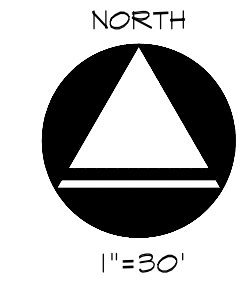


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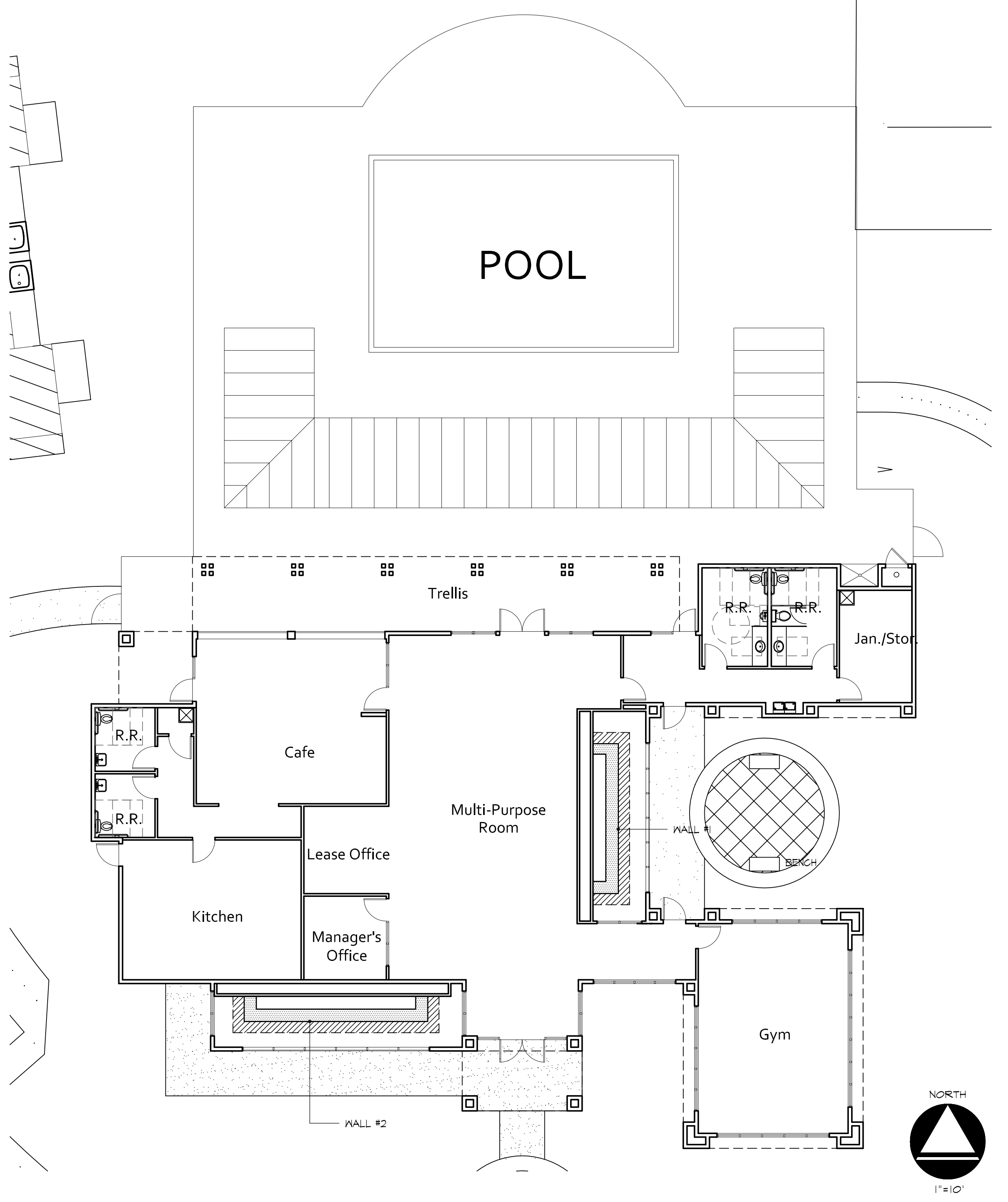
Site Plan



5860 & 5870 W SANTA ANA AVENUE



Partial Site Plan



Project Description

PURSUANT TO MEETING CITY STAFF ON-SITE JANUARY 4, 2022 THE FOLLOWING PROGRAM WAS DISCUSSED AS A POSSIBLE SOLUTION TO PRESERVE WHAT CAN BE SALVAGED FROM THE EXISTING STRUCTURE.

1. PRESERVE THE EAST GABLE END AND SOUTHERN GABLE END WALLS ALONG WITH A PORTION OF THE ROOF STRUCTURE.
2. ENCLOSE PRESERVED PORTION OF THE EXISTING STRUCTURE WITHIN A NEW CLUBHOUSE STRUCTURE.
3. INCORPORATE PLAQUES, MEMORABILIA AND OTHER PROVIDENCE DATA INTO BUILDING DESIGN.

THE BALANCE OF THE PROJECT IS PERMITTED UNDER

- B18-01213 2-PLEX (BLDG. 4, TYPE 2)
- B18-01214 4-PLEX (BLDG. 5, TYPE 4)
- B18-01215 4-PLEX (BLDG. 6, TYPE 4)
- B18-01216 4-PLEX (BLDG. 7, TYPE 4)

Project Data

PROJECT DATA:

OWNER: MAJEN AL-HENDI
1665 W. SHAW AVE. STE. #103
FRESNO, CA 93711

SITE ADDRESS: 5860-5870 W. SANTA ANA
FRESNO, CA 93712

APN No.: B11-140-014 & B11-140-003

ZONING: R-2

CONSTRUCTION TYPE: V-B (SPRINKLERED)

OCCUPANCY TYPE: B

COMMUNITY PLAN AREA: WEST

SPECIFIC PLAN AREA: HIGHNA

PARCEL DESCRIPTION:

GROSS LAND AREA: 18.7 ACRES

LAND AREA UNDER THIS APPLICATION: 124,434 S.F. (5.8 ACRES)

Bldg. Data:

COFFEE HOUSE BUILDING AREA: 5,014 SF

City Use Only



1465 North Van Ness Avenue
Fresno, California 93728
559.442.4642 voice
559.485.9081 fax

Project
Proposed Coffee House and
Historic Monument
5860-5870 W. Santa Ana
Tract 5608 Phase 1
Fresno, CA

Owner
Mazen Al-Hindi
1665 W. Shaw Ave. Ste. #103
Fresno, CA 93711

Publishing Status	
Schematic	1/11/22
Design Developm't.	
Site Plan Review	
Bidding	
Plan Check	
Revisions	

Scale	AS SHOWN
Project Manager	IAN ROBERTSON
Project Number	21-072
Sheet	

Site Plan

A-o.o