



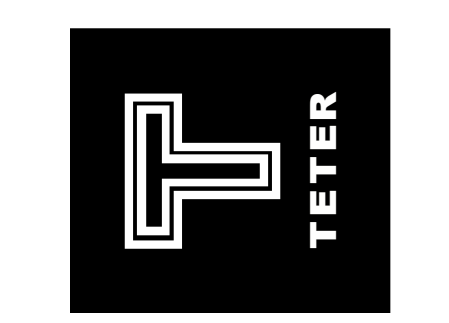
UPTOWN APARTMENTS

53 UNIT MIXED-USE COMMUNITY

GENERAL	
G000	COVER
LANDSCAPE	
LC-1	CONSTRUCTION PLAN
LC-2	CONSTRUCTION PLAN
LD-1	CONSTRUCTION DETAILS
LD-2	CONSTRUCTION DETAILS
LD-3	CONSTRUCTION DETAILS
LP-1	PLANTING PLAN
LP-2	PLANTING PLAN
LP-3	PLANTING DETAILS & WATER CALCS
ARCHITECTURAL	
A101	DEMOLITION SITE PLAN
A102	PROPOSED SITE PLAN
A110	ENLARGED SITE PLAN
A111	ENLARGED SITE PLAN
A112	ENLARGED SITE PLAN
A210	BUILDING 1 - FLOOR PLANS
A220	BUILDING 2 - FLOOR PLANS
A221	BUILDING 2 - FLOOR PLANS
A230	BUILDING 3 & 5 - FLOOR PLANS
A231	BUILDING 3 & 5 - FLOOR PLANS
A240	BUILDING 4 - FLOOR PLANS
A250	GARAGE FLOOR PLANS
A260	ENLARGED UNIT FLOOR PLANS
A261	ENLARGED UNIT FLOOR PLANS
A262	ENLARGED UNIT FLOOR PLANS
A263	ENLARGED UNIT FLOOR PLANS
A264	ENLARGED UNIT FLOOR PLANS
A265	ENLARGED UNIT FLOOR PLANS
A270	BUILDING 1 - VERTICAL CIRCULATION
A271	BUILDING 2 - VERTICAL CIRCULATION
A272	BUILDING 2 - VERTICAL CIRCULATION
A273	BUILDING 3&5 - VERTICAL CIRCULATION
A310	BUILDING 1 - EXTERIOR ELEVATIONS
A315	BUILDING 1 - EXTERIOR ISOMETRIC
A320	BUILDING 2 - EXTERIOR ELEVATIONS
A325	BUILDING 2 - EXTERIOR ISOMETRIC
A330	BUILDING 3 & 5 - EXTERIOR ELEVATION
A335	BUILDING 3 & 5 - EXTERIOR ISOMETRIC
A340	BUILDING 4 - EXTERIOR ELEVATIONS
A345	BUILDING 4 - EXTERIOR ISOMETRIC
A350	GARAGE 1 & 2 - EXTERIOR ELEVATIONS
A351	GARAGE 3 - EXTERIOR ELEVATIONS
A355	GARAGES - EXTERIOR ISOMETRIC
A410	BUILDING 1 - SECTIONS
A420	BUILDING 2 - SECTIONS
A430	BUILDING 3 & 5 - SECTIONS
A440	BUILDING 4 - SECTIONS
A450	GARAGE SECTIONS
A500	ROOF PLANS
A501	ROOF PLANS
A502	ROOF PLANS
Grand total: 50	

MARK	DATE	DESCRIPTION
A	03/31/2021	PLANNED DEVELOPMENT SUBMITTAL

TETER, LLP
 FRESNO HEADQUARTERS
 VISALIA | BAKERSFIELD | MODOESTO | SAN LUIS OBISPO
ARCHITECTS ENGINEERS CONNECTED



SHEET INDEX 2

DEFERRED SUBMITTALS

1. AUTOMATIC FIRE SPRINKLER



VICINITY MAP N.T.S. 19



AREA MAP N.T.S. 19

GOVERNING CODES

2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 C.C.R., EFFECTIVE JULY 1, 2014
 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
 2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
 2016 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
 2016 CALIFORNIA ENERGY CODE, PART 6, EFFECTIVE JULY 1, 2014
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART II, TITLE 24 C.C.R.
 1990 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS NFPA 13 STANDARDS FOR THE INSTALLATION OF FIRE SPRINKLERS (2013 EDITION - CA AMENDED)
 NFPA 24 STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES (2013 EDITION - CA AMENDED)
 NFPA 25 STANDARD FOR INSPECTION, TESTING, AND MAINTENANCE OF WATER-BASED FIRE PROTECTION SYSTEMS (2011 CA EDITION)
 NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE (2013 EDITION)
 UL 38 MANUAL SIGNALING BOXES FOR FIRE ALARM SYSTEMS (2005 EDITION)
 UL 268 SMOKE DETECTORS AND FIRE ALARM SYSTEMS (2009 EDITION)
 UL 268A SMOKE DETECTORS FOR DUCT APPLICATIONS (1998 EDITION)
 UL 464 AUDIBLE SIGNAL APPLIANCES (2003 EDITION)
 UL 521 HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS (1999 EDITION)
 UL 1424 CABLES FOR POWER-LIMITED FIRE-ALARM CIRCUITS (2005 EDITION)
 UL 1971 SIGNALING DEVICES FOR THE HEARING IMPAIRED (2004 EDITION)
 AMERICANS WITH DISABILITIES ACT

GENERAL

PROJECT ADDRESS: ALONG VAN NESS AVE, STANISLAUS ST AND 'L' ST
 FRESNO, CA 93720

ASSESSORS PARCEL NO.: PARCEL 1: 466 - 142 - 03 = 0.35 ACRES
 PARCEL 2: 466 - 142 - 04 = 0.21 ACRES
 PARCEL 3: 466 - 142 - 14 = 0.22 ACRES
 PARCEL 4: 466 - 142 - 15 = 0.26 ACRES
 PARCEL 5: 466 - 142 - 07 = 0.26 ACRES
 PARCEL 6: 466 - 142 - 08 = 0.17 ACRES
 TOTAL 1.47

TOTAL PARCEL SIZE: 1.47 ACRES (EXISTING 6 PARCELS)
 0.14 ACERS (VACATED ALLEY)
 0.06 ACERS (PORTION OF VACATED RIGHT OF WAY)
 1.67 ACERS TOTAL

ZONE: DTN 'DOWNTOWN NEIGHBORHOOD'

PROPOSED USE: MIXED USE: RESIDENTIAL / MERCANTILE/ UTILITY

GOVERNING AGENCY: CITY OF FRESNO
 PRELIMINARY REVIEW P20-00524

PROJECT DESCRIPTION

THIS PROJECT IS ALL NEW CONSTRUCTION, CONSISTING OF FIVE 1-3 STORY BUILDINGS, WITH MIX-USES: 53 UNIT APARTMENTS, 4,000 S.F RETAIL, 53 CAR GARAGES, AND A COMMUNITY BUILDING.

CONSTRUCTION CONSISTS OF THE FOLLOWING:
 1. CONCRETE FOOTING AND SLAB-ON-GRADE
 2. EXTERIOR WALLS: WOOD STUD FRAMING
 3. INTERIOR WALLS: METAL STUD FRAMING
 4. ROOF STRUCTURE: WOOD TRUSS w/ SINGLE PLY ROOFING SYSTEM

SEE SHEET G200 FOR ADDITIONAL BUILDING CODE ANALYSIS

BUILDING SUMMARY

Uptown Building Summary						
	Community Spaces	Retail	Work/Live	1-BdRm	2-BdRm	Total Dwelling Units
Building 1		5 Suites		5 Units		5 Units
Building 2			4 Units	2 Units	2 Units	8 Units
Building 3				10 Units	10 Units	20 Units
Building 4	1 MP & Fitness					
Building 5				10 Units	10 Units	20 Units
Total	1	5 Suites	4 Units	27 Units	22 Units	53 Units
Total Retail		5 Suites (4,000 SF)				
Total Dwelling Units		53 Units				

Date: 3/31/2021

OWNER: UPTOWN LP
 GENERAL PARTNER: RIVER PARK PROPERTIES II
 265 E. RIVER PARK CIRCLE #150
 FRESNO, CA 93720
 (559) 438-4800
 CONTACT: SAL GONZALES
 EMAIL: SGonzales@lance-kashian.com

PROJECT ARCHITECT
 TETER, LLP
 7535 N. PALM AVE., SUITE 201
 FRESNO, CA 93711
 (559) 437-0887
 CONTACT: CLAY DAVIS
 E-MAIL: clay.davis@teterae.com

CIVIL ENGINEER
 GIANNETTA ENGINEERING
 1119 'S' STREET
 FRESNO, CA 93721
 (559) 264-0696
 CONTACT: GARY GIANNETTA
 EMAIL: gary@giannettaengineering.com

LANDSCAPE ARCHITECT
 BROUSSARD ASSOCIATES
 389 CLOVIS AVE #200
 CLOVIS, CA 93612
 (559) 325-7284
 CONTACT: TERRY BROUSSARD
 EMAIL: terry@broussardassoc.com

UTILITY ENGINEER
 CALIFORNIA UTILITY CONSULTANTS
 7591 N. INGRAM AVE. SUITE 103
 FRESNO, CA 93711
 (559) 790-3733
 CONTACT: GARY GANCI
 E-MAIL: gg@cautilitydesigns.com

STRUCTURAL ENGINEER
 TETER, LLP
 7535 N. PALM AVE., SUITE 201
 FRESNO, CA 93711
 (559) 437-0887
 CONTACT: BYRON DIETRICH
 E-MAIL: byron.dietrich@teterae.com

MECHANICAL/PLUMBING ENGINEER
 XXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXX
 FRESNO, CA 93711
 (559) XXX-XXX
 CONTACT: XXXXXXXXXXXXXXXXXX
 E-MAIL: XXXXXXXXXXXXXXXXXX.com

ELECTRICAL ENGINEER
 XXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXX
 FRESNO, CA 93711
 (559) XXX-XXX
 CONTACT: XXXXXXXXXXXXXXXXXX
 E-MAIL: XXXXXXXXXXXXXXXXXX.com

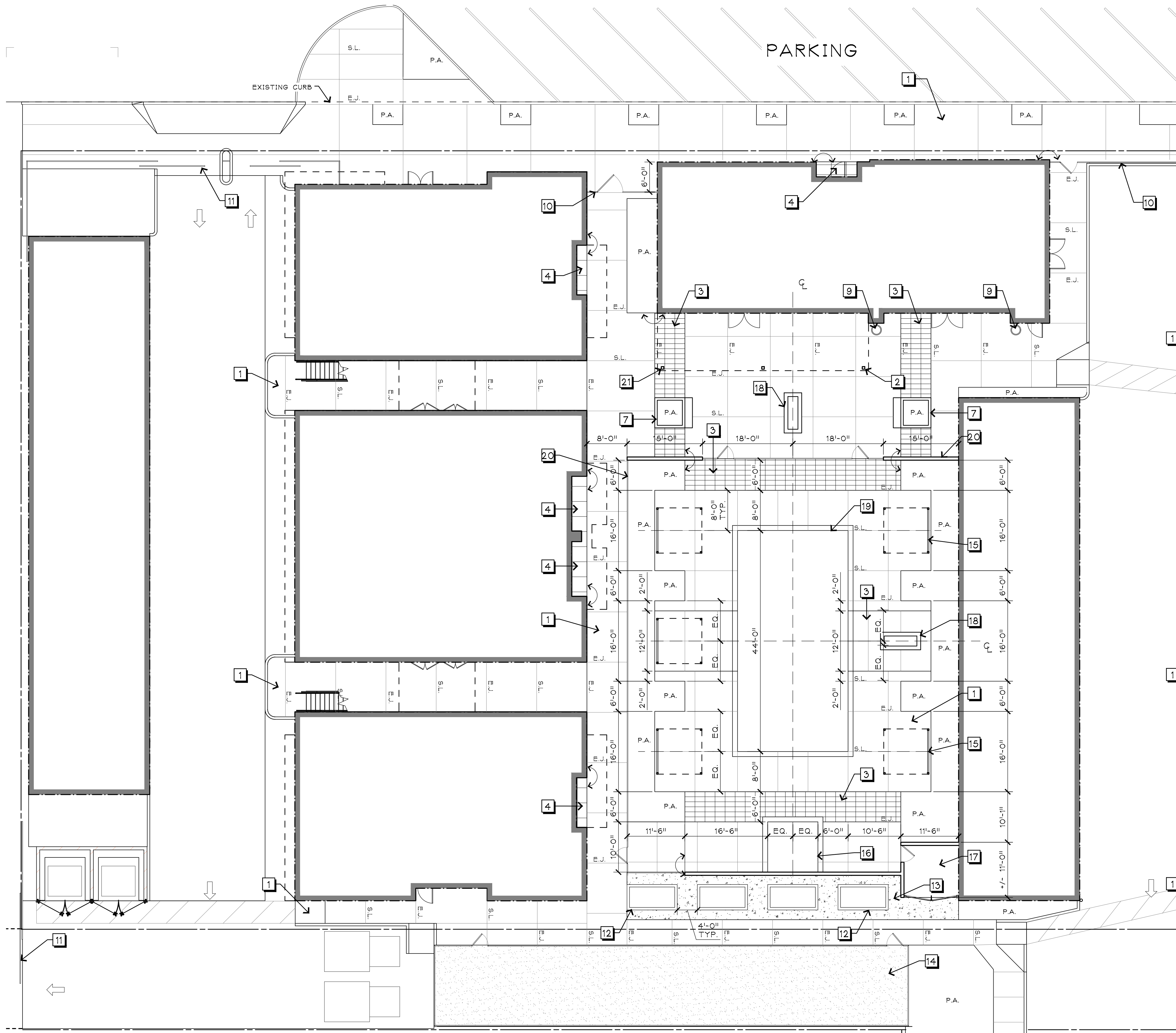
INTERIOR DESIGN
 XXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXX
 FRESNO, CA 93711
 (559) XXX-XXX
 CONTACT: XXXXXXXXXXXXXXXXXX
 E-MAIL: XXXXXXXXXXXXXXXXXX.com

PROJECT SUMMARY

8

FRESNO UPTOWN APARTMENTS
 LANCE KASHIAN & COMPANY
 VAN NESS AVE. & E. STANISLAUS ST.
 FRESNO, CA
 DRAWING TITLE
 COVER

PROJECT NO.
 20-11218
 DRAWING
G000

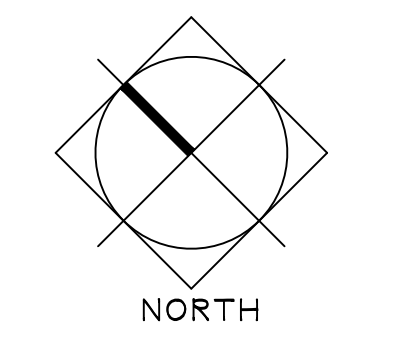


CONSTRUCTION LEGEND

SYM.	DESCRIPTION
A/LD-1	1 CONCRETE PAVING, COLOR: NATURAL GRAY, SCORE AS SHOWN
	2 COLUMNS, SEE ARCH. DWG'S
B/LD-1	3 12x24" CONCRETE PAVER, LARGE SCALE CARLARC PAVERS, COLOR: COORDINATE W/ ARCH. TO MATCH BUILDING COLOR, MANUF: STEPSTONE INC. www.stepstoneinc.com
B/LD-1	4 24x36" CONCRETE PAVER, LARGE SCALE CARLARC PAVERS, COLOR: COORDINATE W/ ARCH. TO MATCH BUILDING COLOR, MANUF: STEPSTONE INC. www.stepstoneinc.com
B/LD-1	5 24x48" CONCRETE PAVER, LARGE SCALE CARLARC PAVERS, COLOR: COORDINATE W/ ARCH. TO MATCH BUILDING COLOR, MANUF: STEPSTONE INC. www.stepstoneinc.com
	6 TREE GRATE. TBS. (TREE WELL W/ DG.)
B/LD-2	7 6'x6' CONCRETE PLANTER BOX W/ BUILT-IN SEATING
E/LD-1	8 BUILT-IN BBQ.
C&D LP-3	9 PLANTER POT - SEE POT SCHEDULE SHT. LP-2
F/LD-1	10 TUBULAR STEEL FENCE & GATES
	11 VEHICULAR / AND PEDESTRIAN GATE, BY OTHERS
C/LD-2	12 RAISED KITCHEN GARDEN BEDS
C/LD-1	13 DG. PAVING COLOR: CALI. GOLD
	14 DOG PARK, BY OTHERS
	15 10'x10' POOL CABANA, ECLIPSE CABANA - TRELLIS ROOF AND BACK WALL, FINISH TO COORDINATE WITH ARCH. BUILDING. MANUF: TUUCI, https://www.tuuci.com/collections/cabanas/eclipse/
A/LD-3	16 10'x10' SPA AND FEATURE WATER WALL
	17 POOL EQUIPMENT, SEE ARCH.
A/LD-2	18 FIRE PITS
D/LD-2	19 20'x43' POOL, BY OTHERS
D/LD-1	20 POOL FENCE, WALL AND GATE



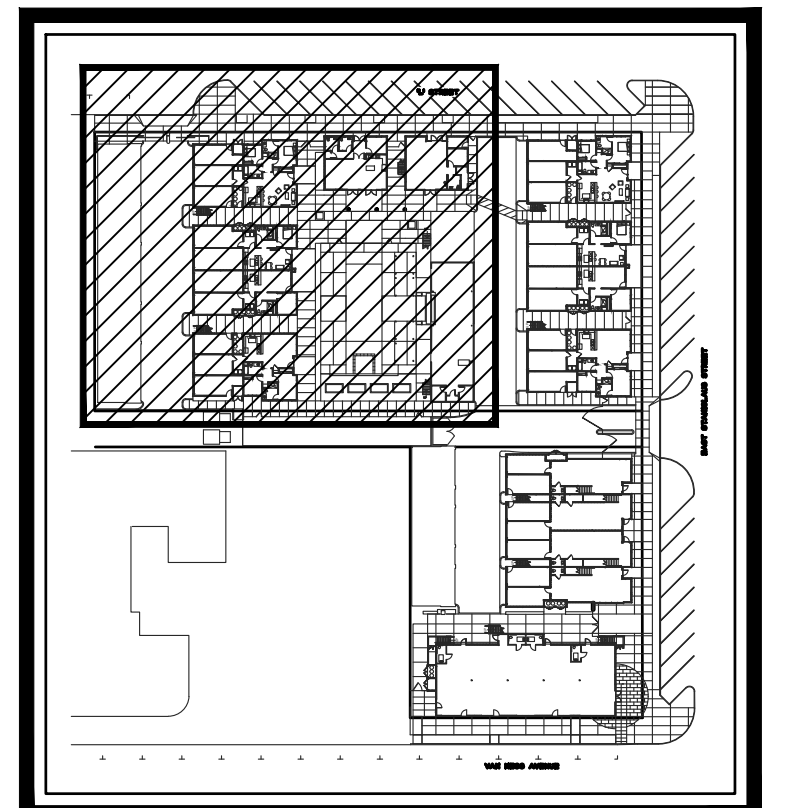
15 POOL CABANA



0 20' 40'
SCALE: 1"=20'

CONSTRUCTION SYMBOLS LEGEND

SYMBOL	DESCRIPTION
↶	ALIGN
TYP.	TYPICAL
R=	RADIUS
---	CENTERLINE
EQ.	EQUAL
P.A.	PLANTING AREA
P.O.B.	POINT OF BEGINNING
E.J.	EXPANSION JOINT
S.L.	SCORE LINE
MIN.	MINIMUM



KEY MAP



BROUSSARD ASSOCIATES
landscape architects
389 Clovis Ave., Suite 200
Clovis, CA 93612
T 559.325.7284
F 559.325.7286

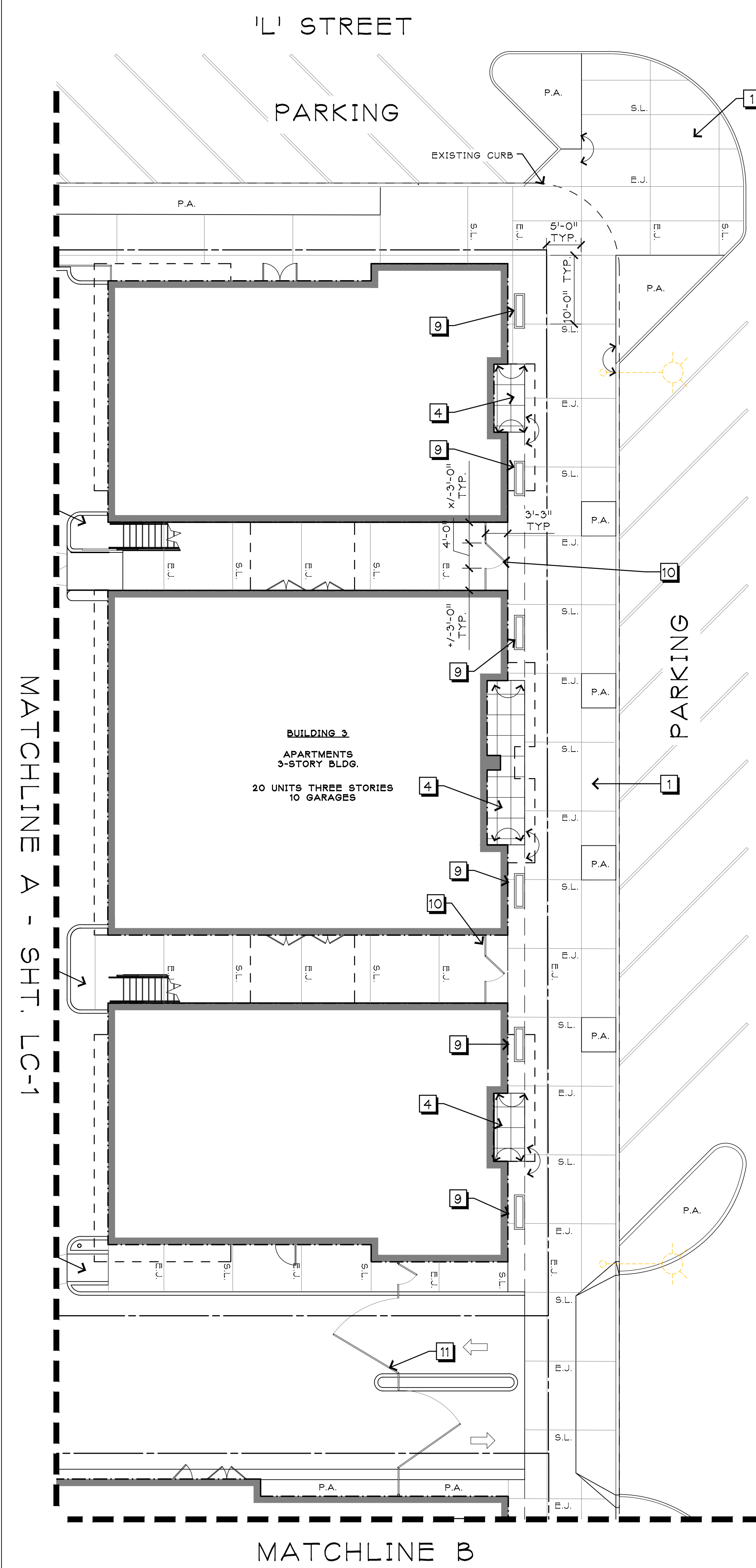
REVISIONS	DATE	REV.	DESCRIPTION

ACCOUNT NO.	CITY OF FRESNO
FILE NO.	PROJECT TITLE: FRESNO UPTOWN APARTMENTS
LC-1	CONSTRUCTION PLAN
SHEET TITLE	

DEPARTMENT OF PUBLIC WORKS SCOTT MOZIER, DIRECTOR	CONST. ENG. APPROVED
	CITY ENG. APPROVED
	OFFICE ENG. APPROVED

CLIENT AND PROJECT
UPTOWN LP
265 E. RIVER PARK CR# 150
FRESNO, CA 93720
UPTOWN APARTMENTS
VAN NESS AVE & E. STANISLAUS ST.
FRESNO, CA

DRAWN BY: MN	CHECKED BY: TB
DATE: JUNE 15, 2020	SCALE: AS SHOWN
REVIEWED BY:	DATE:
SHEET NO. OF XX SHEETS	LKC201529

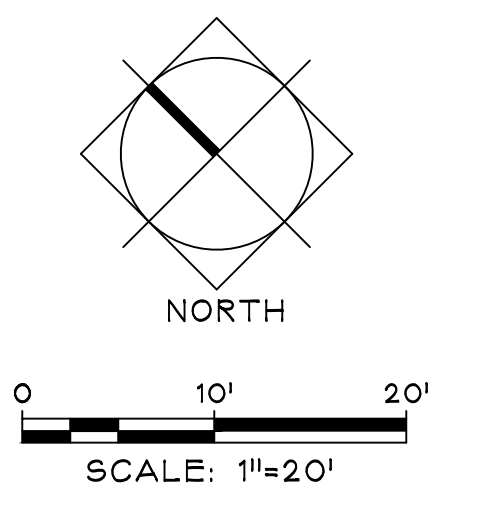
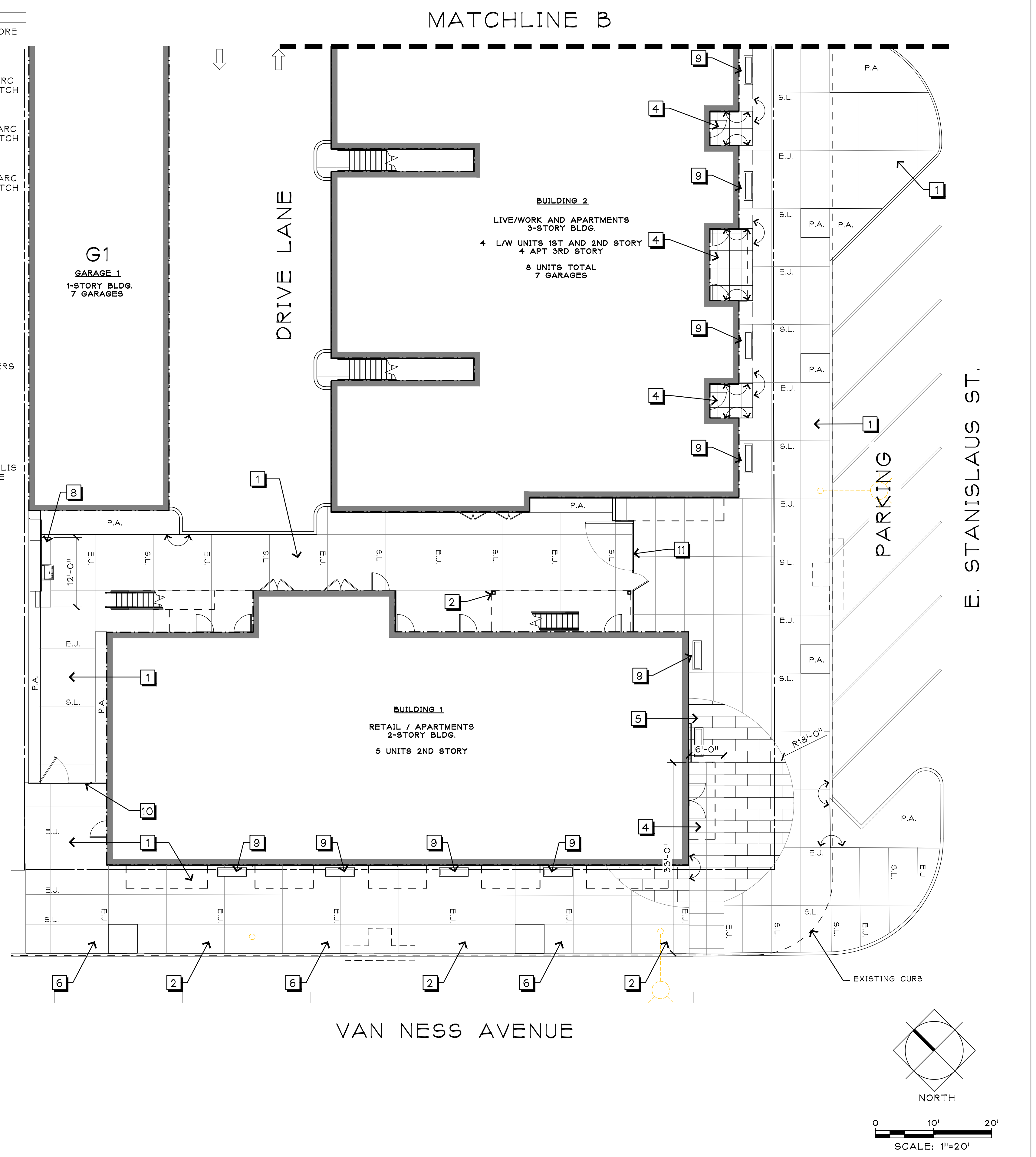
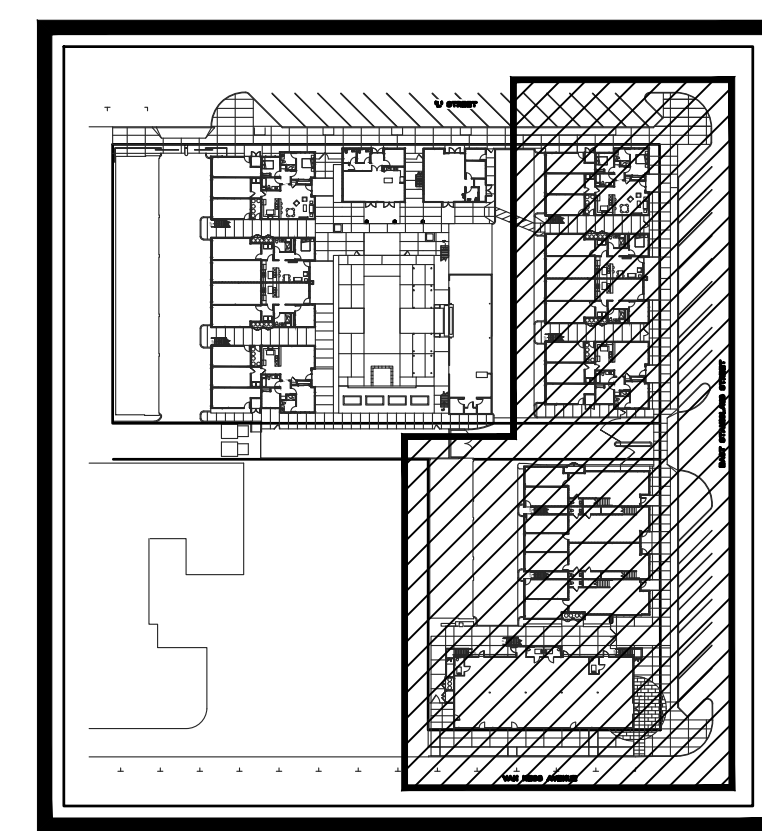


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CONSTRUCTION SYMBOLS LEGEND

SYMBOL	DESCRIPTION
ALIGN	ALIGN
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C	CENTERLINE
EQ.	EQUAL
P.A.	PLANTING AREA
P.O.B.	POINT OF BEGINNING
E.J.	EXPANSION JOINT
S.L.	SCORE LINE
MIN.	MINIMUM



KEY MAP



BROUSSARD ASSOCIATES
landscape architects
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F 559.325.7286

REVISIONS	DATE	REV.	DESCRIPTION

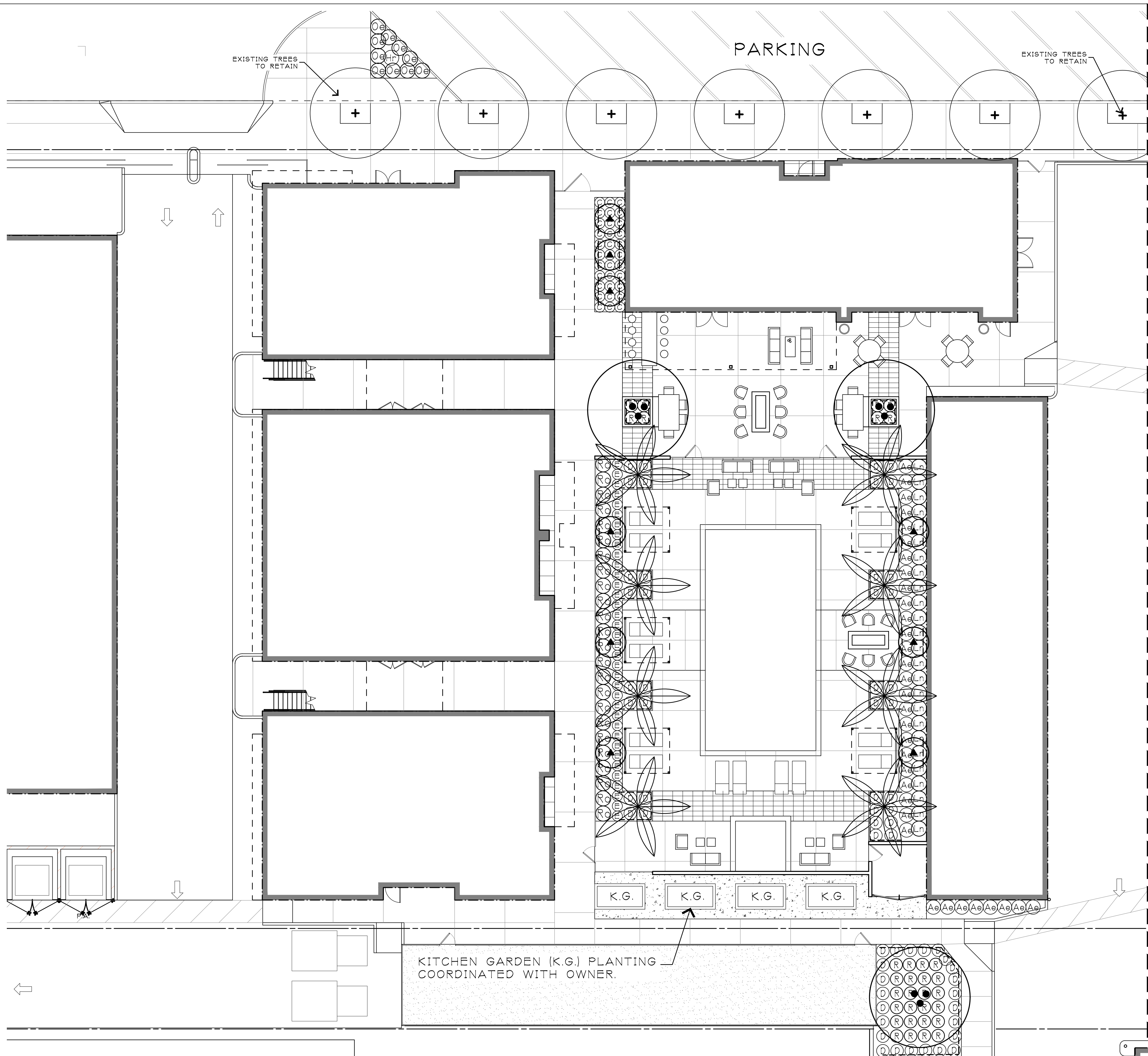
ACCOUNT NO.	CITY OF FRESNO
FILE NO.	PROJECT TITLE FRESNO UPTOWN APARTMENTS
LC-2	CONSTRUCTION PLAN

DEPARTMENT OF PUBLIC WORKS SCOTT MOZIER, DIRECTOR	CONST. ENG.	APPROVED
	CITY ENG.	APPROVED
	OFFICE ENG.	APPROVED

CLIENT AND PROJECT
UPTOWN LP
265 E. RIVER PARK CR# 150
FRESNO, CA 93720

UPTOWN APARTMENTS
VAN NESS AVE & E. STANISLAUS ST.
FRESNO, CA

DRAWN BY: MN	CHECKED BY: TB
DATE: JUNE 15, 2020	SCALE: AS SHOWN
REVIEWED BY:	DATE:
SHEET NO. OF XX SHEETS	LKC201529

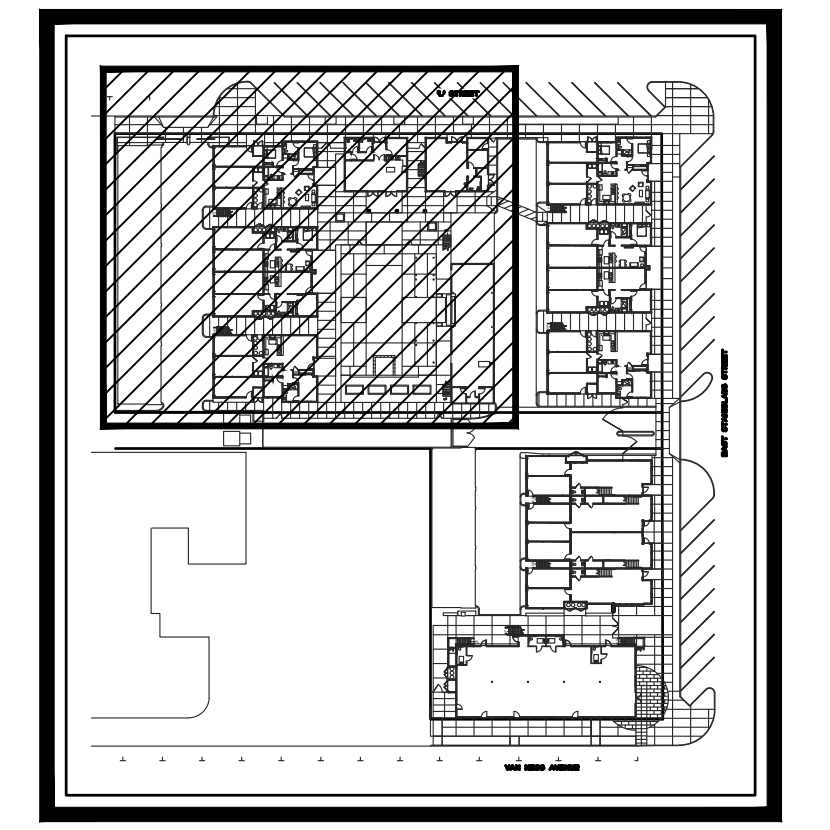
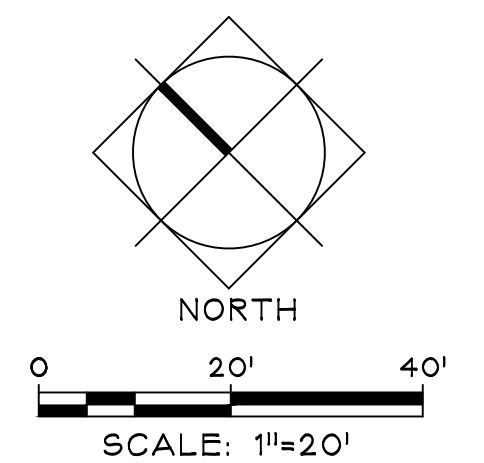


PLANT LEGEND

SYM	SIZE	BOTANICAL NAME / COMMON NAME	COMMENTS	WATER USAGE	QTY.
TREES					
■	24" BOX	ARBUTUS MARINA / STRABERRY TREE	STANDARD	LOW	7
●	36" BOX	OLEA EUROPAEA 'WILSONII' / WILSON OLIVE	MULTI-TRUNK	V. LOW	3
●	24" BOX	PISTACIA CHINENSIS 'KEITH DAVIS' / CHINESE PISTACHE	STANDARD	LOW	4
▲	24" BOX	LAURUS NOBILIS / BAY LAUREL	STANDARD	LOW	9
✻	20' BTF	PHOENIX DACTYLIFERA / DATE PALM	STANDARD	LOW	8
SHRUB					
Ae	5 GAL	ASPIDISTRA ELATIOR / CAST IRON PLANT		LOW	60
C	1 GAL	CYRTOMIUM FORTUNEI / HOLLY FERN		LOW	34
D	1 GAL	DIANELLA REVOLTA 'COOL VISTA' / DIANELLA COOL VISTA		LOW	60
E	1 GAL	EUONYMUS JAPONICUS / EVERGREEN EUONYMUS		LOW	79
Hr	5 GAL	HESPERALOE PARVIFLORA / RED YUCCA		LOW	8
Ln	5 GAL	LAURUS NOBILIS / BAY LAUREL	COLUMN	LOW	55
Oe	5 GAL	OLEA EUROPAEA 'MONTRA' / 'LITTLE OLLIE' OLIVE		LOW	45
Ro	5 GAL	ROSA 'ICEBERG' / ICEBERG ROSE		MED	10
R	5 GAL	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY		LOW	66
GROUND COVER / VINE					
■		HYBRID BERMUDA - "CELEBRATION" SOD BY A-G SOD FARMS		MED	1480 SQ. FT.
---		UB 24-2 ROOT BARRIER BY DEEPROOT BARRIERS DEEPROOT.COM			

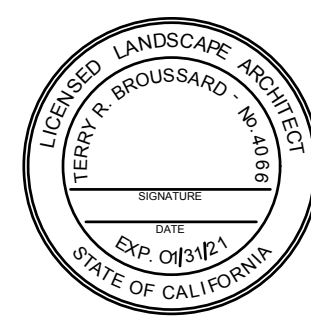
NOTES:
 1) SHRUB AND TREE PLANTING PER CITY STANDARD DETAILS.
 2) ROOT BARRIER: BARRIER (10'X2' PANELS). INSTALL AT BACK OF CURB AND @ TREES WITHIN 10' OF ADJACENT HARDSCAPE, (HARDSCAPE TO INCLUDE CRUSHED ROCK PATHS).
 3) ALL SHRUB AREAS TO RECEIVE 3" OF SHREDDED BARK MULCH

MATCHLINE A - SHT. LP-2



KEY MAP

KITCHEN GARDEN (K.G.) PLANTING COORDINATED WITH OWNER.



BROUSSARD ASSOCIATES
 landscape architects
 389 Clovis Ave., Suite 200
 Clovis, CA 93612
 T 559.325.7284
 F 559.325.7286

REVISIONS	DATE	BY	DESCRIPTION

ACCOUNT NO.	CITY OF FRESNO
FILE NO.	DEPARTMENT OF PUBLIC WORKS SCOTT MOZIER, DIRECTOR
PROJECT TITLE	FRESNO UPTOWN APARTMENTS
CONSTR. ENG.	APPROVED
CITY ENG.	APPROVED
OFFICE ENG.	APPROVED
SHEET TITLE	LC-1 CONSTRUCTION PLAN

CLIENT AND PROJECT	UPTOWN LP 265 E. RIVER PARK CR# 150 FRESNO, CA 93720
CLIENT AND PROJECT	UPTOWN APARTMENTS VAN NESS AVE & E. STANISLAUS ST. FRESNO, CA

DRAWN BY: MN	CHECKED BY: TB
DATE: JUNE 15, 2020	SCALE: AS SHOWN
REVIEWED BY:	DATE:
SHEET NO. OF XX SHEETS	LKC201529

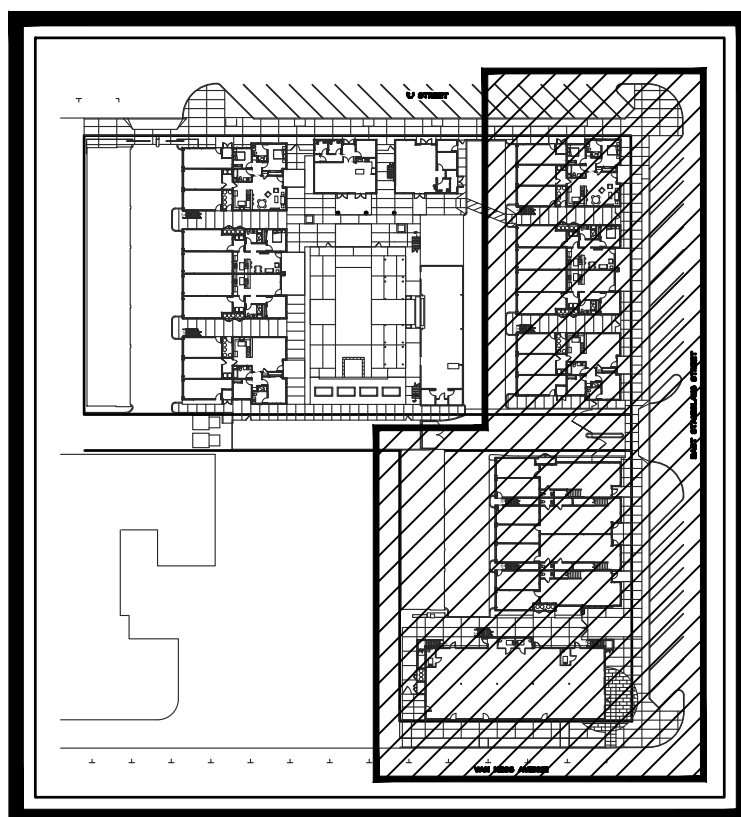
'L' STREET

PLANT LEGEND

SYM	SIZE	BOTANICAL NAME / COMMON NAME	COMMENTS	WATER USAGE	QTY.
TREES					
■	24" BOX	ARBUSUS MARINA / STRABERRY TREE	STANDARD	LOW	7
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▲	24" BOX	LAURUS NOBILIS / BAY LAUREL	STANDARD	LOW	9
✿	20" BTF	PHOENIX DACTYLIFERA / DATE PALM	STANDARD	LOW	8
SHRUB					
Ae	5 GAL	ASPIDISTRA ELATIOR / CAST IRON PLANT		LOW	60
C	1 GAL	CYRTOMIUM FORTUNEI / HOLLY FERN		LOW	34
D	1 GAL	DIANELLA REVOLTA 'COOL VISTA' / DIANELLA COOL VISTA		LOW	60
E	1 GAL	EUONYMUS JAPONICUS / EVERGREEN EUONYMUS		LOW	79
Hr	5 GAL	HESPERALOE PARVIFLORA / RED YUCCA		LOW	8
Ln	5 GAL	LAURUS NOBILIS / BAY LAUREL	COLUMN	LOW	55
Oe	5 GAL	OLEA EUROPAEA 'MONTRA' / 'LITTLE OLLIE' OLIVE		LOW	45
Ro	5 GAL	ROSA 'ICEBERG' / ICEBERG ROSE		MED	10
R	5 GAL	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY		LOW	66

GROUND COVER / VINE			
■	HYBRID BERMUDA - "CELEBRATION" SOD BY A-G SOD FARMS	MED	1480 SQ. FT.
---	UB 24-2 ROOT BARRIER BY DEEPROOT BARRIERS DEEPROOT.COM		

NOTES:
 1) SHRUB AND TREE PLANTING PER CITY STANDARD DETAILS.
 2) ROOT BARRIER: BARRIER (10'X2' PANELS). INSTALL AT BACK OF CURB AND @ TREES WITHIN 10' OF ADJACENT HARDSCAPE, (HARDSCAPE TO INCLUDE CRUSHED ROCK PATHS).
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KEY MAP

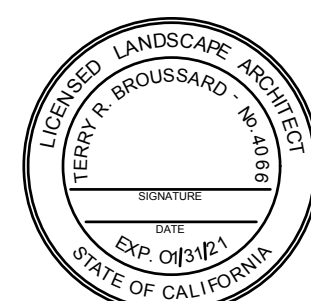


RECTANGLE POT

POT SCHEDULE

SYM	QTY	DESCRIPTION	COLOR	COMMENTS
A	16	QRCE-BAY244824P	LATTE	15 GAL STAR JASMINE STAKED

NOTES:
 POT SOURCE: QCP CONCRETE PLANTER POTS. WWW.QCP-CORP.COM



BROUSSARD ASSOCIATES
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 Clovis, CA 93612
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REVISIONS		
DATE	BY	DESCRIPTION

ACCOUNT NO.	CITY OF FRESNO
FILE NO.	LP-2
PROJECT TITLE	FRESNO UPTOWN APARTMENTS
SHEET TITLE	PLANTING PLAN

DEPARTMENT OF PUBLIC WORKS SCOTT MOZIER, DIRECTOR	
CONST. ENG.	APPROVED
CITY ENG.	APPROVED
OFFICE ENG.	APPROVED

CLIENT AND PROJECT
UPTOWN LP
 265 E. RIVER PARK CR# 150
 FRESNO, CA 93720
UPTOWN APARTMENTS
 VAN NESS AVE & E. STANISLAUS ST.
 FRESNO, CA

DRAWN BY: MN	CHECKED BY: TB
DATE: JUNE 15, 2020	SCALE: AS SHOWN
REVIEWED BY:	DATE:
SHEET NO. OF XX SHEETS	LKC201529

MATCHLINE B

E. STANISLAUS ST.

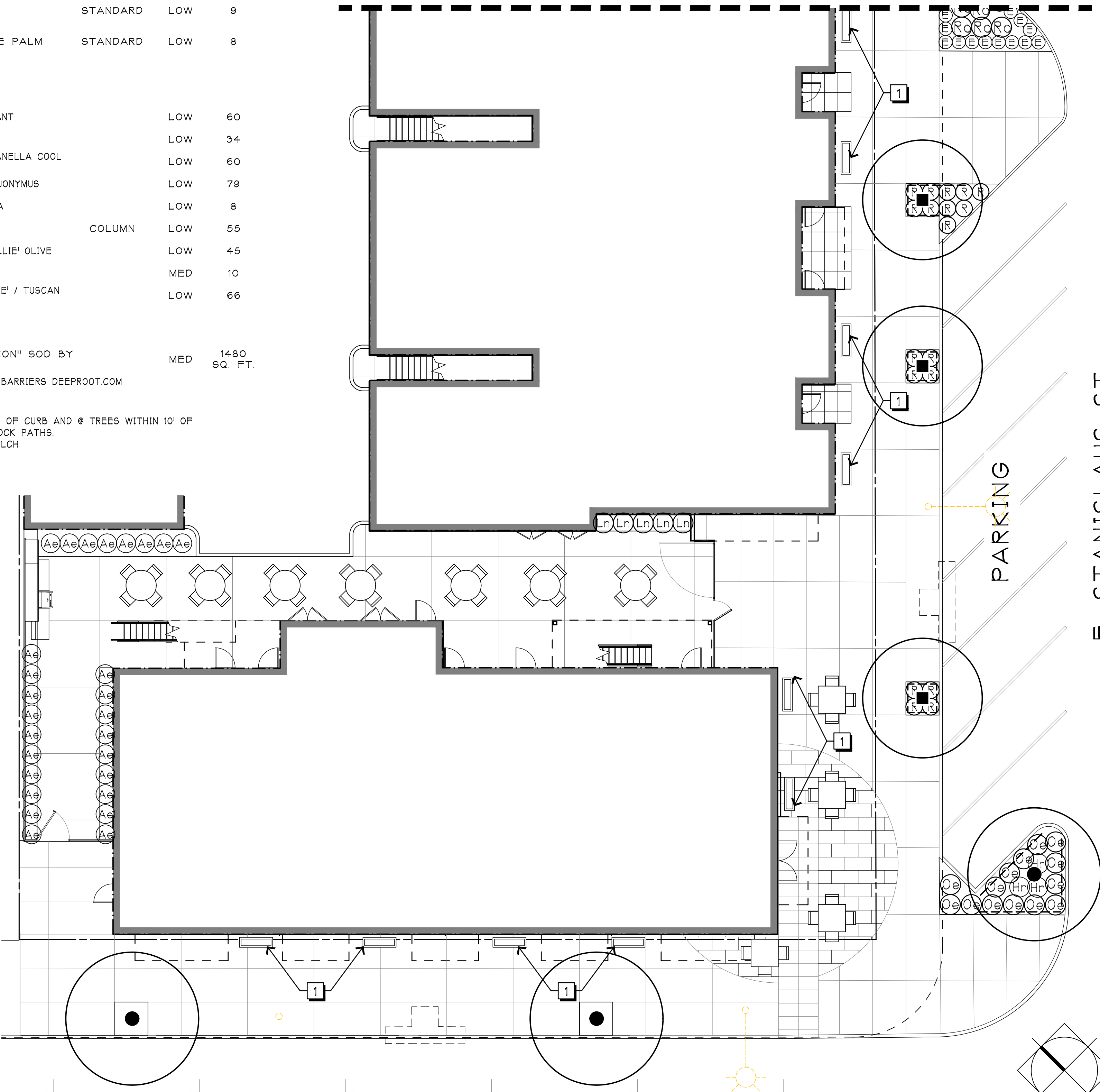
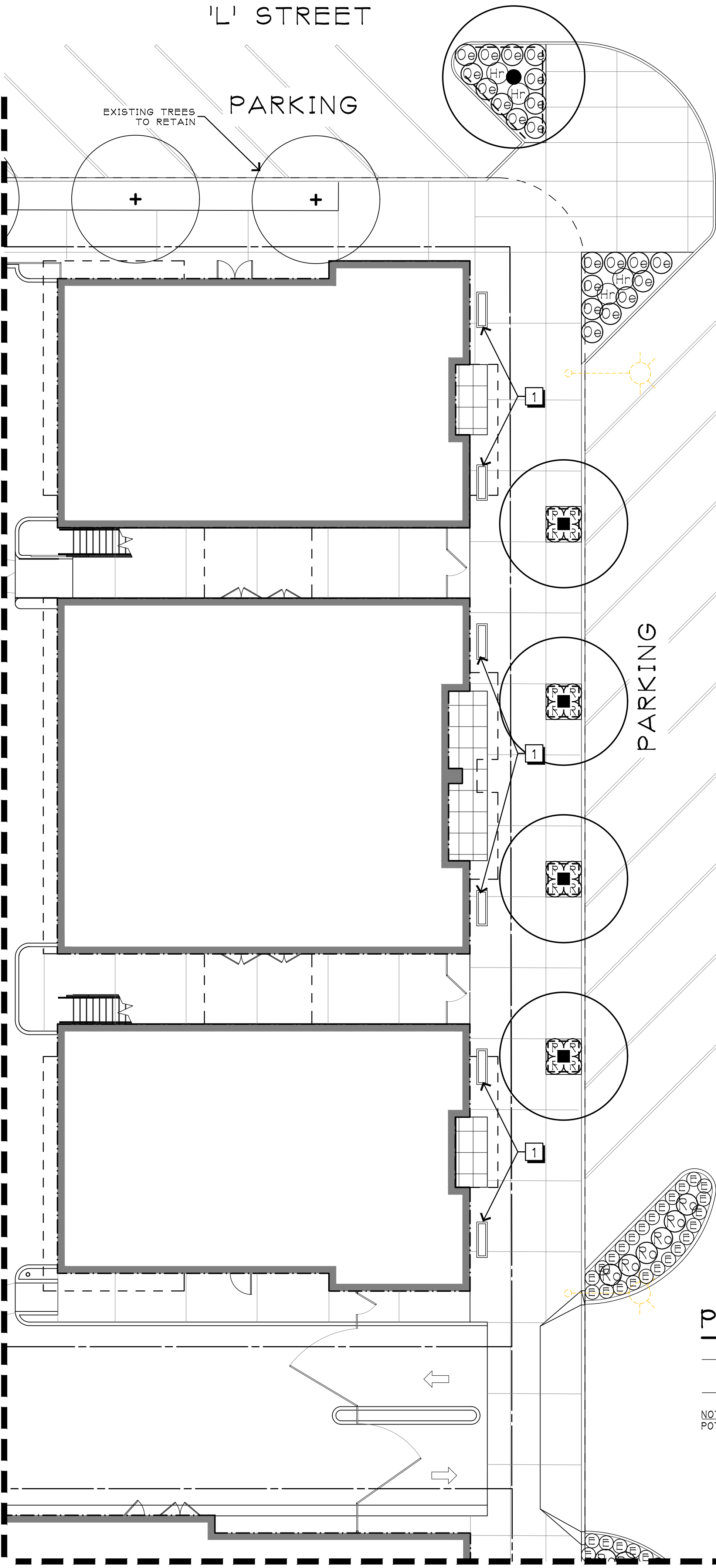
VAN NESS AVENUE



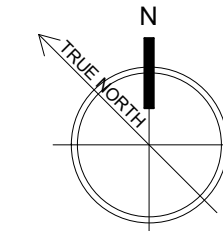
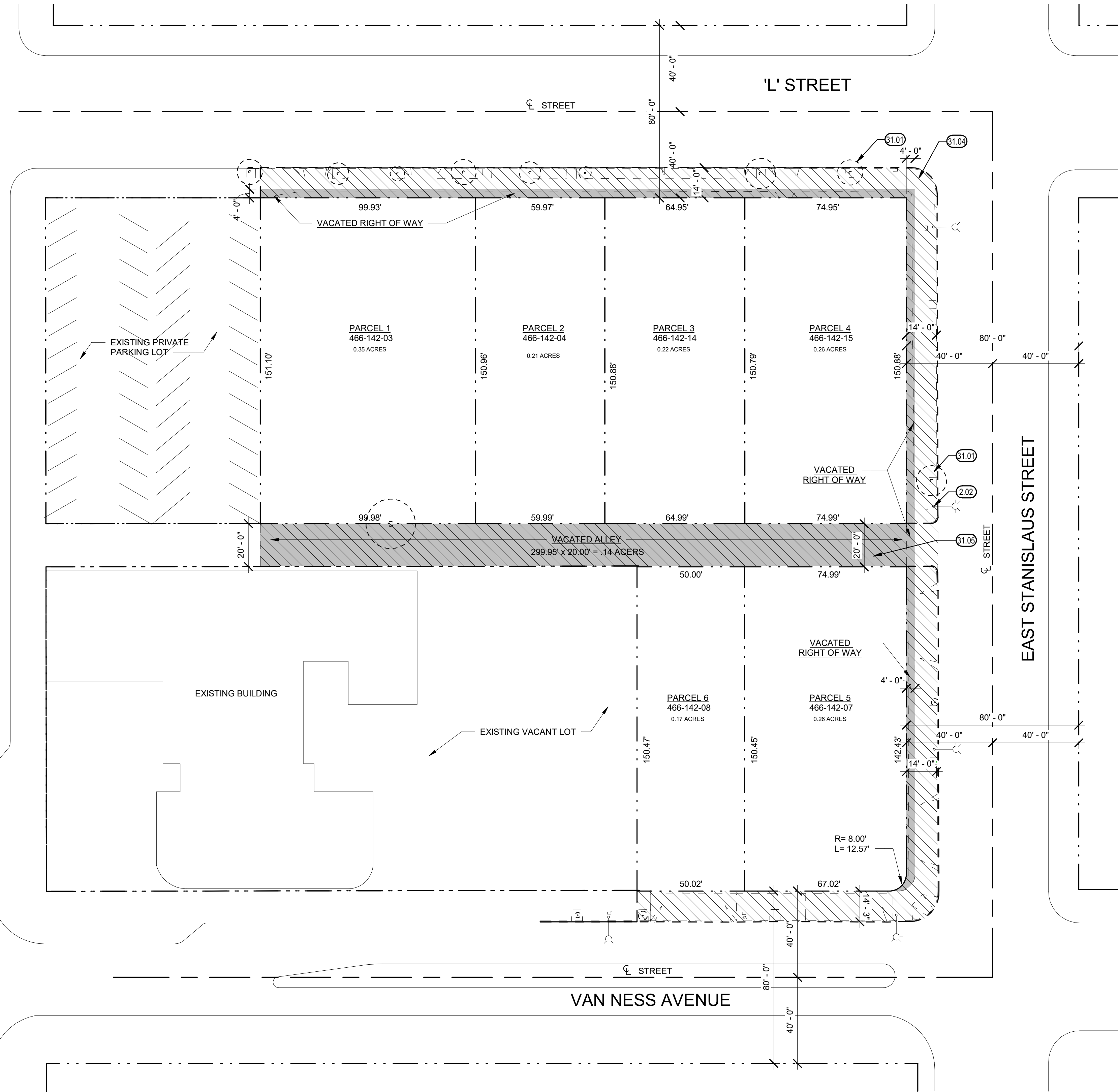
SCALE: 1"=20'

MATCHLINE A - SHT. LP-1

MATCHLINE B



CALAVERAS STREET



DEMOLITION SITE PLAN

1" = 30'-0"

8

KEYNOTES

- 2.02 EXISTING STREET LIGHTING TO REMAIN U.N.O.
- 31.01 REMOVE EXISTING TREE
- 31.04 REMOVE EXISTING CONCRETE PAVING, SEE CIVIL
- 31.05 REMOVE EXISTING AC PAVING, SEE CIVIL

LEGEND

- INDICATES PORTION OF EXISTING A.C. PAVING OR CONCRETE TO BE REMOVED
- INDICATES PLANTING
- PROPOSED BUILDINGS
- EXISTING PROPERTY LINE
- PROPERTY LINE (LOT LINE ADJUSTMENT)
- ASSUMED PROPERTY LINE (FOR BUILDING SEPARATION)
- TRAFFIC ARROWS
- FIRE HYDRANT, SEE CIVIL.
- INDICATES CONCRETE PAVING
- INDICATES TURF

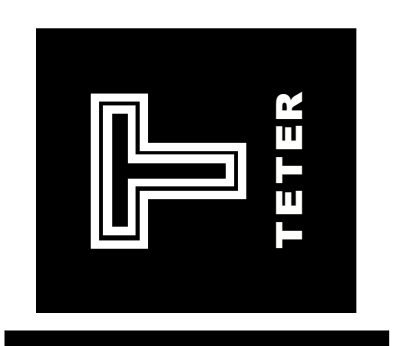
THE ACCESSIBLE ROUTE IS A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ACCESSIBLE ELEMENTS AND SPACES OF AN ACCESSIBLE SITE, BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A DISABILITY USING A WHEELCHAIR, AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES. ACCESSIBLE ROUTES SHALL COMPLY WITH CBC 11B-402. IN GENERAL, EXTERIOR ACCESSIBLE ROUTES SHALL COMPLY WITH THE FOLLOWING: SHALL BE STABLE, FIRM, AND SLIP RESISTANT; HAVE A 1:20 MAXIMUM RUNNING SLOPE FOR WALKS; HAVE A 1:12 MAXIMUM SLOPE FOR RAMPS AND CURB RAMPS; HAVE A 1:4:12 MAXIMUM CROSS SLOPE; HAVE A 48" MINIMUM WIDTH; HAVE NO VERTICAL OFFSETS GREATER THAN 1/4"; OFFSETS BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NOT EXCEEDING 1V:2H; HAVE NO OPENINGS ALLOWING THE PASSAGE OF A 1/2" DIAMETER SPHERE; ELONGATED OPENINGS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL; HAVE A MINIMUM 6" HIGH CURB OR GUARDRAIL AT EDGES WHERE THE DROP OFF EXCEEDS 4" EXCEPT WHERE ADJACENT TO VEHICULAR WAYS; BE FREE OF ELEMENTS PROJECTING MORE THAN 4" FROM WALLS BETWEEN 27" AND 80" ABOVE THE WALKING SURFACE; AND HAVE 80" MINIMUM VERTICAL CLEARANCE.

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MARK	DATE	DESCRIPTION
A	03/31/2021	PLANNED DEVELOPMENT SUBMITTAL

NOT FOR CONSTRUCTION

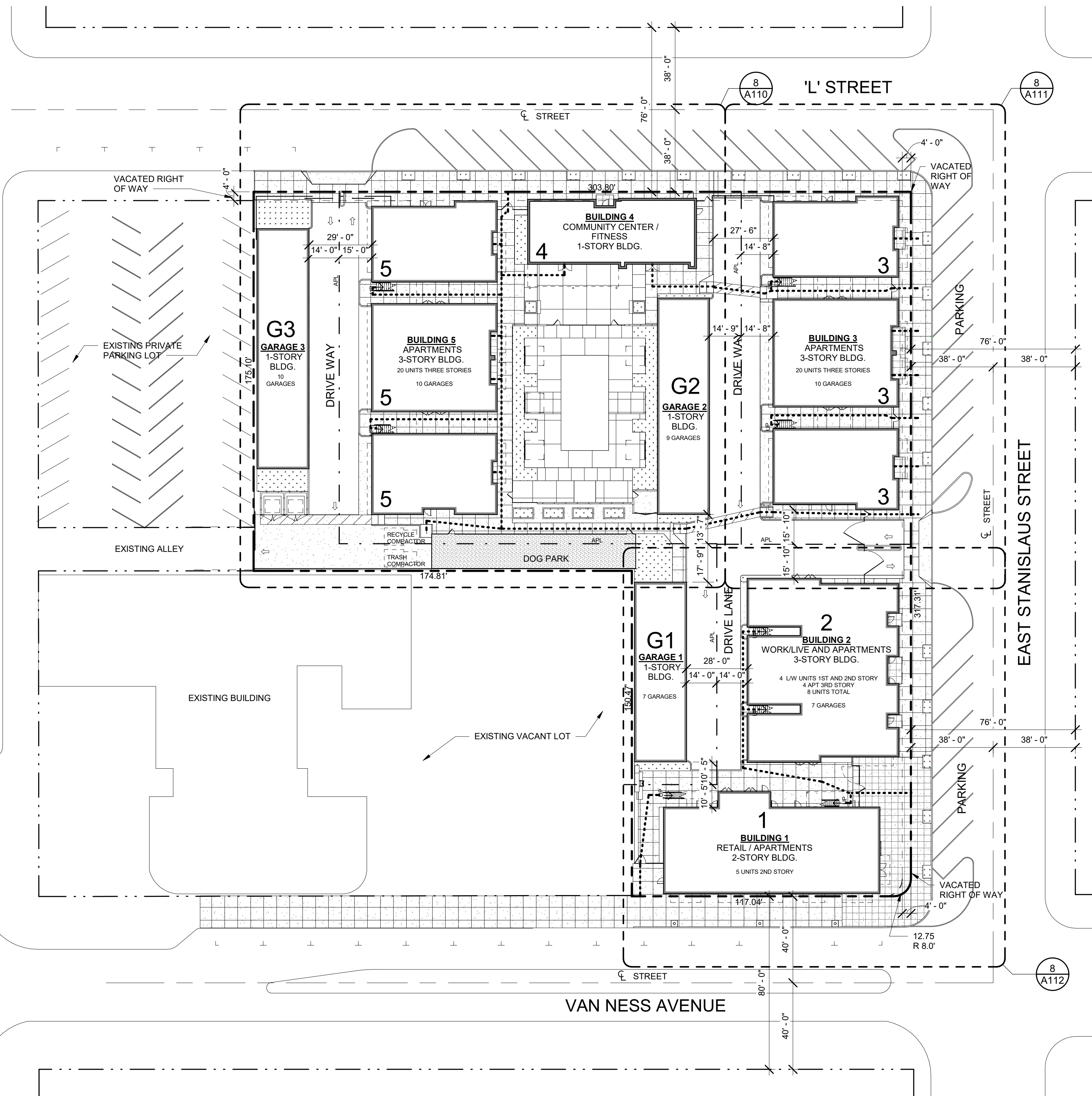
TETER, LLP
 FRESNO HEADQUARTERS
 VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO
 ARCHITECTS ENGINEERS CONNECTED



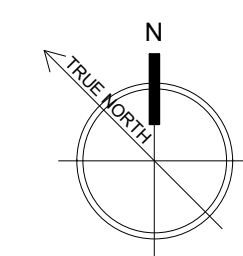
FRESNO UPTOWN APARTMENTS
 LANCE KASHIAN & COMPANY
 VAN NESS AVE. & E. STANISLAUS ST.
 FRESNO, CA
 DRAWING TITLE
 DEMOLITION SITE PLAN

PROJECT NO.
 20-11218
 DRAWING
A101

CALAVERAS STREET



PROPOSED SITE PLAN



1" = 30'-0" 8

PROJECT INFORMATION

SITE INFORMATION

PROJECT ADDRESS: ALONG VAN NESS AVE, STANISLAUS ST AND 'L' ST
FRESNO, CA 93720

ASSESSORS PARCEL NO.: PARCEL 1: 466 - 142 - 03 = 0.35 ACRES
PARCEL 2: 466 - 142 - 04 = 0.21 ACRES
PARCEL 3: 466 - 142 - 14 = 0.22 ACRES
PARCEL 4: 466 - 142 - 15 = 0.26 ACRES
PARCEL 5: 466 - 142 - 07 = 0.26 ACRES
PARCEL 6: 466 - 142 - 08 = 0.17 ACRES
TOTAL 1.47

TOTAL PARCEL SIZE: 1.47 ACRES (EXISTING 6 PARCELS)
0.14 ACRES (VACATED ALLEY)
0.06 ACRES (PORTION OF VACATED RIGHT OF WAY)
1.67 ACRES TOTAL

DENSITY AREA 72,745 SF
- 4,000 SF (Retail)
- 2,319 SF (Common area)
66,426 SF = 1.52 Acres

Dwelling Units
Single Floor 49 Units
Live/Work 4 Units
TOTAL 53 Units

Retail suites 5 Suites

Parking Provided 53 Garages

Density 34.87 Du/Ac

BUILDING INFORMATION

Garages 1, 2 & 3 (Ext.) 7,034 SF

Bldg. 1
Ground Flr. (Retail) 4,000 SF
Second Flr. (Apt.) 4,122 SF
Ext. Stairs 596 SF
Utilities 250 SF
Total: 8,968 SF

Bldg. 2
Ground Flr. (Work) 3,180 SF
Second Flr. (Loft) 3,630 SF
Third Flr. (Apt.) 4,444 SF
Ext. Stairs 428 SF
Garage/Utilities 2,052 SF
Total: 13,734 SF

Bldg. 3
Ground Flr. (Apt.) 3,687 SF
Second Flr. (Apt.) 7,472 SF
Third Flr. (Apt.) 7,472 SF
Ext. Stairs 1,008 SF
Garage/Utilities 3,301 SF
Total: 22,940 SF

Bldg. 4
Multipurpose Rm 870 SF
Fitness Center 1,344 SF
Accessory 329 SF
Total: 2,319 SF

Bldg. 5
Ground Flr. (Apt.) 3,705 SF
Second Flr. (Apt.) 7,472 SF
Third Flr. (Apt.) 7,472 SF
Ext. Stairs 1,008 SF
Garage/Utilities 3,344 SF
Total: 23,001 SF

Gross Useable Areas:

Gross Retail: 4,174 SF

Gross Dwellings: 56,585 SF

Gross Attached Garage: 7,884 SF

Gross Detached Garage: 7,034 SF

Gross Common Area: 2,319 SF

TOTAL GROSS BUILDINGS 77,996 SF

LEGEND

- INDICATES PORTION OF EXISTING A.C. PAVING OR CONCRETE TO BE REMOVED
- INDICATES PLANTING
- INDICATES CONCRETE PAVING
- INDICATES TURF
- PROPOSED BUILDINGS
- EXISTING PROPERTY LINE
- PROPERTY LINE (LOT LINE ADJUSTMENT)
- ASSUMED PROPERTY LINE (FOR BUILDING SEPARATION)
- TRAFFIC ARROWS
- FIRE HYDRANT, SEE CIVIL.

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GENERAL NOTES

- A. SITE LIGHTING IS EXISTING TO REMAIN U.N.O.
- B. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEPPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEPPER THAN 1:48. CBC 11B-403.3
- C. 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.
- D. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- E. TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENT, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444.
- F. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.

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FRESNO, CA

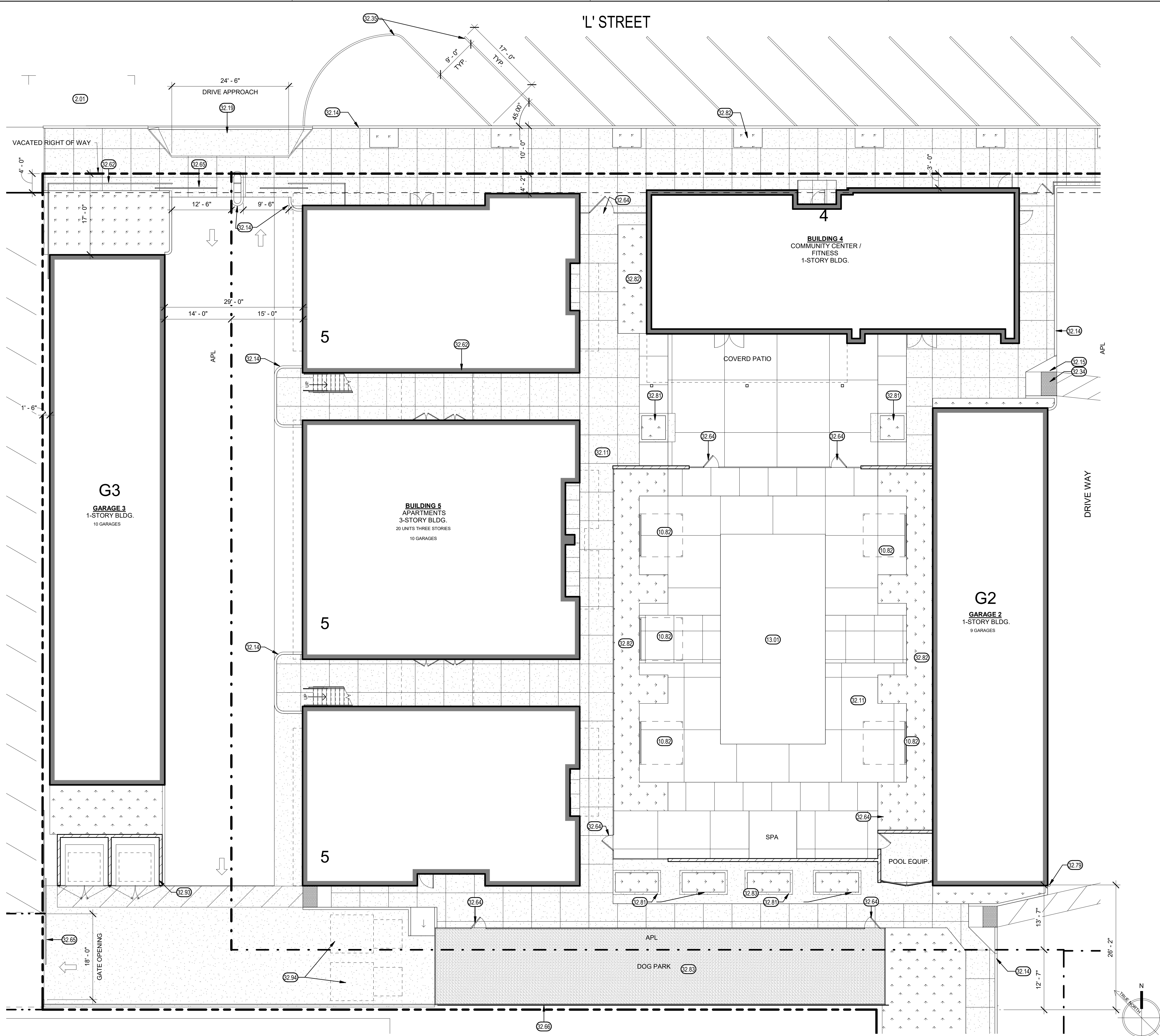
DRAWING TITLE
PROPOSED SITE PLAN

PROJECT NO.

20-11218

DRAWING

A102



ENLARGED SITE PLAN

1" = 10'-0" 8

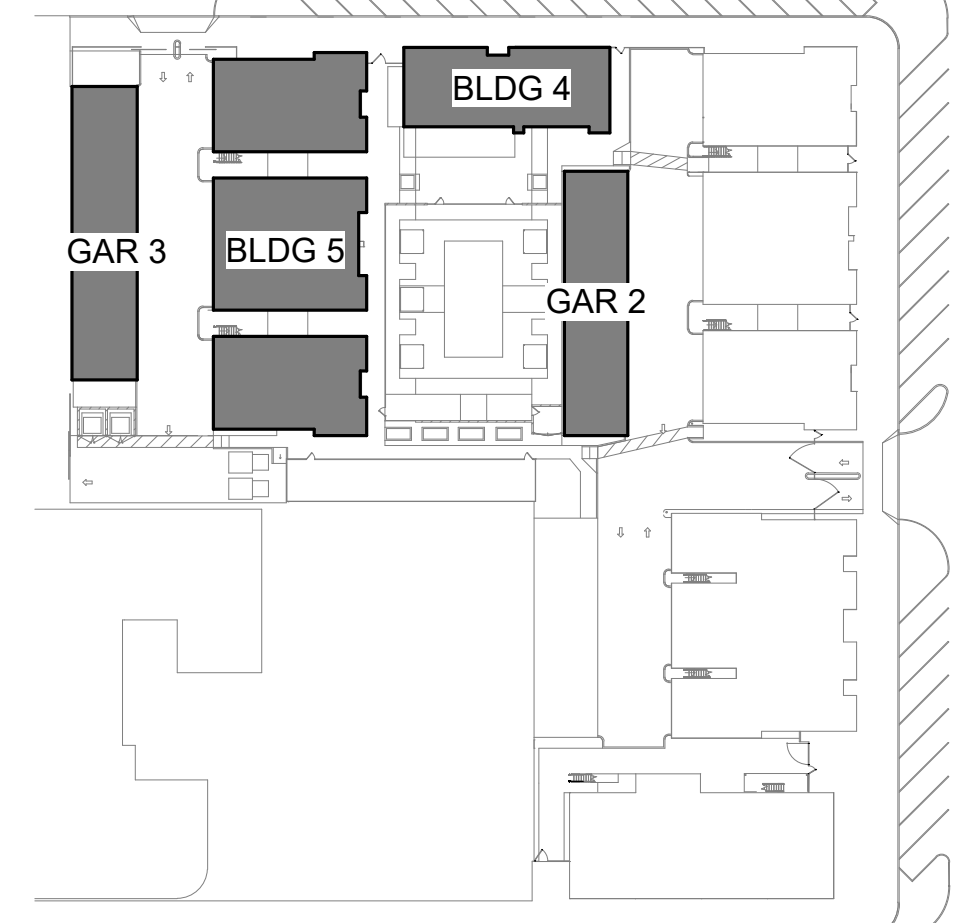
KEYNOTES (00)

- 2.01 EXISTING STREET PARKING
- 10.82 PRE-MANUFACTURED CABANA, SEE SPECIFICATIONS
- 13.01 SWIMMING POOL, SEE XXXXX
- 32.11 CONCRETE PAVING/WALK, SEE CIVIL AND XX/XX
- 32.14 CONCRETE CURB, SEE CIVIL
- 32.15 CURB RAMP, SEE CIVIL
- 32.19 DRIVE APPROACH, SEE CIVIL
- 32.34 DETECTABLE WARNING SURFACE, SEE XX/XX
- 32.35 PAVEMENT MARKING, 4" WIDE WHITE STRIPE
- 32.62 DECORATIVE METAL FENCING, XX FT HIGH, SEE XX/XX
- 32.64 DECORATIVE METAL PEDESTRIAN GATE, ACCESSIBLE, SEE XXXXX
- 32.65 DECORATIVE METAL ROLLING VEHICULAR GATE, SEE XXXXX
- 32.66 PERFORATED METAL FENCING
- 32.79 BOLLARD, SEE XXXXX
- 32.81 RAISED PLANTERS, SEE LANDSCAPE
- 32.82 LANDSCAPED AREA, SEE LANDSCAPE
- 32.83 TURF, SEE LANDSCAPE
- 32.93 TRASH ENCLOSURE, SEE XX/XX
- 32.94 TRASH COMPACTORS SEE SPECIFICATIONS

LEGEND

- INDICATES CONCRETE PAVING
- INDICATES TURF
- INDICATES PLANTING
- PROPOSED BUILDINGS
- EXISTING PROPERTY LINE
- PROPERTY LINE (LOT LINE ADJUSTMENT)
- ASSUMED PROPERTY LINE (FOR BUILDING SEPARATION)
- TRAFFIC ARROWS
- F.H. FIRE HYDRANT, SEE CIVIL

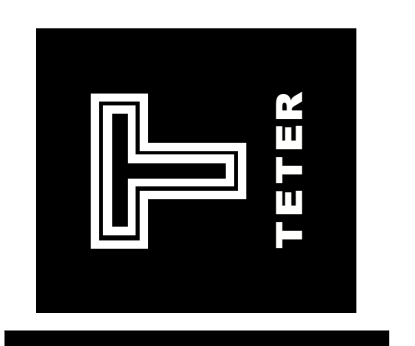
KEY MAP



MARK	DATE	DESCRIPTION
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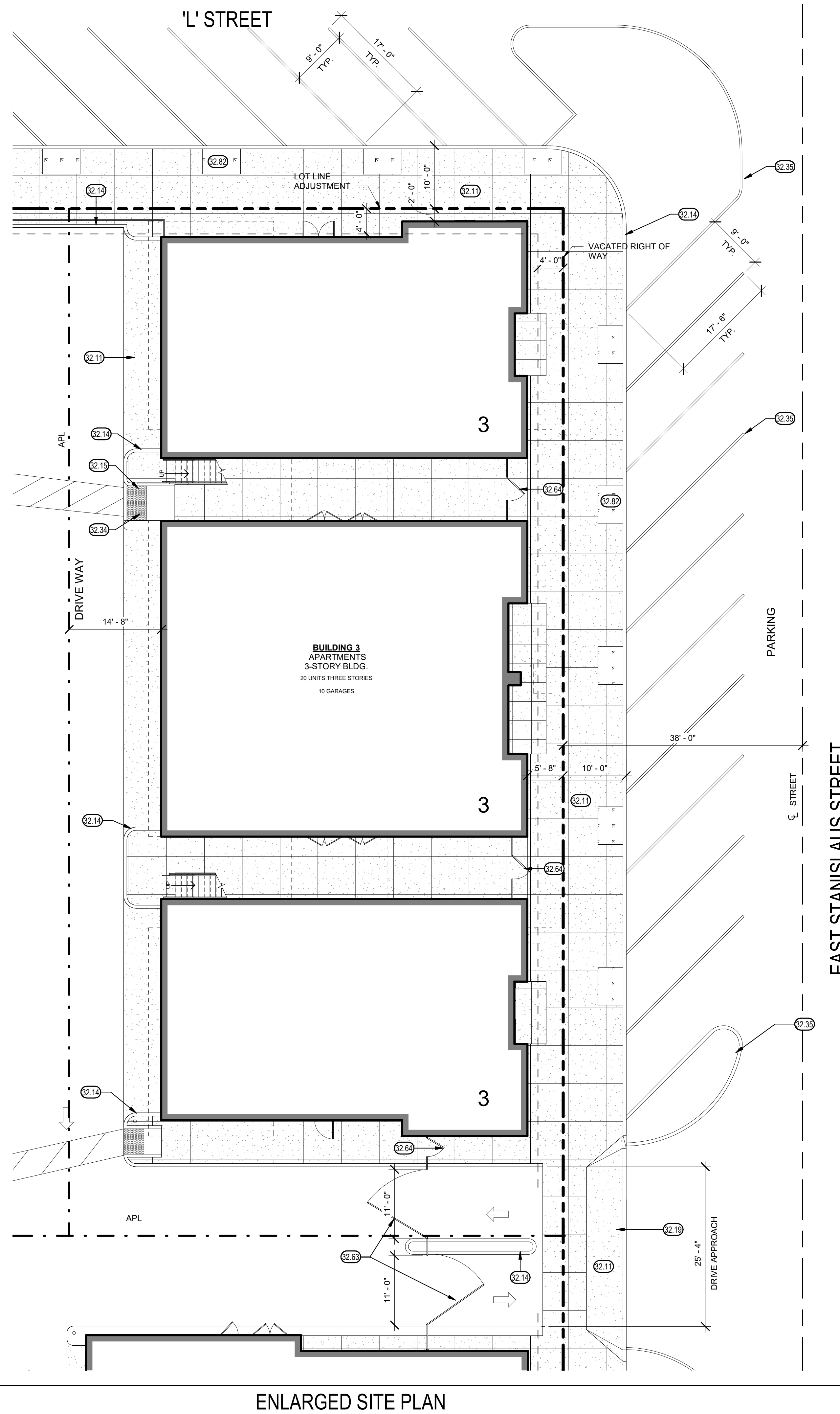
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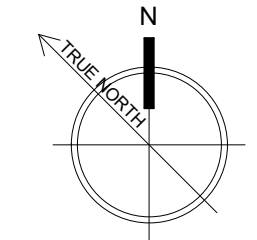
FRESNO UPTOWN APARTMENTS
 LANCE KASHIAN & COMPANY
 VAN NESS AVE. & E. STANISLAUS ST.
 FRESNO, CA
 DRAWING TITLE
ENLARGED SITE PLAN

PROJECT NO.
 20-11218
 DRAWING
A110

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ENLARGED SITE PLAN



1" = 10'-0" 8

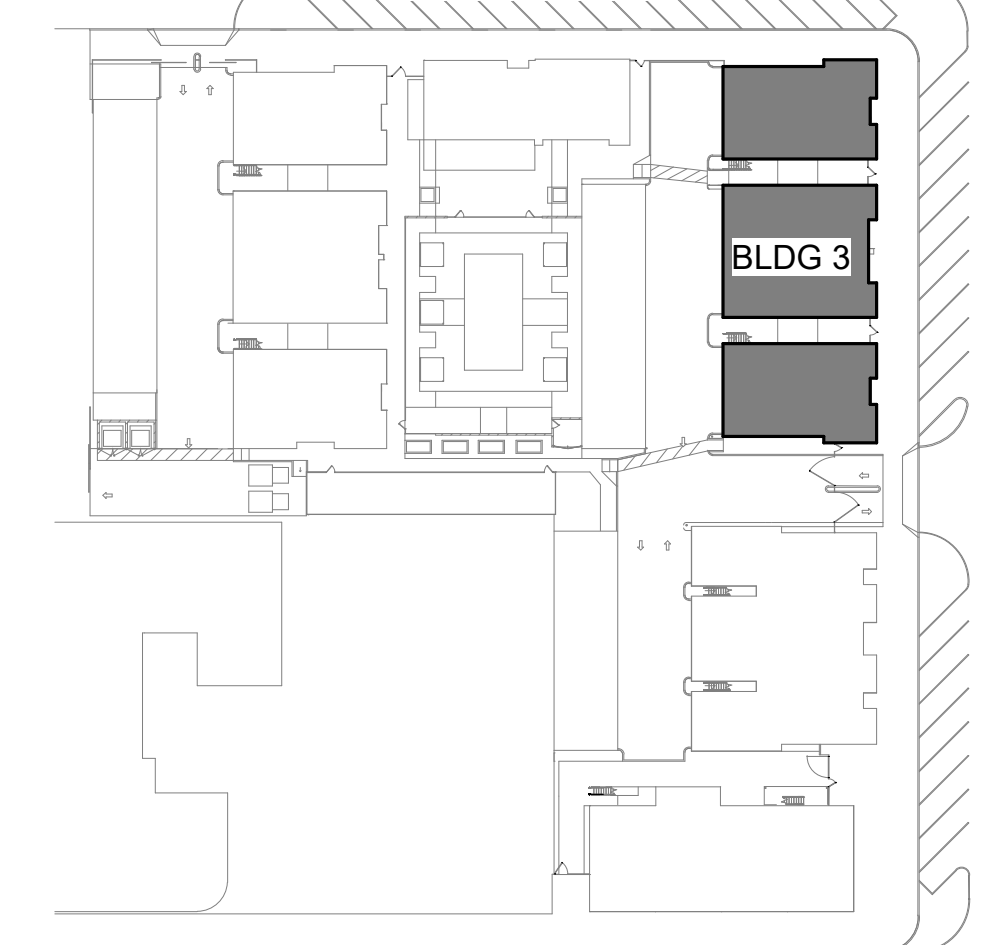
KEYNOTES (00.00)

- 32.11 CONCRETE PAVING/WALK, SEE CIVIL AND XX/XXX
- 32.14 CONCRETE CURB, SEE CIVIL
- 32.15 CURB RAMP, SEE CIVIL
- 32.19 DRIVE APPROACH, SEE CIVIL
- 32.34 DETECTABLE WARNING SURFACE, SEE XX/XXX
- 32.35 PAVEMENT MARKING, 4" WIDE WHITE STRIPE
- 32.63 DECORATIVE METAL VEHICULAR GATE, XX-XX' CLEAR WIDTH
- 32.64 DECORATIVE METAL PEDESTRIAN GATE, ACCESSIBLE, SEE XX/XXX
- 32.82 LANDSCAPED AREA, SEE LANDSCAPE

LEGEND

- INDICATES CONCRETE PAVING
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- FIRE HYDRANT, SEE CIVIL

KEY MAP



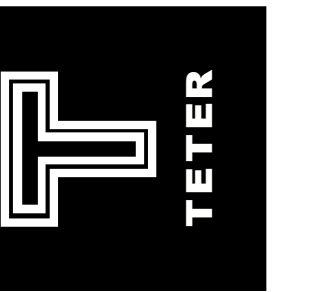
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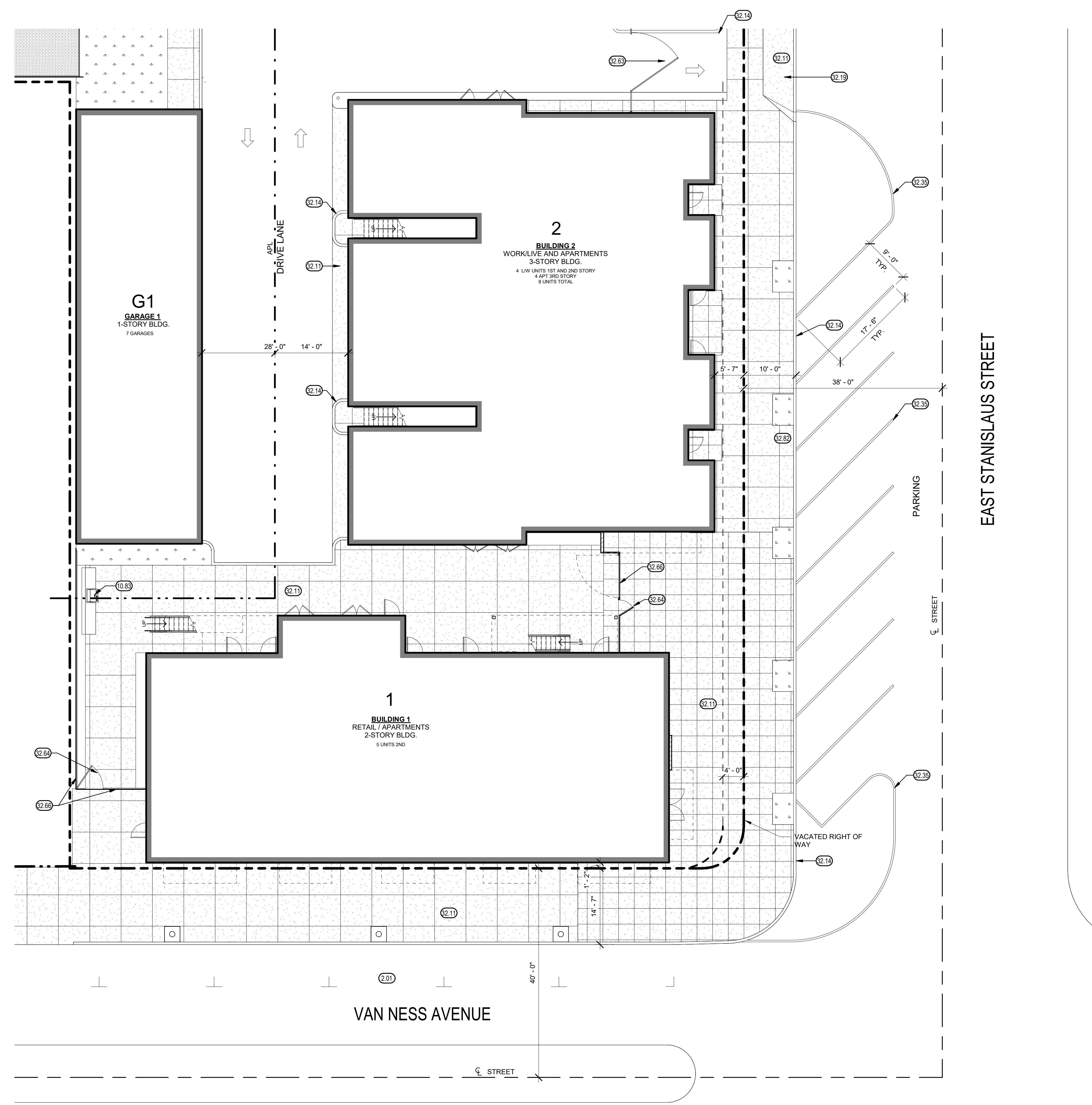
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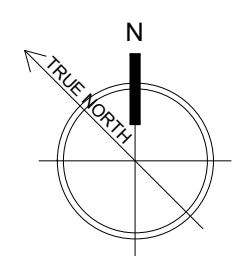
DRAWING

A111

DRAWING TITLE
ENLARGED SITE PLAN



ENLARGED SITE PLAN



1" = 10'-0" 8

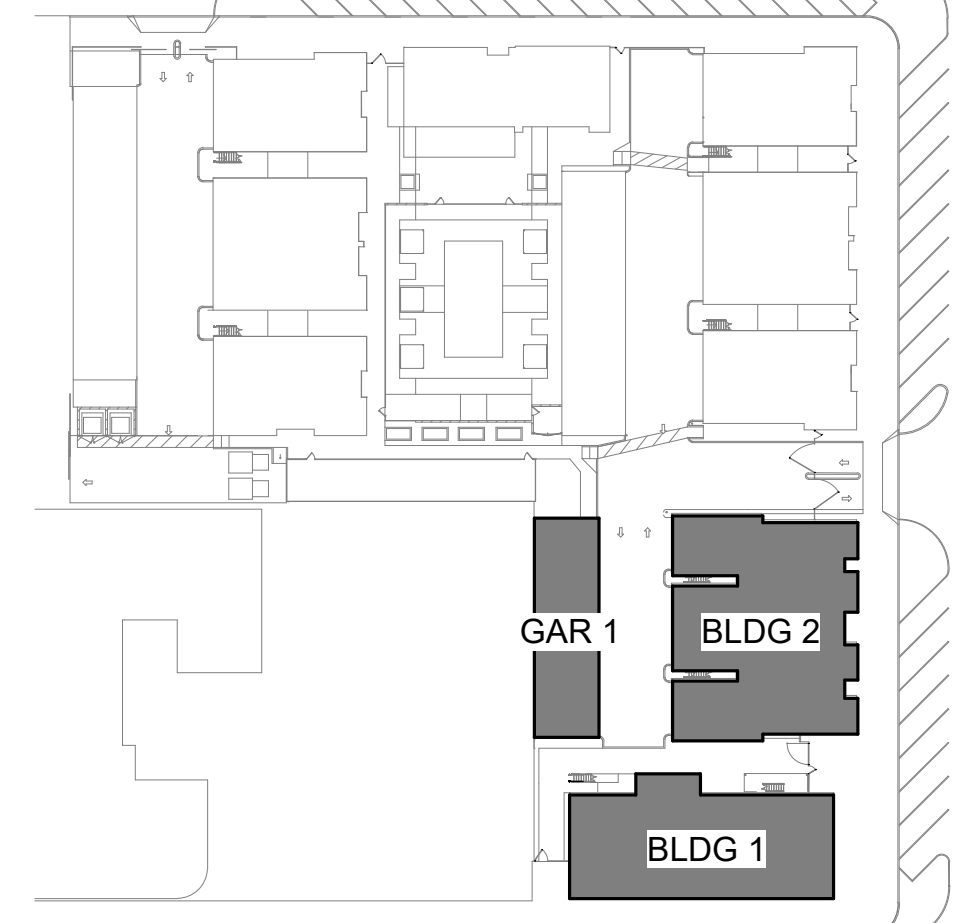
KEYNOTES (00.00)

- 2.01 EXISTING STREET PARKING
- 10.83 PRE-MANUFACTURED GAS BARBECUE
- 32.11 CONCRETE PAVING/WALK, SEE CIVIL AND XX/XXX
- 32.14 CONCRETE CURB, SEE CIVIL
- 32.19 DRIVE APPROACH, SEE CIVIL
- 32.35 PAVEMENT MARKING, 4" WIDE WHITE STRIPE
- 32.63 DECORATIVE METAL VEHICULAR GATE, XX-XX' CLEAR WIDTH
- 32.64 DECORATIVE METAL PEDESTRIAN GATE, ACCESSIBLE, SEE XX/XXX
- 32.66 PERFORATED METAL FENCING
- 32.82 LANDSCAPED AREA, SEE LANDSCAPE

LEGEND

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- FIRE HYDRANT, SEE CIVIL

KEY MAP



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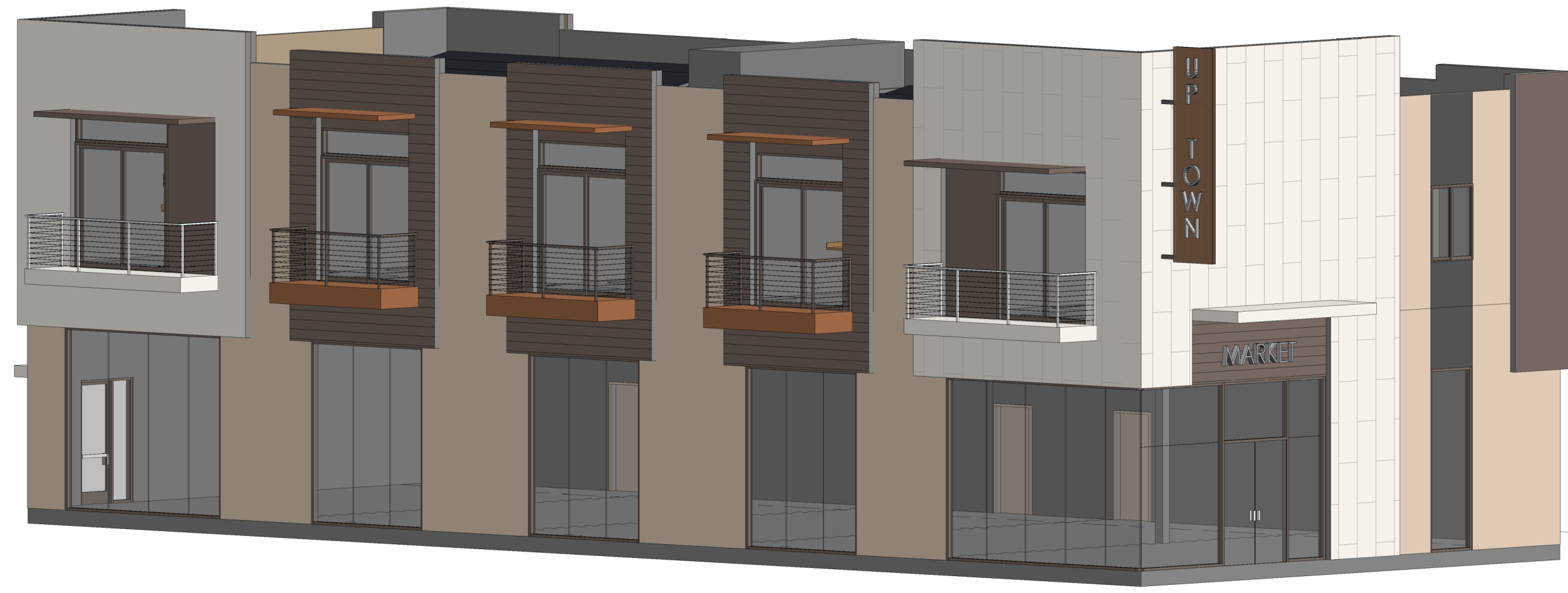
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DRAWING TITLE
ENLARGED SITE PLAN

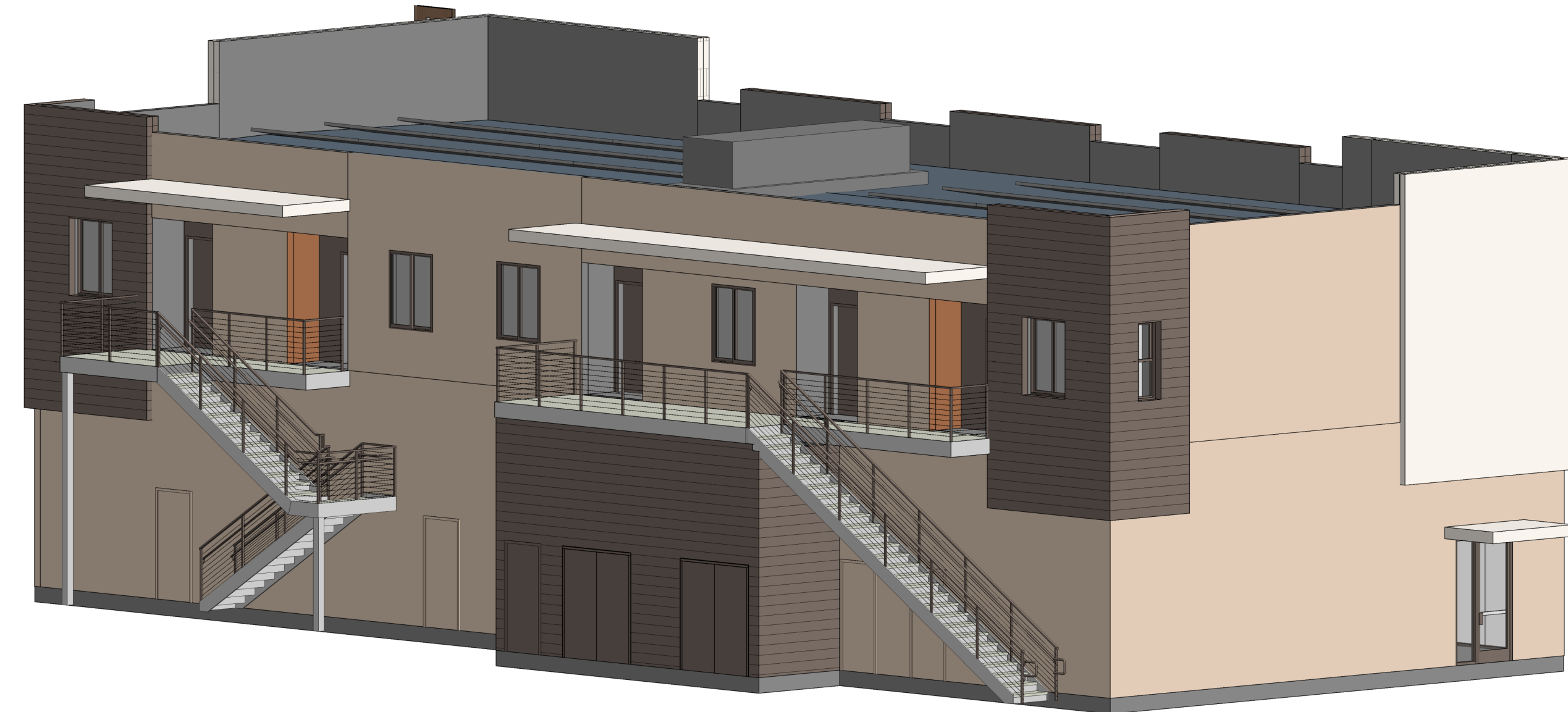
PROJECT NO.
20-11218
DRAWING
A112



1. SOUTH / EAST - VIEW



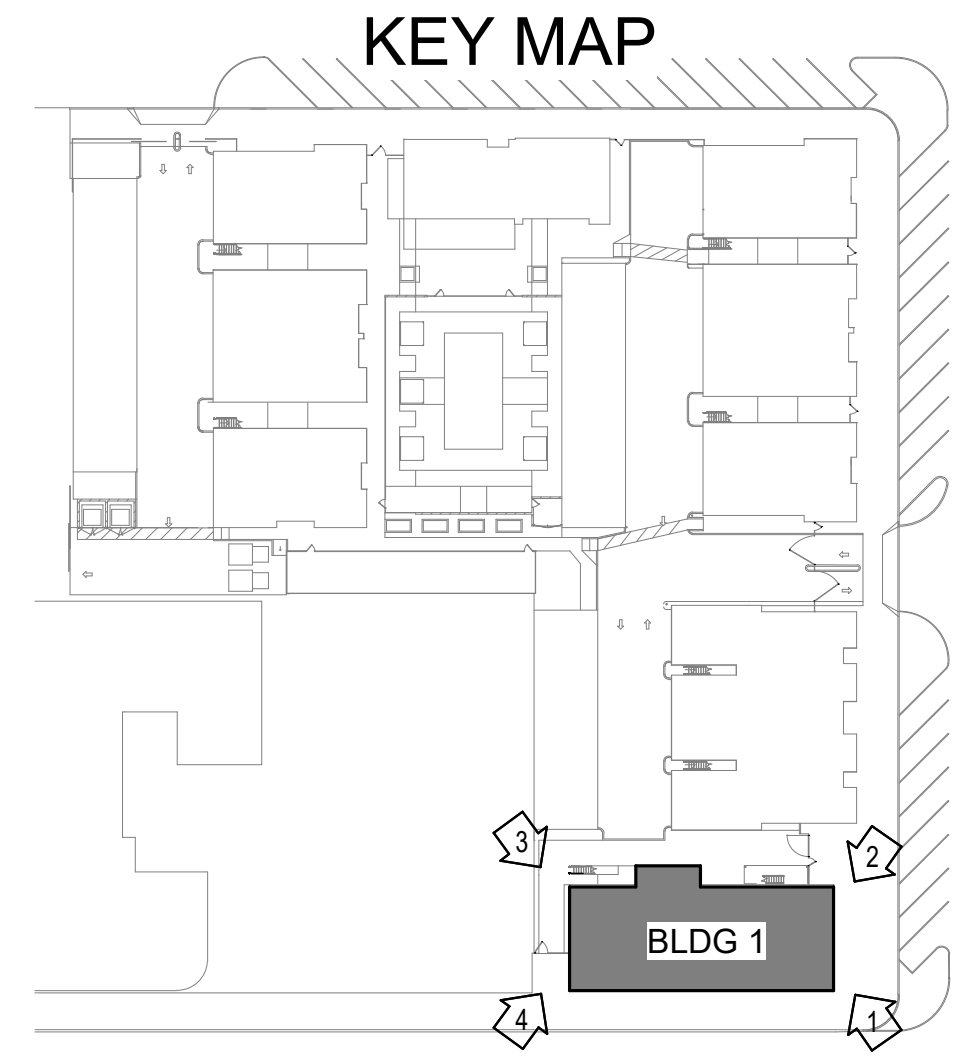
2. NORTH / EAST - VIEW



3. NORTH / WEST - VIEW



4. SOUTH / WEST - VIEW



BUILDING 1 - EXTERIOR ISOMETRIC

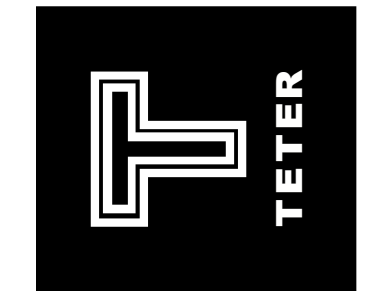
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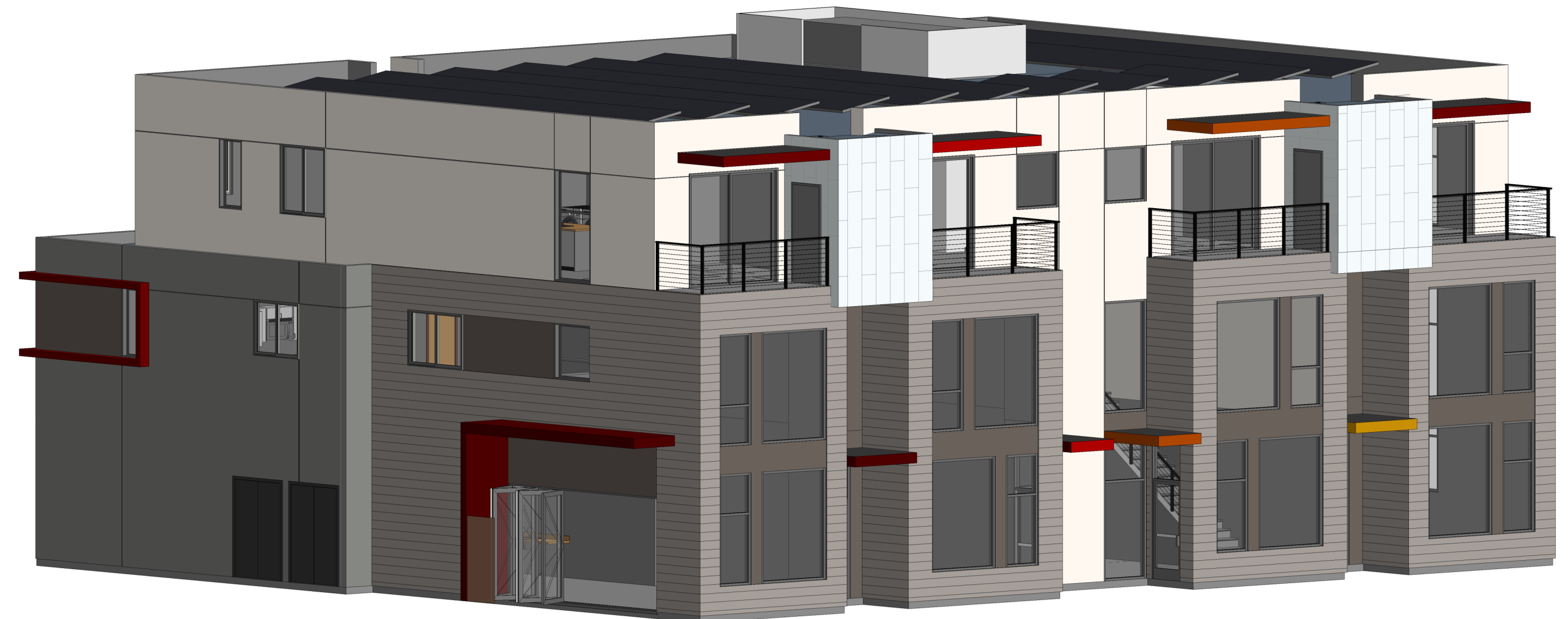
FRESNO HEADQUARTERS
FRESNO | BAKERSFIELD | MODESTO | SAN LUIS OBISPO
ARCHITECTS ENGINEERS CONNECTED



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LANCE KASHIAN & COMPANY
VAN NESS AVE. & E. STANISLAUS ST.
FRESNO, CA

DRAWING TITLE
BUILDING 1 - EXTERIOR ISOMETRIC

PROJECT NO.
20-11218
DRAWING
A315



1. SOUTH / EAST - VIEW



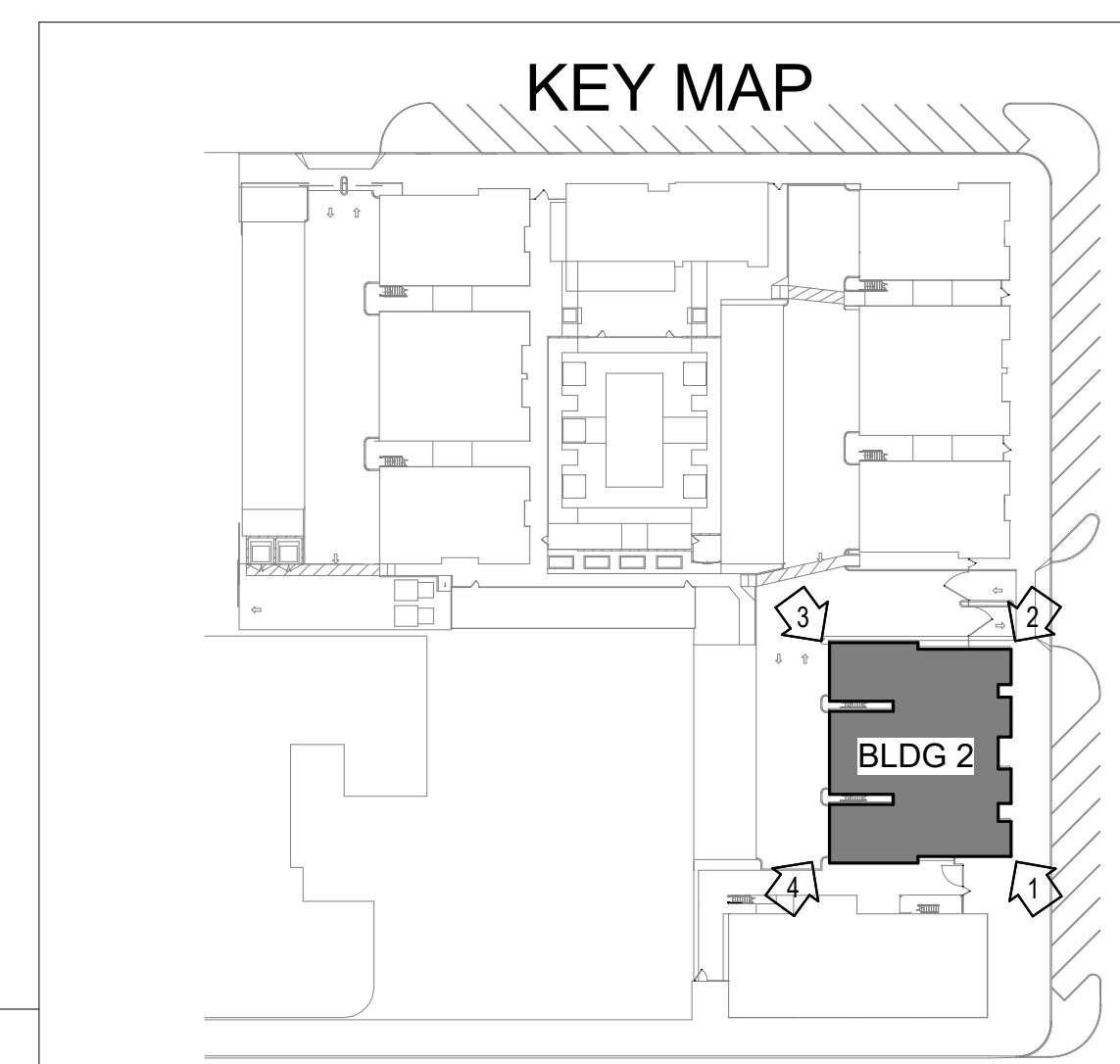
2. NORTH / EAST - VIEW



3. NORTH / WEST - VIEW



4. SOUTH / WEST - VIEW



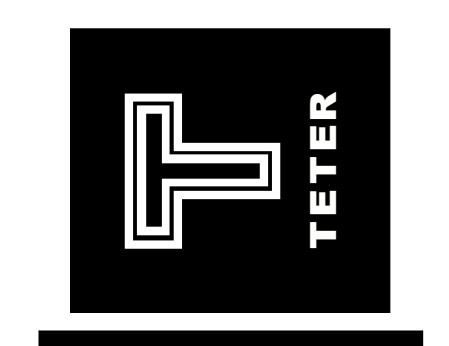
BUILDING 2 - EXTERIOR ISOMETRIC

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 VAN NESS AVE. & E. STANISLAUS ST.
 FRESNO, CA
 DRAWING TITLE
BUILDING 2 - EXTERIOR ISOMETRIC

PROJECT NO.
20-11218
 DRAWING
A325



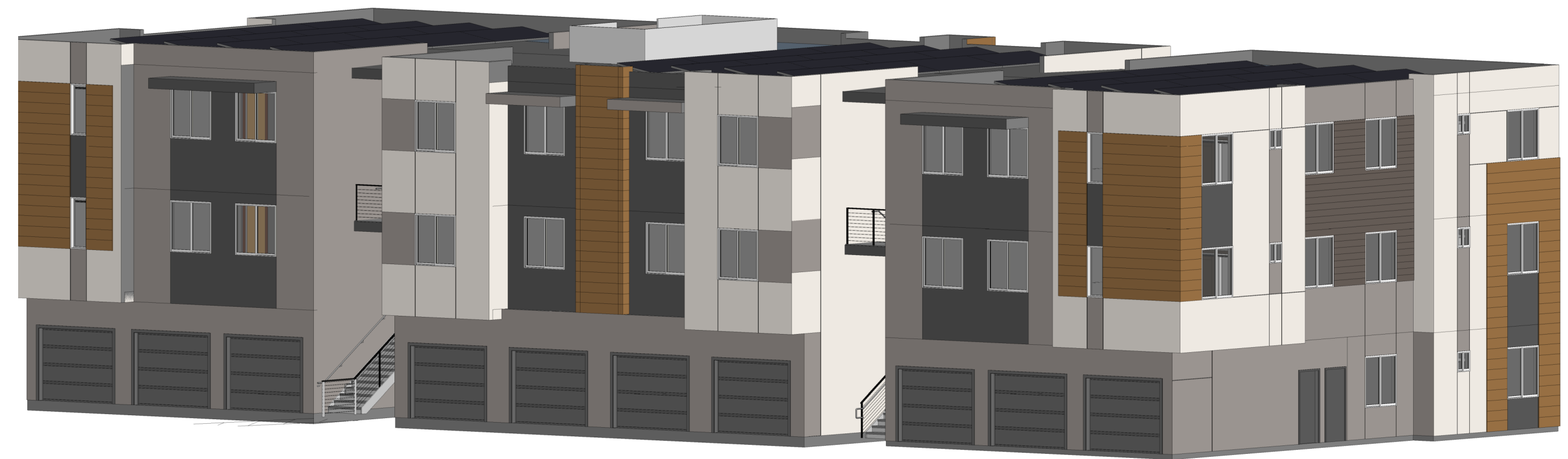
1. SOUTH / EAST - VIEW



2. NORTH / EAST - VIEW



3. NORTH / WEST - VIEW



4. SOUTH / WEST - VIEW



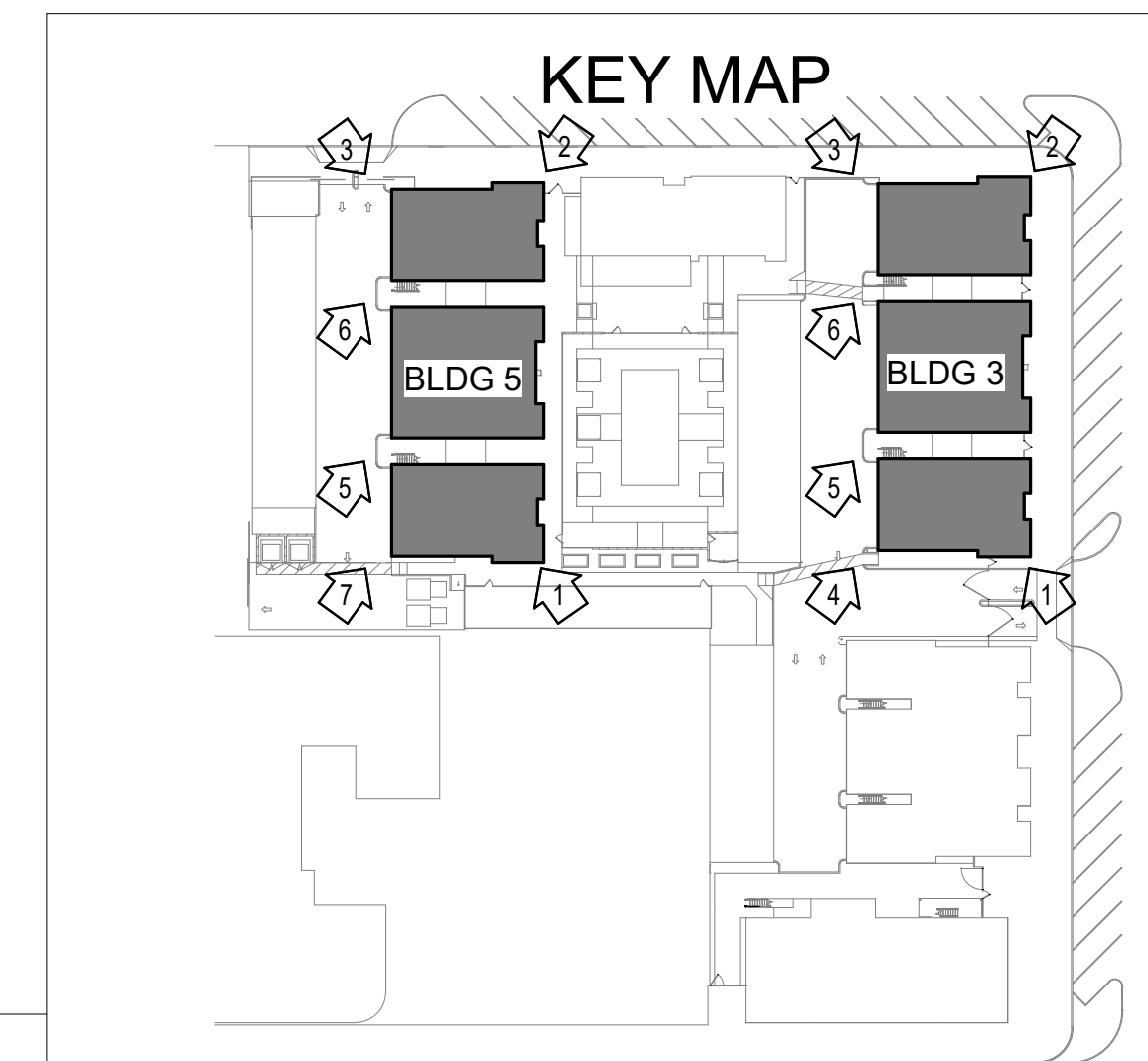
5. BREEZWAY - VIEW



6. BREEZWAY - VIEW



7. BUILDING 5 - ALTERNATE OPTION
PARTIAL SOUTH / WEST - VIEW



BUILDING 3 & 5 - EXTERIOR ISOMETRIC

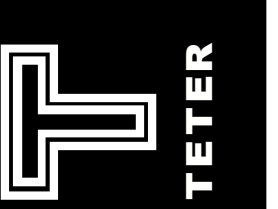
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FRESNO, CA

DRAWING TITLE
BUILDING 3 & 5 - EXTERIOR ISOMETRIC

PROJECT NO.

20-11218

DRAWING

A335



1. SOUTH / EAST - VIEW



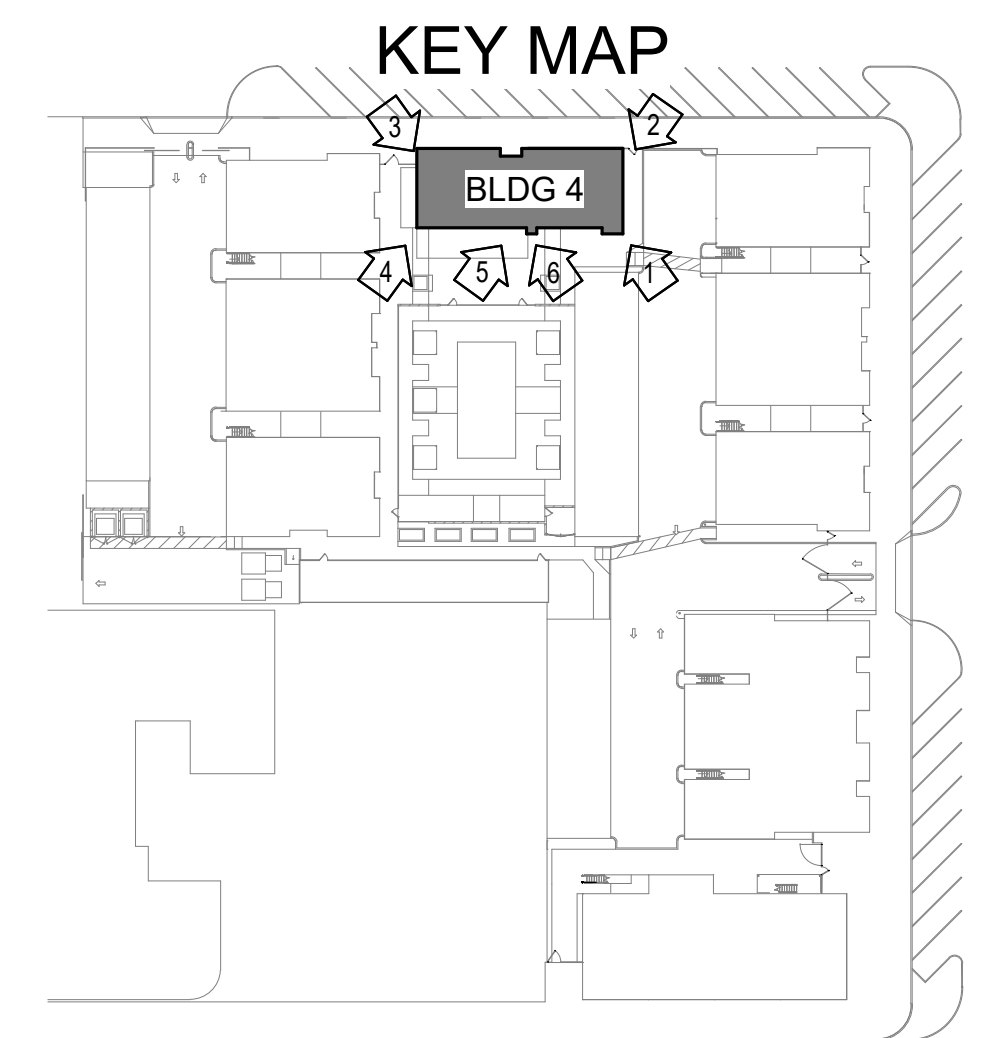
2. NORTH / EAST - VIEW



3. NORTH / WEST - VIEW



4. SOUTH / WEST - VIEW



BUILDING 4 - EXTERIOR ISOMETRIC

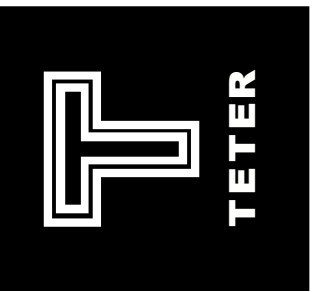
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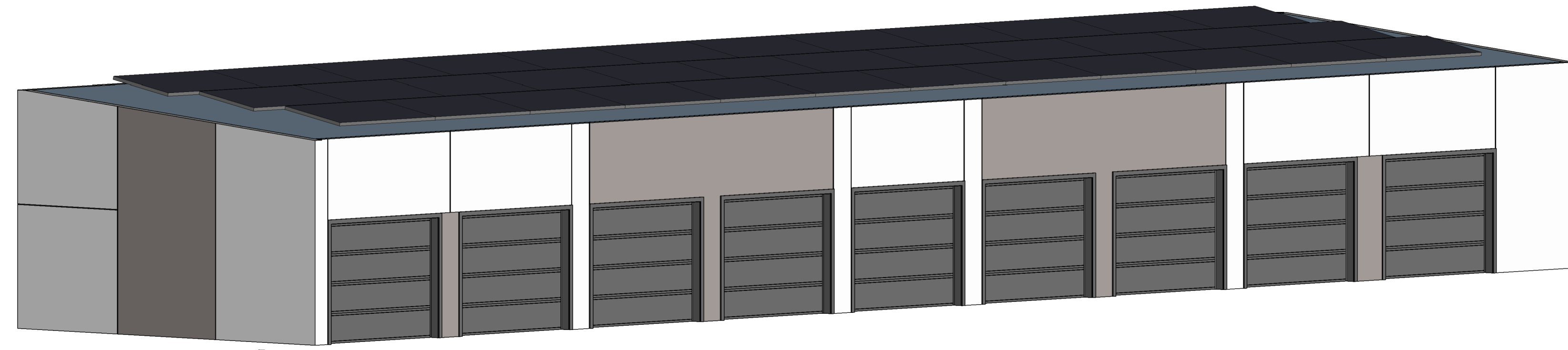
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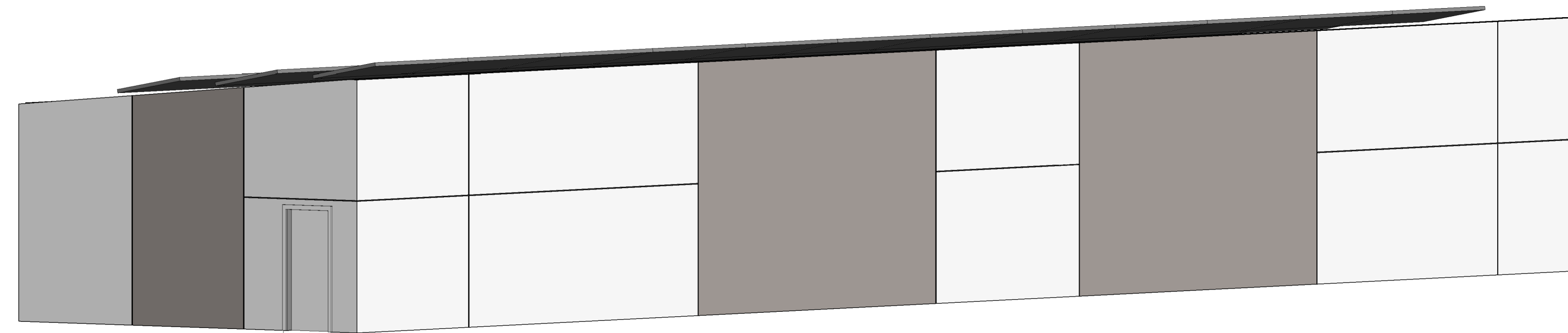
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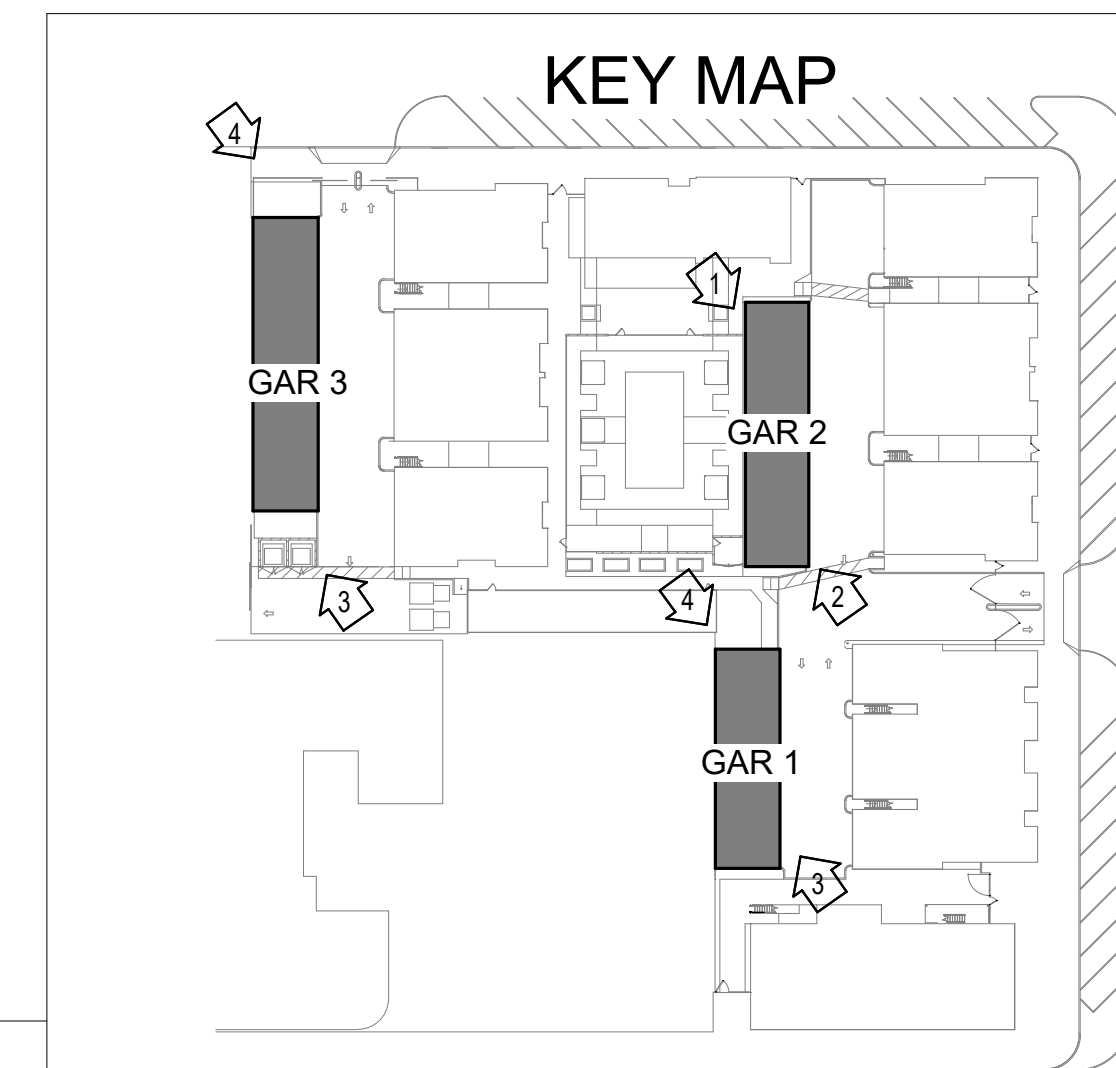


TYPICAL GARGAE - FRONT



TYPICAL GARGAE - BACK

GARAGES - EXTERIOR ISOMETRIC



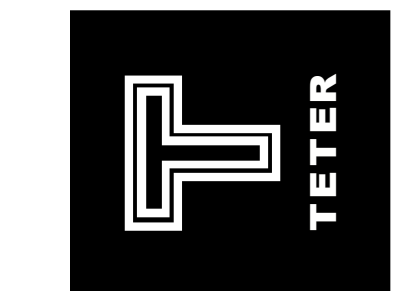
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