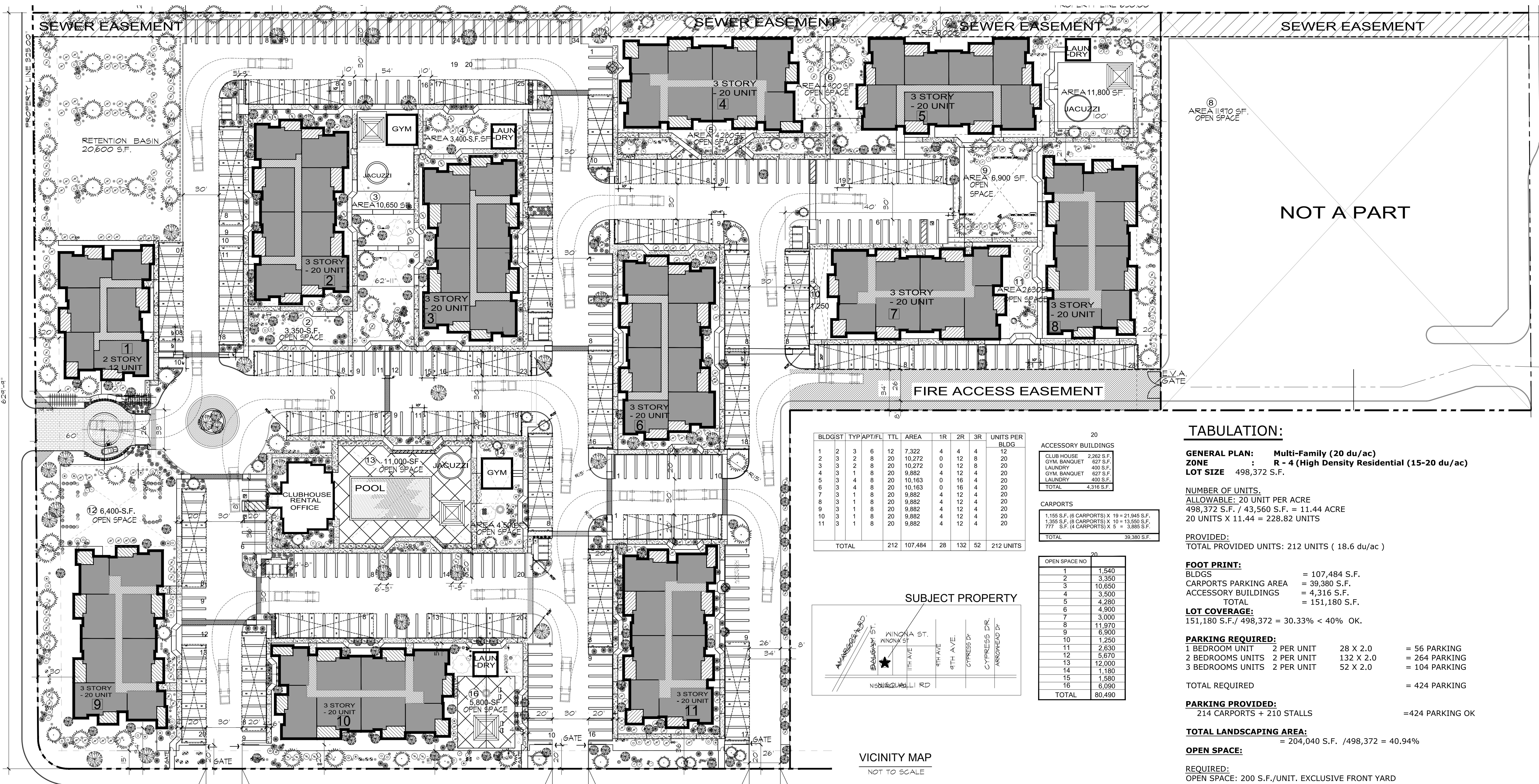


WINONA

NISQUALLI



**TABULATION:**

**GENERAL PLAN:** Multi-Family (20 du/ac)  
**ZONE:** R - 4 (High Density Residential (15-20 du/ac))  
**LOT SIZE:** 498,372 S.F.

**NUMBER OF UNITS:**  
 ALLOWABLE: 20 UNIT PER ACRE  
 498,372 S.F. / 43,560 S.F. = 11.44 ACRE  
 20 UNITS X 11.44 = 228.82 UNITS

**PROVIDED:**  
 TOTAL PROVIDED UNITS: 212 UNITS ( 18.6 du/ac )

**FOOT PRINT:**  
 BLDGS = 107,484 S.F.  
 CARPORTS PARKING AREA = 39,380 S.F.  
 ACCESSORY BUILDINGS = 4,316 S.F.  
 TOTAL = 151,180 S.F.

**LOT COVERAGE:**  
 151,180 S.F. / 498,372 = 30.33% < 40% OK.

**PARKING REQUIRED:**  
 1 BEDROOM UNIT 2 PER UNIT 28 X 2.0 = 56 PARKING  
 2 BEDROOMS UNITS 2 PER UNIT 132 X 2.0 = 264 PARKING  
 3 BEDROOMS UNITS 2 PER UNIT 52 X 2.0 = 104 PARKING

TOTAL REQUIRED = 424 PARKING

**PARKING PROVIDED:**  
 214 CARPORTS + 210 STALLS = 424 PARKING OK

**TOTAL LANDSCAPING AREA:**  
 = 204,040 S.F. / 498,372 = 40.94%

**OPEN SPACE:**  
**REQUIRED:**  
 OPEN SPACE: 200 S.F./UNIT. EXCLUSIVE FRONT YARD  
 224 UNIT X 200 = 44,800

**PROVIDED:**  
 PRIVATE OPEN SPACE :  
 GROUND FLOOR - 150 SQ.FT/ UNIT  
 UPPER FLOORS - 75 SQ.FT/ UNIT  
 COMMON OPEN SPACE 102,030 SQ. FT. / 212 UNITS = 481.2 S.F. > 200 S.F.

BLDG#	TYP	APT/FL	TTL	AREA	1R	2R	3R	UNITS PER BLDG
1	2	3	6	12	7,322	4	4	4
2	3	2	8	20	10,272	0	12	8
3	3	2	8	20	10,272	0	12	8
4	3	1	8	20	9,882	4	12	4
5	3	4	8	20	10,163	0	16	4
6	3	4	8	20	10,163	0	16	4
7	3	1	8	20	9,882	4	12	4
8	3	1	8	20	9,882	4	12	4
9	3	1	8	20	9,882	4	12	4
10	3	1	8	20	9,882	4	12	4
11	3	1	8	20	9,882	4	12	4
TOTAL			212	107,484	28	132	52	212 UNITS

20

**ACCESSORY BUILDINGS**

CLUB HOUSE	2,282 S.F.
GYM, BANQUET	627 S.F.
LAUNDRY	400 S.F.
GYM, BANQUET	627 S.F.
LAUNDRY	400 S.F.
TOTAL	4,316 S.F.

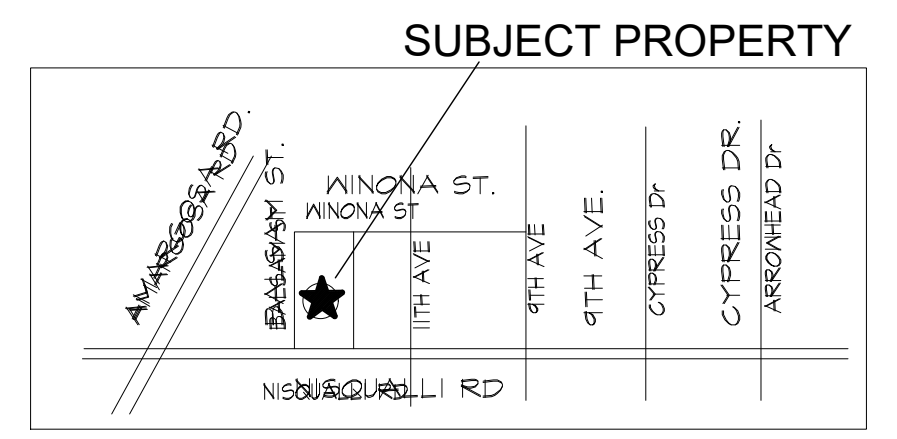
**CARPORTS**

1,155 S.F. (6 CARPORTS) X 19 = 21,945 S.F.	
1,355 S.F. (8 CARPORTS) X 19 = 25,745 S.F.	
777 S.F. (4 CARPORTS) X 5 = 3,885 S.F.	
TOTAL	39,380 S.F.

20

**OPEN SPACE NO.**

1	1,540
2	3,350
3	10,650
4	3,500
5	4,280
6	4,900
7	3,000
8	11,970
9	6,900
10	1,250
11	2,630
12	5,670
13	12,000
14	1,180
15	1,580
16	6,090
TOTAL	80,490

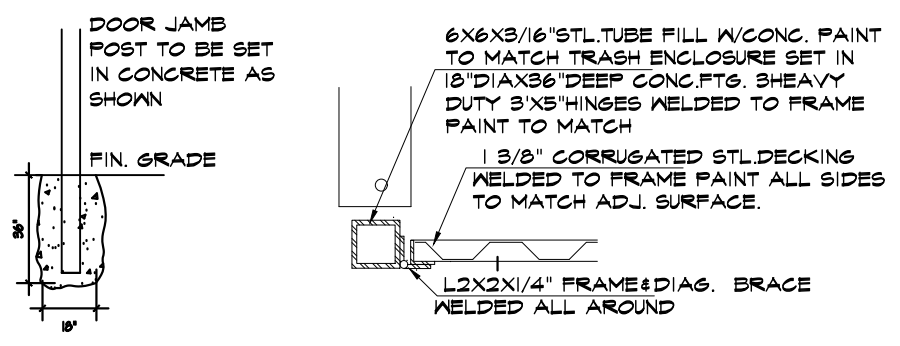
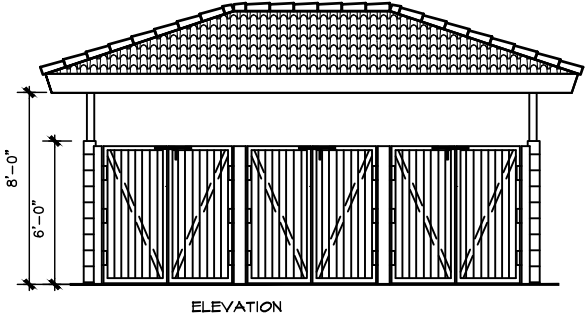
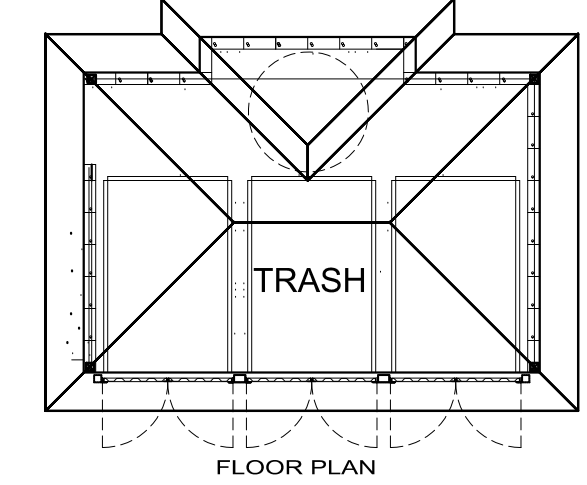


**VICINITY MAP**  
 NOT TO SCALE

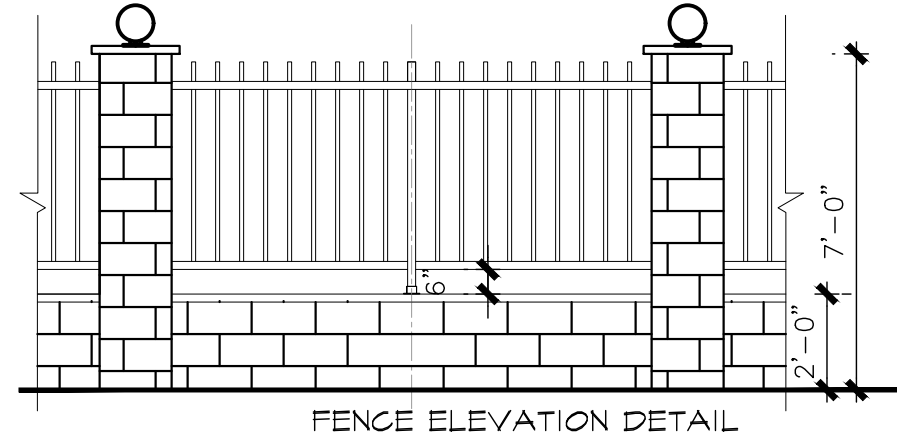
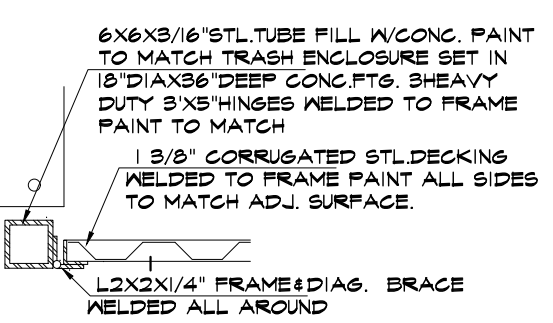
**SITE PLAN**

SCALE 1/40" = 1'-0"

**BALSAM RD**



DETAIL AS PER CITY STANDARDS



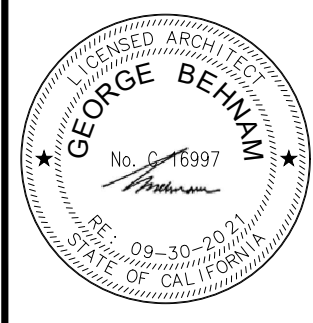
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 CAD FILE:  
 DRAWN BY: MM.  
 CHECKED BY: MM.  
 DWG SCALE: NOTED  
 DATE: 06-11-19

SHEET TITLE:  
**SITE PLAN**

SHEET:  
**S-P**  
 1 OF 9

**GEORGE BEHNAM ARCHITECT**  
 1150 E. ORANGETHORPE # 109  
 PLACENTIA, CA 92870  
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 E-mail: GBehnam@abcglobal.net

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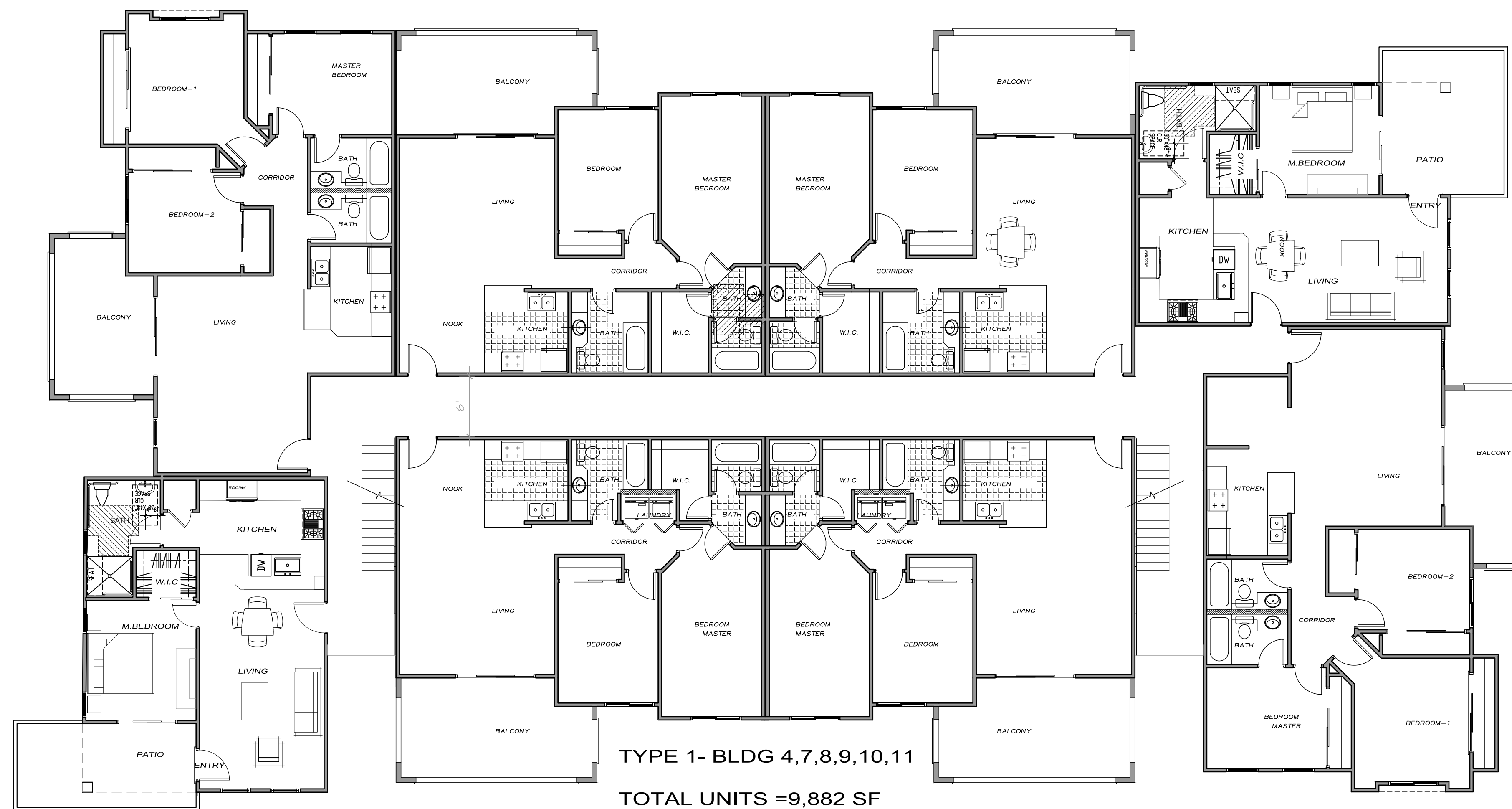


PROJECT:  
**MULTI-FAMILY APARTMENT UNITS**  
 A.P.N. 309-401-01 & 02  
 VICOTR VILLE, CA

DEVELOPER  
**AZIZ LLC.**  
 MR, ASHRAF AZIZ  
 495 E. RICON ST.  
 CORONA, CA



2ND FLOOR PLAN - TYPE 1  
SCALE 1/8" = 1'-0"



1ST FLOOR PLAN - TYPE 1  
SCALE 1/8" = 1'-0"

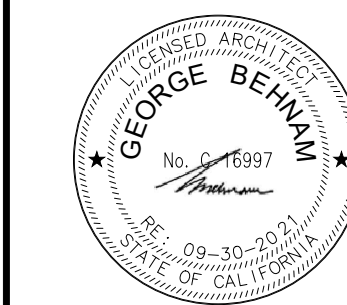
TYPE 1- BLDG 4,7,8,9,10,11

TOTAL UNITS = 9,882 SF  
1 BEDROOM = 687 SF  
2 BEDROOM = 962 SF  
3 BEDROOM = 1,085 SF

REVISIONS  
DATE

DEVELOPER  
**AZIZ LLC.**  
**MR, ASHRAF AZIZ**  
495 E. RICON ST.  
CORONA, CA

PROJECT:  
**MULTI-FAMILY UNITS**  
**APARTMENT UNITS**  
A.P.N. 309-401-01 & 02  
VICOTR VILLE, CA



**GEORGE BEHNAME**  
**ARCHITECT**  
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CAD FILE:  
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CHECKED BY: MM.  
DWG SCALE: NOTED  
DATE: 03-02-20

SHEET TITLE:

FLOOR PLANS

TYPE - 1

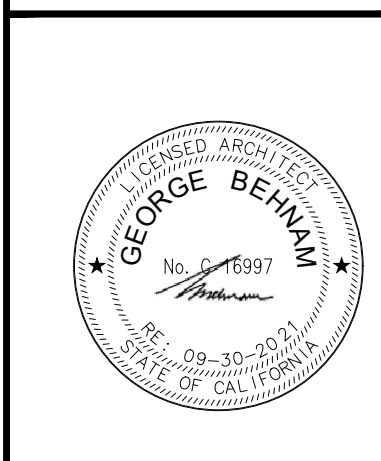
SHEET  
**A-1**  
2 OF 9



REVISIONS
DATE

DEVELOPER  
**AZIZ LLC.**  
**MR, ASHRAF AZIZ**  
 495 E. RICON ST.  
 CORONA, CA

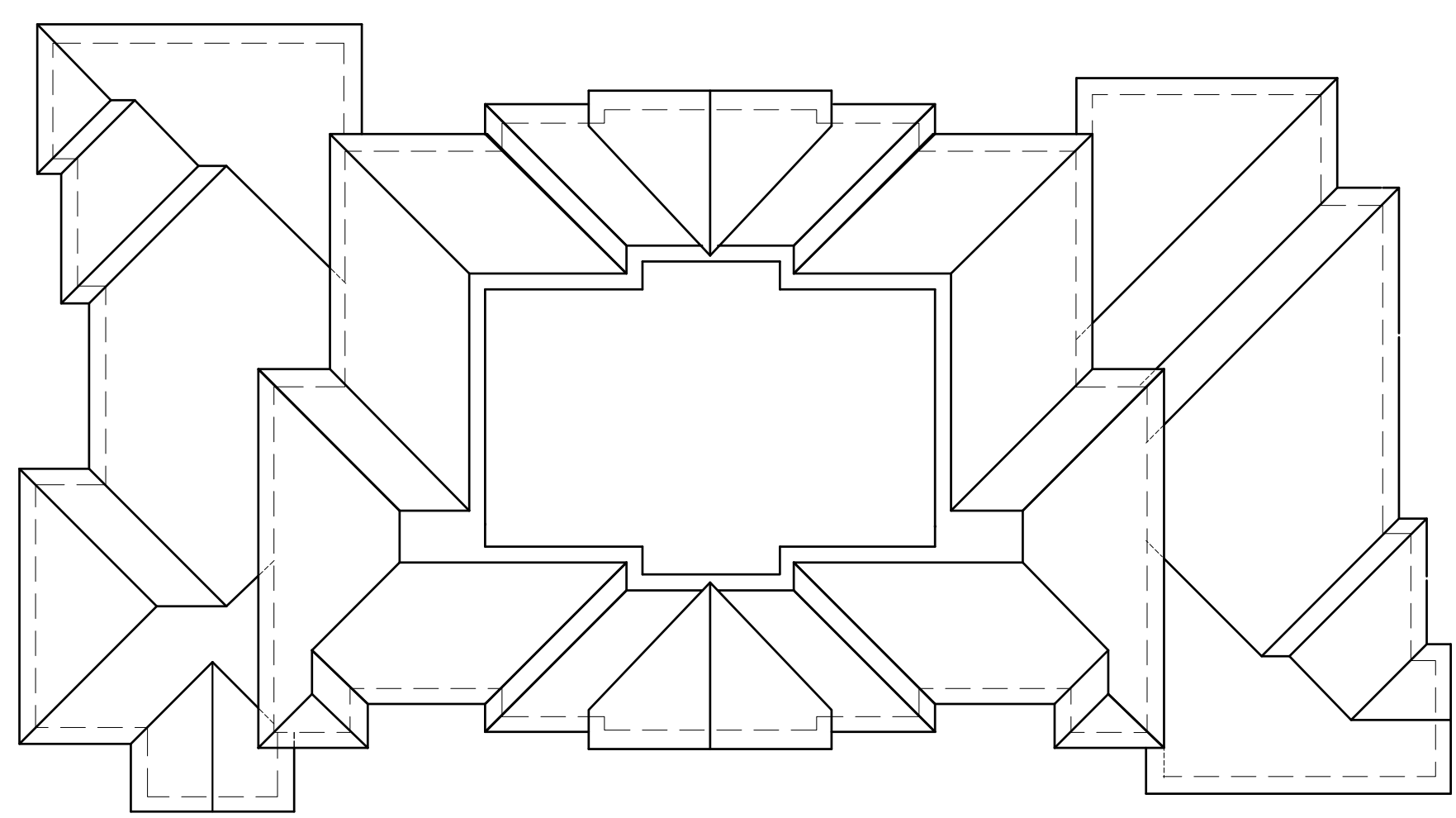
PROJECT:  
**MULTI-FAMILY**  
**APARTMENT UNITS**  
 A.P.N. 309-401-01 & 02  
 VICOTR VILLE, CA



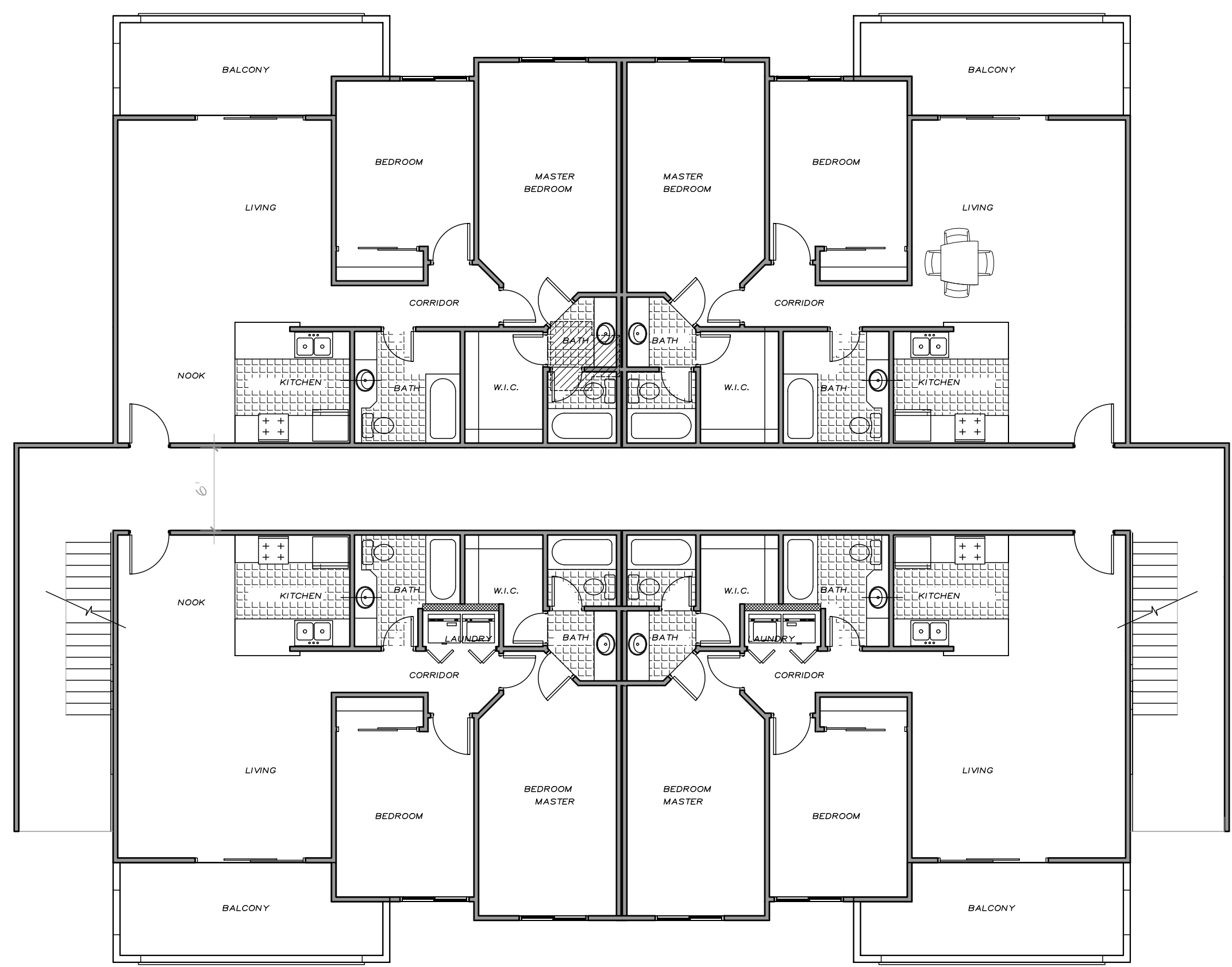
**GEORGE BEHNAME**  
 ARCHITECT  
 1150 E. ORANGETHORPE # 109  
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PROJECT NO: 190401  
 CAD FILE:  
 DRAWN BY: MM.  
 CHECKED BY: MM.  
 DWG SCALE: NOTED  
 DATE: 03-02-20

SHEET TITLE:  
**FLOOR PLANS**  
**ELEVATIONS**  
**TYPE - 1**  
 SHEET  
**A - 2**  
 3 OF 9



**ROOF PLAN - TYPE 1**  
 SCALE 1/16" = 1'-0"



**3RD FLOOR PLAN - TYPE 1**  
 SCALE 1/8" = 1'-0"



**MAIN ELEVATION - TYPE 1**  
 SCALE 1/8" = 1'-0"



**LEFT ELEVATION**  
 SCALE 1/8" = 1'-0"



**BACK ELEVATION**  
 SCALE 1/8" = 1'-0"



**RIGHT ELEVATION**  
 SCALE 1/8" = 1'-0"

ES&A 11/25/19 AZIZ.dwg, 3/3/2020 4:25:44 AM, DWG, T1, P10, P13



2ND FLOOR PLAN - TYPE 2  
SCALE 1/8" = 1'-0"



1ST FLOOR PLAN - TYPE 2  
SCALE 1/8" = 1'-0"

TYPE 2 - BLDG 2,3

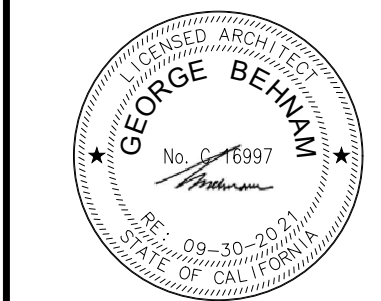
TOTAL UNITS = 10,272 SF  
2 BEDROOM = 962 SF  
3 BEDROOM = 1027 SF

REVISIONS

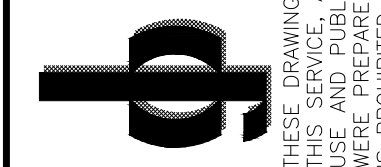
DATE

DEVELOPER  
**AZIZ LLC.**  
**MR, ASHRAF AZIZ**  
495 E. RICON ST.  
CORONA, CA

PROJECT:  
**MULTI-FAMILY**  
**APARTMENT UNITS**  
A.P.N. 309-401-01 & 02  
VICOTR VILLE, CA



**GEORGE BEHNAME**  
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PROJECT NO: 190401  
CAD FILE:  
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CHECKED BY: MM.  
DWG SCALE: NOTED  
DATE: 03-02-20

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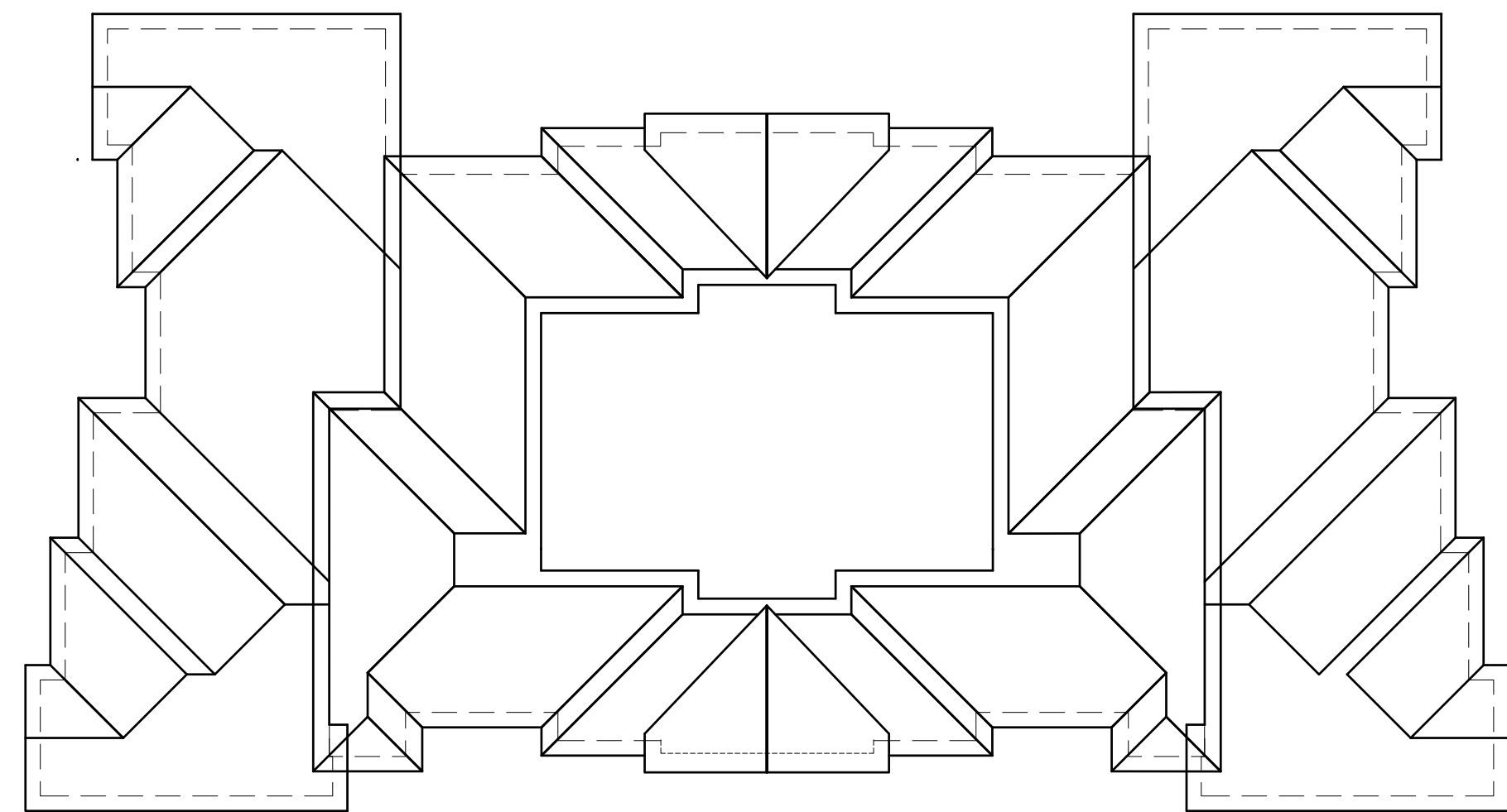
FLOOR PLANS

TYPE - 2

SHEET  
**A - 3**  
4 OF 9

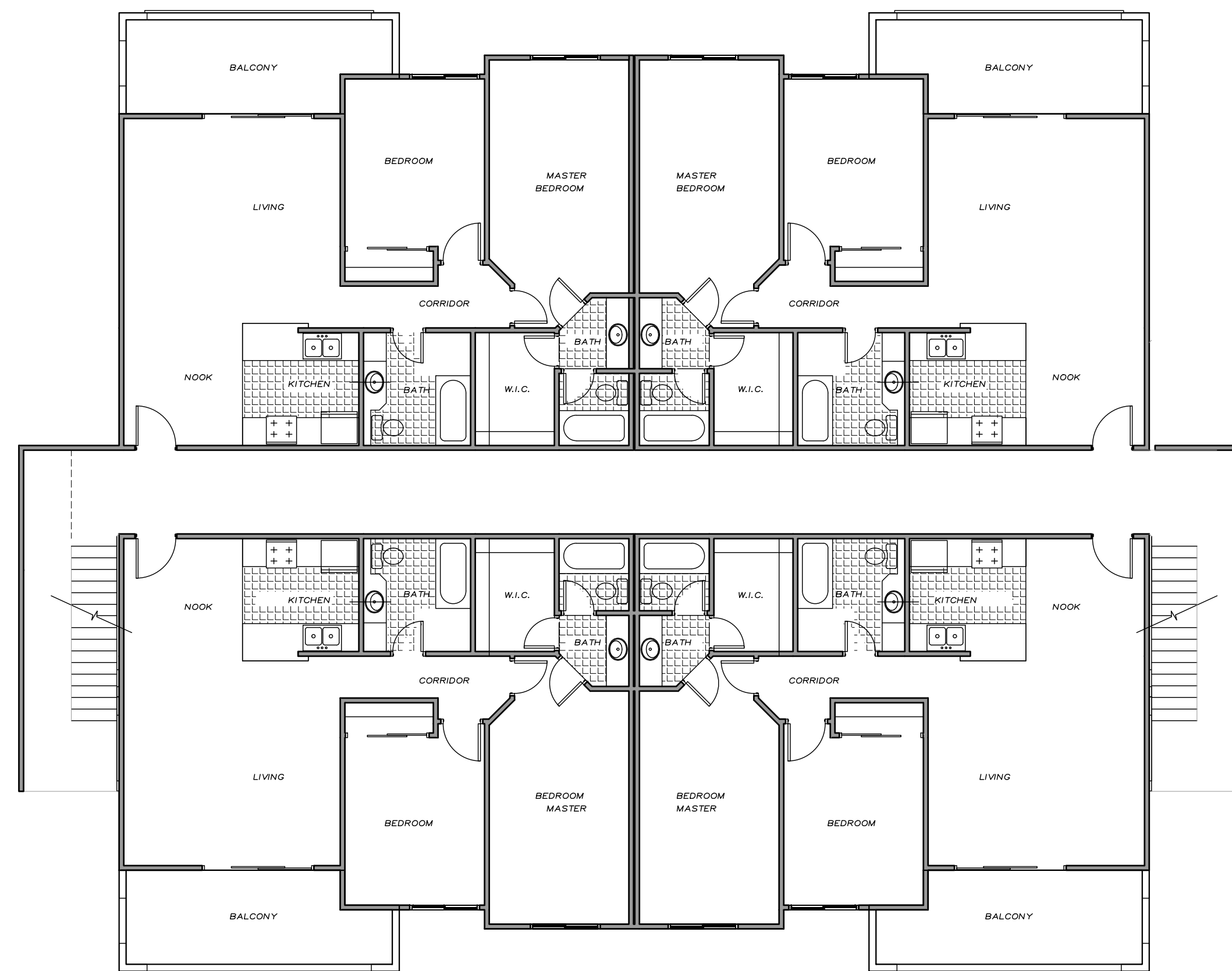
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ROOF PLAN - TYPE 2

SCALE 1/16" = 1'-0"



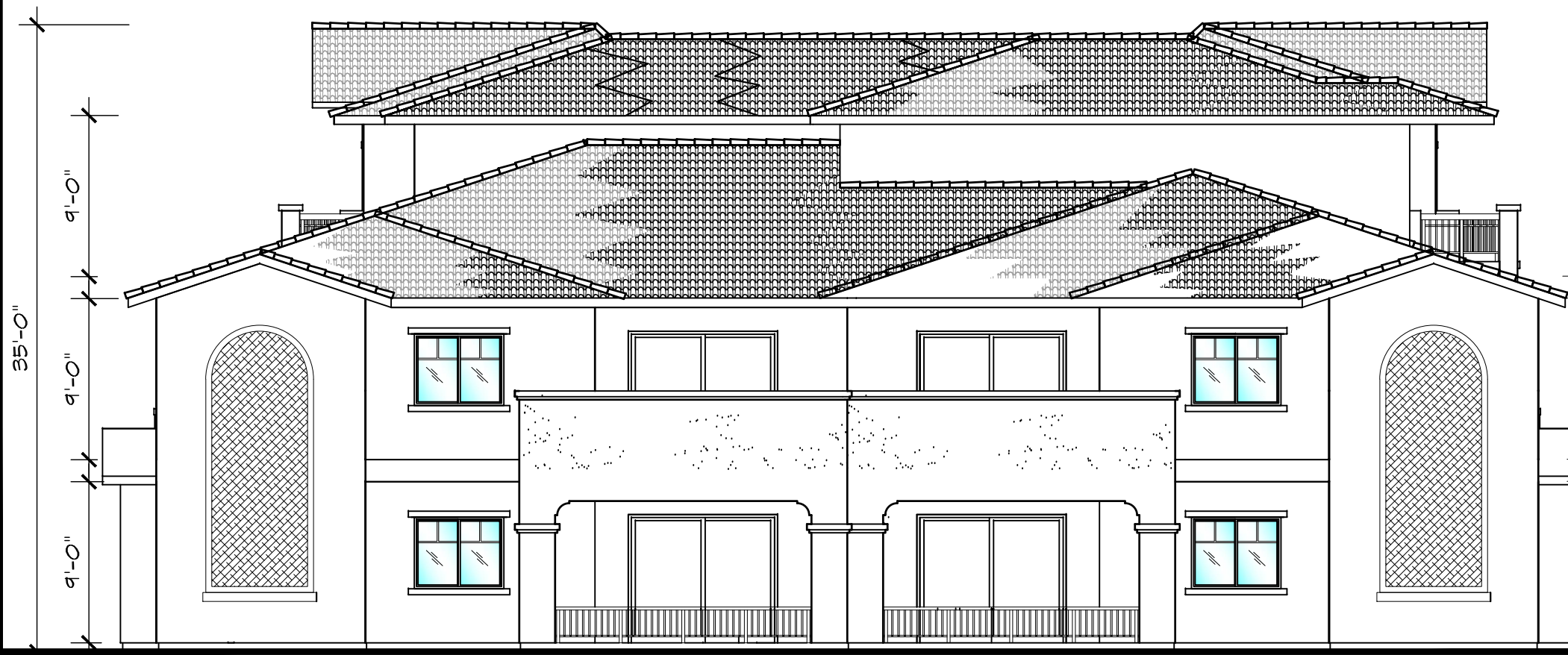
3RD FLOOR PLAN - TYPE 2

SCALE 1/8" = 1'-0"



MAIN ELEVATION - TYPE 2

SCALE 1/8" = 1'-0"



LEFT ELEVATION - TYPE 2

SCALE 1/8" = 1'-0"

RIGHT ELEVATION - TYPE 2



BACK ELEVATION - TYPE 2

SCALE 1/8" = 1'-0"

REVISIONS

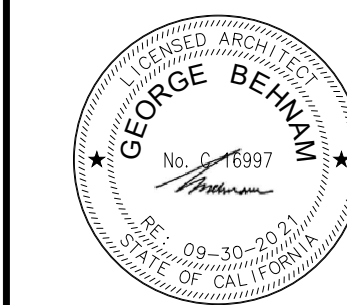
DATE

DEVELOPER

AZIZ LLC.  
MR, ASHRAF AZIZ  
495 E. RICON ST.  
CORONA, CA

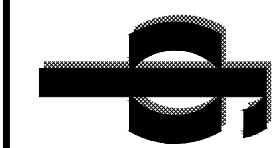
PROJECT:

MULTI-FAMILY  
APARTMENT UNITS  
A.P.N. 309-401-01 & 02  
VICOTR VILLE, CA



GEORGE BEHNAME  
ARCHITECT

1150 E. ORANGETHORPE # 109  
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PROJECT NO: 190401

CAD FILE:

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CHECKED BY: MM.

DWG SCALE: NOTED

DATE: 03-02-20

SHEET TITLE:

FLOOR PLANS

ELEVATIONS

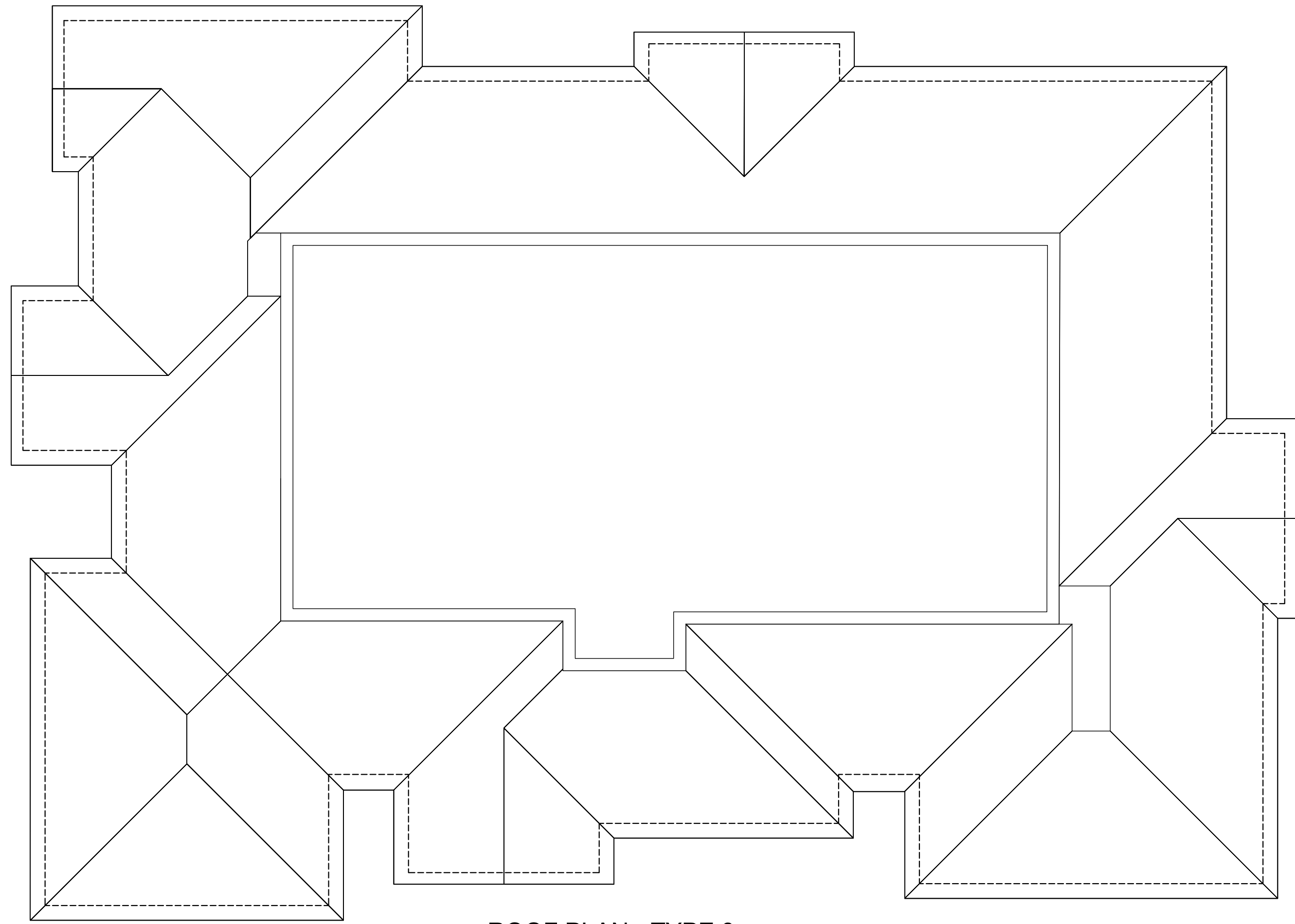
TYPE - 2

SHEET

A-4

5 OF 9



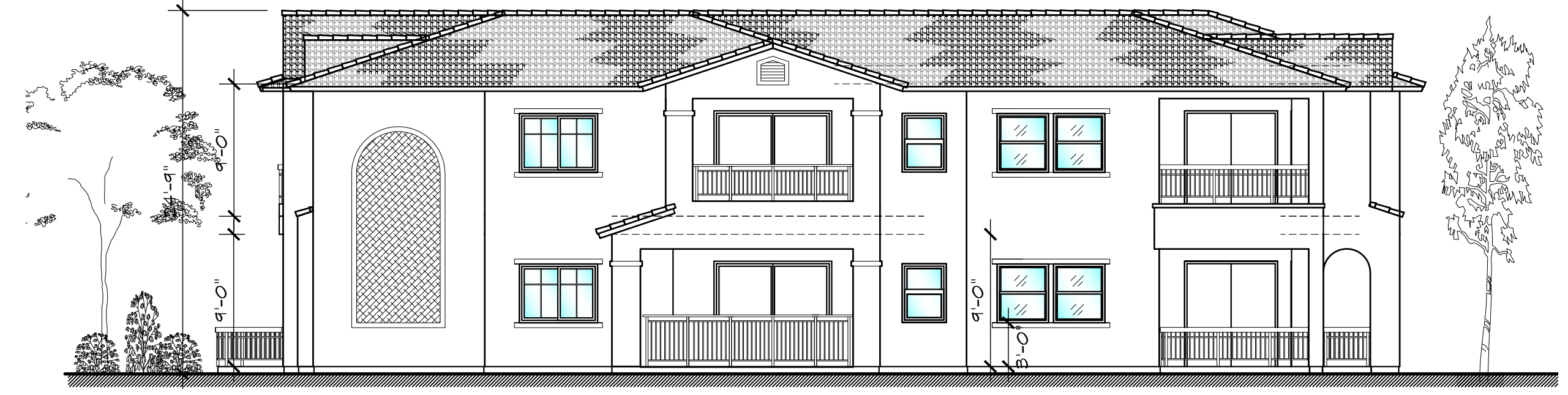


**ROOF PLAN - TYPE 3**  
SCALE 1/8" = 1'-0"

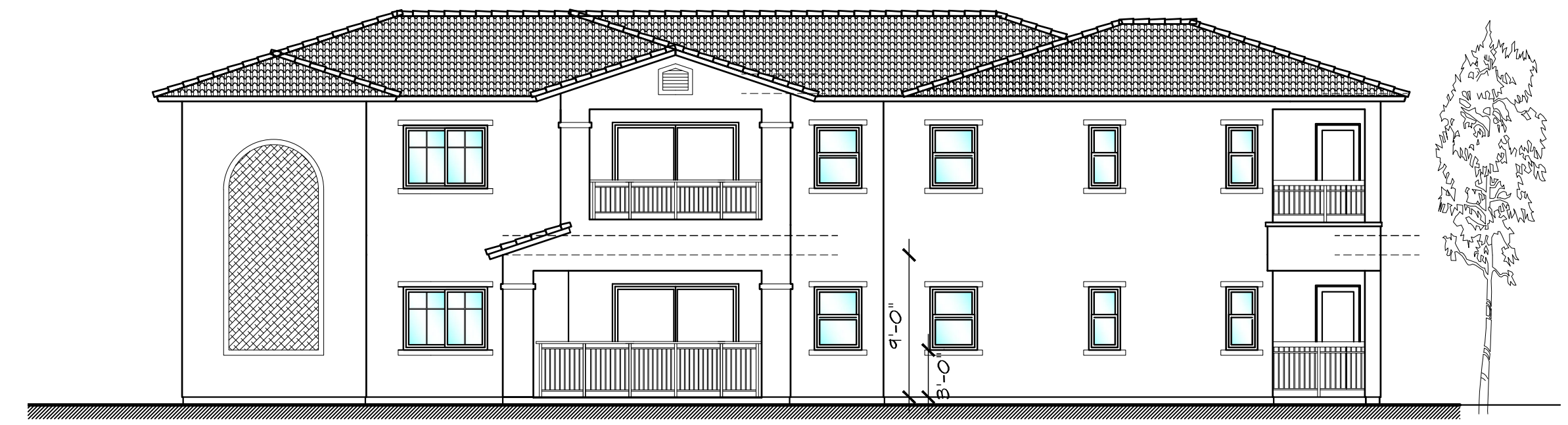


**TYPE 3- BLDG 1**

TOTAL UNITS = 7,322 SF  
 1 BEDROOM = 687 SF  
 2 BEDROOM = 962 SF  
 3 BEDROOM = 1,085 SF



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



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



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

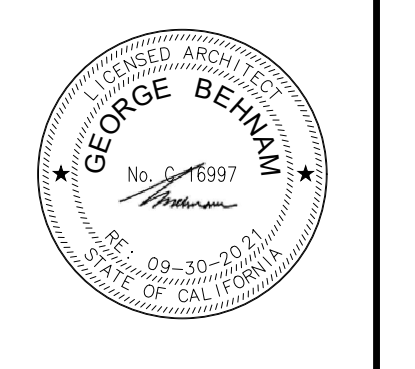


**MAIN ELEVATION - TYPE 3**  
SCALE 1/8" = 1'-0"

REVISIONS	
DATE	

DEVELOPER  
**AZIZ LLC.**  
**MR, ASHRAF AZIZ**  
 495 E. RICON ST.  
 CORONA, CA

PROJECT:  
**MULTI-FAMILY**  
**APARTMENT UNITS**  
 A.P.N. 309-40-1-01 & 02  
 VICOTR VILLE, CA



**GEORGE BEHNAME**  
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 CAD FILE:  
 DRAWN BY: MM.  
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 DWG SCALE: NOTED  
 DATE: 03-02-20

SHEET TITLE:  
**FLOOR PLANS**  
**ELEVATIONS**  
**TYPE - 3**

SHEET  
**A-5**  
 6 OF 9





**1ST & 2ND FLOOR PLAN - TYPE 4**  
 SCALE 1/8" = 1'-0"  
**TYPE 4- BLDG 5,6**  
 2 BEDROOM = 687 SF  
 2 BEDROOM = 962 SF  
 3 BEDROOM = 1,027 SF

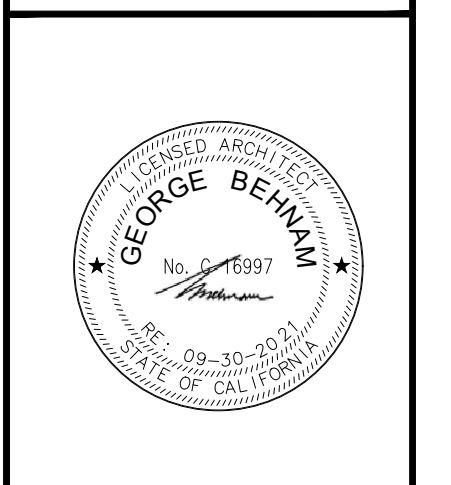


**1ST & 2ND FLOOR PLAN - TYPE 4**  
 SCALE 1/8" = 1'-0"  
**TYPE 4- BLDG 5,6**  
 2 BEDROOM = 687 SF  
 2 BEDROOM = 962 SF  
 3 BEDROOM = 1,027 SF

REVISIONS	
DATE	

DEVELOPER  
**AZIZ LLC.**  
**MR, ASHRAF AZIZ**  
 495 E. RICON ST.  
 CORONA, CA

PROJECT:  
**MULTI-FAMILY UNITS**  
**APARTMENT UNITS**  
 A.P.N. 309-401-01 & 02  
 VICOTRILLE, CA



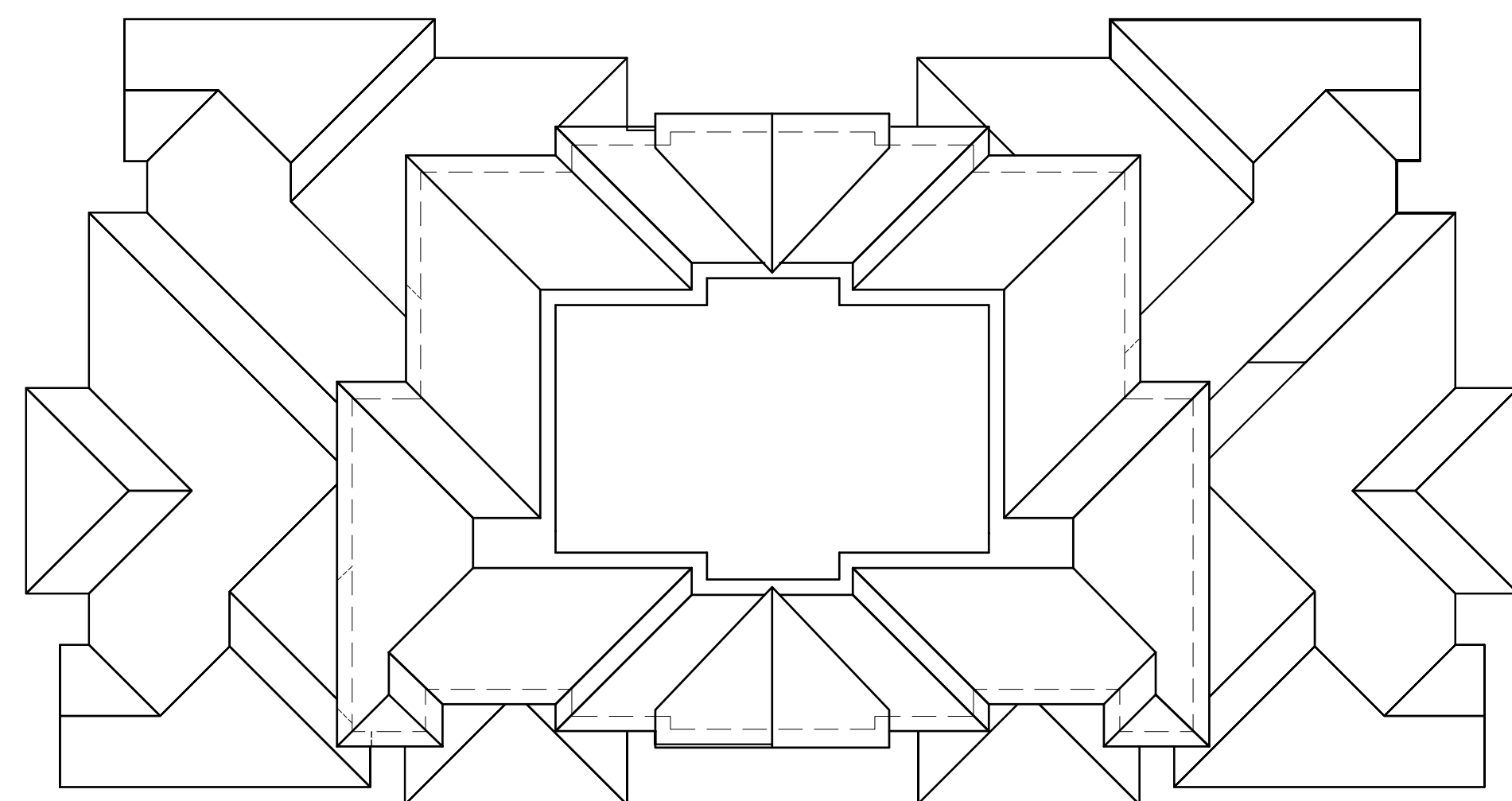
**GEORGE BEHNAME**  
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 1150 E. ORANGETHORPE # 109  
 PLACENTIA, CA 92870  
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PROJECT NO: 190401  
 CAD FILE:  
 DRAWN BY: MM.  
 CHECKED BY: MM.  
 DWG SCALE: NOTED  
 DATE: 03-02-20

SHEET TITLE:  
**TYPE - 4**  
**FLOOR PLANS**

SHEET  
**A - 6**  
 7 OF 9



ROOF PLAN - TYPE 1

SCALE 1/16" = 1'-0"



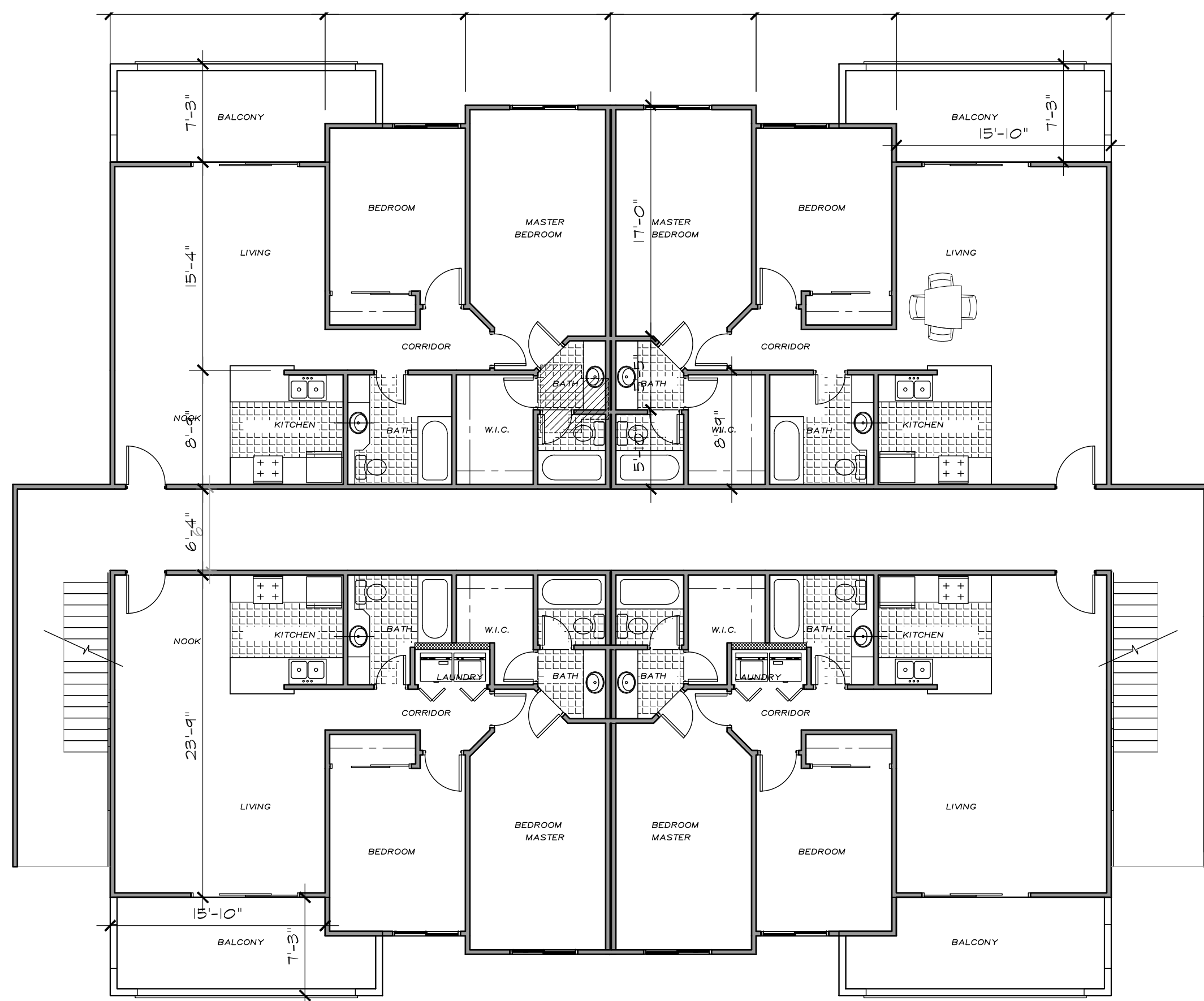
BACK ELEVATION

SCALE 1/8" = 1'-0"



MAIN ELEVATION - TYPE 2

SCALE 1/8" = 1'-0"



3RD FLOOR PLAN - TYPE 4

SCALE 1/8" = 1'-0"



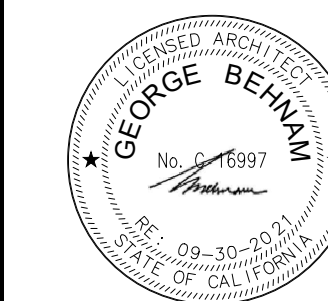
RIGHT ELEVATION

SCALE 1/8" = 1'-0"

REVISIONS  
DATE

DEVELOPER  
**AZIZ LLC.**  
**MR, ASHRAF AZIZ**  
495 E. RICON ST.  
CORONA, CA

PROJECT:  
**MULTI-FAMILY**  
**APARTMENT UNITS**  
A.P.N. 309-401-01 & 02  
VICOTR VILLE, CA



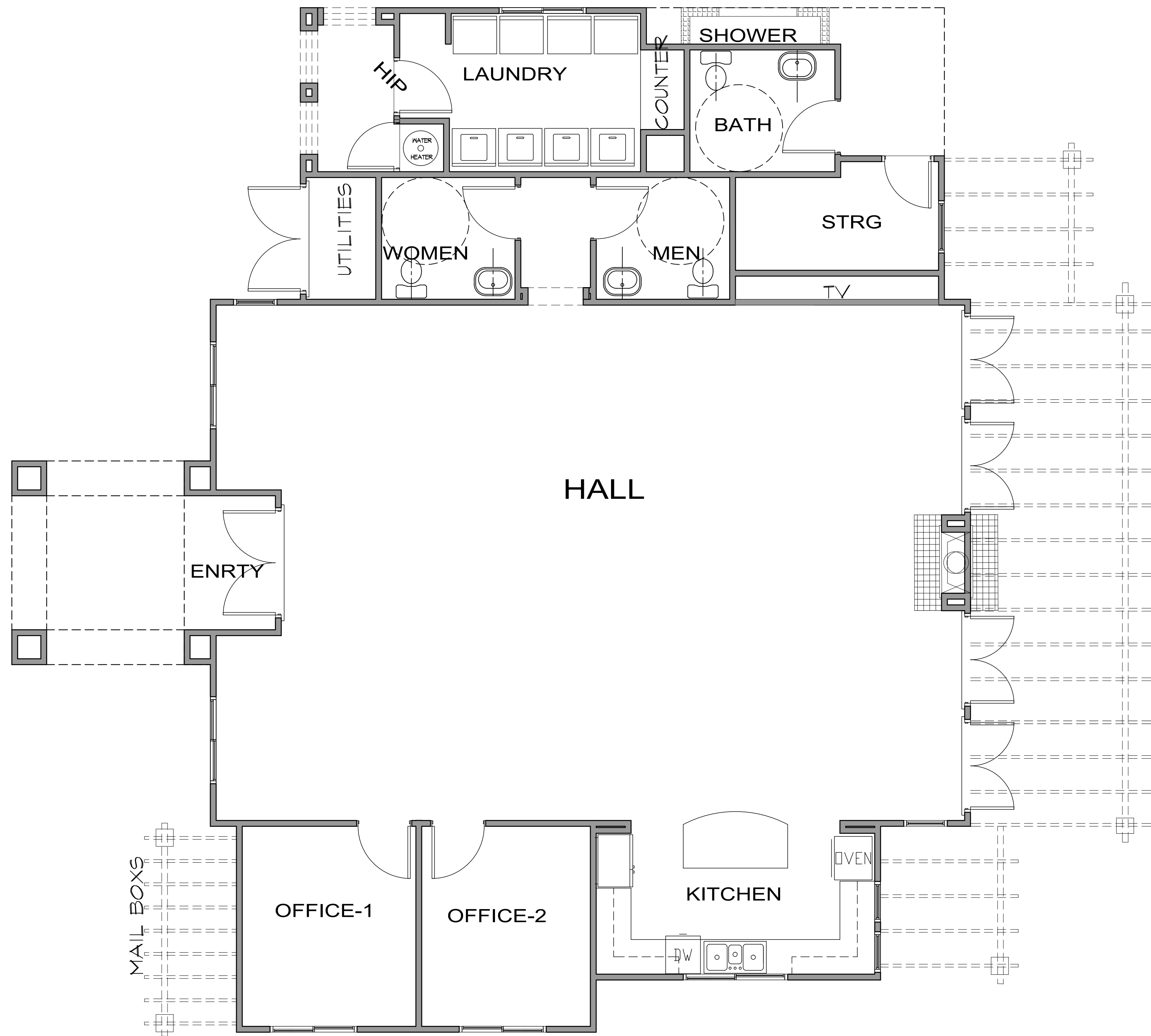
**GEORGE BEHNAME**  
**ARCHITECT**  
1150 E. ORANGETHORPE # 109  
PLACENTIA, CA 92870  
(714) 572-2384 FAX (714) 572-2385  
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PROJECT NO: 190401  
CAD FILE:  
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CHECKED BY: MM.  
DWG SCALE: NOTED  
DATE: 03-02-20

SHEET TITLE:  
**TYPE - 4**  
**FLOOR PLANS**  
**&**  
**ELEVATIONS**

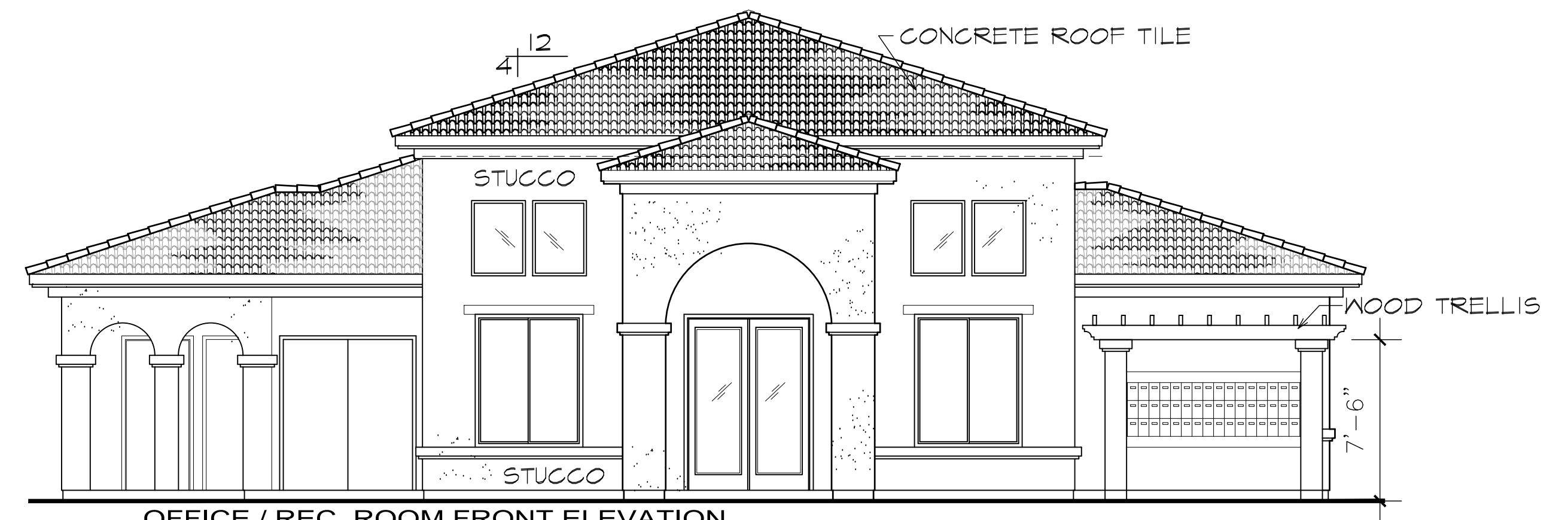
SHEET  
**A - 7**  
8 OF 9





OFFICE / RECREATION ROOM FLOOR PLAN

SCALE 1/8" = 1'-0"



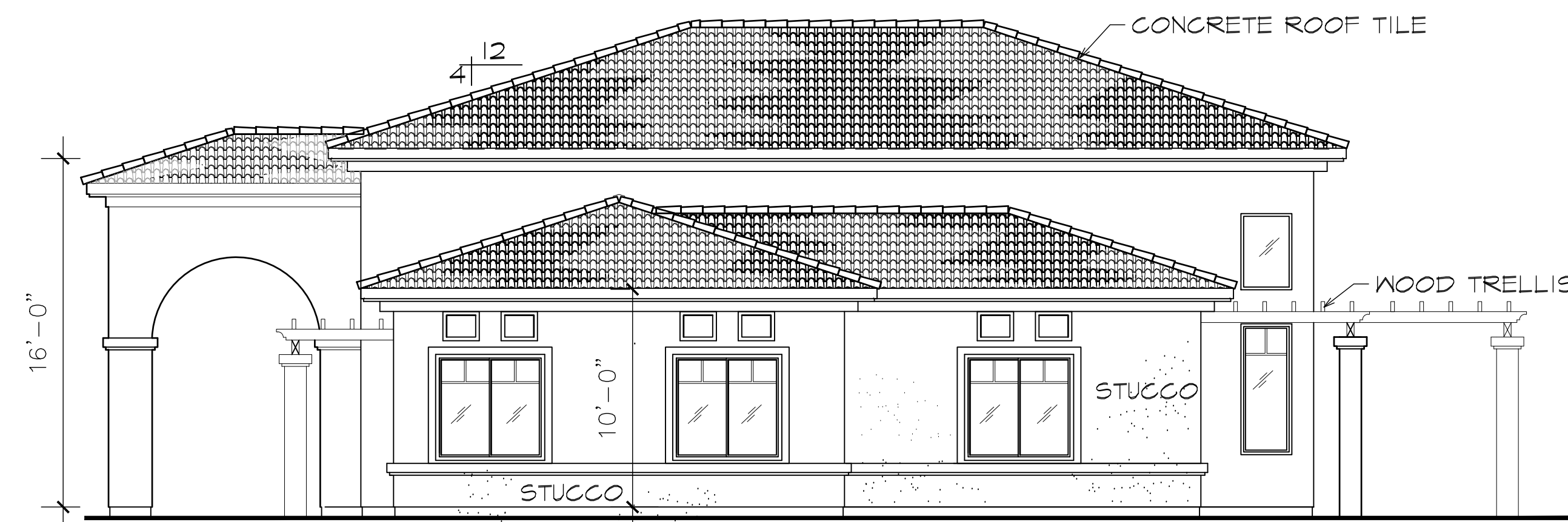
OFFICE / REC. ROOM FRONT ELEVATION

SCALE 3/16" = 1'-0"



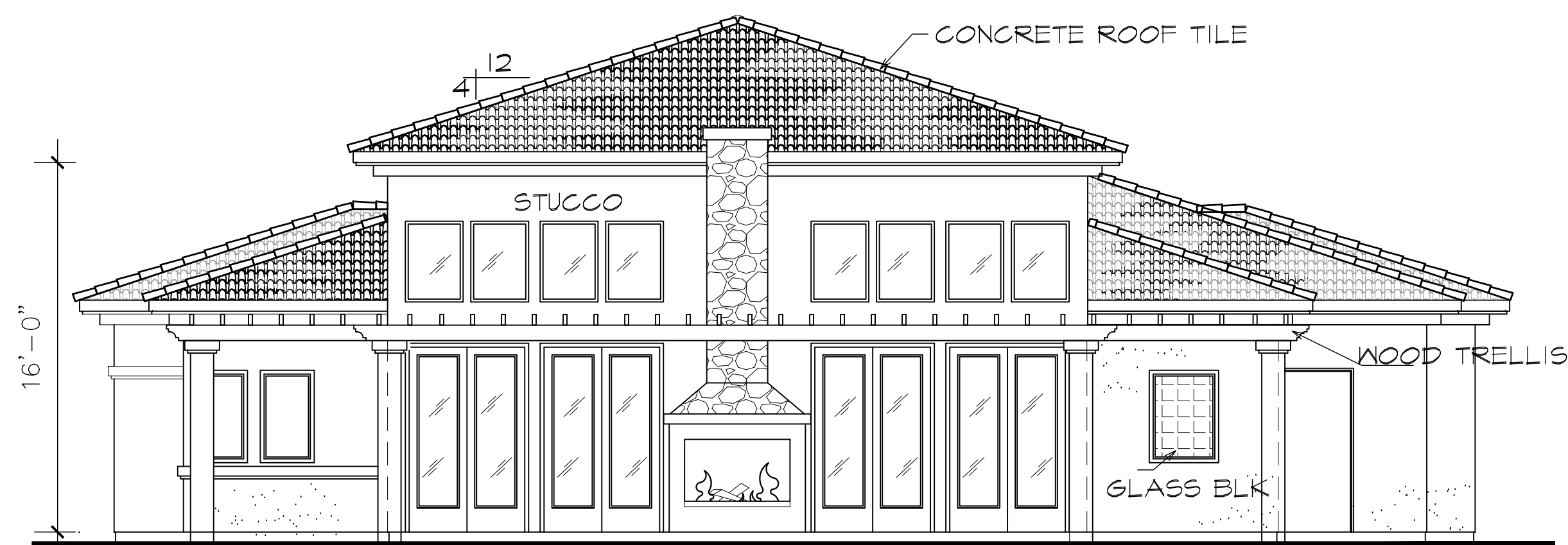
OFFICE / REC. ROOM LEFT ELEVATION

SCALE 3/16" = 1'-0"

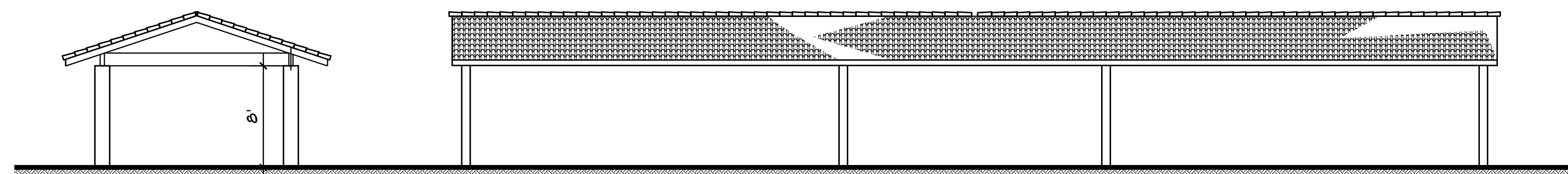
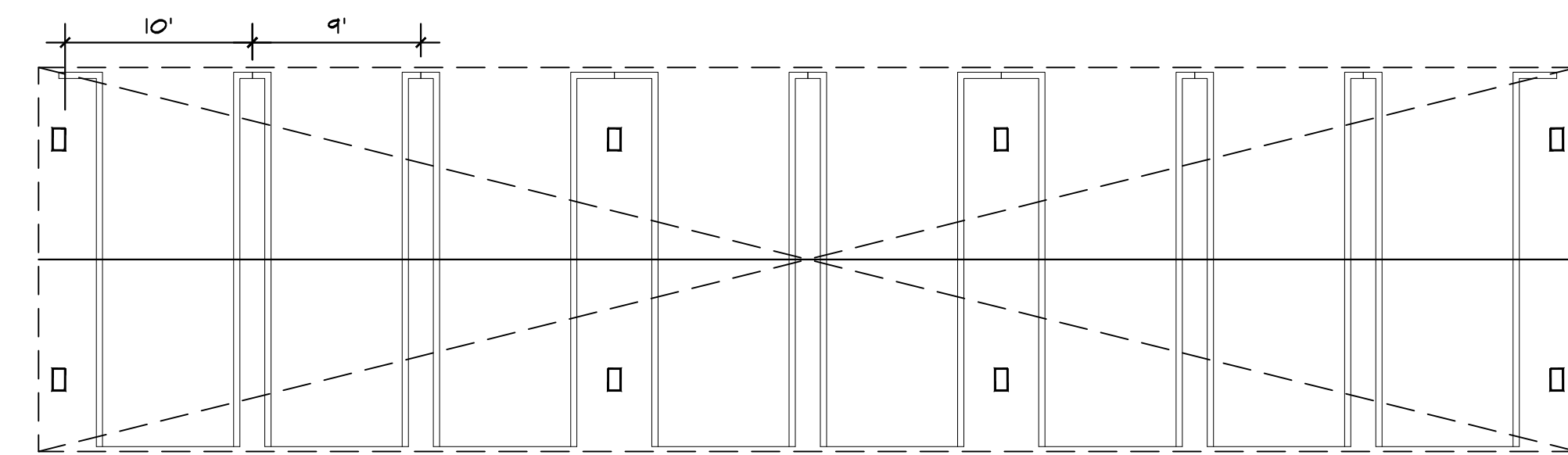


OFFICE / REC. ROOM RIGHT ELEVATION

SCALE 3/16" = 1'-0"



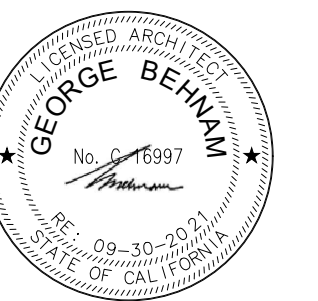
OFFICE / REC. ROOM REAR ELEVATION



REVISIONS  
DATE

DEVELOPER  
**AZIZ LLC.**  
**MR, ASHRAF AZIZ**  
495 E. RICON ST.  
CORONA, CA

PROJECT:  
**MULTI-FAMILY**  
**APARTMENT UNITS**  
A.P.N. 309-401-01 & 02  
VICOTR VILLE, CA



**GEORGE BEHNAME**  
**ARCHITECT**  
1150 E. ORANGETHORPE # 109  
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PROJECT NO: 190401  
CAD FILE:  
DRAWN BY: MM.  
CHECKED BY: MM.  
DWG SCALE: NOTED  
DATE: 06-11-19

SHEET TITLE:

**CLUB HOUSE**  
**FLOOR PLANS**  
**&**  
**ELEVATIONS**

SHEET

**A - 8**

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