



425 Spruce Ave.
Clovis, Ca 93611
559 435 3303
www.rldavidson.com

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SITE NOTES:

- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION TRADES AND ENSURING THAT ALL FINISHED WORK COMPLIES WITH ALL FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS INCLUDING BUT NOT LIMITED TO: SLOPE OF PATH OF TRAVEL, ETC.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR HORIZONTAL CONTROL. DIMENSIONS SHOWN ON ARCHITECTURAL SITE PLAN INDICATES MIN. DISTANCE BETWEEN BUILDINGS OR ADJACENCIES.
- ALL OPEN NON-PAVED AREAS SHALL BE LANDSCAPED (TYP).
- ALL TRAFFIC CONTROL DEVICES AND GATES PROPOSED WITHIN THE PROJECT SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE CONSTRUCTION SITE SHALL BE WATERED FOR DUST CONTROL AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS/ AND CITY REQUIREMENTS.
- RESIDENTIAL STRUCTURES SHALL BE EQUIPPED WITH ELECTRICAL OUTLETS ON ALL FOUR SIDES OF THE STRUCTURE TO FACILITATE THE USE OF ELECTRIC LAWN AND GARDEN EQUIPMENT.
- ASLES, PASSAGEWAYS AND RECESSES RELATED TO AND WITHIN THE BUILDING COMPLEX SHALL BE ILLUMINATED WITH AN INTENSITY OF AT LEAST 0.25 FOOT-CANDLES AT GROUND LEVEL 30 MIN. BEFORE SUNSET & 30 MIN. BEFORE SUNRISE.
- ALL LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER AND VANDAL RESISTANT COVERS.
- LIGHTS SHALL BE OF AN ENERGY-EFFICIENT, INDIRECT DIFFUSED TYPE, & SHALL NOT EXCEED A HEIGHT GREATER THAN 15 FT. ABOVE FINISHED GRADE.
- ALL EXTERIOR LIGHTING SHALL BE SHIELDED SO AS NOT TO PRODUCE OBSTRUCTIVE GLARE ONTO THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTIES.
- OPEN PARKING LOTS AND CARPORTS SHALL BE PROVIDED WITH A MAINTAINED MINIMUM OF ONE FOOT CANDLE OF LIGHT ON THE ENTIRE PAVED AREA OF THE PARKING SURFACE 30 MIN. BEFORE SUNSET & 30 MIN. BEFORE SUNRISE.
- REFER TO CIVIL DRAWINGS FOR FIRE HYDRANT LOCATIONS.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- 2-WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY "UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- CONTACT THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559/621-8800, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
- PROVIDE A 4'-0" (MIN.) PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF THE PROPERTY TO MEET ALL CURRENT ACCESSIBILITY REQUIREMENTS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.

FIRE DEPARTMENT CONDITIONS:

- INSURE THAT ALL INSTALLED POLICE/FIRE BYPASS LOCKS ARE (BEST PADLOCK MODEL 218700 SERIES OR ELECTRIC CYLINDER SWITCH MODEL 1W7B2) ON DRIVE ACCESS GATES. ALL ELECTRIFIED GATES SHALL BE EQUIPPED WITH THE BEST ELECTRIC CYLINDER LOCK 1W7B2.
A KNOX PADLOCK MAY NOT BE USED IN PLACE OF THE BEST PADLOCK MODEL 218700 THESE LOCKS CAN BE PURCHASED ONLY THROUGH SIERRA LOCK & GLASS, 1560 N. PALM AVENUE, FRESNO, CA 93728.
- ELECTRIC GATES WHERE USED SHALL BE PROVIDED WITH BATTERY BACK-UP.
- ALL TYPES OF VEHICLE ACCESS SHALL MAINTAIN A MINIMUM OF 13 FEET, 6 INCH VERTICAL CLEARANCE OVER THE ENTIRE WIDTH OF THE ACCESS. (FFD DEVELOPMENT POLICY 403.002)
- EMERGENCY VEHICLE ACCESS SHALL BE DESIGNATED BY PAINTING THE CURB RED (TOP AND SIDE) AND STENCILING "FIRE LANE NO PARKING" IN 3-INCH WHITE LETTERS ON THE MOST VERTICAL CURB, AT LEAST EVERY 50 FEET. IF NO CURB IS PRESENT, A MINIMUM 6-INCH WIDE RED STRIPE SHALL BE PAINTED ALONG THE EDGE OF THE ROADWAY WITH "FIRE LANE" IN 3-INCH WHITE LETTERS AT LEAST EVERY 50 FEET. (FFD DEVELOPMENT POLICY 403.005)
- SIGNS MAY BE USED IN CONJUNCTION WITH, OR IN LIEU OF, CURB PAINTING.
(FFD DEVELOPMENT POLICY 403.005)
THE CURBSIDE SIGNS SHALL BE AT A MINIMUM:
a) THE SIGN SHALL BE AT A MINIMUM 12 X 18 INCH SIGN WITH A WHITE REFLECTIVE BACKGROUND.
b) THE SIGN SHALL READ "FIRE LANE NO PARKING" IN MINIMUM 3-INCH RED LETTERS.
c) SIGNS SHALL BE PLACED AT THE BEGINNING AND END OF THE DESIGNATED FIRE LANE AND BE AT 50 FOOT INTERVALS. DIRECTIONAL ARROWS SHALL BE PLACED ON THE SIGNS TO INDICATE THE EXTENT AND DIRECTION OF THE FIRE LANE.
d) SIGNS SHALL BE SET AT LEAST 18 INCHES BUT NOT MORE THAN 24 INCHES FROM THE CURB AND MUST HAVE A FINISHED HEIGHT OF 7 FEET TO THE BOTTOM OF THE SIGN WHEN ADJACENT TO SIDEWALKS.
e) SIGNS SHALL BE SECURED BY LANDSCAPING OR STREET LIGHT FIXTURES AND SHALL BE READILY VISIBLE FROM A VEHICLE.
- PROVIDE SIGNS (17"x27" MINIMUM) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE "WARNING - VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 22658(A) CALIFORNIA VEHICLE CODE - FRESNO POLICE DEPARTMENT 621-2300".
- FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4 1/2 INCH OUTLET SHALL FACE THE ACCESS LANE.
- FIRE DEPARTMENT CONNECTIONS (FDCS) SHALL BE LOCATED WITHIN FORTY (40) FEET OF A FIRE APPARATUS ACCESS LANE.
(FFD DEVELOPMENT POLICY 405.025)
- THE MINIMUM SIZE OF ALL FIRE DEPARTMENT CONNECTIONS SHALL BE BASED UPON THE SYSTEM TYPE. NO CONNECTION SHALL BE LESS THAN 2 1/2 INCH IN SIZE. (FFD DEVELOPMENT POLICY 405.025)

- INDICATES EXISTING FIRE TRUCK ACCESS GATE TO BE REMOVED AND REPLACED WITH NEW GATE & LOCKING HARDWARE w/ POLICE / FIRE BYPASS LOCK.
- INDICATES NEW LANDSCAPING
- REFER TO **LANDSCAPE PLANS**
- EXISTING OVERHEAD UTILITY LINES
- REFER TO **ELECTRICAL DRAWINGS & DRY UTILITY PLANS**
- INDICATES NEW POWER/TELEPHONE POLE
- REFER TO **ELECTRICAL DRAWINGS & DRY UTILITY PLANS**
- INDICATES 6'-0" HIGH WROUGHT IRON ROLLING VEHICULAR GATE w/ KEYPAD & FIRE DEPARTMENT BYPASS LOCK
- EXISTING POLE MOUNTED "HOTEL" SIGN TO REMAIN.
- INDICATES NEW 6'-0" HIGH DECORATIVE WROUGHT IRON FENCE
- 36" X 6'-0" PEDESTRIAN GATE (LOOKING) w/ LEVER HARDWARE & FIRE DEPARTMENT BYPASS LOCK
- EXISTING STORM DRAIN INLET TO REMAIN
- REFER TO **CIVIL DRAWINGS** FOR DETAILED REQUIREMENTS.
- NEW CONTINUOUS CONCRETE GUTTER
- REFER TO **CIVIL DRAWINGS** FOR DETAILED REQUIREMENTS.
- NEW CONCRETE VALLEY GUTTER
- REFER TO **CIVIL DRAWINGS** FOR DETAILED REQUIREMENTS.
- INDICATES NEW POST-INDICATOR VALVE ON FIRE SERVICE
- REFER TO **CIVIL DRAWINGS** FOR DETAILED REQUIREMENTS.
- INDICATES NEW FIRE DEPARTMENT CONNECTION VALVE ON FIRE SERVICE
- REFER TO **CIVIL DRAWINGS** FOR DETAILED REQUIREMENTS.
- INDICATES EXISTING TELEPHONE POLE TO BE REMOVED
- REFER TO **ELECTRICAL DRAWINGS & DRY UTILITY PLANS**

- HATCH INDICATES PROPOSED ACCESSIBLE CONCRETE CURB RAMPS
- REFER TO **SHT. A-801 / DET. 8, 9 & 10**
- REFER TO **CIVIL DRAWINGS**.
- TENTATIVE LOCATION OF NEW MONUMENT SIGN
- SEPARATE REVIEW AND PERMIT REQUIRED FOR ALL SIGNAGE.
- INDICATES TENTATIVE LOCATION OF NEW TRANSFORMER ON CONCRETE PAD
- COORDINATE WITH SERVING UTILITY COMPANY
- REFER TO **ELECTRICAL DRAWINGS & DRY UTILITY PLANS**
- INDICATES NEW TOW AWAY SIGN
- REFER TO DETAIL **SHT. A-103 / DET. 48**
- INDICATES (E) PAD-MOUNTED TRANSFORMER
- VERIFY REQUIREMENTS WITH SERVING UTILITY COMPANY
- REFER TO **ELECTRICAL DRAWINGS & DRY UTILITY PLANS**
- PROVIDE NEW "KNOX BOX" AT MAIN ENTRY TO COMMUNITY BUILDING
- VERIFY REQUIREMENTS WITH LOCAL FIRE DEPARTMENT
- PAINTED DIRECTIONAL ARROWS PER CITY OF FRESNO P.W. STDS.
- INDICATES TENTATIVE FIRE SPRINKLER RISER LOCATION
- REFER TO **BUILDING COORDINATION PLANS**
- INDICATES (E) POWER POLE. REFER TO SITE NOTE 'AQ'.
- LINE INDICATES CENTER LINE OF (E) W. WARREN AVENUE
- INDICATES LOCATION OF NEW ADDRESS DIRECTORY MOUNTED ON 2" Ø STEEL POST
- REFER TO DETAIL **SHT. A-103 / DET. 17**
- INSTALL 30" STATE STANDARD "STOP" SIGN AT LOCATION SHOWN, SIGN SHALL BE MOUNTED ON A 2" GALV. POST WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK.
- INDICATES NEW EXTENT OF "FIRE LANE" RED CURBING ON BOTH SIDES OF DRIVE APPROACH AND PARKING AREAS
- PROVIDE LONG TERM BICYCLE STORAGE LOCKER ON CONCRETE PAD.
- INDICATES FUTURE EV CAR CHARGER WITH ACCESSIBLE FLOOR SPACE
- REFER TO DETAIL **SHT. A-102 / DET. 24**
- REFER TO **ELECTRICAL DRAWINGS**
- INDICATES NEW STEEL/CONCRETE STAIRWAY PER ARCHITECTURAL DRAWINGS
- INDICATES CONCRETE MOW STRIP
- REFER TO **LANDSCAPE & CIVIL DRAWINGS**

KEYNOTES:

THE FOLLOWING KEYNOTES SHALL APPLY WHERE INDICATED ON THIS PLAN.

- INDICATES (E) OFF-SITE CURB & GUTTER TO BE REPAIRED OR REPLACED PER CITY OF FRESNO P.W. STANDARD P-5.
- REFER TO **CIVIL DRAWINGS**.
- APPROX. EXTENT OF (E) SIDEWALK AT ADJACENT PROPERTY ON WEST WARREN AVENUE.
- INDICATES EXISTING 4'-0" WIDE PUBLIC CONCRETE SIDEWALK BEHIND LANDSCAPE STRIP.
- DRAINAGE TUBES UNDER SIDEWALK
- REFER TO **CIVIL DRAWINGS**
- INDICATES TENTATIVE LOCATION OF NEW ON-SITE FIRE HYDRANT
- REFER TO **CIVIL DRAWINGS**
- APPROXIMATE LOCATION OF (E) DRIVE APPROACH TO REMAIN AT ADJACENT PROPERTY
- INDICATES NEW CONCRETE DRIVE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-2, P-6, AND P-48. (WIDTH PER PLAN)
- REMOVE (E) CURB PER CITY OF FRESNO STANDARD P-16
- REFER TO **CIVIL DRAWINGS**.
- INDICATES (E) STREET LIGHT. REFER TO SITE NOTE 'AQ'.
- HATCHED AREA INDICATES 12' VISIBILITY TRIANGLE AT DRIVE APPROACH.
- HATCHED AREA INDICATES 5' PEDESTRIAN EASEMENT DEDICATION BEHIND DRIVE APPROACH & PROPERTY LINE PER CITY OF FRESNO P.W. STANDARD P-2
- INDICATES FIRE TRUCK / TRASH TRUCK TURNING SPACE
- 44'-0" RADIUS TO CENTERLINE OF TRUCK SPACE
- INDICATES TENTATIVE LOCATION OF (3) NEW 2-SPACE BIKE RACKS
- REFER TO **SHT. A-103 / DET. 18**
- INDICATES NEW 4'-6" HIGH WOOD FENCE ALONG PROPERTY LINE
- INDICATES ON-SITE CONCRETE FLATWORK, (4'-0" MIN. WIDE, U.N.O.)
- FOR CONCRETE JOINTS REFER TO **SHT. A-103 / DET. 14**
- CONSTRUCT NEW CONTINUOUS 6" HIGH CONCRETE CURB, TYPICAL.
- INDICATES NEW 2-BIN, COVERED TRASH ENCLOSURE
- FINISH w/ CEMENT PLASTER TO MATCH BUILDING
- REFER TO **SHT. A-103 / DET. 10**
- PROVIDE 4' WIDE WHITE PAINTED PARKING STRIPES PER CITY OF FRESNO PARKING MANUAL AT ALL PARKING STALLS, TYPICAL.
- STRIPES SHALL EXTEND THE FULL DEPTH OF STALL
- PROVIDE STRIPING FOR NEW ACCESSIBLE PARKING STALL(S).
- POLE MOUNTED SIGNAGE SHALL BE LOCATED BEHIND THE ADJACENT SIDEWALK AND OUTSIDE OF THE FRONT OF CAR OVERHANG AREA.
- REFER TO **SHT. A-801 / DET. 4**
- INDICATES NEW 6" HIGH PRECAST CONCRETE TIRE STOP
- REFER TO **SHT. A-103 / DET. 19**
- PLACE 3'-0" FROM FACE OF CURB TO CENTER OF TIRE STOP

PARKING DEVELOPMENT DATA:

TOTAL EXISTING HOTEL SITE:	= 57 STALLS
REQUIRED PARKING PER UNIT (PER CITY OF FRESNO DEVELOPMENT CODE 15-2205(C)(2))	
STUDIO (12 UNITS x 0.5 STALLS)	= 6 STALLS
1 BEDROOM (7 UNITS x 0.75 STALLS)	= 5.25 STALLS
2 BEDROOM (10 UNITS x 0.75 STALLS)	= 7.5 STALLS
3 BEDROOM (10 UNITS x 1.0 STALLS)	= 10 STALLS
PARKING REQUIRED	= 28.75 (29 STALLS)
TOTAL PARKING PROVIDED	= 52 STALLS

THE NUMBER OF ACCESSIBLE STALLS IS DETERMINED AS FOLLOWS:	
11B-208.2.3.1 PARKING FOR RESIDENTS	
(1) ACCESSIBLE STALL / MOBILITY UNIT	= 6 STALLS REQ'D
11B-208.2.3.2 ADDITIONAL PARKING FOR RESIDENTS	
52 TOTAL - 39 STALLS (1 STALL / UNIT)	= 13 STALLS
2% x 13 STALLS	= 1 STALL REQ'D
11B-208.2.3.3 PARKING FOR GUESTS, EMPLOYEES & NON-RESIDENTS	
13 UNASSIGNED STALLS	= 1 STALL REQ'D

TOTAL ACCESSIBLE STALLS REQUIRED	= 8 ACCESSIBLE STALLS
TOTAL ACCESSIBLE STALLS PROVIDED	= 8 STALLS

BICYCLE PARKING:	
SHORT-TERM BICYCLE PARKING REQ'D.	= 3 (52 PARKING STALLS x 0.5)
(PER CAL. GREEN BUILDING CODE SECTION 5.108.4)	
SHORT-TERM BICYCLE PARKING PROVIDED:	= 6
(3) 2-BIKE RACKS PROVIDED	
(1) LONG TERM BICYCLE STORAGE REQUIRED	
(CAL GREEN BUILDING CODE SECTION 5.108.4.1.2)	
- WALL MOUNTED RACK IN STORAGE ROOM	

SITE ACCESSIBILITY NOTES:

- EXTERIOR ACCESSIBLE PATHS OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE AND HAVE MAXIMUM 1/4" VERTICAL CHANGE IN ELEVATION WITHOUT EDGE TREATMENT
- BE A MINIMUM OF 48" IN WIDTH
- HAVE A MAX. OF 5% SLOPE IN DIRECTION OF TRAVEL
- HAVE A MAX. OF 2% CROSS SLOPE (14" FT.)
- HAVE DETECTABLE WARNINGS WHERE THE PATH OF TRAVEL CROSSES/ADJACENTS A VEHICULAR ROUTE
- WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20) SHALL HAVE ACCESSIBLE RAMP
- CHANGES IN LEVEL BETWEEN 1/4 INCH (MIN) AND 1/2 INCH (MAX.) SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2
- REFER TO **SHEET G2** FOR ADDITIONAL REQUIREMENTS.
- REFER TO **SHEETS A-800, A-801, A-802, A-803 & A-804** FOR TYPICAL DETAILS PERTAINING TO ACCESSIBLE ELEMENTS OF THE PROJECT.
- ALL GROUND FLOOR UNITS SHALL BE EITHER ADAPTABLE PER CBC CHAPTER 11A OR SHALL BE CONSTRUCTED w/ MOBILITY FEATURES PER CBC CHAPTER 11B.

PROJECT INFORMATION:

APPLICANT / DEVELOPER:	FRESNO HOUSING AUTHORITY 1331 FULTON MALL FRESNO, CA 93721 Ph. No. 559.443.8400
SITE ADDRESS:	1415 W. OLIVE AVENUE FRESNO, CA. 93729
A.P.N.	449-270-32 / 449-270-56
TOTAL SITE AREA:	± 2.6 ACRES ***
GENERAL PLAN DESIGNATION:	RESIDENTIAL MULTIFAMILY
EXISTING ZONING:	NMX
TOTAL UNITS EXIST/PROPOSED:	39 RENTABLE
EXIST./PROPOSED DENSITY:	24.6 UNITS / ACRE ***
OCCUPANCY GROUPS:	R-2B/A-3
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	EXISTING NO PROPOSED YES / NFPA-13
BUILDING 1 (EXISTING):	
BUILDING 2 (NEW APT. BLDG):	YES / NFPA-13
BUILDING HEIGHT:	
BUILDING 1 (EXISTING):	2 STORIES (NO CHANGE)
BUILDING 2 (NEW APT. BLDG):	2 STORY

UNIT TYPE BREAKDOWN:	
A' UNITS - 1 BD RM, 1 BATH	= 7
B' UNITS - 2 BD RM, 1 BATH	= 8
C' UNITS - STUDIO	= 12
D' UNITS - 2 BD RM, 1 BATH	= 2
E' UNITS - 3 BD RM, 1 BATH	= 8
F' UNITS - 3 BD RM, 1 BATH	= 2
TOTAL UNITS	= 39
(INCL. 4 (10%) MODIFIED FOR MOBILITY ACCESSIBILITY & 2 (4%) FOR COMMUNICATION FEATURES AS INDICATED ON SITE PLAN)	
TOTAL STUDIO UNITS	= 12
TOTAL 1 BEDROOM UNITS	= 7
TOTAL 2 BEDROOM UNITS	= 10
TOTAL 3 BEDROOM UNITS	= 10
TOTAL UNITS	= 39

BUILDING TYPE BREAKDOWN:	
BUILDING #1	
A' UNITS (712 S.F.)	3
B' UNITS (1,153 S.F.)	4
C' UNITS (356 S.F.)	6
SUBTOTAL	13
LAUNDRY ROOM:	341 S.F.
STORAGE ROOMS:	331 S.F.
MECHANICAL ROOMS:	465 S.F.
ANCILLARY UNCONDITIONED SPACE:	
LOWER FLOOR -	4,847 S.F.
UPPER FLOOR -	4,847 S.F.
61 ± B.B. ± 10CH5 95 F95.....	± 2' ± 0"

BUILDING #2	
D' UNITS (825 S.F.)	1
E' UNITS (1,153 S.F.)	4
F' UNITS (1,194 S.F.)	1
SUBTOTAL	12
STORAGE:	214 S.F.
ANCILLARY UNCONDITIONED SPACE:	1,042 S.F.
COMMUNITY ROOM:	2,300 S.F.
(INCL'S OFFICES / RESTROOMS / KITCHEN)	
61 ± B.B. ± 10CH5 95 F95.....	± 2' ± 0"

SITE PLAN LEGEND:

MARK	DESCRIPTION
U.N.O.	UNLESS NOTED OTHERWISE
36" x 36" INTERNATIONAL SYMBOL OF ACCESSIBILITY. PAINTED ON PAVEMENT AT ACCESSIBLE PARKING SPACE	- REFER TO SHT. A-801 / DET. 4 & 5
ACCESS AISLE AT ACCESSIBLE PARKING.	- REFER TO SHT. A-801 / DET. 4
- POLE MTD. SIGNAGE SHALL BE LOCATED IN FRONT OF STALL & OUTSIDE OF FRONT OF CAR OVERHANG AREA.	
INDICATES ACCESSIBLE PATH OF TRAVEL VERIFY w/ CIVIL	- 5% MAX. SLOPE IN DIRECTION OF TRAVEL
- 2% MAX. CROSS SLOPE	
INDICATES RED PAINTED CURB FOR FIRE LANE	- REFER TO DETAIL SHT. A-103 / DET. 11 & 12
NEW CONCRETE PAVING / SIDEWALK	
INDICATES NEW ON-SITE POLE MOUNTED LIGHT FIXTURES	- REFER TO ELECTRICAL SITE PLAN
INDICATES TENTATIVE LOCATION OF NEW FIRE DEPARTMENT CONNECTION	- PROVIDE LOCKING CAPS BY KNOX.
- REFER TO CIVIL DRAWINGS.	
LANDSCAPE AREA	- REFER TO LANDSCAPE & IRRIGATION DRAWINGS
INDICATES UNIT BELOW	
INDICATES UNIT ABOVE	
EVCS	INDICATES PARKING STALL WITH PROVISIONS FOR FUTURE ELECTRIC VEHICLE CHARGING EQUIP. - REFER TO ELECTRICAL SITE PLAN & SHT. A-103 / DET. 24 - 10% OF TOTAL UNITS (52 x 10% = 5.2 = 6 REQUIRED (6 PROVIDED) - COORDINATE w/ OWNER FOR J. BOX LOCATION
TCAC REQUIREMENT:	INDICATES 15% OF TOTAL UNITS TO BE CONSTRUCTED WITH MOBILITY ACCESSIBILITY FEATURES PER CBC CHAPTER 11B-208.3.1.3 (39 x 15% = 5.85 = 6 TOTAL UNITS PROVIDED w/ MOBILITY FEATURES - T.B.D.)
TCAC REQUIREMENT:	INDICATES 10% OF TOTAL UNITS TO BE CONSTRUCTED WITH COMMUNICATION ACCESSIBILITY FEATURES PER 2019 CBC CHAPTER 11B-208.3.1.3 (39 x 10% = 3.9 = 4 TOTAL UNITS PROVIDED w/ HEARING IMPAIRED PROVISIONS) UNITS - T.B.D.
INDICATES UNIT ADDRESS @ 1ST FLR.	- UNITS ABOVE 1ST FLOOR HAVE SIMILAR ADDRESS (E.G. 101, 201, 301)
- PROVIDE ADDRESS SIGN @ EACH UNIT ENTRY DOOR	- REFER TO SHT. A-839 / DET. 14
INDICATES NEW FIRE HYDRANTS, PER CITY OF FRESNO P.W. STDS.	- REFER TO CIVIL PLANS
INDICATES BUILDING IDENTIFICATION SIGN	- REFER TO SHT. A-839 / DET. 17

NOTE:

REFER TO **LANDSCAPE PLANS** FOR LANDSCAPE REQUIREMENTS

CONSIDERED NEW / PROPOSED IMPROVEMENTS ARE

REFER TO CIVIL PLANS FOR ALL EXISTING PROPERTY LINES, SITE DATA, GRADES, HORIZONTAL CONTROL, AND BUILDING LOCATIONS, ETC.

REFER TO SHEET A-102 FOR ADDITIONAL PLANNING & DEVELOPMENT NOTES

SHEET TITLE:

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

SHEET NO.

A-101

PROJECT NO.

2024