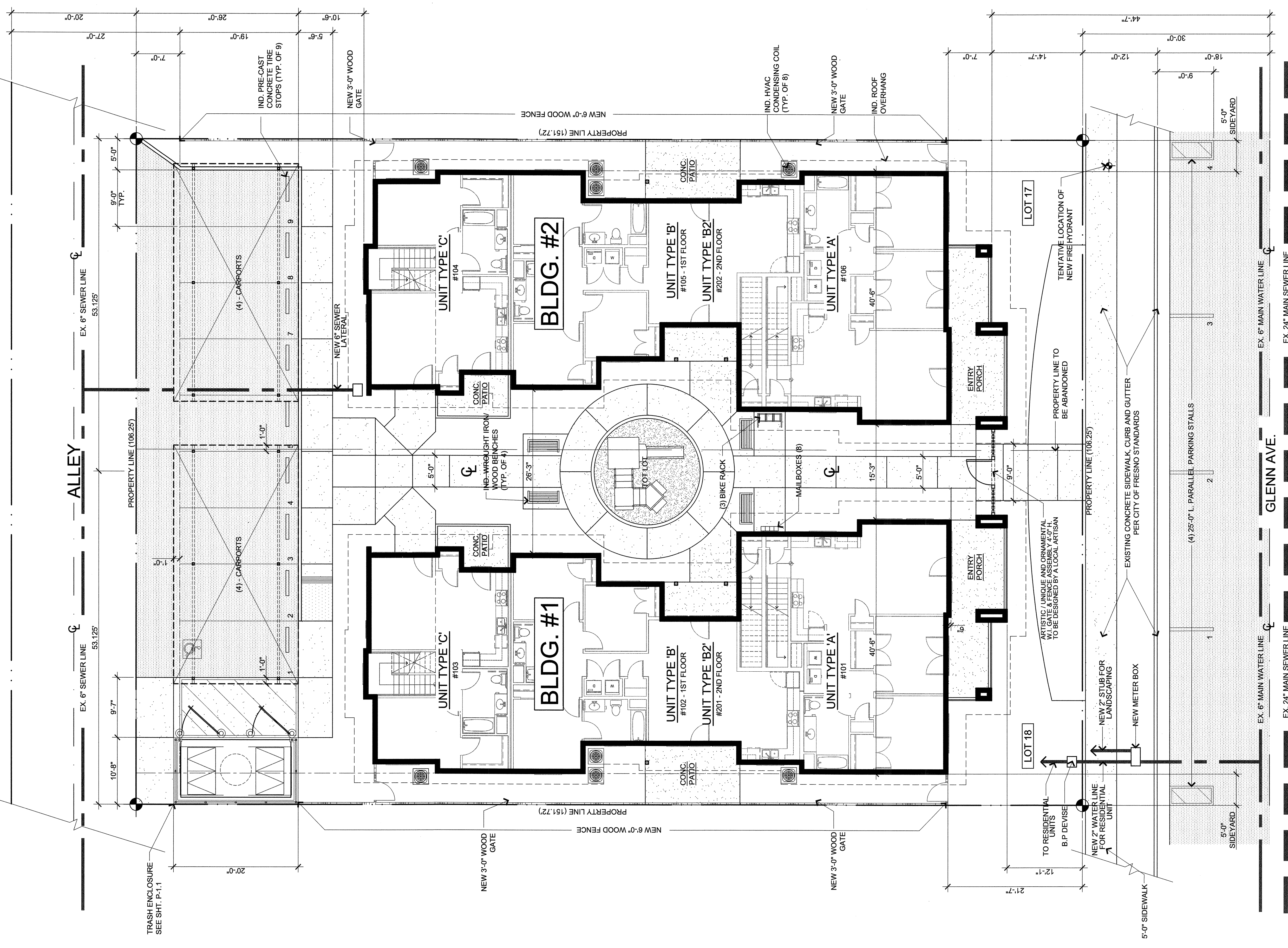


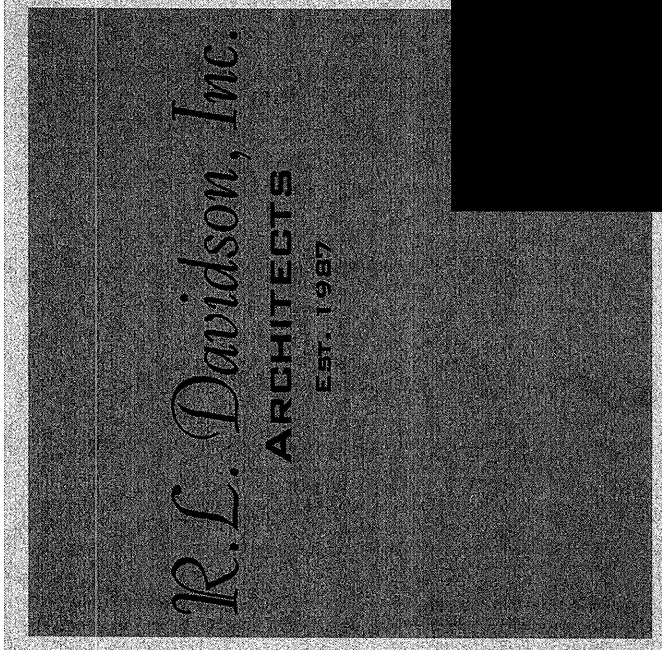
SITE NOTES:

- THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE POLICIES OF 2025 FRESNO GENERAL PLAN, CENTRAL AREA COMMUNITY PLAN AND THE FULTON-LOWELL SPECIFIC PLAN.
- THE DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PUBLIC WORKS DEPARTMENT AND STANDARD DRAWINGS OF THE CITY OF FRESNO.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE ZONING CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT. THE ZONING DEPARTMENT AND PUBLIC WORKS DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELAY OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT. THE SPECIAL PERMIT IS NOT A GUARANTEE OF ANYTHING TO CONSTRUCTION PERMITS AND SPECIAL PERMITS SHALL BE SUBJECT TO THE CITY OF FRESNO'S POLICIES AND ORDINANCES AND ANY SUBSEQUENT AMENDMENTS OR REVISIONS. THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPED AREAS. NO BACKFLOW PREVENTION DEVICES ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE OR STREET AREAS OR ON THE STREET FRONTS OF THE BUILDING. THE OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY BE APPROVED BY DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE DEVELOPMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF LANDSCAPING UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS, APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPARTMENT.
- ALL ACCESSIBLE PARKING STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 22512.1 OF THE CALIFORNIA VEHICLE CODE SHALL BE TOWED AT THE OWNER'S RISK. A SYMBOL AND TOWAWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON 14-FOOT POLES.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND PAIRS.
- LIGHTING SHALL BE PROVIDED TO ILLUMINATE PARKING SPACES OR DISPLAY AREAS WHERE VEHICLES OR TRAILERS ARE PARKED. LIGHTING SHALL BE PROVIDED IN AN AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- BICYCLE PARKING SPACES SHALL BE SUPPLIED AT A RATE OF 10% OF THE FRESNO MUNICIPAL CODE (FMC). BICYCLE PARKING SPACES SHALL EACH CONSIST OF ONE SLOT IN A BIKE RACK. THEY SHALL BE GROUNDED IN RACKS WHICH ALLOW BETWEEN RACKS TO PARK, LOCK, AND REMOVE BICYCLES. BICYCLE PARKING SPACES AND THE REQUIRED FOUR-FOOT CLEARANCE SHALL BE PROTECTED FROM SK INCHES OR MORE THAN THREE IN HEIGHT. BICYCLE PARKING SPACES SHALL NOT OPEN UP INTO PEDESTRIAN WAYS, LANDSCAPED AREAS, OR OTHER REQUIRED GREEN SPACES, AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.
- ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED DEVELOPMENT. SIGNS SHALL BE PROVIDED FOR THE DEVELOPMENT, INCLUDING, BUT NOT LIMITED TO, DIRECTIONAL SIGNS, INFORMATIONAL SIGNS, INCLUDING MATERIALS, DESIGN AND COLORS TO ALLOW FOR A PRELIMINARY ASSESSMENT OF THE FUTURE SIGNAGE. IT IS RECOMMENDED THAT YOU PROVIDE A SIGNAGE SCHEDULE IN THE PROJECT PROCESS TO ALLOW FOR STAFF COMMENT.
- SIGNAGE OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SHOULD ADDITIONAL SIGNAGE BE REQUIRED, THE APPLICANT SHALL SUBMIT FOR A SEPARATE SIGN REVIEW APPLICATION. SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE DEVELOPMENT SERVICES DIVISION'S PUBLIC FRONT CENTER.
- REMOVE ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY.
- IF ASBESTOS, LEAD, OR OTHER HAZARDOUS MATERIAL IS DISCOVERED DURING PROJECT SURVEYING, GRADING, EXCAVATION OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORNER SHALL BE IMMEDIATELY CONTACTED IF THE REMAINS OR OTHER ARCHAEOLOGICAL FINDINGS ARE DISCOVERED. THE FRESNO COUNTY CORNER SHALL BE IMMEDIATELY CONTACTED BY THE APPLICANT. THE FRESNO COUNTY CORNER SHALL BE IMMEDIATELY CONTACTED BY THE APPLICANT. THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY HERITAGE COMMISSION (CAHIV) INVESTIGATION SHALL BE IMMEDIATELY CONTACTED AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY HERITAGE COMMISSION (CAHIV) INVESTIGATION SHALL BE IMMEDIATELY CONTACTED. THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY HERITAGE COMMISSION (CAHIV) INVESTIGATION SHALL BE IMMEDIATELY CONTACTED. AN ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED AND RECOMMENDATIONS MADE TO THE COUNTY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY U.C. BERKELEY SHALL BE IMMEDIATELY NOTIFIED. IF PALEONTOLOGISTS ARE DISCOVERED, THE MUSEUM OF PALEONTOLOGY U.C. BERKELEY SHALL BE IMMEDIATELY NOTIFIED. IF PALEONTOLOGISTS DETERMINE THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED. MATERIALS SHALL BE STORED IN A MANNER THAT DOES NOT OBSTRUCT OR HINDER, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- IF VIDEO SURVEILLANCE CAMERAS ARE REQUIRED OR INSTALLED, PROVIDE THE SUBJECT UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED. A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA SHALL BE RESPONSIBLE FOR THE PRESERVATION OF SURVEY MONUMENTS.
- REPAIR ALL DAMAGED AND/OR OFF-SITE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. PEDESTRIAN PATHS OF TRAVEL MUST ALSO MEET CURRENT ADA REQUIREMENTS. PEDESTRIAN PATHS OF TRAVEL SHALL BE CONSTRUCTED TO THE PROPERTY LINE AND SHALL BE CONSTRUCTED TO THE PROPERTY LINE. THE SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- THE REQUIRED 4-FOOT MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY AS REQUIRED BY THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT. STANDARD DRAWINGS P-21, P-22 & P-23. ALL CURB STREET PARKING SPACES, AND SPACES SHALL CONFORM TO THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, PARKING MANUAL AND STANDARD DRAWINGS P-21, P-22 & P-23.
- ALL ASPHALT PAVING CONSTRUCTION SHALL COMPLY TO THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, STANDARD DRAWINGS P-21, P-22 & P-23.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR HORIZONTAL CONTROL. DIMENSIONS SHOWN ON ARCHITECTURAL SITE PLAN INDICATES MIN. DISTANCE BETWEEN BUILDINGS OR ADJACENCIES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITIES WITH THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT. ALL UTILITIES SHALL BE 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 UNPAVED 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.
- ALL LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER AND VANDAL RESISTANT COVERS.
- OPEN PARKING LOTS AND CARPORTS SHALL BE PROVIDED WITH A MAINTAINED PARKING SURFACE 30 MINUTES BEFORE SUNSET & 30 MINUTES BEFORE SUNRISE.
- SEE CIVIL DRAWINGS FOR FIRE HYDRANT LOCATIONS.
- REFER TO SITE ELECTRICAL PLAN FOR LIGHTING & POWER REQUIREMENTS.



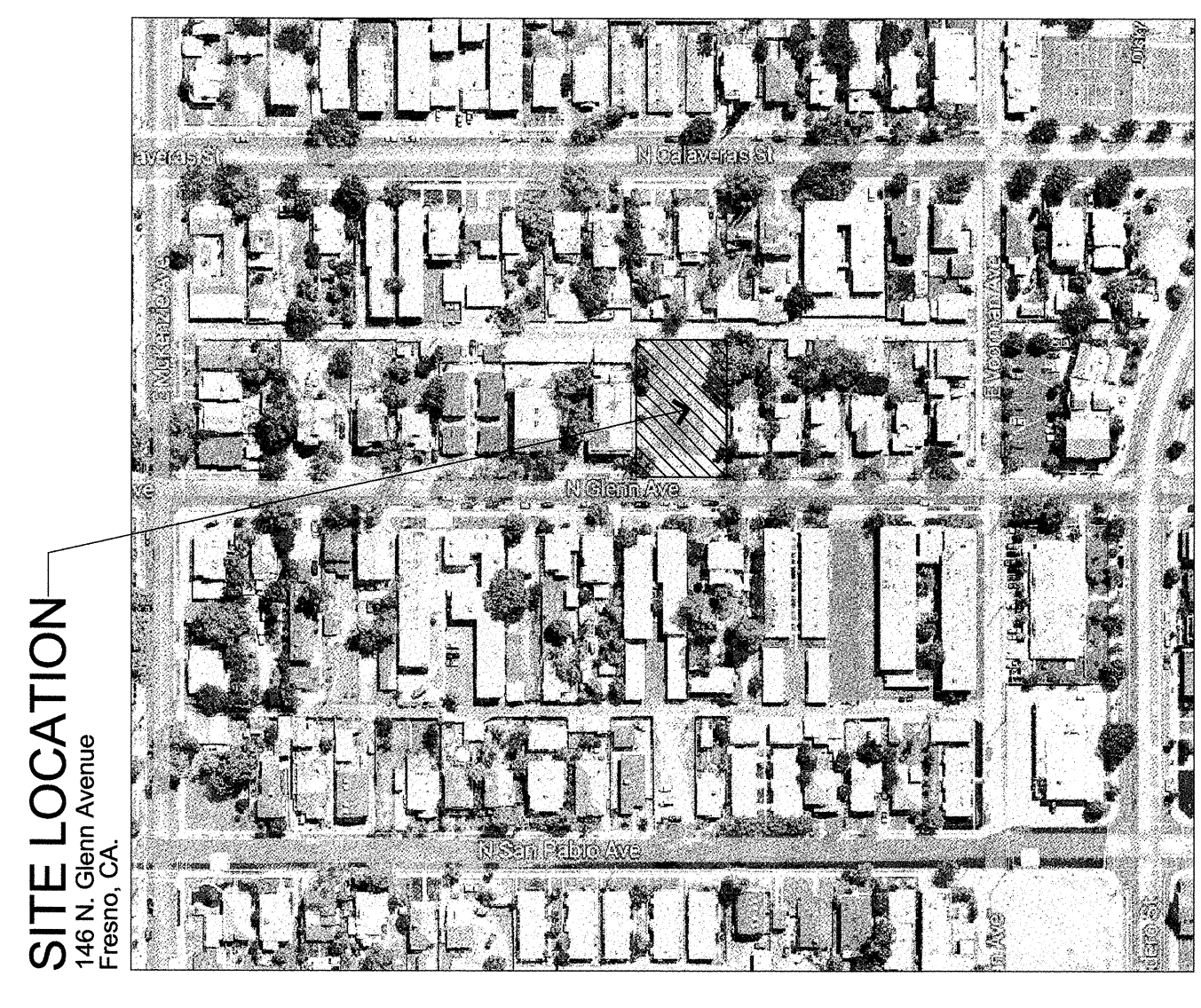
"GLENN AVENUE APARTMENTS"

DEVELOPED BY:
THE HOUSING AUTHORITY OF THE CITY OF FRESNO



7600 NORTH INGRAM, #232
FRESNO, CA 93720
PH: 559-435-3303
WWW.RLDAVIDSON.COM

DEVELOPMENT STATISTICS



VICINITY MAP

PROJECT INFORMATION
APPLICANT/DEVELOPER: HOUSING AUTHORITY OF THE CITY OF FRESNO
FRESNO, CA 93720
PH. NO. 559-435-3303
FAX. NO. 559-435-3671
WWW.RLDAVIDSON.COM

SITE ADDRESS: 146 N. GLENN AVENUE, FRESNO, CA 93720
LEGAL DESCRIPTION: REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCELS: THE NORTH HALF OF LOT 48, ALL OF LOT 50, AND THE SOUTH 12.16 FEET OF LOT 51, IN BLOCK 11 OF ALTONMONT ADDITION, IN THE CITY OF FRESNO, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 1, PAGE 77 OF PLATS, FRESNO COUNTY RECORDS.
PARCELS: 10.94 FEET OF LOT 51, ALL OF LOT 52 AND LOT 53, EXCEPT THE NORTH FEET, 3 INCHES IN BLOCK 11 OF ALTONMONT ADDITION, IN THE CITY OF FRESNO, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 1, PAGE 77 OF PLATS, FRESNO COUNTY RECORDS.
A.P.N.: 499-322-17 & 499-322-18
TOTAL SITE AREA: ± 16,120 S.F. / ± 0.37 ACRES
LAND USE (GENERAL PLAN): 025 FRESNO GENERAL PLAN - CENTRAL AREA COMMUNITY PLAN/FULTON-LOWELL SPRING PLAN
LOT 19: R1
LOT 17: R4

ZONING - EXISTING: R4 - FORT LOT 18
ZONING - PROPOSED: 1 UNIT / 2015 S.F. = 21 UZ UNIT/SQARE
TOTAL UNITS PROPOSED: 8
OCCUPANCY GROUPS: R-2
CONSTRUCTION TYPE: V-8
FIRE SPRINKLERS: YES - NFPA-101 w. ATTC SPRINKLERS AT APARTMENT BUILDINGS.

PROPOSED STORIES: 2 STORIES
PROPOSED BUILDING HEIGHT: 2 STORIES
REQUIRED YARDS: FRONT (EAST) 19'-0" NONE REAR (WEST) 19'-0" NONE SIDE (NORTH) 5'-0" 6'-0" H.W.D. FENCE

LINE BREAKDOWN:
"A" UNITS - 3 BDRM, 2 BA = (8) @ 1392 S.F.
"B" UNITS - 3 BDRM, 2 BA = (2) @ 1438 S.F.
"B'" UNITS - 3 BDRM, 2 BA = (2) @ 1288 S.F.
"C" UNITS - 3 BDRM, 2 BA = (2) @ 1288 S.F.

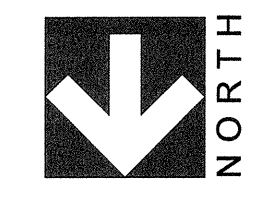
BUILDING TYPE 1:
UNITS "A" = (1) PER BUILDING
UNITS "B" = (1) PER BUILDING
UNITS "B'" = (1) PER BUILDING
UNITS "C" = (1) PER BUILDING

BUILDING TYPE 2:
UNITS "A" = (1) PER BUILDING
UNITS "B" = (1) PER BUILDING
UNITS "B'" = (1) PER BUILDING
UNITS "C" = (1) PER BUILDING

LOT COVERAGE - BOTTOM FLOOR ONLY:
BUILDING 1: ± 3,370 S.F.
BUILDING 2: ± 1,368 S.F.
SUBTOTAL: ± 4,738 S.F.
TOTAL LOT COVERAGE: = 50.28%
ALLOWABLE LOT COVERAGE: = 50.3%

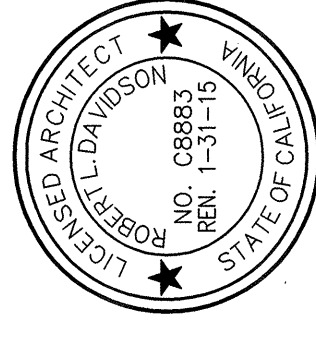
SITE PLAN

SCALE: 1/8" = 1'-0"
SHEET NO. P-1.0
PROJECT NO. 1423



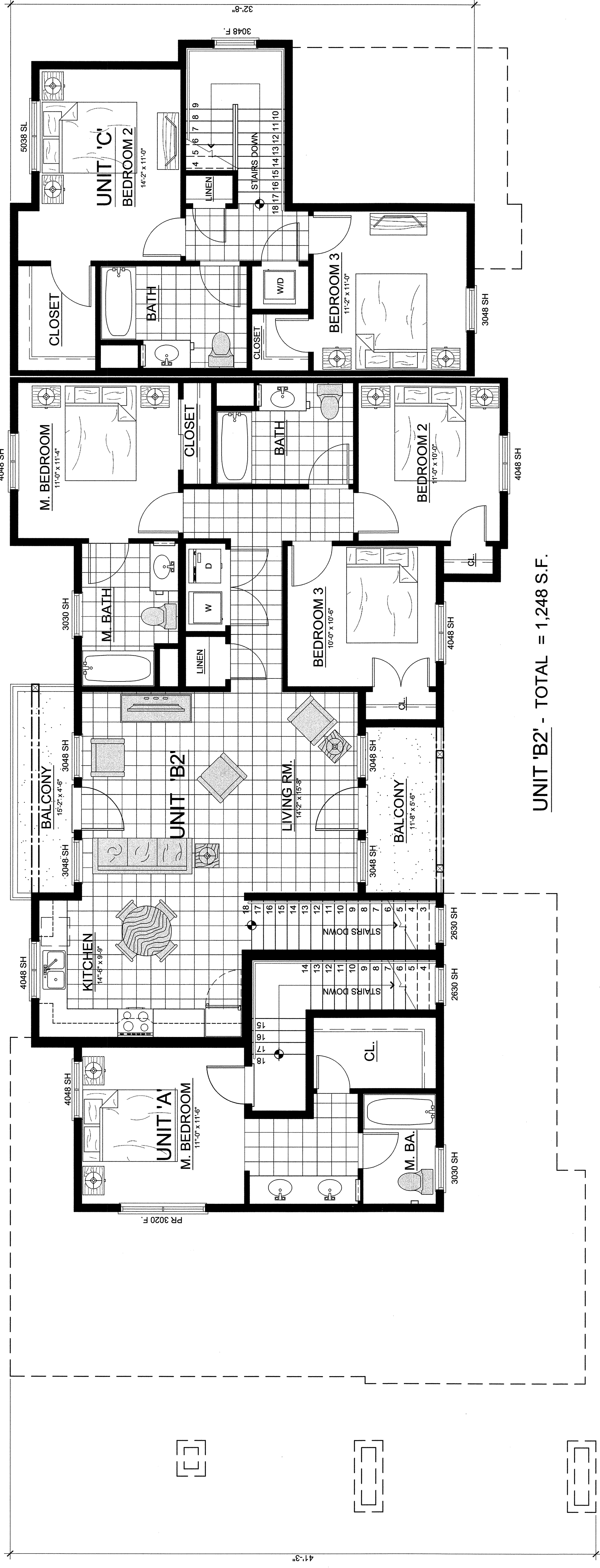
OPEN SPACE
OPEN SPACE REQUIRED: 4,140 / 16,120 = 25.7%
PROVIDED OPEN SPACE: 25.7%

SHEET INDEX
P-1.0 SITE PLAN
P-1.1 ARCHITECTURAL SITE DETAILS
P-2.0 UNIT FLOOR / COORDINATION PLAN
P-3.0 EXTERIOR ELEVATIONS
P-4.0 EXTERIOR ELEVATIONS
P-5.0 PRELIMINARY LANDSCAPE PLAN



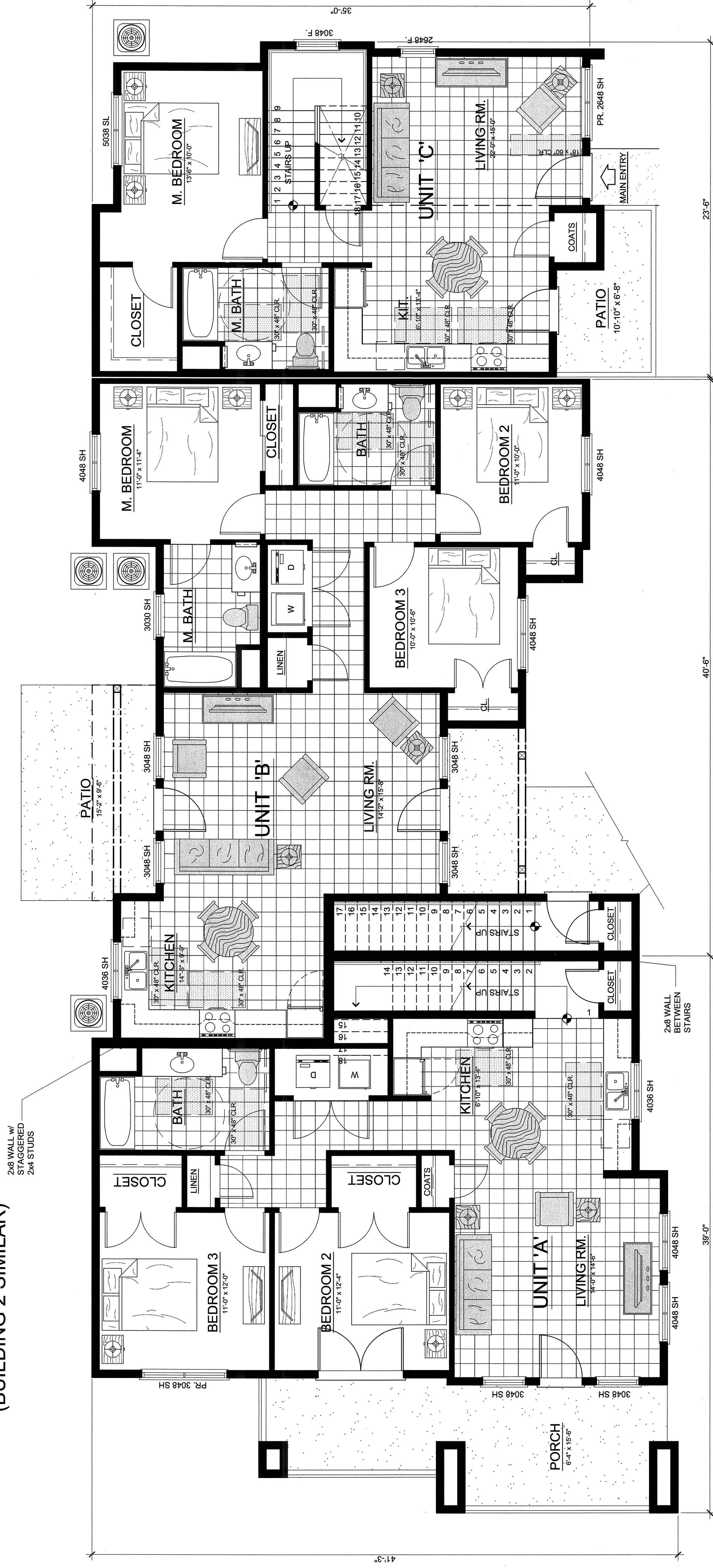
NO.	DATE	ISSUE
1	12/30/2014	PLANNING SUBMITTAL

SHEET TITLE:



UNIT 'B2' - TOTAL = 1,248 S.F.

BUILDING 1 - UPPER LEVEL UNIT / COORDINATION PLAN
(BUILDING 2 SIMILAR)

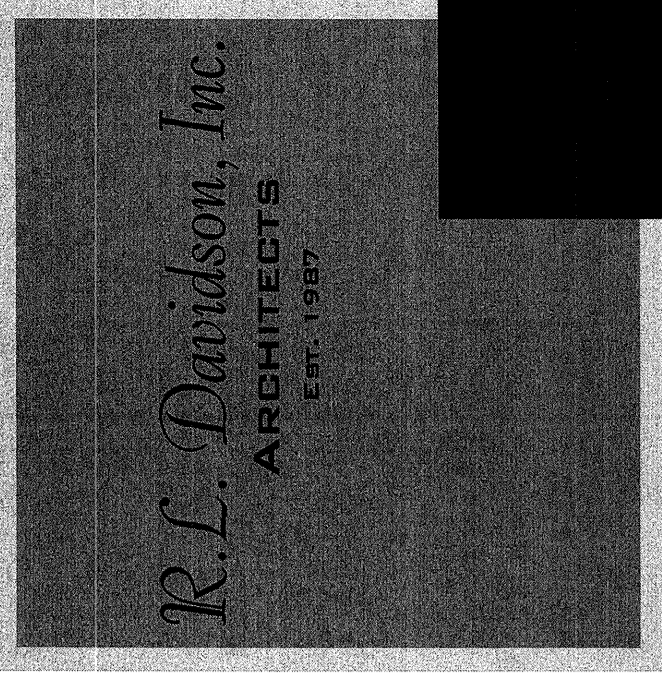


UNIT 'A' - BOT. FLR. = 1,071 S.F.
TOP FLR. = 321 S.F.
TOTAL = 1,392 S.F.

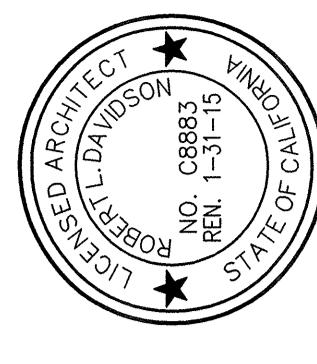
UNIT 'B' - TOTAL = 1,152 S.F.

UNIT 'C' - BOT. FLR. = 769 S.F.
TOP FLR. = 499 S.F.
TOTAL = 1,268 S.F.

BUILDING 1 - LOWER LEVEL UNIT / COORDINATION PLAN
(BUILDING 2 SIMILAR)



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GLENN AVENUE
 APARTMENTS
 N. GLENN AVE.
 FRESNO, CA

FOR:
 THE HOUSING AUTHORITY
 OF THE CITY OF FRESNO

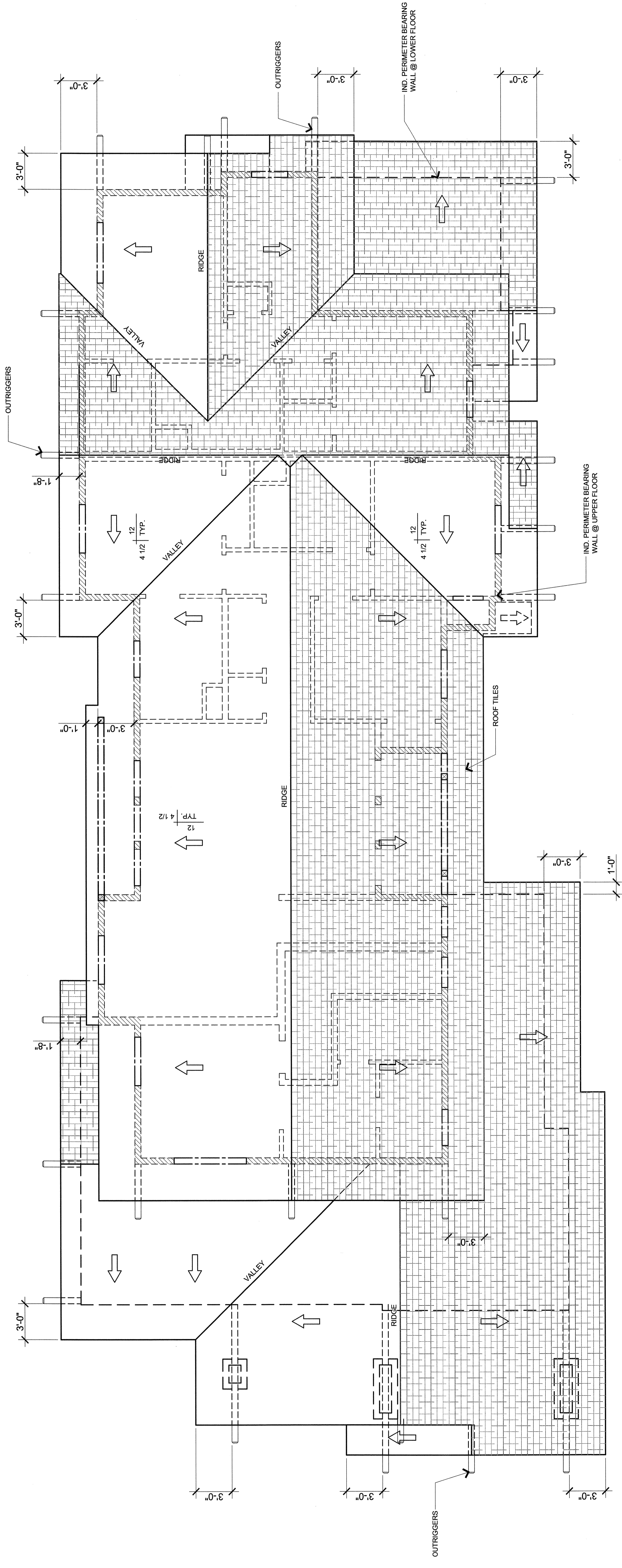
NO.	DATE	REVISION
	7/20/2014	PLANNING SUBMITTAL

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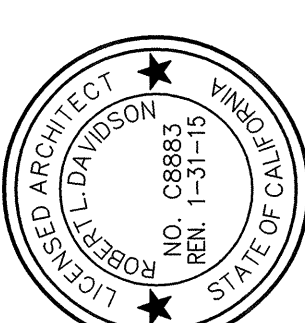
ROOF PLAN -
 BLDG. 1

SCALE: 1/4" = 1'-0"
 SHEET NO.

P-3.0
 PROJECT NO. 1424

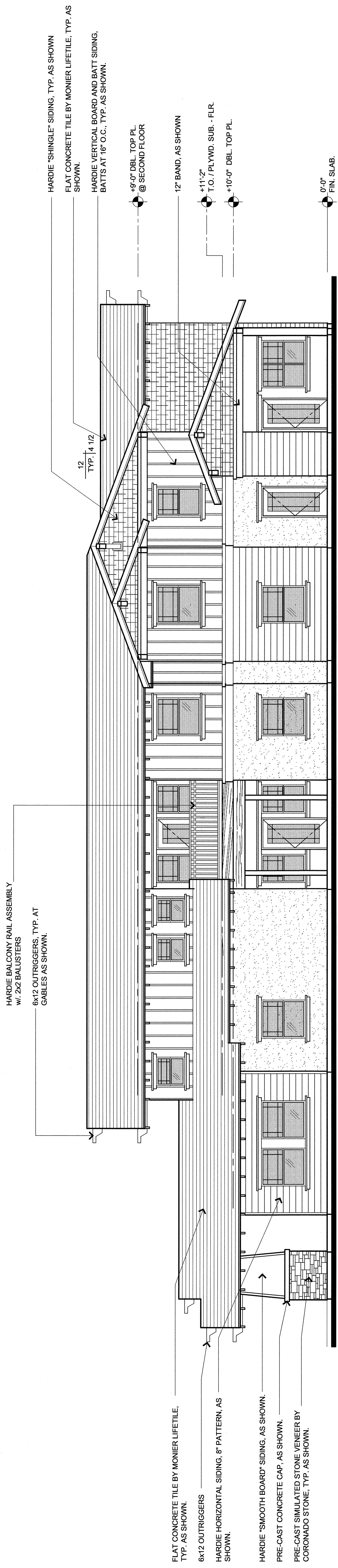


ROOF PLAN - BUILDING 1
 (BUILDING 2 SIMILAR)

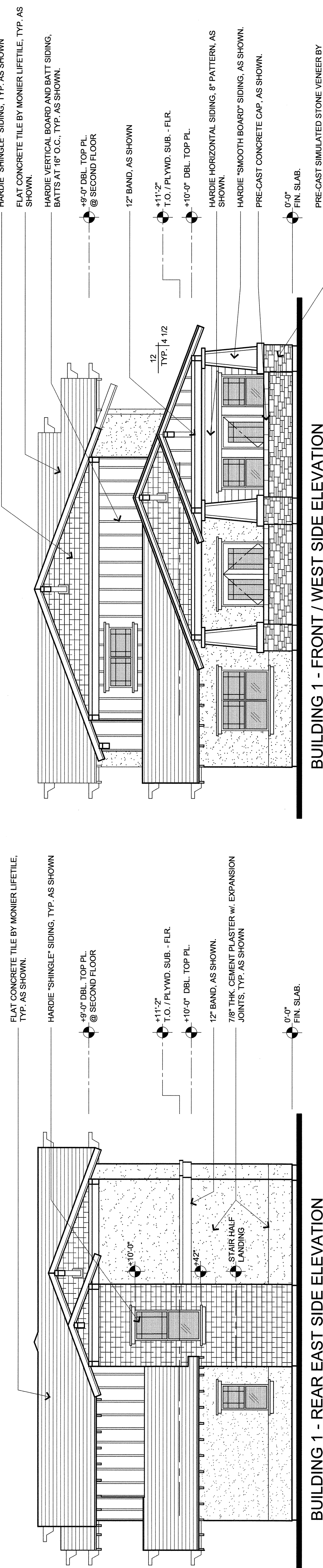


NO.	DATE	ISSUE
	12.20.2014	PLANNING SUBMITTAL

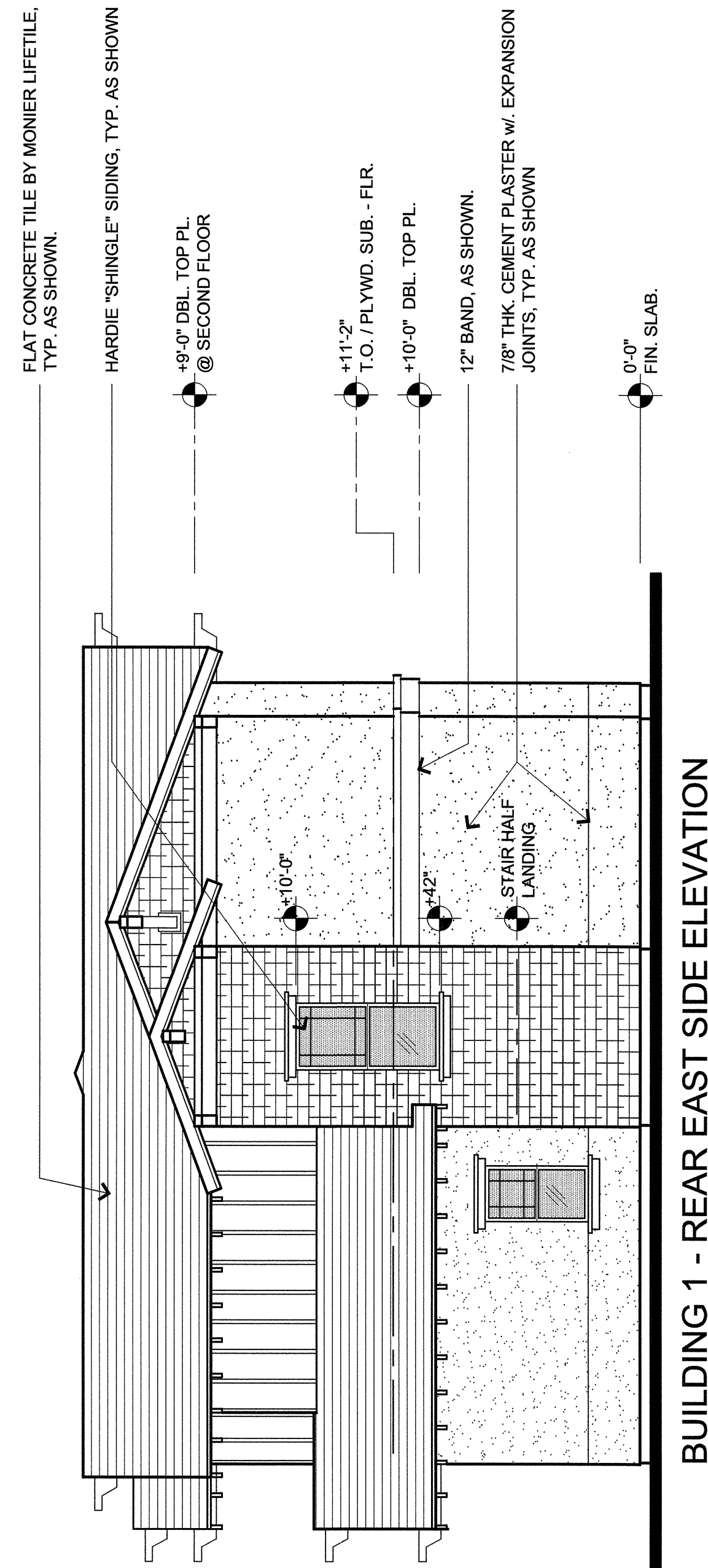
SHEET TITLE:



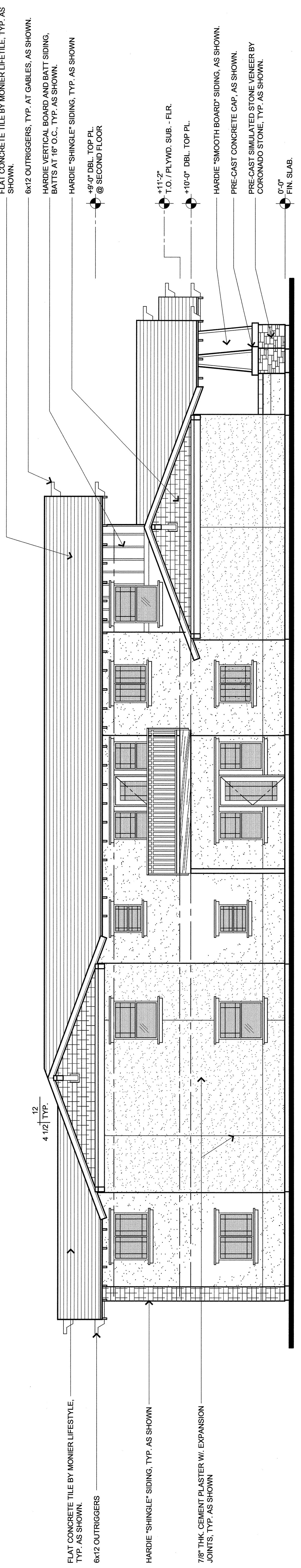
BUILDING 1 - COURTYARD ELEVATION
(BUILDING 2 - SIMILAR)



BUILDING 1 - FRONT / WEST SIDE ELEVATION
(BUILDING 2 - SIMILAR)



BUILDING 1 - REAR EAST SIDE ELEVATION
(BUILDING 2 - SIMILAR)



BUILDING 1 - SIDYARD ELEVATION
(BUILDING 2 - SIMILAR)

PRELIMINARY PLANT PALETTE

CODE	BOTANICAL NAME	COMMON NAME
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TREES		
LAG TUS	Legastromia "Tuscara"	Coral Pink Creeper Myrtle
LAU SAR	Laurus nobilis "Saratoga"	Sweet Bay
PIN CAN	Pinus canariensis	Canary Island Pine
PIS KD	Pistacia chinensis "Keath Dawey"	Keath Dawey Chinese Pistache
PIS KB	Pistacia chinensis "Chamador"	Chamador Chinese Pistache
QUE SHU	Quercus shumardii	Shumard Red Oak
ULM PAR	Ulmus parvifolia	Chinese Elm
THU EME	Thuja occidentalis "Emerald"	Emerald Arborvitae
PER POP	Persea populnea	Pink Myrtle
QUE COC	Quercus coccinea	Scarlet Oak
ULM T.G.	Ulmus parvifolia "True Green"	Chinese Elm

PALMS		
SYA ROM	Syngonium rooseffianum	Queen Palm
WAS ROB	Washingtonia robusta	Mexican Fan Palm

VINES		
PAR TRI	Parthenocissus tricuspidata	Boston Ivy
FIC PUM	Ficus pumila	Creeping Fig

SHRUBS AND GROUNDCOVERS		
LAG TUS	Legastromia "Tuscara"	Narrow Upright Architectural Accent Shrub
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge

LARGE SCREEN HEDGES		
LAG TUS	Legastromia "Tuscara"	Narrow Upright Architectural Accent Shrub
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge

MEDIUM HEIGHT SHRUBS FOR MASS PLANTINGS		
LAG TUS	Legastromia "Tuscara"	Narrow Upright Architectural Accent Shrub
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge

LOW TO MEDIUM HEIGHT HEDGES		
LAG TUS	Legastromia "Tuscara"	Narrow Upright Architectural Accent Shrub
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge

ACCENT PLANTS		
LAG TUS	Legastromia "Tuscara"	Narrow Upright Architectural Accent Shrub
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge

LOW ACCENT PLANTS		
LAG TUS	Legastromia "Tuscara"	Narrow Upright Architectural Accent Shrub
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge

LOW SHRUBS AND GRASS-LIKE PLANTS		
LAG TUS	Legastromia "Tuscara"	Narrow Upright Architectural Accent Shrub
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge

GROUNDCOVER		
LAG TUS	Legastromia "Tuscara"	Narrow Upright Architectural Accent Shrub
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge

LAWN SPREADING GROUNDCOVER		
LAG TUS	Legastromia "Tuscara"	Narrow Upright Architectural Accent Shrub
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge

LAWN		
LAG TUS	Legastromia "Tuscara"	Narrow Upright Architectural Accent Shrub
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge
LAG TUS	Legastromia "Tuscara"	Large Screen Hedge

Non-Living Groundcover
To be used throughout all shrub and groundcover areas (not turf and Fescue) unless otherwise noted. Fescue should be installed at min. 2" depth. Contractor to provide sample for approval prior to installation. "Grill-Hair" is not acceptable unless specifically noted for slope areas.

Preliminary Planting Note
This plan represents the design style and theme of the landscape design and planting. These plants are preliminary and subject to change. The contractor is to provide a final plant list for all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does, however, indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

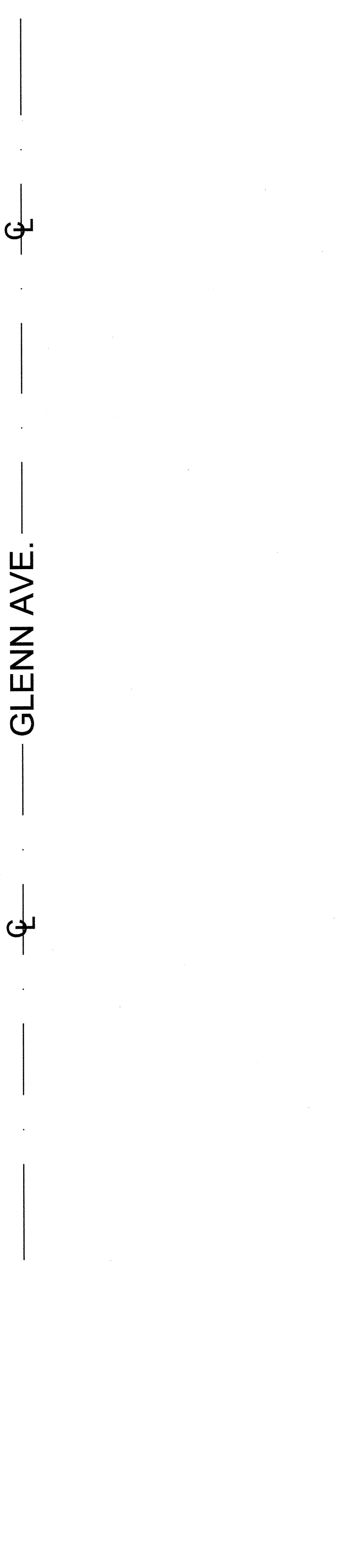
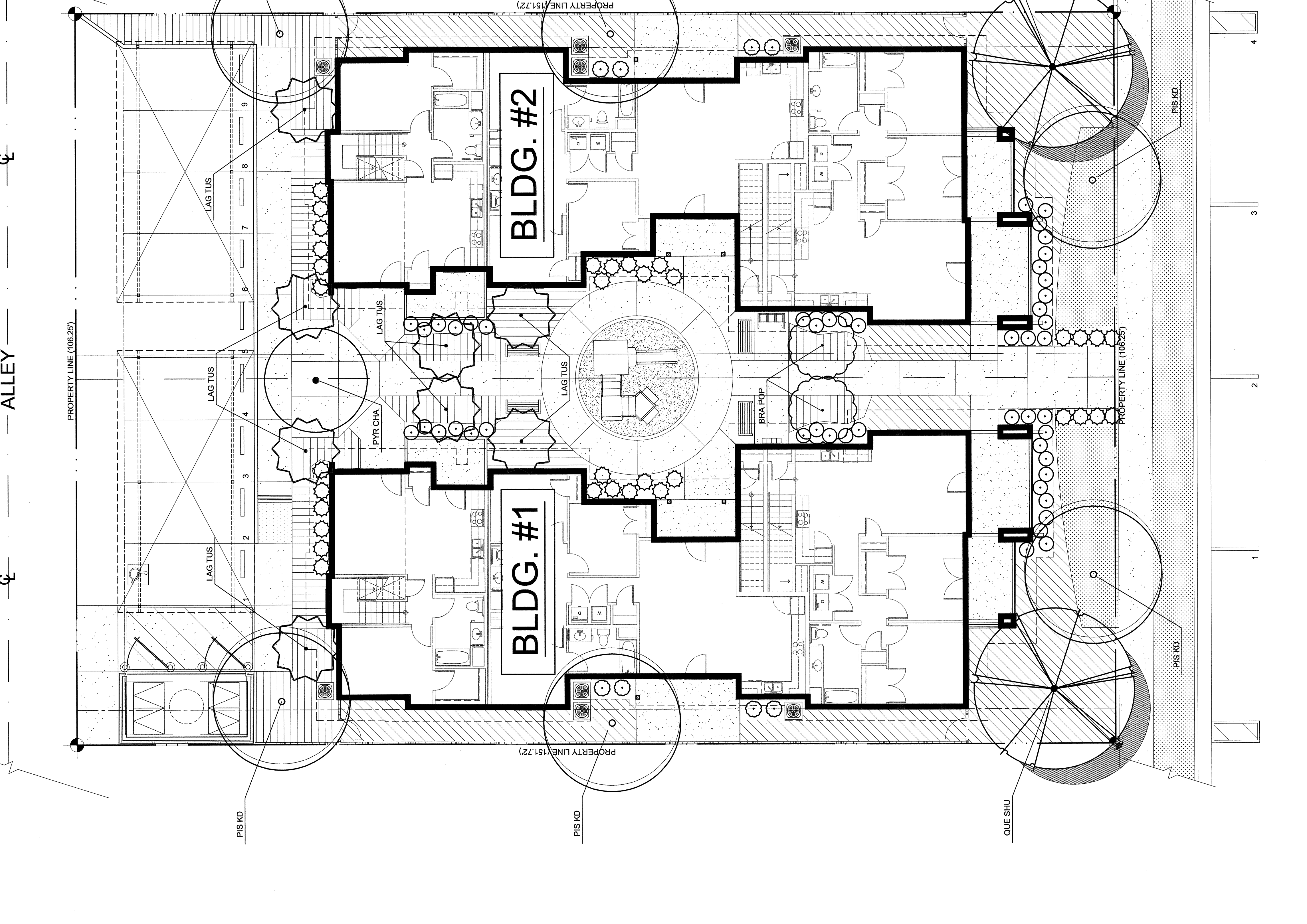
Final landscape design shall meet local jurisdiction codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

Irrigation
The entire site will be irrigated using a fully automatic system and designed to meet the local jurisdiction's water efficient landscaping ordinance. Some areas noted on plan will receive a temporary irrigation system that will be shut off once plants are established. All areas of the system will be entirely low-volume design. The limited lawn areas will be irrigated using a low-volume system. The design includes the following: rainbird, in-ground valves to prevent low head drainage. The new circuits will be into the existing irrigation system and backflow preventer. New "Smart Irrigation Controller" will be Rainbird, In-ground, or equal with integral weather sensor. A complete irrigation design with these parameters will be provided with the improvement plans.

Tree Root Barriers
Tree root barriers (sidewalks and curb) are to have DeepRoot Model #BR 182 root barriers installed during tree installation. The following number of panels are to be installed with each tree in a linear manner along the edge of the landscape per the size of tree as installed:
15 gallon trees: 4 panels
24" box trees: 5 panels
Sizes not listed above are to be installed with the quantity of panels as specified by the manufacturer.

Root Solutions RS-18 may be used as an alternate. Use the same quantities per tree sizes as listed above. 1(800)954-0914

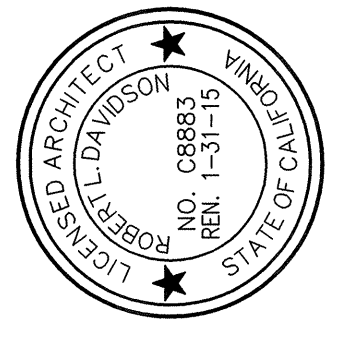
Construction Plan Submittal
The construction plans shall be submitted with the construction plans and shall be approved by the local jurisdiction having authority prior to permit issuance.



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GLENN AVENUE
APARTMENTS
N. GLENN AVE.
FRENCH, CA

FOR:
THE HOUSING AUTHORITY
OF THE CITY OF FRESNO



NO.	DATE	ISSUE
1	12/31/2011	PLANNING SUBMITTAL

SHEET TITLE

PRELIMINARY
LANDSCAPE PLAN

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

SHEET NO.
PROJECT NO. 1424

P-5.0