



## 4 PLEX - FRONT ELEVATION - COLOR PALETTE

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SCALE: 1/4" =



#### 4 PLEX - FRONT ELEVATION - COLOR PALETTE

2011-01-01

# PROPOSED NEW TENANT IMPROVEMENT: **SHE - Fresno Seniors**

**8445 W. Elowin Ct.  
Visalia, CA.**

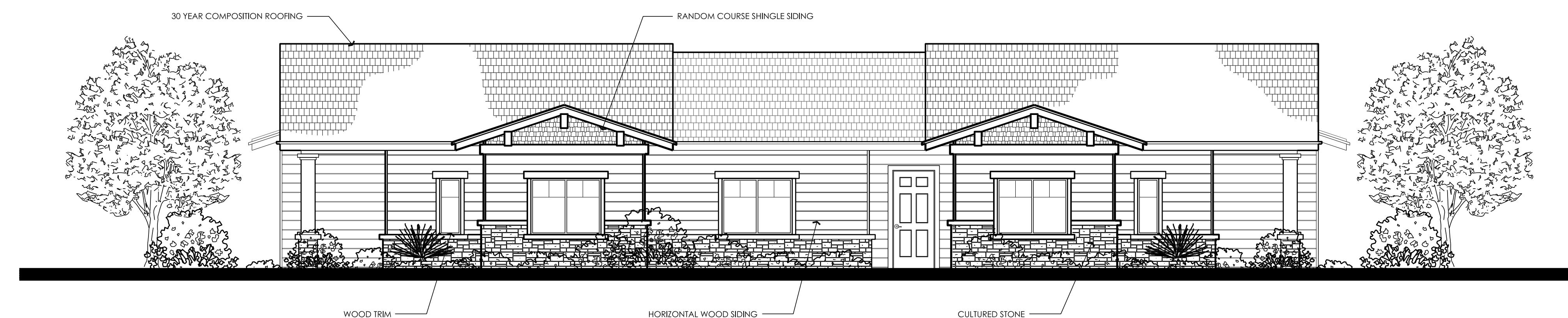
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ARCHITECTURE PLUS INC.  
4335-B NORTH STAR WAY

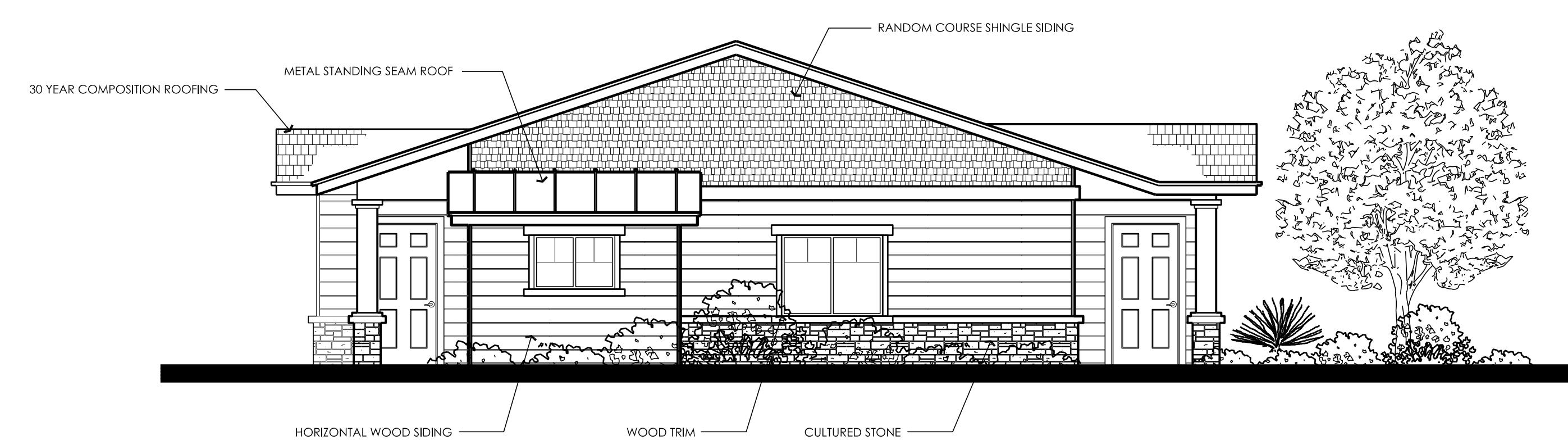
ph. 209.577.4661  
fx. 209.577.0213

www.apiai.com



**3 PLEX - FRONT ELEVATION**

SCALE: 3/16" = 1'-0"



**3 PLEX - TYPICAL SIDE ELEVATION**

SCALE: 3/16" = 1'-0"



**3 PLEX - BACK ELEVATION**

SCALE: 3/16" = 1'-0"

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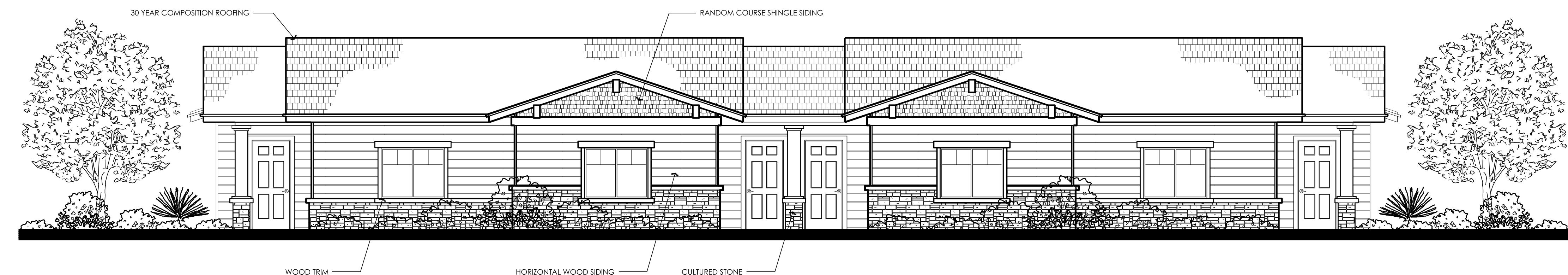
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MODESTO, CA 95356

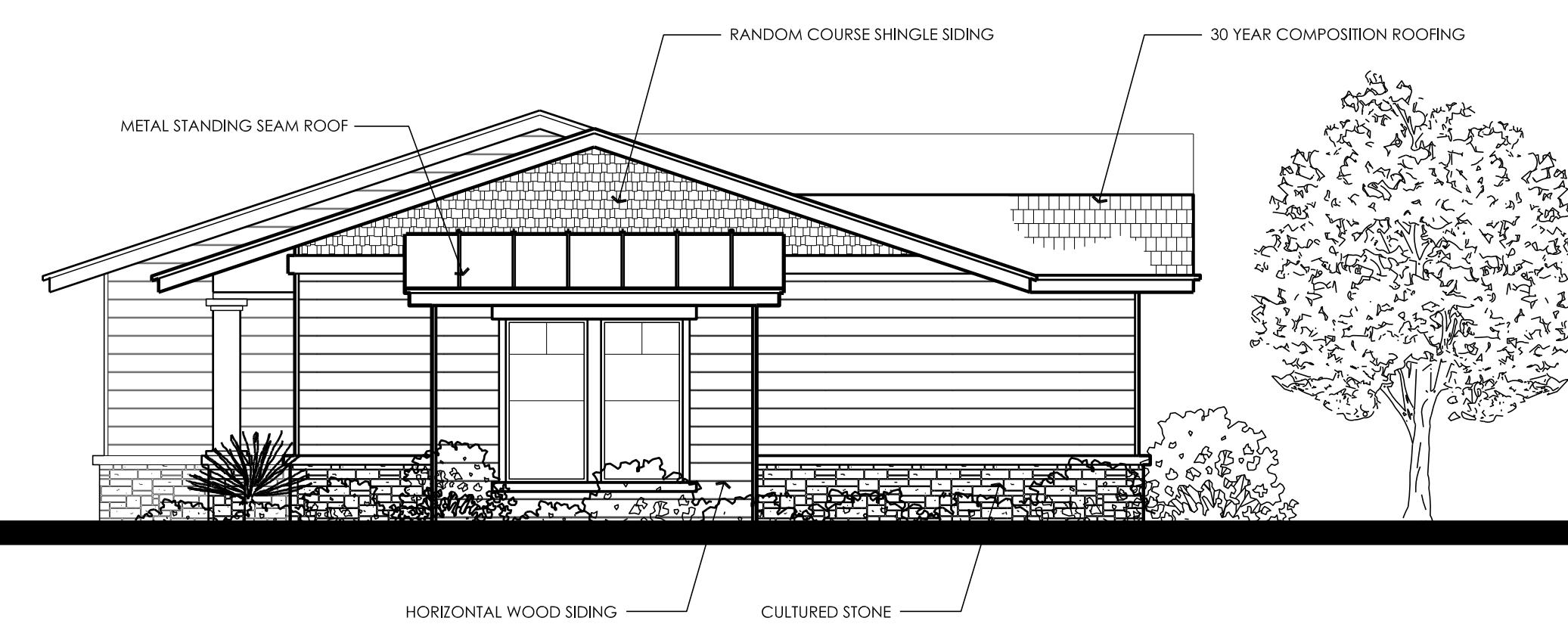
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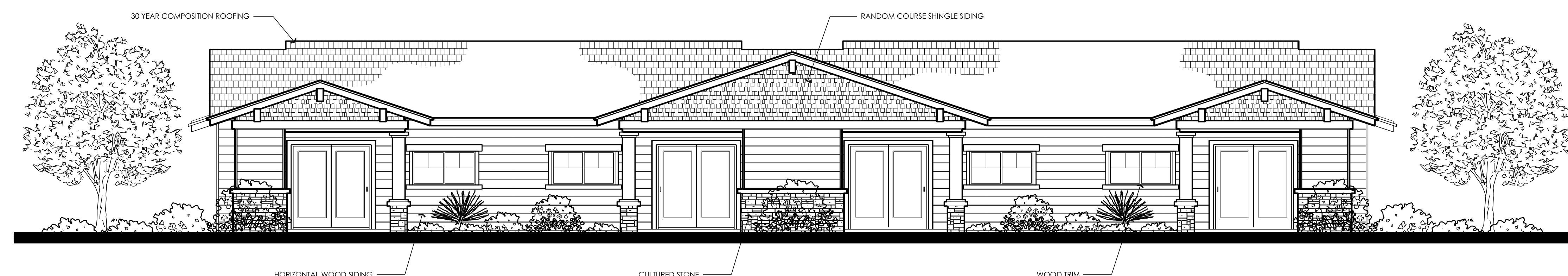
**4 PLEX - FRONT ELEVATION**

SCALE: 3/16" = 1'-0"



**4 PLEX - TYPICAL SIDE ELEVATION**

SCALE: 3/16" = 1'-0"



**4 PLEX - BACK ELEVATION**

SCALE: 3/16" = 1'-0"

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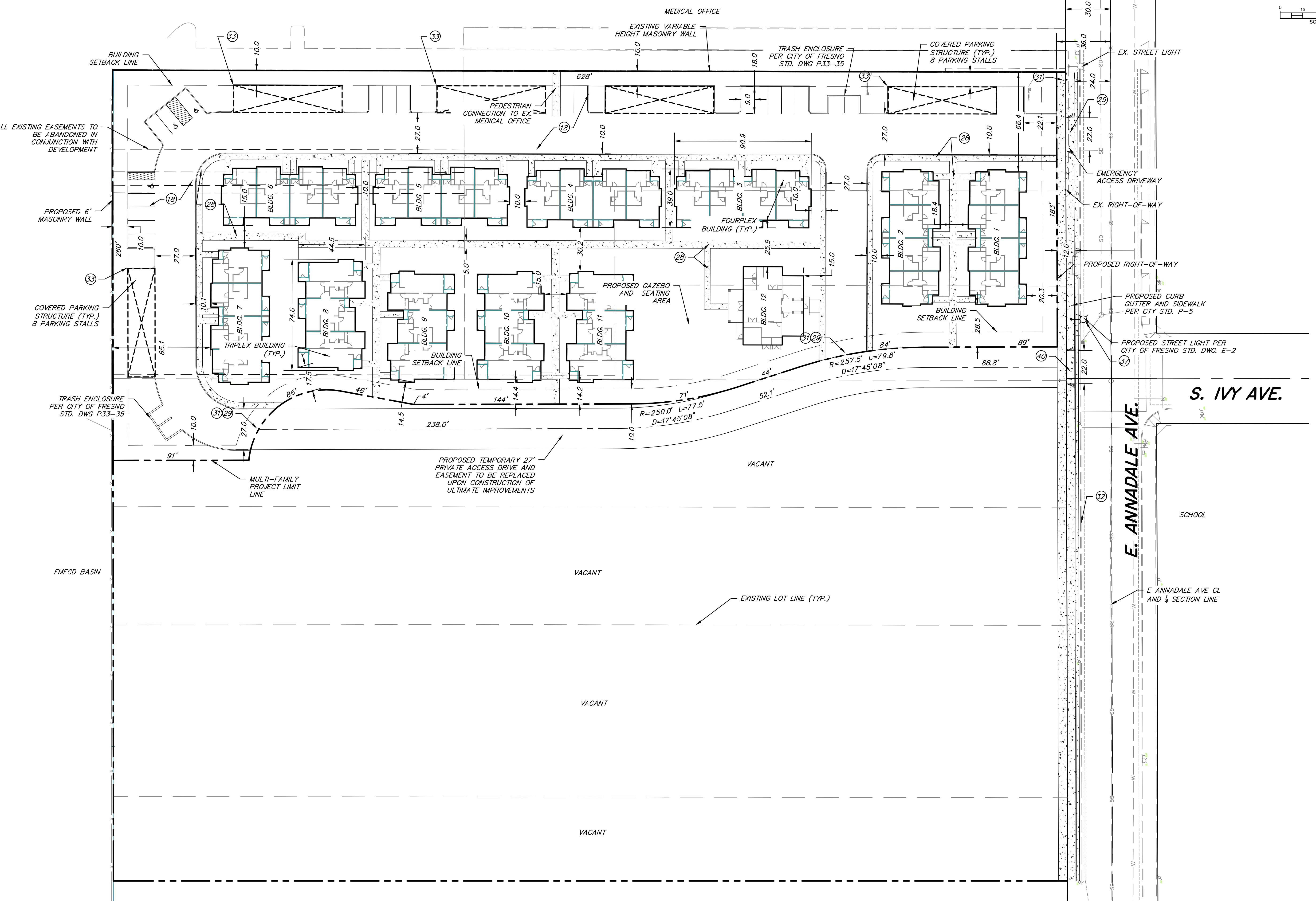
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MODESTO, CA 95356

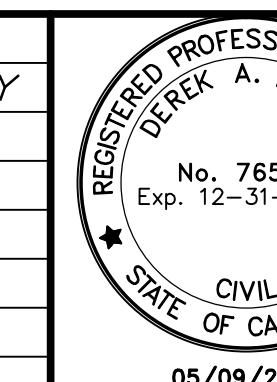
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0 15 30 60  
SCALE: 1"=30' Feet



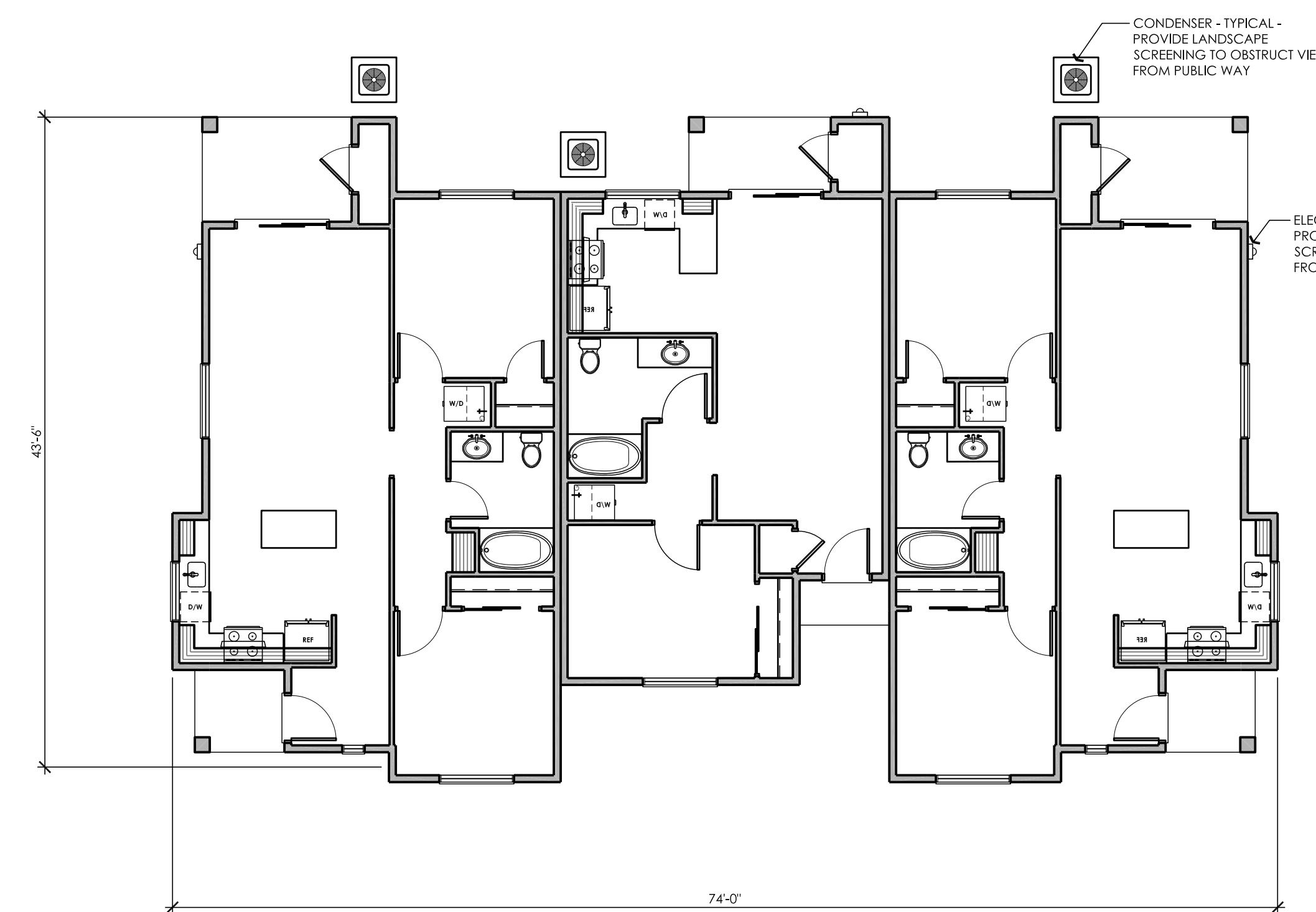
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Issue Date:	5/8/17						
Job No.:	NC16271						
Checked:	ST						
Design By:	DT						



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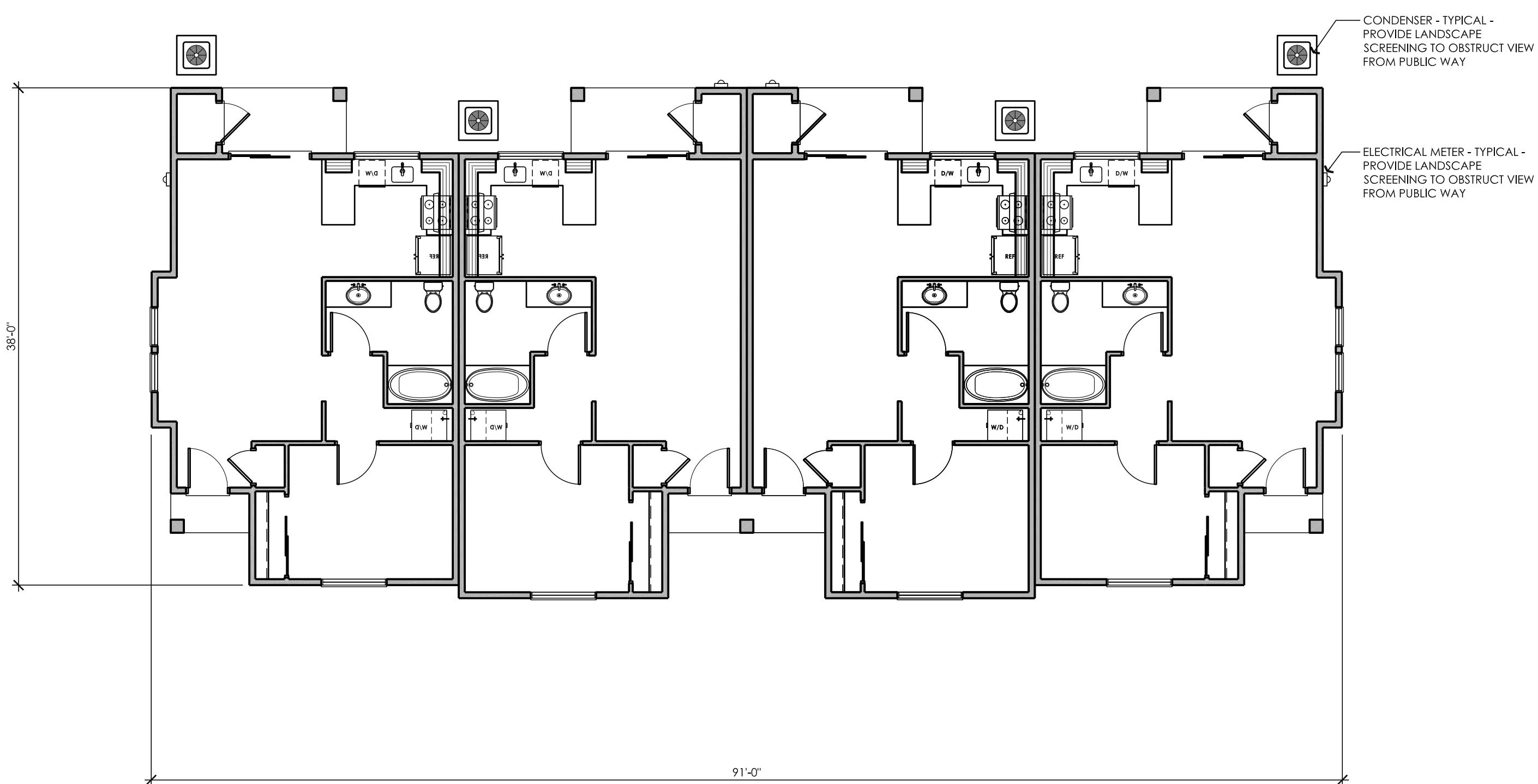
**ANNADALE COMMONS  
SITE PLAN**  
TRACT NO. 6187 C-17-044  
CITY OF FRESNO

DWG.  
SP2  
SHEET  
2  
OF  
2



**3 PLEX BUILDING FLOOR PLAN**

SCALE: 1/8' = 1'-0"



**4 PLEX BUILDING FLOOR PLAN**

SCALE: 1/8' = 1'-0"

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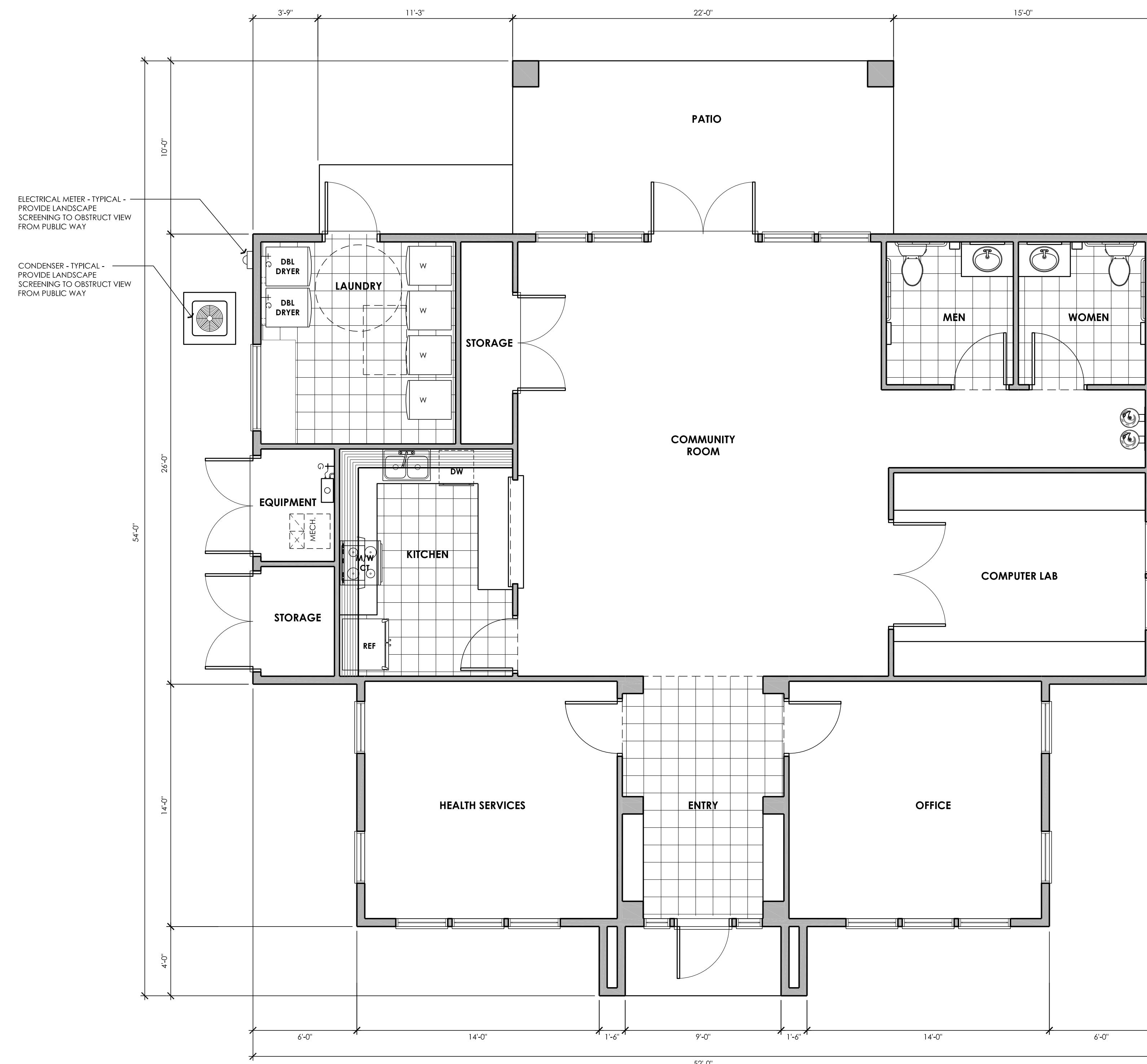
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# FLOOR PLAN - COMMUNITY CENTER

SCALE: 1/4" = 1'-0"

**FLOOR AREAS:**

<b>MAIN FLOOR</b>	- 1912 S.F.
<b>TOTAL</b>	- 1912 S.F.

A compass rose with a thick black border. Inside, a circle is divided into four quadrants by a horizontal and a vertical line. The word "NORTH" is written in bold capital letters at the bottom of the vertical line.

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# PLANNING ARCHITECTURE

api

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## GENERAL NOTES

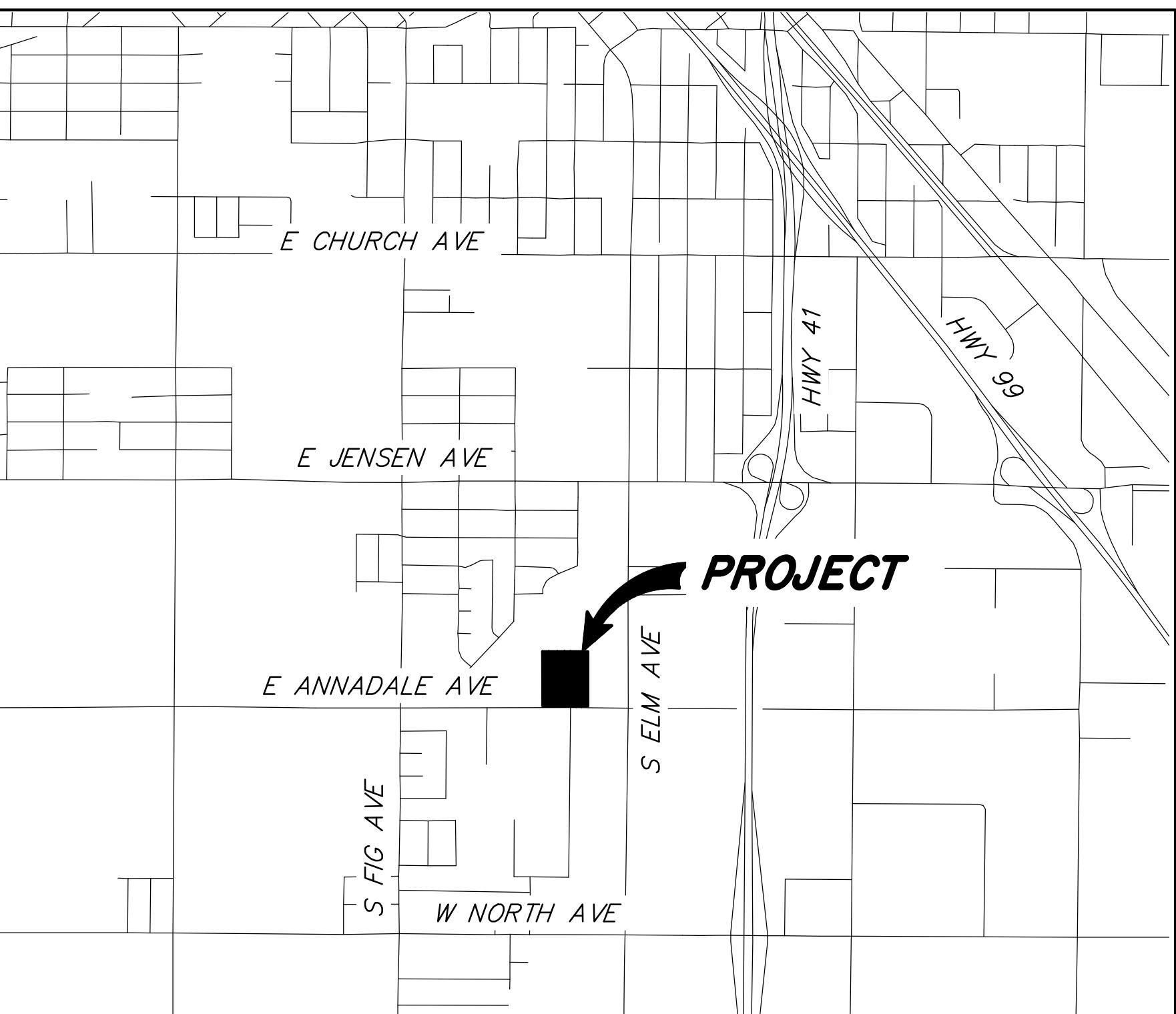
- CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE 621-6888.
- THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
- ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKING VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- 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.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE SPECIFICATIONS AND TYPES OF LIGHTING FIXTURES TO BE INSTALLED ON THE SITE SHALL BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMITS. THE AMOUNT OF THE LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE FRESNO POLICE DEPARTMENT.
- ALL SIGN PROPOSALS TO BE SUBMITTED TO PLANNING DEPARTMENT OR SEPARATE SIGN REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
- TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER.
- NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- ALL GATES ON COMMON ACCESS DRIVES AND ALL PEDESTRIAN GATES WHERE REQUIRED SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCK. (BEST LOCKS: PADLOCK 21870D SERIES OR CYLINDER LOCK 1W7B2)
- LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
- SIGNS OTHER THAN DIRECTIONAL SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISIONS PUBLIC FRONT COUNTER.
- A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-5300 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE BACKFLOW

PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT CONSUMERS EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES AS DETERMINED BY THE WATER SYSTEMS MANAGER; BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.

- AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24) AN UNOBSTRUCTED 4-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
- RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.
- DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 AND P-23.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING EXCAVATING OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT THE ZONING ORDINANCE AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATION. THE PLANNING AND DEVELOPMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- ALL PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED BY THE CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000LB VEHICLES (MINIMUM 4' OF BASE ROCK OVER COMPACTED OR UNDISTURBED SOIL OR PER APPROVED ENGINEERED PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WITH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION

SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION.

- THE ACCESSIBLE PATH OF TRAVEL SHALL BE A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING  $\frac{1}{8}$ " UNLESS BEVELED AT A 1:2 MAXIMUM SLOPE AND NO VERTICAL LEVEL CHANGES EXCEEDING  $\frac{1}{4}$ ". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE IS FIRM AND STABLE. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80". THE ARCHITECT SHALL VERIFY EXISTING CONDITIONS AND DELINEATE ANY REQUIRED UPGRADES INCLUDING THOSE FOR CURB RAMPS PER CBC 112785
- CONSTRUCT 22' CONCRETE DRIVE APPROACH TO PUBLIC WORKS STANDARD(S) P-4 TO P-6 WHEN ULTIMATE IMPROVEMENTS ARE INSTALLED.
- CONSTRUCT CONCRETE CURB RAMPS TO PUBLIC WORKS STANDARD(S) P-28 AND P-32.
- TO BE DEEDED FOR PUBLIC STREET PURPOSES BY THE RECORDING OF TRACT NO. 6187. TO BE RECORDED PRIOR TO BUILDING PERMITS ARE ISSUED.
- EXISTING IMPROVEMENTS ALONG E. ANNADALE AVENUE PER FIELD SURVEY BY MVE INC. ALL CURB, GUTTER, AND SIDEWALK ALONG PROJECT FRONTRAGE TO BE REPLACED PER 72' COLLECTOR STREET STANDARD P-54.
- THREE FOOT VEHICLE OVERHANG ADJACENT TO A CONTINUOUS CURB. NO OBSTRUCTIONS ARE PERMITTED WITHIN THE OVERHANG. LIGHTING IS NOT TO BE INCLUDED WITHIN THE REQUIRED 3 FOOT OVERHANG AREA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- 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 811.
- UNDERGROUND ALL EXISTING OFFSITE UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 12-1011 AND RES. NO. 78-522/88-229.
- INSTALL STREET LIGHTS ON ALL FRONTRAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF WORK.
- SIGNING AND STRIPING PLANS SHALL BE DONE AND PAID FOR BY THE DEVELOPER. SAID PLANS SHALL BE DONE PER THE CURRENT CALTRANS STANDARDS AND SHALL BE SUBMITTED AS PART OF THE STREET PLANS FOR THIS ENTITLEMENT TO PUBLIC WORKS FOR REVIEW AND APPROVAL.
- INSTALL 30" STATE STANDARD STOP SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7" ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. WHERE "RIGHT TURN ONLY" SIGN ALSO REQUIRED AT SAME LOCATION, INSTALL 30"x36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST.
- CONSTRUCT 22' DRIVE APPROACH TO PUBLIC WORKS STANDARDS P-4 TO P-6. PROVIDE 3' PEDESTRIAN EASEMENT FOR APPROACHES, IF REQUIRED.
- TEMPORARY PRIVATE DRIVE ACCESS FOR MULTI-FAMILY DEVELOPMENT. ULTIMATE IMPROVEMENTS TO BE DETERMINED UPON THE APPROVAL OF THE VESTING TENTATIVE MAP TO BE SUBMITTED AT A LATER DATE.

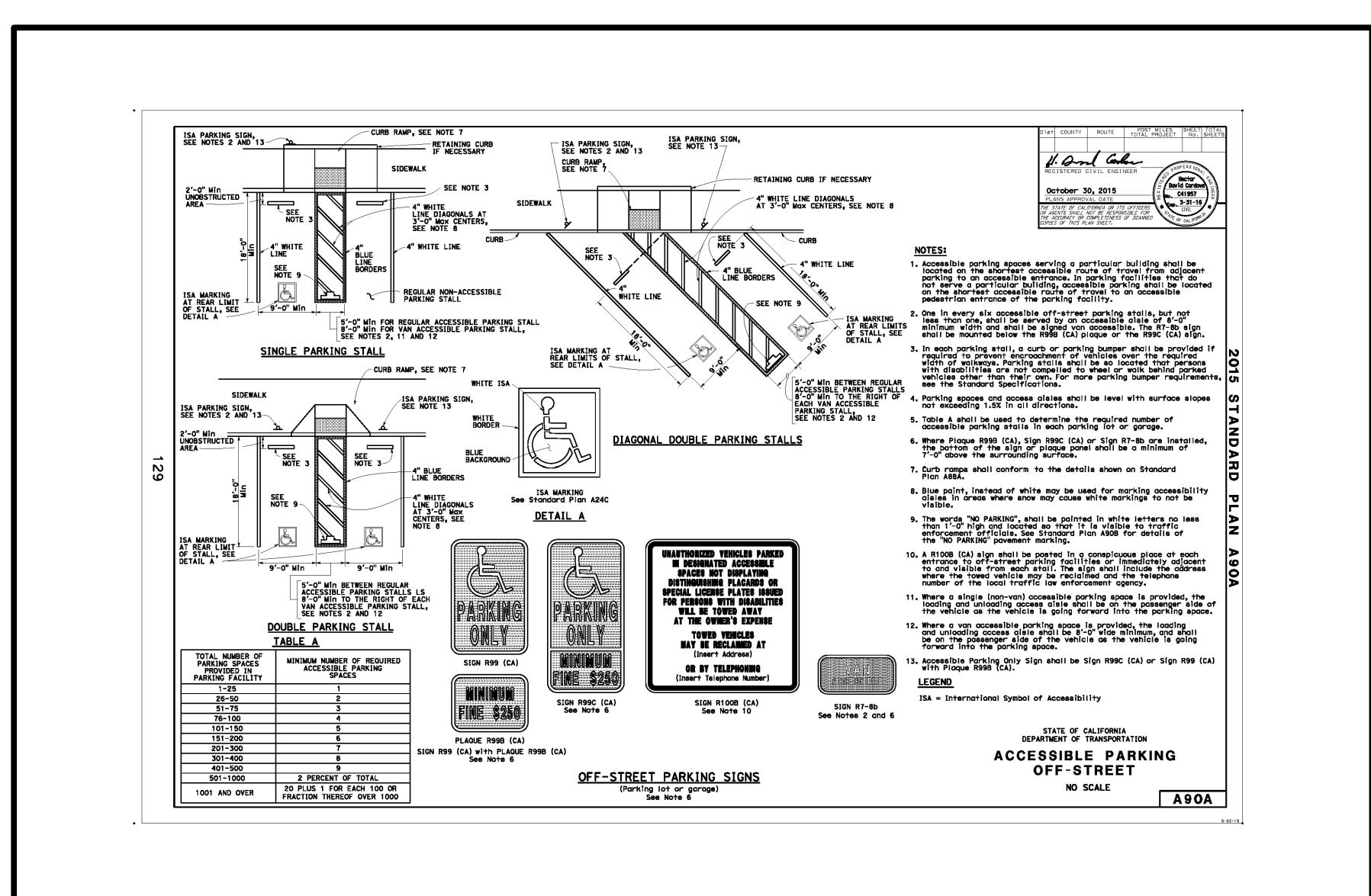


VICINITY MAP

NTS

## SITE NOTES

- CUP PROJECT APN'S: 479-270-05, 479-270-06, 479-270-15, 479-270-16, AND 479-270-24.
- EXISTING ZONING: RESIDENTIAL MULTI-FAMILY, HIGH DENSITY (RM-3).
- PROPOSED ZONING: RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY (RS-5).
- EXISTING USE: VACANT
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- PROJECT SITE AREA:
  - GROSS: 7.8 ACRES
  - NET: 7.6 ACRES
  - CUP AREA: 3.1 ACRES
  - BUILDING COVERAGE: 13,082 SF
  - LANDSCAPING: 67,1367 SF
- RECORD OWNER: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO, 2600 FRESNO STREET, FRESNO CA 93721. 559-621-CITY.
- DEVELOPER: SELF HELP ENTERPRISES, 8445 WEST ELOWIN, VISALIA, CA 93291. 559-802-1653.
- THE PROJECT PROPOSES 12 BUILDINGS: 1 COMMUNITY CENTER, 4 TRIPLEX BUILDINGS, AND 7 FOURPLEX BUILDINGS.
- PROPOSED PARKING: 40 COVERED AND 20 UNCOVERED SPACES. ADA PARKING TO BE 3 STALLS, SEE CALTRANS STD. DWG. A90A THIS SHEET FOR DETAILS.



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NO.	DATE	ISSUED FOR	BY	
Issue Date: 5/8/17				
Job No.: NC16271				
Checked: ST				
Design By: DT				



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TRACT NO. 6187 C-17-044  
CITY OF FRESNO

DWG. SP1  
SHEET 1 OF 2