

MIKE DE ALBA AND ASSOCIATES

5129 N. FIRST STREET TEL: 659-225-2800
FRESNO, CA 93710 FAX: 659-225-1122

EQUAL-OPPORTUNITY/AAE
CONSTRUCTION ADMINISTRATION
NEW CONSTRUCTION
ROW ADJUSTING
TERRAIN IMPROVEMENTS
SEWER DOCUMENTS
CORRECTIONS

STAR HOUSING PROJECT INC.
DRAWINGS PREPARED FOR:

STAR HOUSING PROJECT INC.
PROJECT INC.

Table with 2 columns: NO., DESCRIPTION. Includes REVISIONS section.

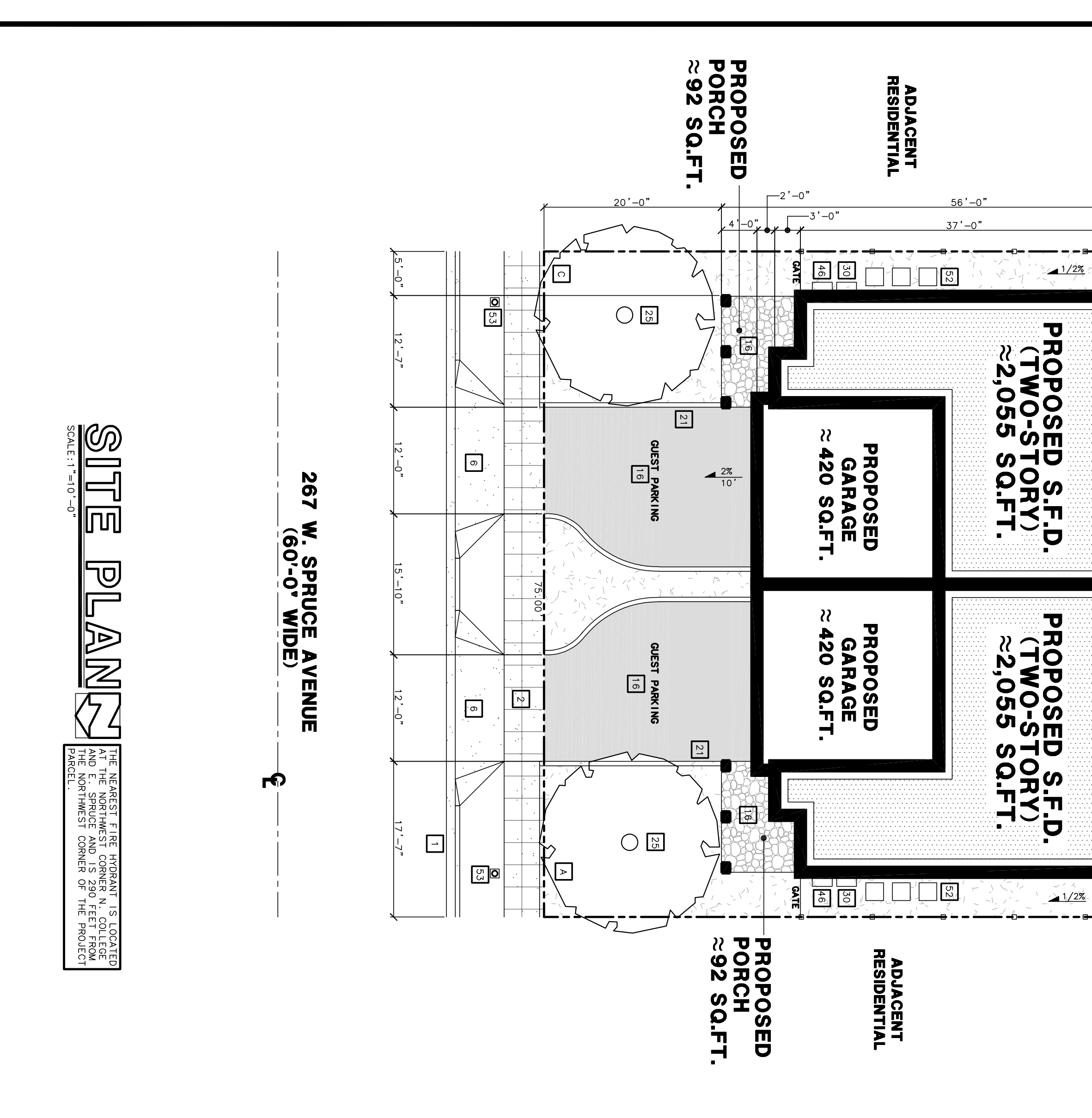
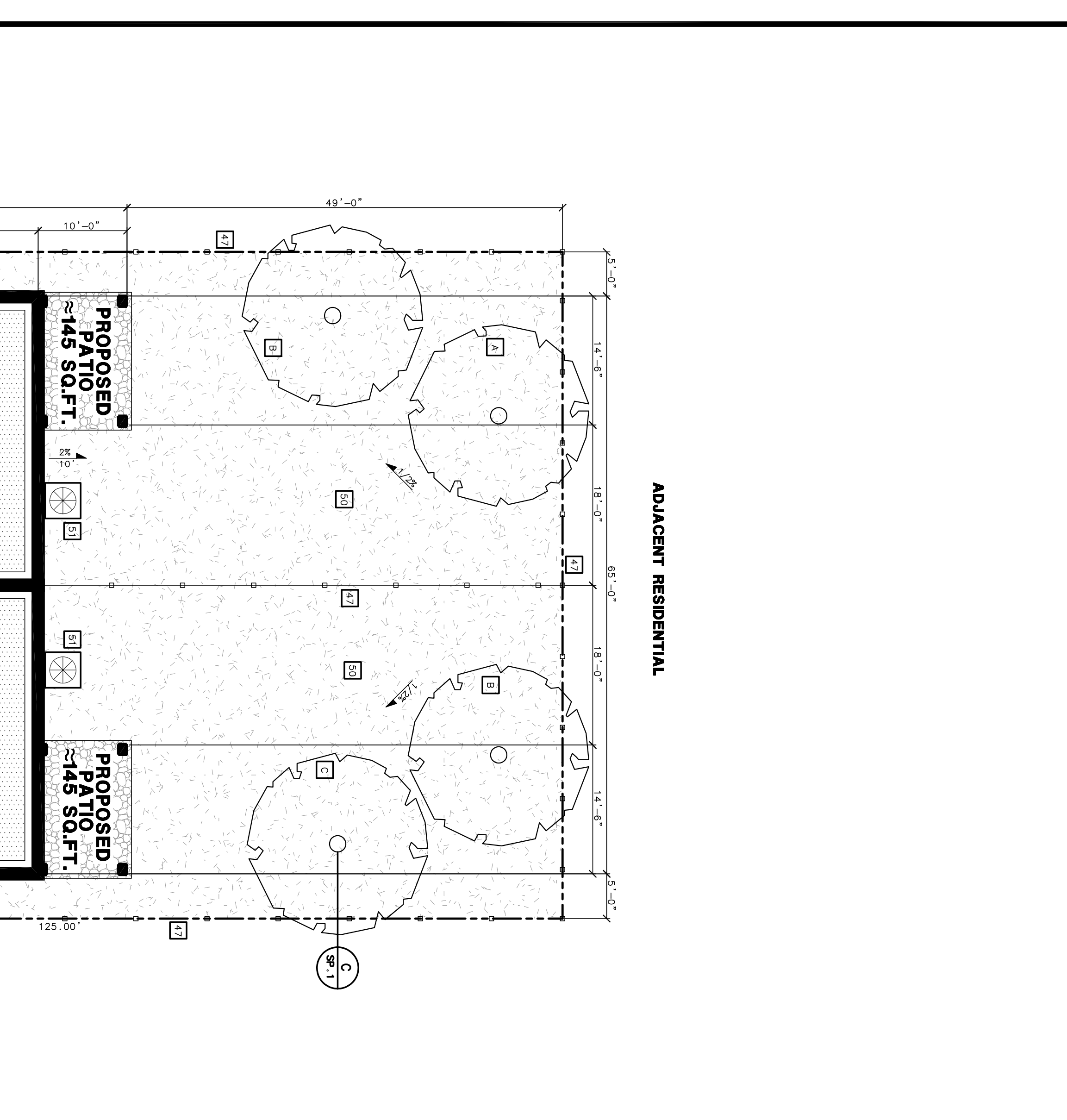
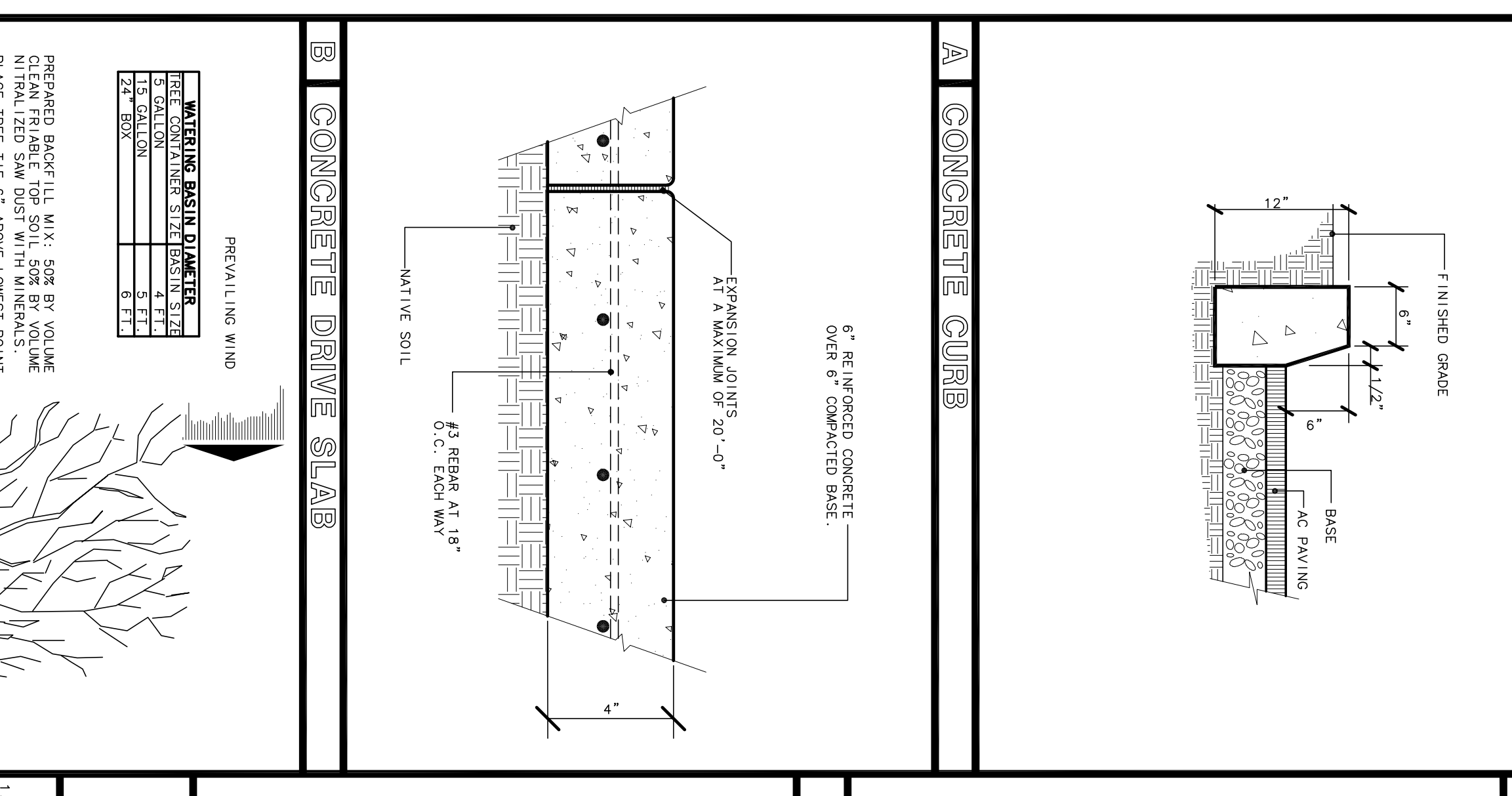
ARCHITECT'S SEAL
DATE: 12-20-13
SCALE: AS NOTED
DRAWN BY: WJC
APPROVED BY: MIKE DE ALBA

DEVELOPMENT NOTES

- 1. SITE SHALL BE PREPARED FOR CONSTRUCTION AS SHOWN ON THIS SPECIFIC PLANS... 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FRESNO... 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

PLANTING SPECIFICATIONS

- 1. GENERAL NOTES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND PLANTS... 2. ALL TREES SHALL BE INSTALLED IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES... 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES...



PROPOSED PORCH ~92 SQ.FT.
ADJACENT RESIDENTIAL
PROPOSED S.F.D. (TWO-STORY) ~2,055 SQ.FT.
PROPOSED GARAGE ~420 SQ.FT.
PROPOSED PATIO ~145 SQ.FT.
ADJACENT RESIDENTIAL
PROPOSED S.F.D. (TWO-STORY) ~2,055 SQ.FT.
PROPOSED GARAGE ~420 SQ.FT.
PROPOSED PATIO ~145 SQ.FT.
ADJACENT RESIDENTIAL
PROPOSED PORCH ~92 SQ.FT.

267 W. SPRUCE AVENUE (60'-0" WIDE)
SCALE: 1"=10'-0"

ESTIMATED TOTAL WATER USE (ETWU) CALCULATION
HYDROZONE TABLE FOR CALCULATING (ETWU)

Table with 3 columns: HYDROZONE, PLANT WATER USE TYPE, PLANT FACTOR. Includes rows for Lawn, Tree, and Shrub.

Table with 3 columns: SYMBOL, DESCRIPTION, EXPLANATIONS. Includes symbols for Proposed S.D., Existing Light Pole, and Light Pole to be Removed.

PLANTING AND TREE REQUIREMENTS
SHADE AND TREE REQUIREMENTS
ONE TREE ON SITE PER TWO REQUIRED PARKING STALLS
PARKING LOT AREA TO BE 80% SHADED WITHIN 15 YEARS

ADJACENT RESIDENTIAL
PROPOSED PORCH ~92 SQ.FT.