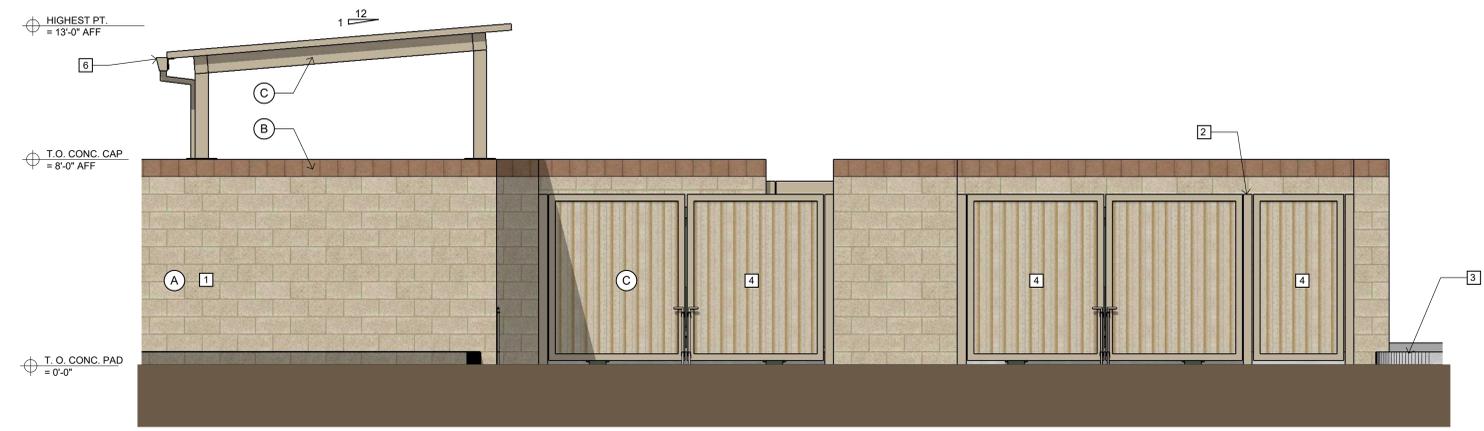
Drawn By	KAJ
Date Issued	2019-11-06
Scale	3/16" = 1'-0"
Project No.	18-1765

SHEET No.  
**A302**



**NICHOLS  
MELBURG  
ROSSETTO**  
ARCHITECTS + ENGINEERS  
555 MAIN STREET, SUITE 300  
CHICO, CA 95928  
(530) 891-1710 (530) 891-0138 FAX  
<http://www.nmrdesign.com>

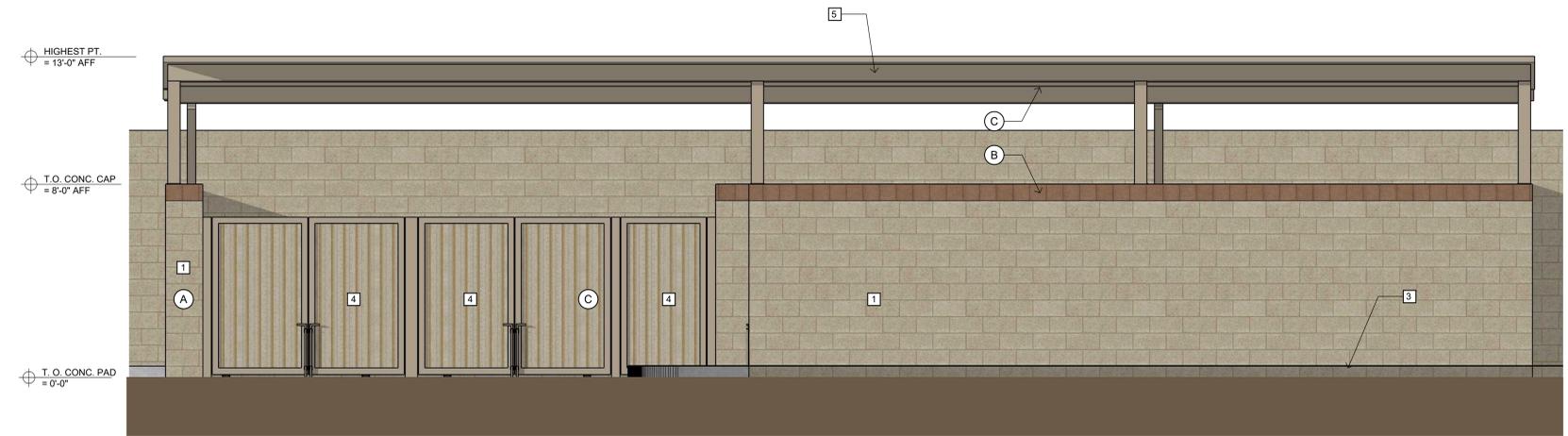
CONSULTANTS



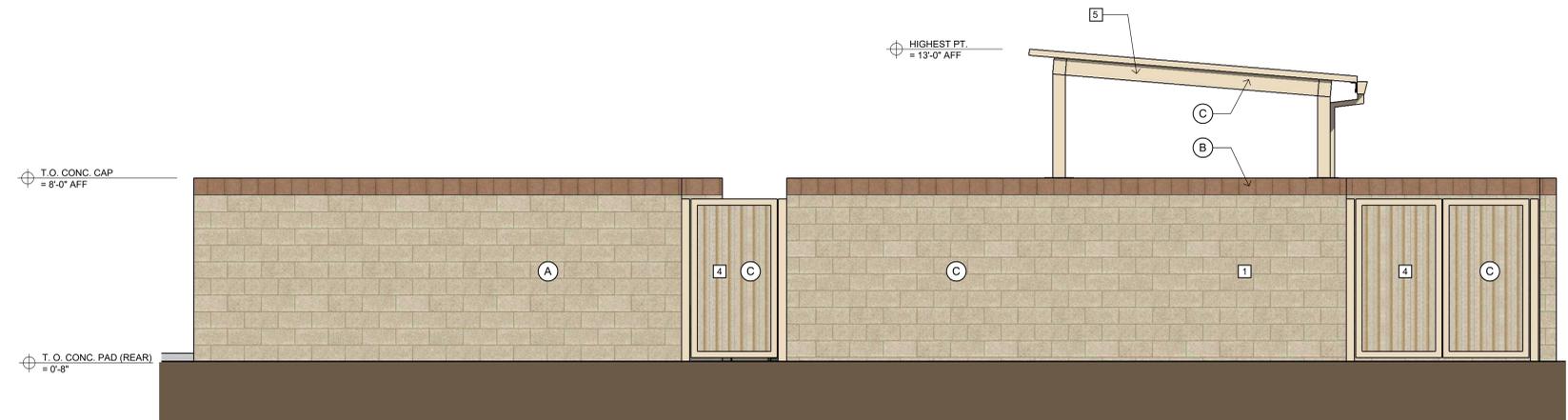
**1 FRONT ELEVATION**  
SCALE: 3/8"=1'-0"



**4 PERSPECTIVE**  
NO SCALE



**2 SIDE ELEVATION**  
SCALE: 3/8"=1'-0"



**3 REAR ELEVATION**  
SCALE: 3/8"=1'-0"

**KEY NOTES**

- 1 SPLIT FACE BLOCK - COLOR AS INDICATED
- 2 STEEL POST - PAINT AS INDICATED
- 3 CONCRETE CURB/FOUNDATION
- 4 SWINGING STEEL GATE - PAINT AS INDICATED
- 5 STEEL BEAM - PAINT AS INDICATED
- 6 GALVANIZED 6" GUTTER AND 3" DOWNSPOUT - PAINT AS INDICATED

**MATERIALS LEGEND**

- A** SPLIT FACE BLOCK - COLOR 'A'  
BASALITE "NATURAL(P)"
- B** SPLIT FACE BLOCK - COLOR 'B'  
BASALITE "STANDARD S193(R)"
- C** METAL - COLOR 'C'  
BENJAMIN MOORE 900 "HAMPSHIRE TAUPE"

**GENERAL NOTES**

- 1. ALL FLASHING AND ROOF TOP PENETRATIONS TO BE PAINTED TO MATCH ADJACENT ROOF, WALL OR TRIM COLOR AS APPLICABLE. NO UNPAINTED, GALVANIZED FLASHING OR VENTS TO BE VISIBLE.
- 2. SEE ELEC'D DWGS FOR LIGHTING
- 3. ELEV. 0'-0" IS FOR BUILDING REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL FLOOR ELEVATIONS.

LICENSE STAMPS



PROJECT NAME



LYONS ST. & CHESTNUT AVE.  
KING CITY, CA 93930

SHEET TITLE

**EXTERIOR  
ELEVATIONS -  
TRASH ENCLOSURE**

DRAWING STATUS

**CONDITIONAL  
USE PERMIT**

REVISIONS

Sym.	Description	Date

Drawn By	KAJ
Date Issued	2019-11-06
Scale	3/16" = 1'-0"
Project No.	18-1765

SHEET No.  
**A303**