

# SITE NOTES:

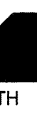
- A. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE POLICIES OF 2025 FRESNO GENERAL PLAN, CENTRAL AREA COMMUNITY PLAN AND THE FULTON-LOWELL SPECIFIC PLAN.
- B. THE DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PUBLIC WORKS DEPARTMENT AND STANDARD DRAWINGS OF THE CITY OF FRESNO.
- C. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME FINAL 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 VALID UNTIL THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRESNO AND THE PUBLIC WORKS DEPARTMENT. THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- D. NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- E. 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.
- F. RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
- G. 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 SIDEWALK AREAS OR ON THE STREET FRONTS OF THE BUILDING. THE OTHER MEANS AS MAY BE APPROVED.
- H. 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.
- I. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE DEVELOPER SHALL MAINTAIN THE LANDSCAPING THROUGHOUT THE DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
- J. 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 AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS, APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPARTMENT.
- K. ALL ACCESSIBLE PARKING STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 54.07 OF THE CALIFORNIA VEHICLE CODE SHALL BE TOWED AT THE DEVELOPER'S EXPENSE. SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON 14-FOOT POLES.
- L. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEELCHAIR OR WALKER-BEING PARSE VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND PARKS.
- M. LIGHTING SHALL BE PROVIDED TO ILLUMINATE PARKING SPACES OR DISPLAY AREAS WHERE NECESSARY TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- N. 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 ENCLOSED INTO PEDESTRIAN WAYS, LANDSCAPED AREAS, OR OTHER REQUIRED OPEN SPACES, AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.
- O. ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED DEVELOPMENT. SIGNS SHALL BE ARCHITECTURALLY INTEGRATED INTO THE DEVELOPMENT, INCLUDING MATERIALS, DESIGN AND COLORS TO ALLOW FOR A PRELIMINARY ASSESSMENT OF THE FUTURE SIGNAGE. IT IS RECOMMENDED THAT YOU PROVIDE A SIGNAGE SAMPLES TO THE DEVELOPMENT SERVICES DIVISION. SIGNAGE SHALL BE AVAILABLE AT THE DEVELOPMENT SERVICES DIVISIONS PUBLIC FRONT CORNER.
- P. REMOVE ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY.
- R. IF ASBESTOS, LEAD, OR OTHER HAZARDOUS MATERIAL IS DISCOVERED DURING PROJECT SURVEYING, GRADING, EXCAVATION OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- S. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORNER SHALL BE IMMEDIATELY CONTACTED IF THE REMAINS OR OTHER ARCHAEOLOGICAL HERITAGE IS DISCOVERED. THE FRESNO COUNTY CORNER SHALL BE IMMEDIATELY CONTACTED BY THE DEVELOPER. THE CALIFORNIA HERITAGE COMMISSION (CHC) INVESTIGATORS SHALL BE IMMEDIATELY CONTACTED AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY REGIONAL CENTER (P. 050) (042-2289) SHALL BE IMMEDIATELY CONTACTED TO OBTAIN A CULTURAL RESOURCE ASSESSMENT FOR THE PROJECT. THE SITE SHALL BE FORMALY RECORDED AND RECOMMENDATIONS MADE TO THE COUNTY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- T. IF ANIMAL FOSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY U.C. PALEONTOLOGISTS AN ASSESSMENT SHALL BE MADE BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- U. OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED. EXCESSIVE MATERIALS SHALL BE REMOVED FROM THE PROJECT IMMEDIATELY. UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- V. IF VIDEO SURVEILLANCE CAMERAS ARE REQUIRED OR INSTALLED, PROVIDE SUBJECT UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THE PUBLIC THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.
- W. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- X. 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 COMPLIANCE. ALL SIDEWALKS SHALL BE CONFORM TO THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, STANDARD DRAWINGS P-21, P-22 & P-23. PUBLIC WORKS DEPARTMENT, STANDARD DRAWINGS P-21, P-22 & P-23.
- Y. 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 CITY STREET PARKING SPACES, AND SIDEWALKS SHALL CONFORM TO THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, STANDARD DRAWINGS P-21, P-22 & P-23.
- Z. ALL OPEN UNPAVED AREAS SHALL BE LANDSCAPED. (TYP)
- AA. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL UTILITIES WITH ALL FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS INCLUDING BUT NOT LIMITED TO SLOPE OF PATH OF TRAVEL, ETC.
- AD. REFER TO CIVIL ENGINEERING DRAWINGS FOR HORIZONTAL CONTROL DIMENSIONS SHOWN ON ARCHITECTURAL SITE PLAN INDICATES MIN. DISTANCE BETWEEN BUILDINGS OR ADJACENCIES.
- AE. ALL OPEN UNPAVED AREAS SHALL BE LANDSCAPED. (TYP)
- AF. 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.
- AG. THE CONSTRUCTION SITE SHALL BE WATERED FOR DUST CONTROL, AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS AND CITY REQUIREMENTS.
- AH. ALL LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER AND VANDAL RESISTANT COVERS.
- AI. OPEN PARKING LOTS AND CARPOOLS SHALL BE PROVIDED WITH A MAINTAINED PARKING SURFACE 30 MINUTES BEFORE SUNSET & 30 MINUTES BEFORE SUNRISE.
- AJ. SEE CIVIL DRAWINGS FOR FIRE HYDRANT LOCATIONS
- AK. REFER TO SITE ELECTRICAL PLAN FOR LIGHTING & POWER REQUIREMENTS.

## DEVELOPMENT STATISTICS

### SITE LOCATION



### VICINITY MAP



### PROJECT INFORMATION

HOUSING AUTHORITY OF THE CITY OF FRESNO  
 146 N. Glenn Avenue  
 Fresno, CA 93716-1885  
 Ph. No. 559.443.8492  
 Fax No. 559.443.8471  
 WWW.DAVIDSON.COM

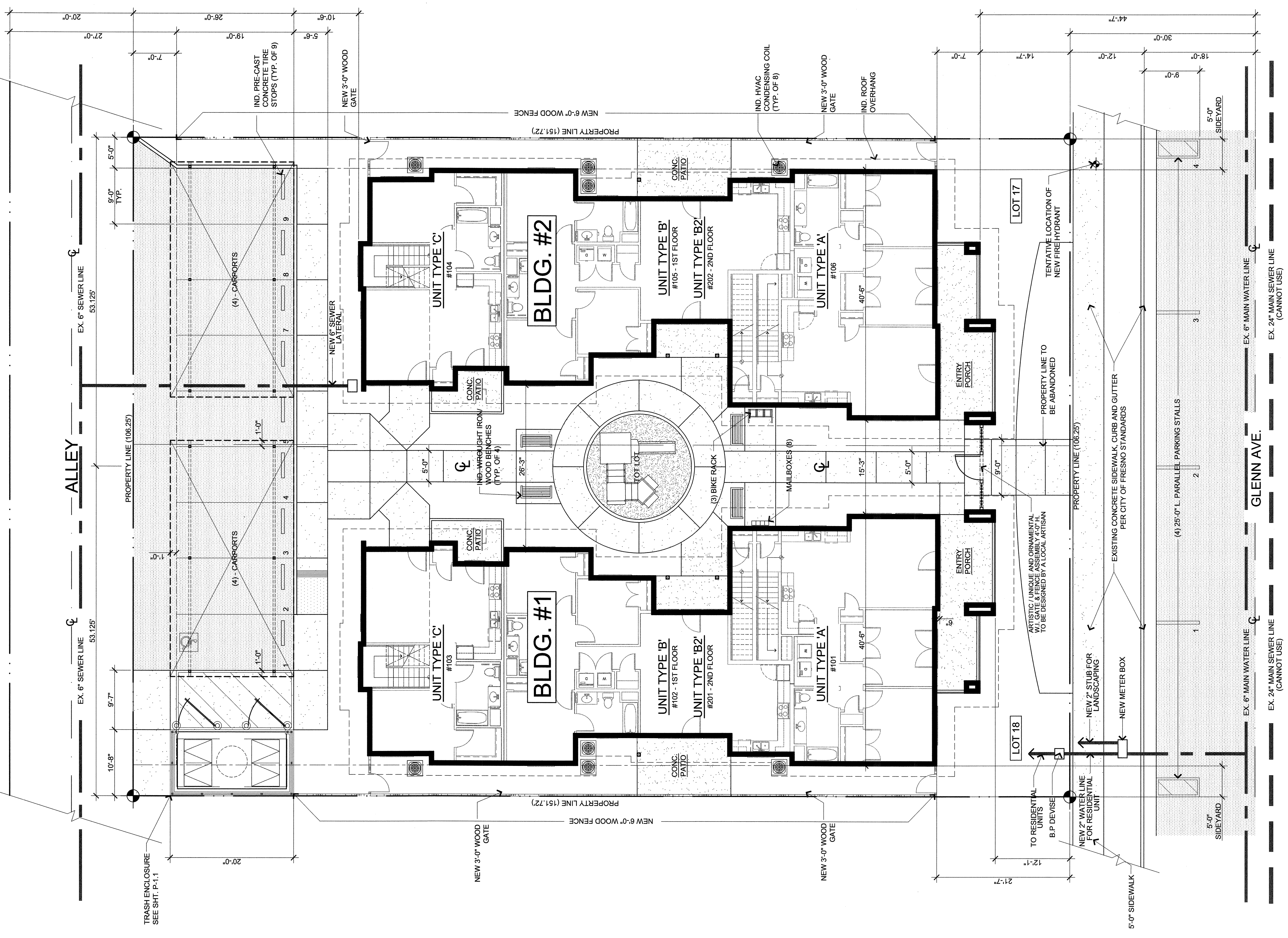
APPLICANT/DEVELOPER:  
 HOUSING AUTHORITY OF THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 PARCELS:  
 THE NORTH HALF OF LOT 48, ALL OF LOT 50, AND THE SOUTH 12.16 FEET OF LOT 51, IN BLOCK 11 OF ALMONT 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 54, ALL OF LOT 52 AND LOT 53, EXCEPT THE NORTH FEET, 3 INCHES IN BLOCK 11 OF ALMONT ADDITION, IN THE CITY OF FRESNO, ACCORDING TO THE MAP THEREOF MARCH 14, 1988 IN BOOK 1, PAGE 77 OF PLATS.  
 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  
 ZONING - EXISTING: R4 - FORT LOT 18  
 ZONING - PROPOSED: R2  
 TOTAL UNITS PROPOSED: 8  
 OCCUPANCY GROUPS: V-8  
 CONSTRUCTION TYPE: V-B  
 FIRE SPRINKLERS: YES - NFPA-101 w. ATTC SPRINKLER AT APARTMENT BUILDINGS.  
 PROPOSED STORIES: 2  
 PROPOSED BUILDING HEIGHT: 2 STORES  
 REQUIRED YARDS:  
 FRONT (EAST): 19'-0" NONE  
 REAR (WEST): 19'-0" NONE W/HD FENCE  
 SIDE (NORTH): 5'-0" 6'-0" H.W.D. FENCE  
 LINE BREAKDOWN:  
 'A' UNITS - 3 BDRM, 2 BA  
 'B' UNITS - 3 BDRM, 2 BA  
 'C' UNITS - 3 BDRM, 2 BA  
 BUILDING TYPE 1:  
 UNITS 'A'  
 UNITS 'B'  
 UNITS 'C'  
 BUILDING TYPE 2:  
 UNITS 'A'  
 UNITS 'B'  
 UNITS 'C'

PER EXISTING GENERAL PLAN:  
 PARKING REQUIRED = 15 STALLS / UNIT  
 = 9 x 15 = 135 STALLS  
 PARKING PROVIDED = 8 WIDE x 15' DEEP = 8 STALLS  
 (INCLUDES 1 ACCESSIBLE STALL)  
 + 4 - 25'-0" LONG PARALLEL STALLS @ CURB  
 CARPOOLS PROVIDED: 1 PER UNIT = 8 STALLS  
 CARPOOLS PROVIDED: 1 PER UNIT = 8 STALLS  
 MINIMUM DRIVE / BACKUP WIDTH: = 27'-0"

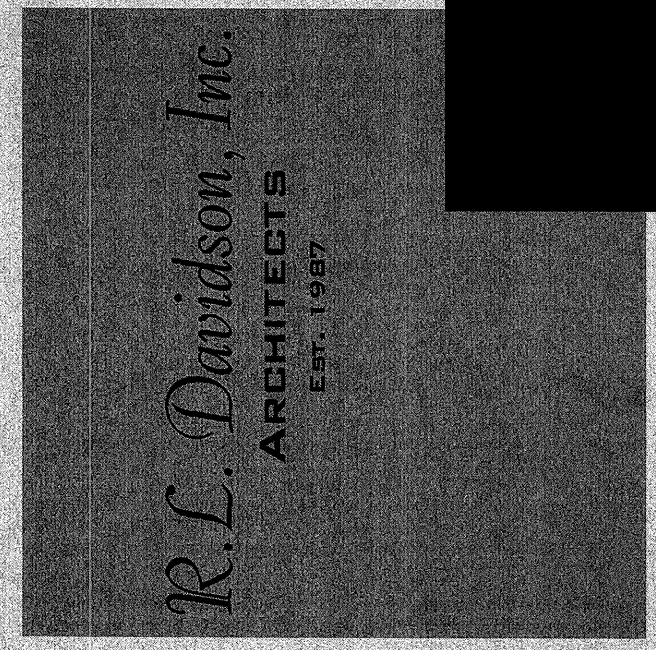
OPEN SPACE:  
 OPEN SPACE REQUIRED: 4,140 / 16,120 = 25.7%  
 PROVIDED OPEN SPACE: = 25.7%

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-5.0 PRELIMINARY LANDSCAPE PLAN

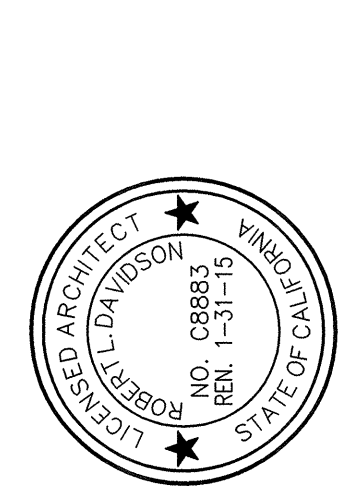


# "GLENN AVENUE APARTMENTS"

DEVELOPED BY:  
 THE HOUSING AUTHORITY OF THE CITY OF FRESNO



7600 NORTH INGRAM, #232  
 FRESNO, CA 93711  
 559.435.3303  
 WWW.DAVIDSON.COM

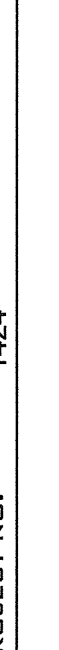


GLENN AVENUE APARTMENTS  
 N. GLENN AVE.  
 FRESNO, CA

FOR:  
 THE HOUSING AUTHORITY OF THE CITY OF FRESNO

NO.	DATE	DESCRIPTION
1	12/20/2014	PLANNING SUBMITTAL
2	01/08/2015	OWNER/UPDATE/REVISION

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



**GENERAL NOTES**

ALL DIMENSIONS ARE TO BE FIELD CHECKED BY THE CONTRACTOR PRIOR TO COMMENCING WORK OR FABRICATION. IF ANY CONDITION EXISTS NOT AS SHOWN ON THE DRAWING, ALL WORK SHALL CEASE AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ARCHITECT, THE ENGINEER, AND HIS CONSULTANTS, AND EACH OF HIS EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY, DAMAGES, LOSSES AND COSTS, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE OWNER, THE ARCHITECT, THE ENGINEER, AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF WORK, INCLUDING THE PERFORMANCE OF THE WORK DESCRIBED HEREIN BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, AND THE ENGINEER, AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

THE DUTY OF THE ENGINEER IS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, ANY CHANGES TO THE APPROVED SET OF PLANS WITHOUT NOTIFYING THE ENGINEER PRIOR TO SUCH CHANGES, ABSOLUTELY SAID ENGINEER FROM ANY AND ALL RESPONSIBILITY WITH RESPECT TO LIABILITY, DAMAGE, OR EXTRA WORK RESULTING FROM SAID CHANGES.

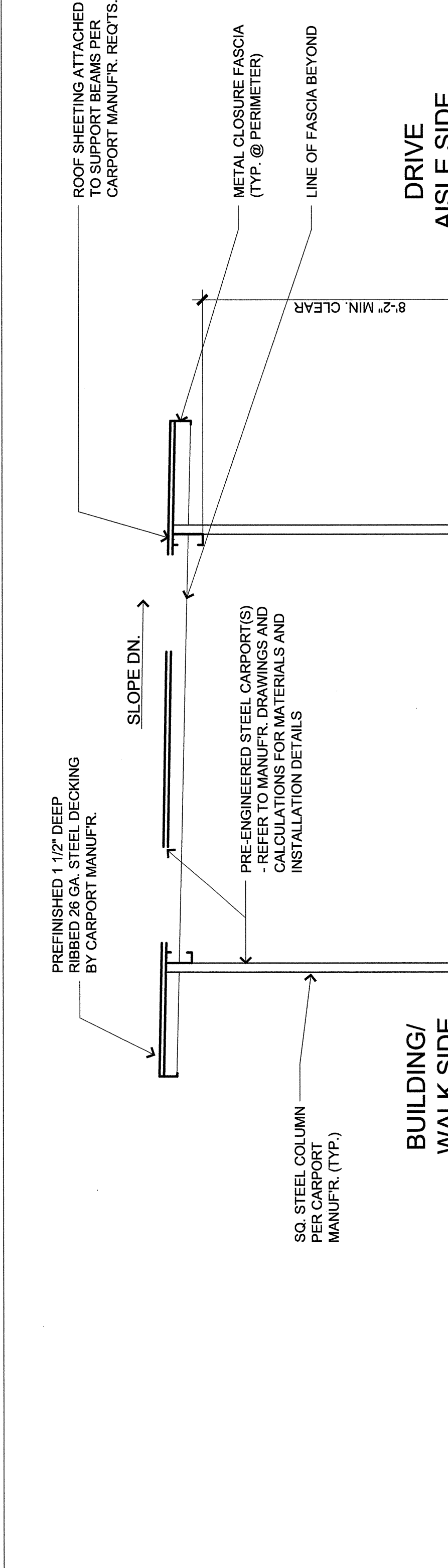
**SPECIFICATIONS**

1. ALL CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2800 PSI AT 28 DAYS.
2. CONSTRUCTION JOINTS - THE SURFACE OF THE CONCRETE AT ALL JOINTS SHALL BE THOROUGHLY CLEANED AND ALL LATIMATE REMOVED PRIOR TO PLACING ADJOINING CONCRETE.
3. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPEC. A-36. STEEL PIPE SHALL CONFORM TO ASTM SPEC. A-53. STEEL TUBES SHALL CONFORM TO ASTM SPEC. A-500, GRADE "B".
4. FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE ACCEPTED PRACTICE OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER BEFORE FABRICATION.
5. STRUCTURAL STEEL DETAILING SHALL BE IN ACCORDANCE WITH THE 9TH EDITION OF THE AISC MANUAL AND THE LATEST EDITION OF THE STRUCTURAL STEEL DETAILING BY THE AISC.
6. ALL WELDS SHALL CONFORM TO THE 8TH EDITION OF THE AISC MANUAL, PAGES 4-152 TO 4-173.
7. ALL WELDING SHALL BE DONE BY THE SHIELDED ARC METHOD BY QUALIFIED WELDERS.
8. ALL LIGHT GAUGE STEEL SHALL CONFORM TO AN ASTM SPEC. PER AISC AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 50 KSI.
9. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE THE SAME TYPE AND CHARACTER SHOWN IN SIMILAR CONDITIONS.
10. ALL METHODS OF CONSTRUCTION AND MATERIALS USED SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE CBC.
11. ALL BEAMS, TRIM AND POSTS SHALL BE PAINTED WITH A COLOR TO BE SELECTED BY OWNER.

**NOTE:**

CARPOT TO BE DESIGNED TO SUPPORT DEAD LOAD OF 10 PSF FOR FUTURE SOLAR PANELS

VERIFY ACTUAL WEIGHT WITH SOLAR PANEL SUPPLIER PRIOR TO CONSTRUCTION



**23 TYP. CARPORT PLAN (DESIGN/BUILD - DEFERRED SUBMITTAL REQUIRED)**  
 SCALE: 1/4" = 1'-0"

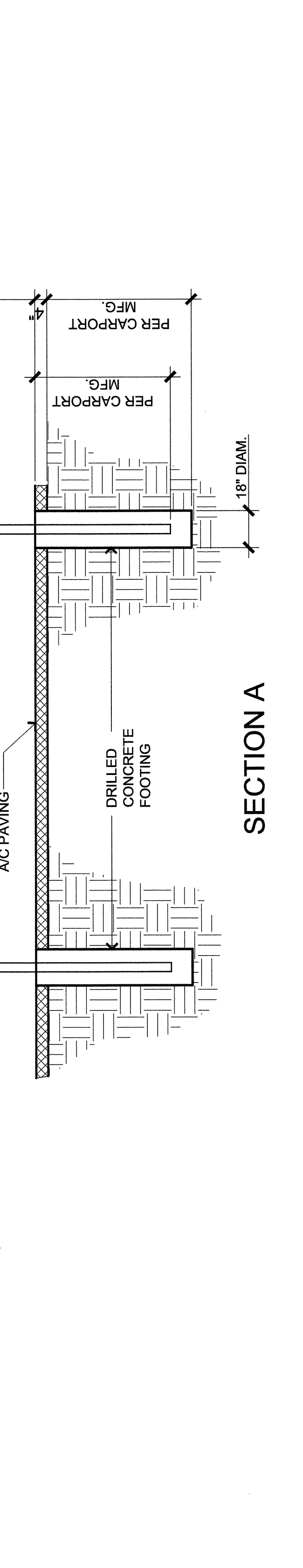
**NOTE:**

CARPOT TO BE DESIGNED TO SUPPORT DEAD LOAD OF 10 PSF FOR FUTURE SOLAR PANELS

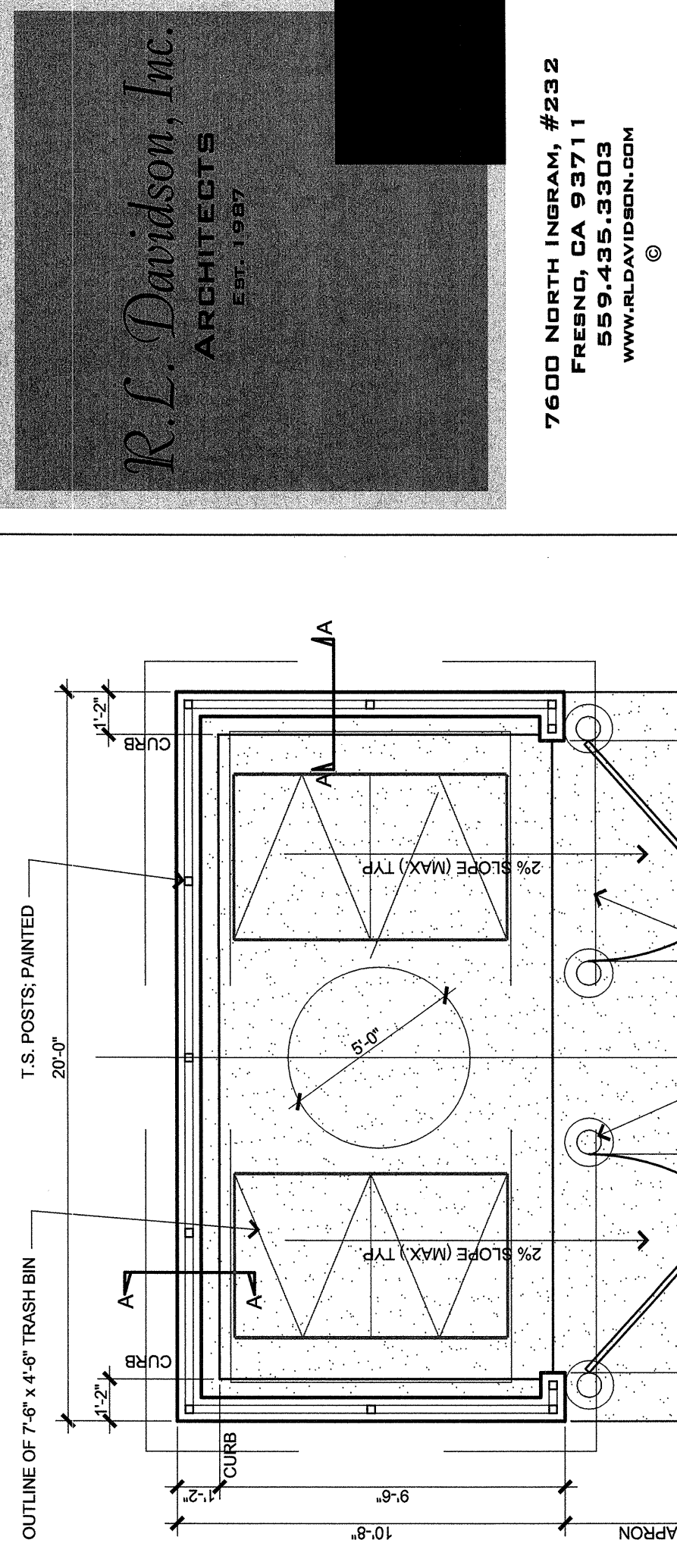
VERIFY ACTUAL WEIGHT WITH SOLAR PANEL SUPPLIER PRIOR TO CONSTRUCTION

**CARPOT COLORS:**

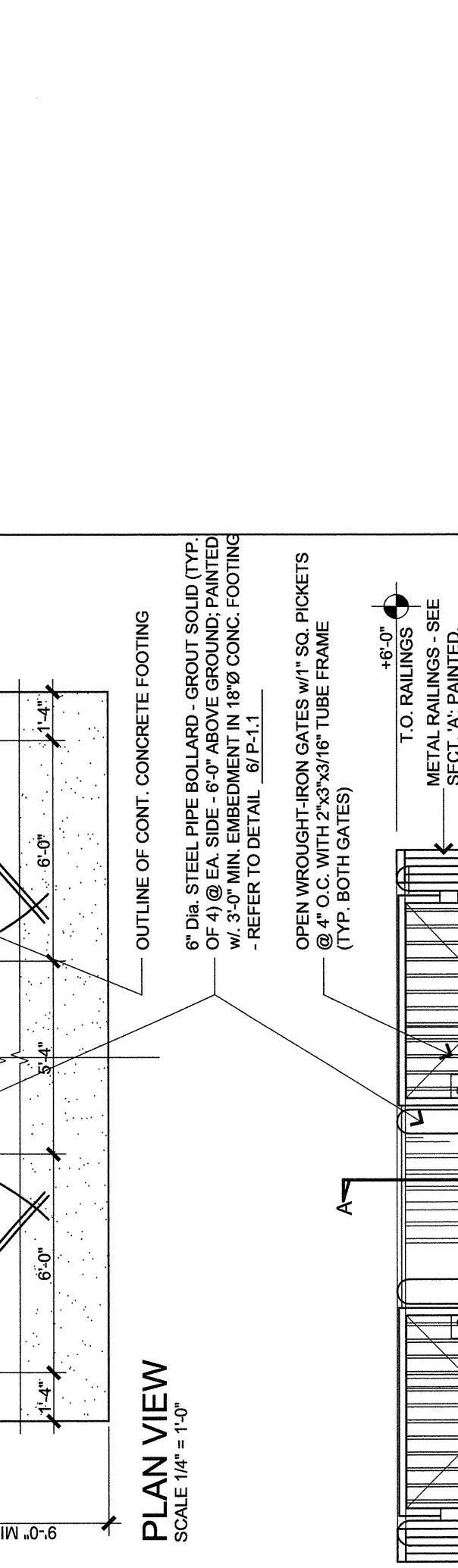
TUBE STEEL:  
 STEEL BEAMS:  
 METAL FASCIA:  
 METAL ROOF PANELS:



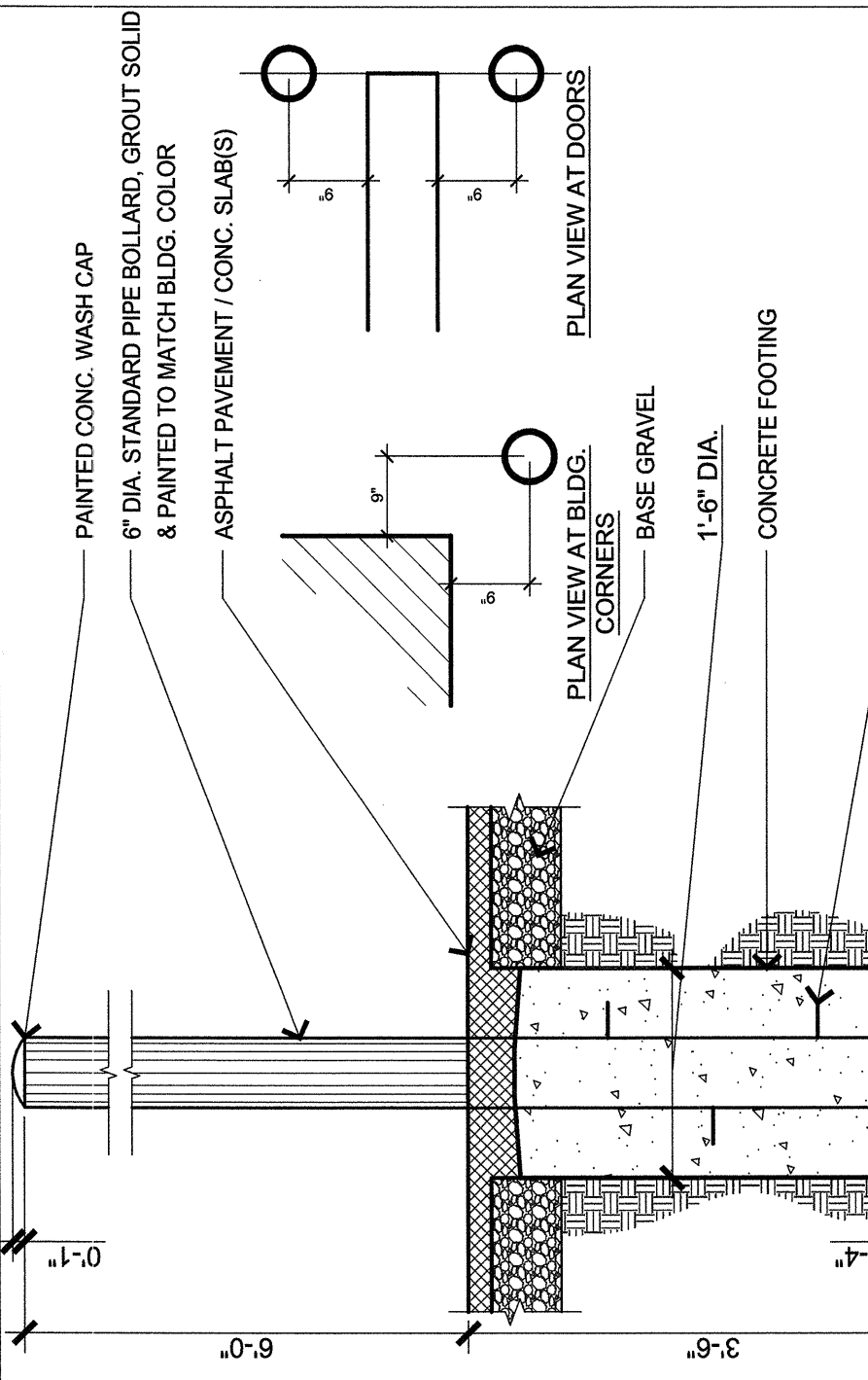
**24 TYP. CARPORT ELEVATION (DESIGN/BUILD - DEFERRED SUBMITTAL REQUIRED)**  
 SCALE: 1/4" = 1'-0"



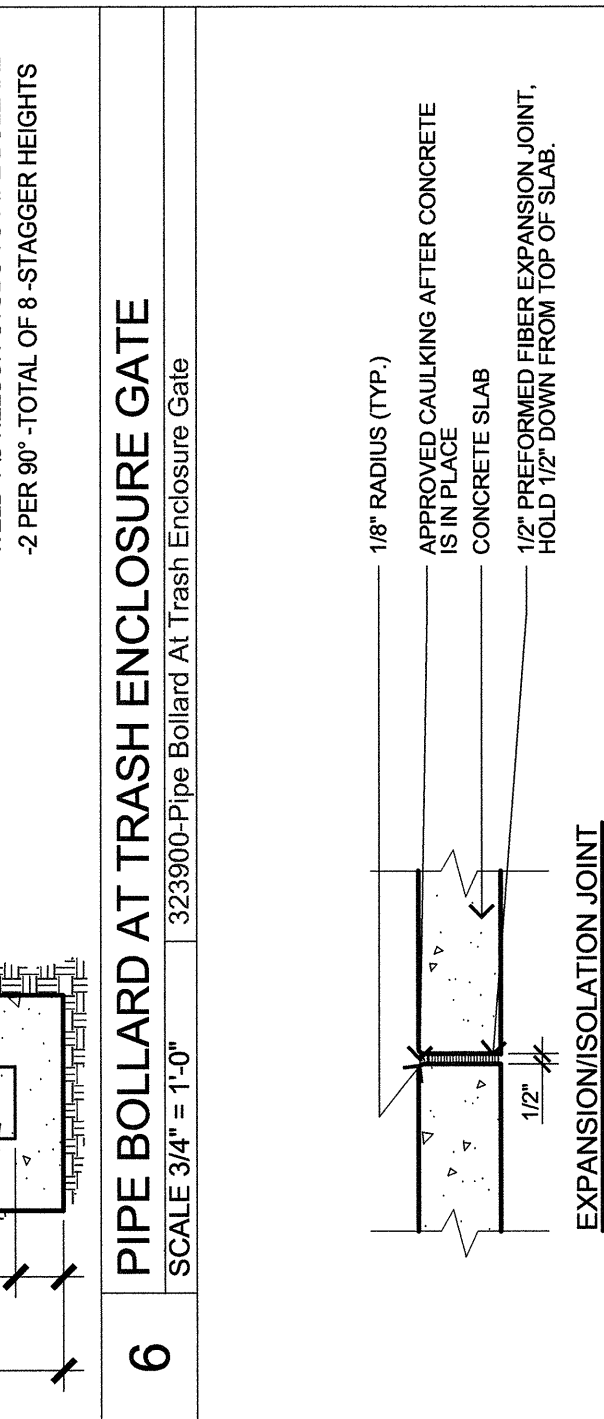
**6 PIPE BOLLARD AT TRASH ENCLOSURE GATE**  
 SCALE: 3/4" = 1'-0"



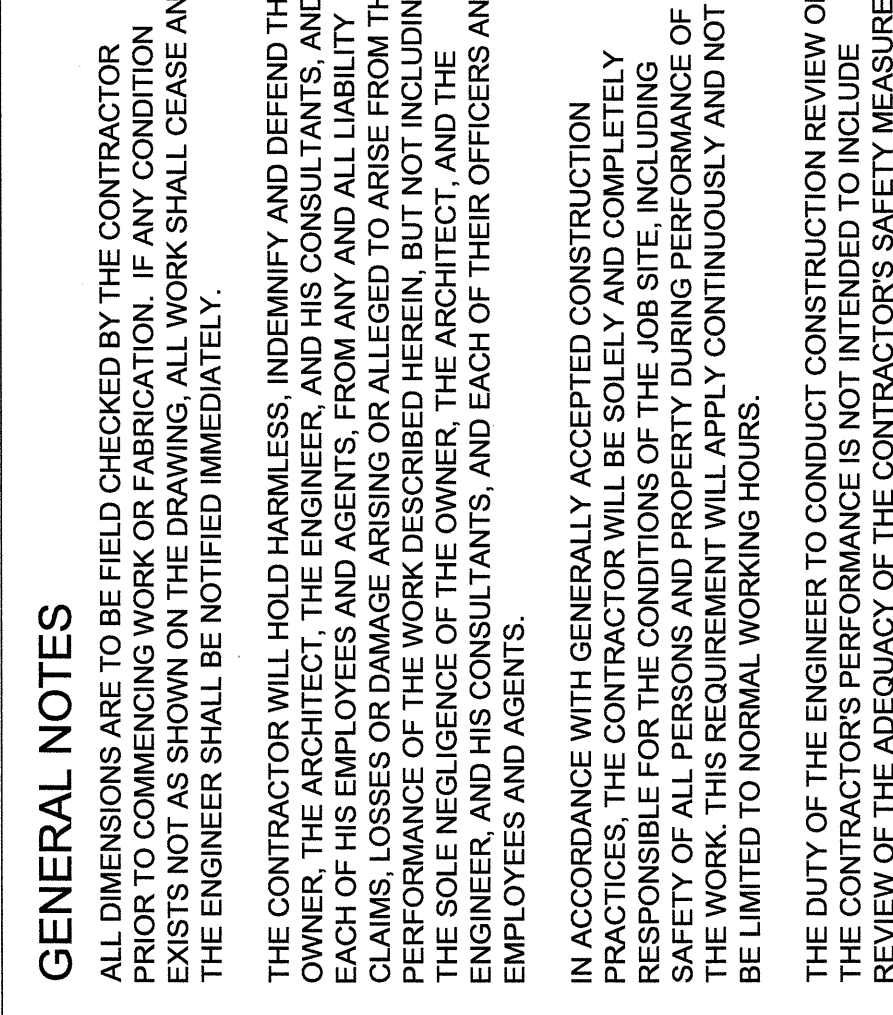
**7 TYP. CONCRETE JOINTS**  
 SCALE: 1" = 1'-0"



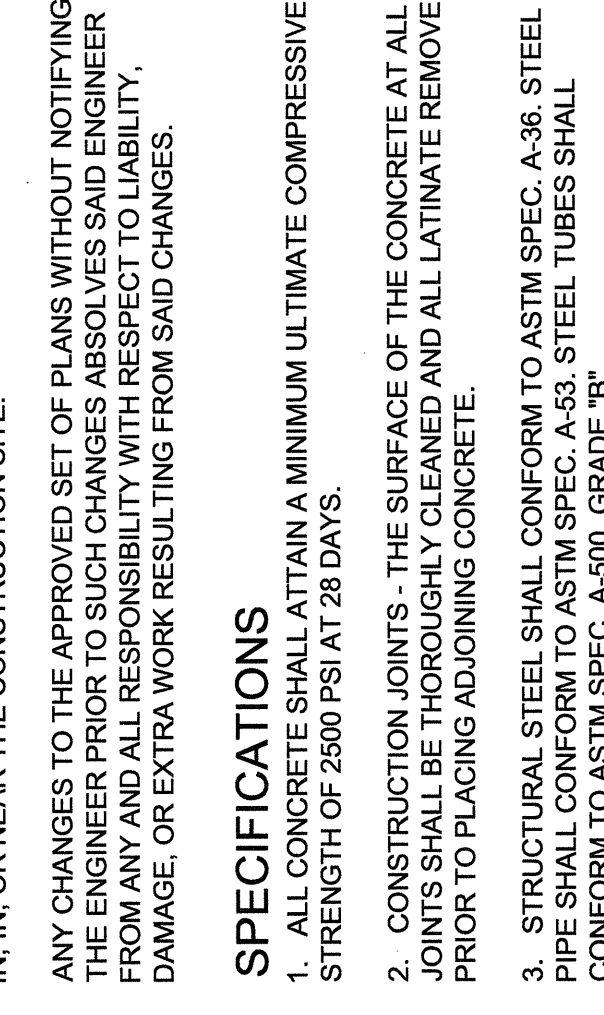
**8 SIDEWALK @ PAVING - FLUSH**  
 SCALE: 1/4" = 1'-0"



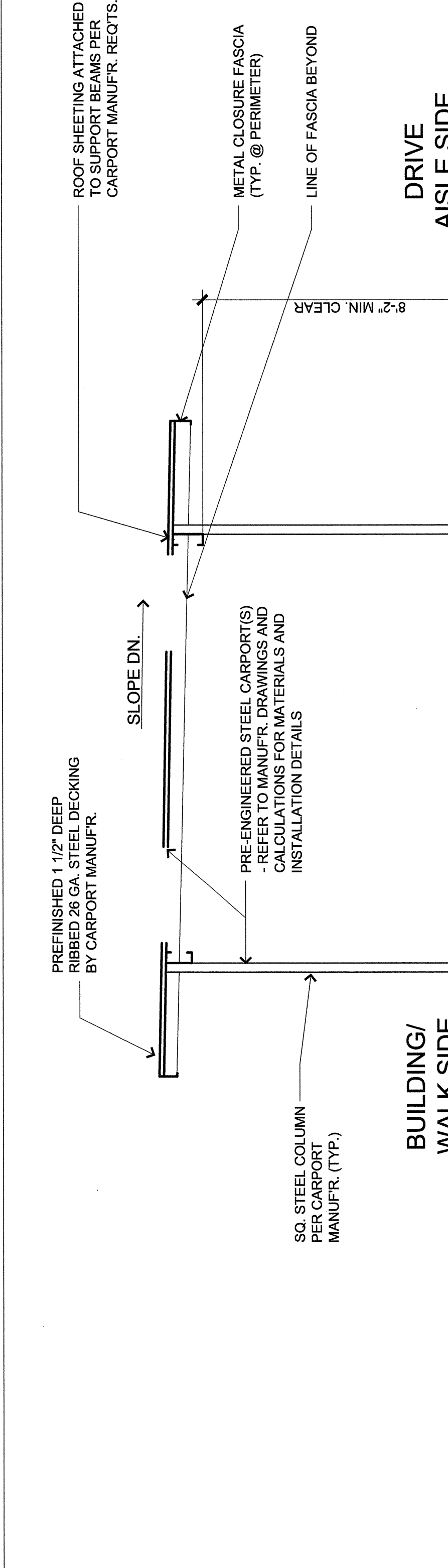
**3 TRASH ENCLOSURE**  
 SCALE: AS NOTED



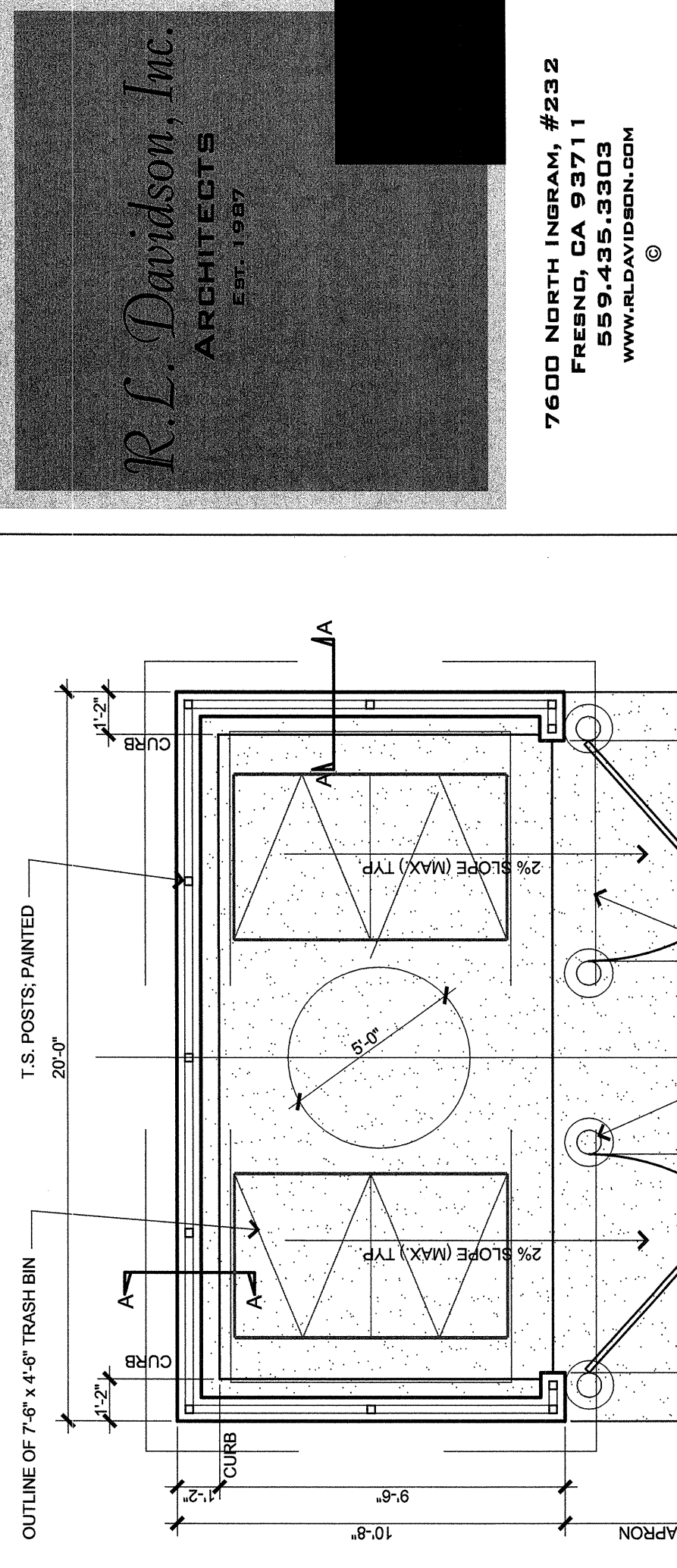
**9 TYP. ACCESSIBLE APPROACH GATES**  
 SCALE: 1" = 1'-0"



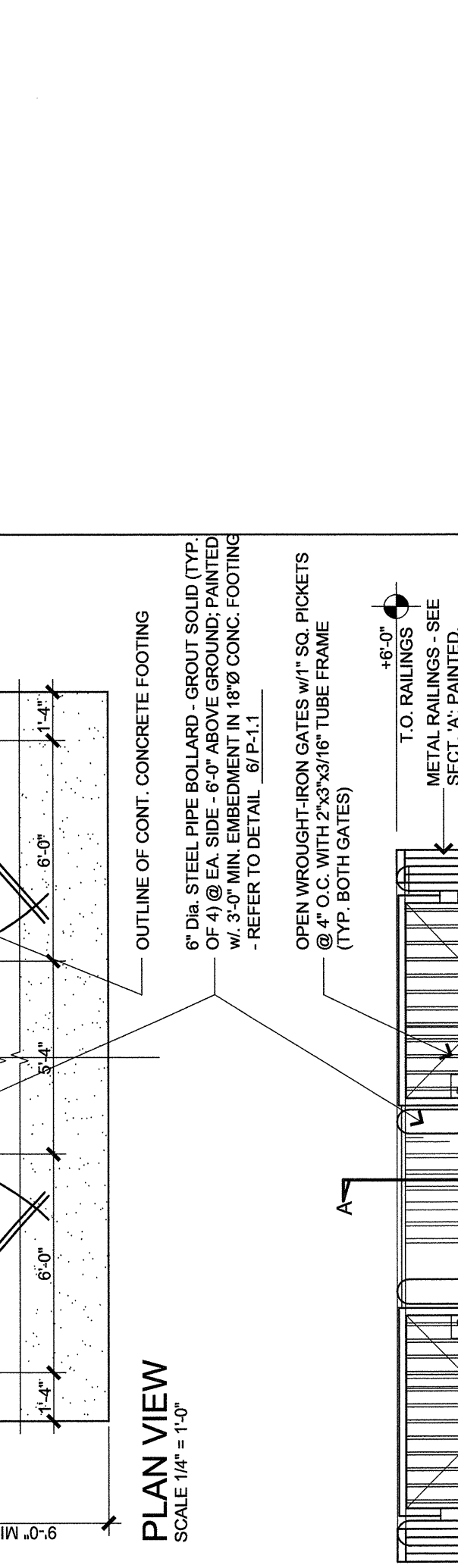
**14 SITE WALL**  
 SCALE: 3/4" = 1'-0"



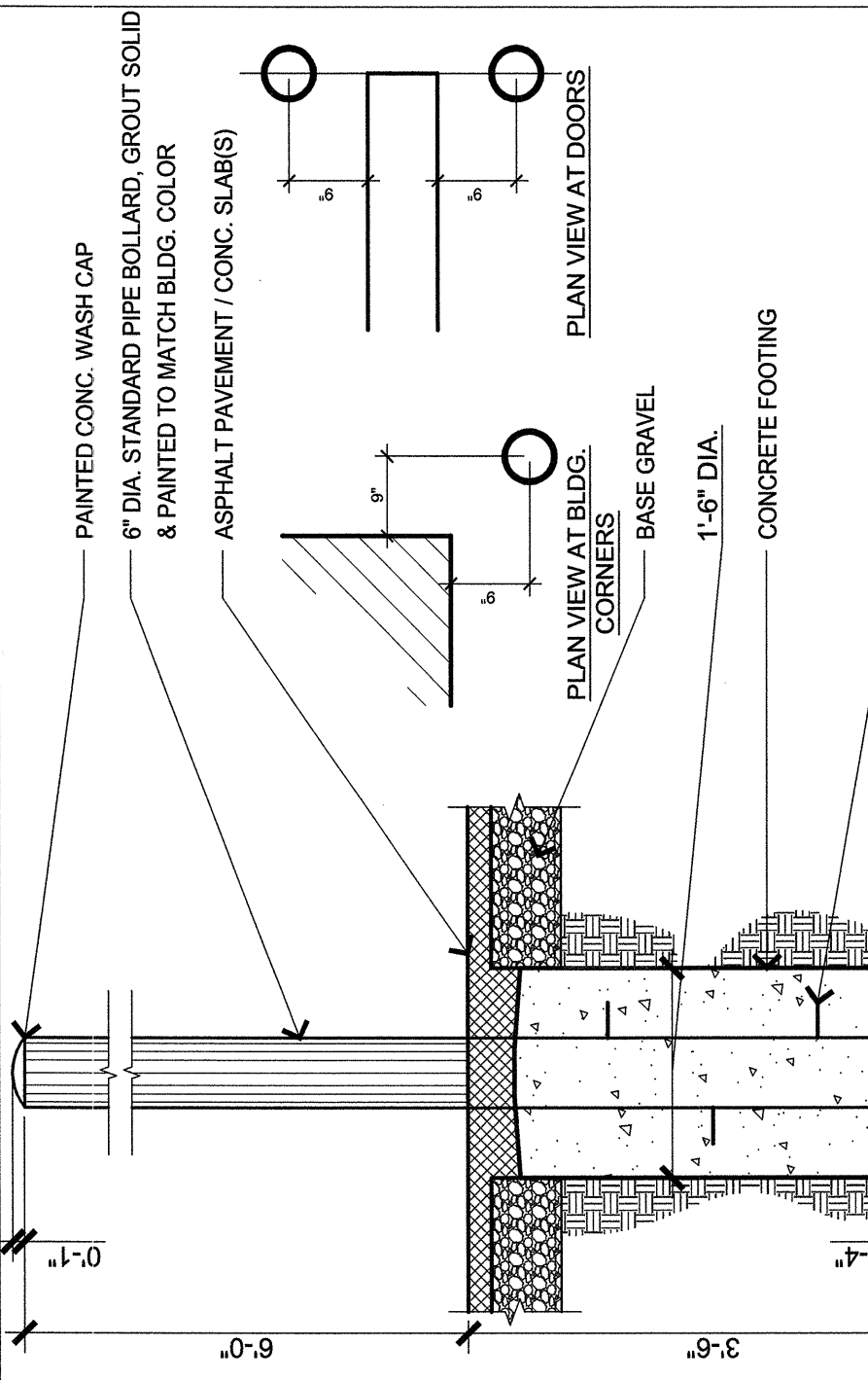
**15 TYP. WROUGHT IRON FENCE & GATE**  
 SCALE: 1/4" = 1'-0"



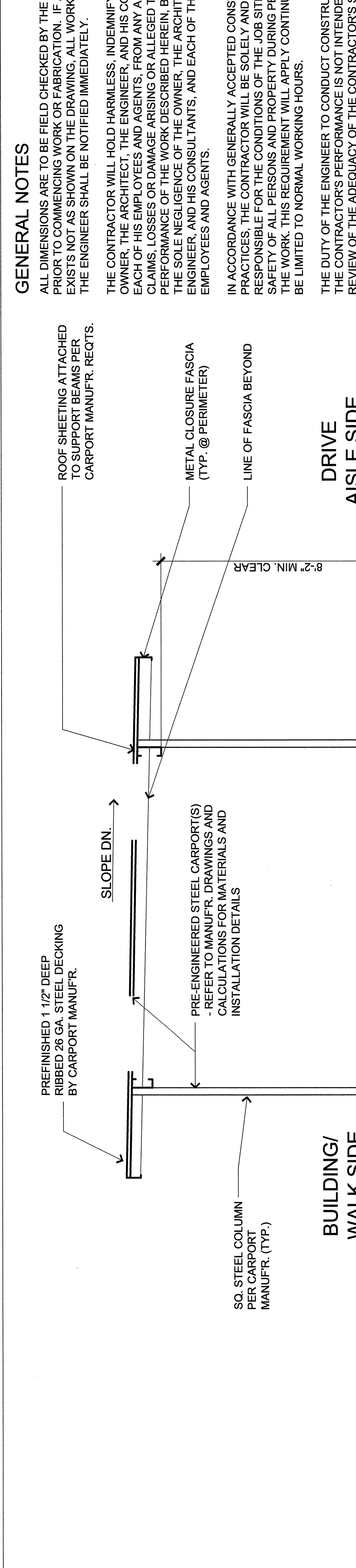
**5 PRE-CAST CONCRETE WHEEL STOP**  
 SCALE: 1/4" = 1'-0"



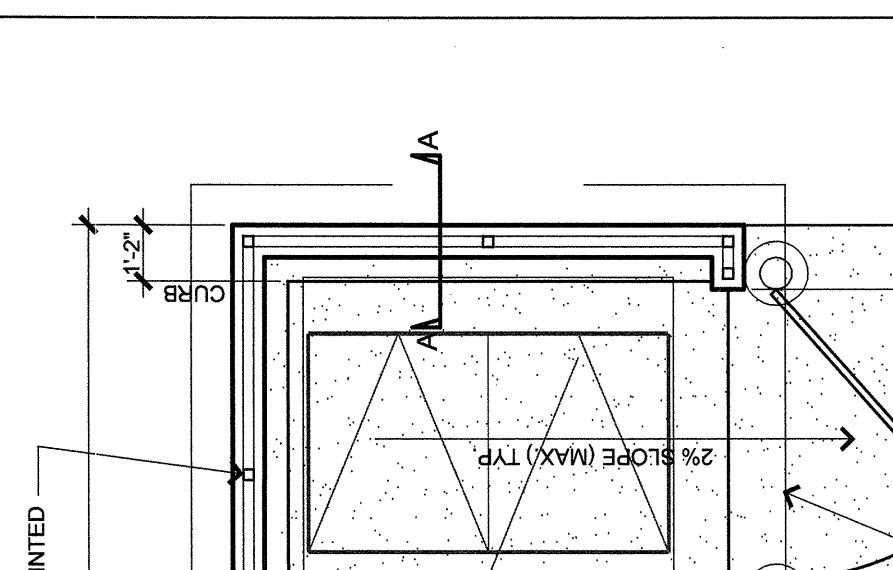
**4 SURFACE MOUNTED BIKE RACK**  
 SCALE: 3/4" = 1'-0"

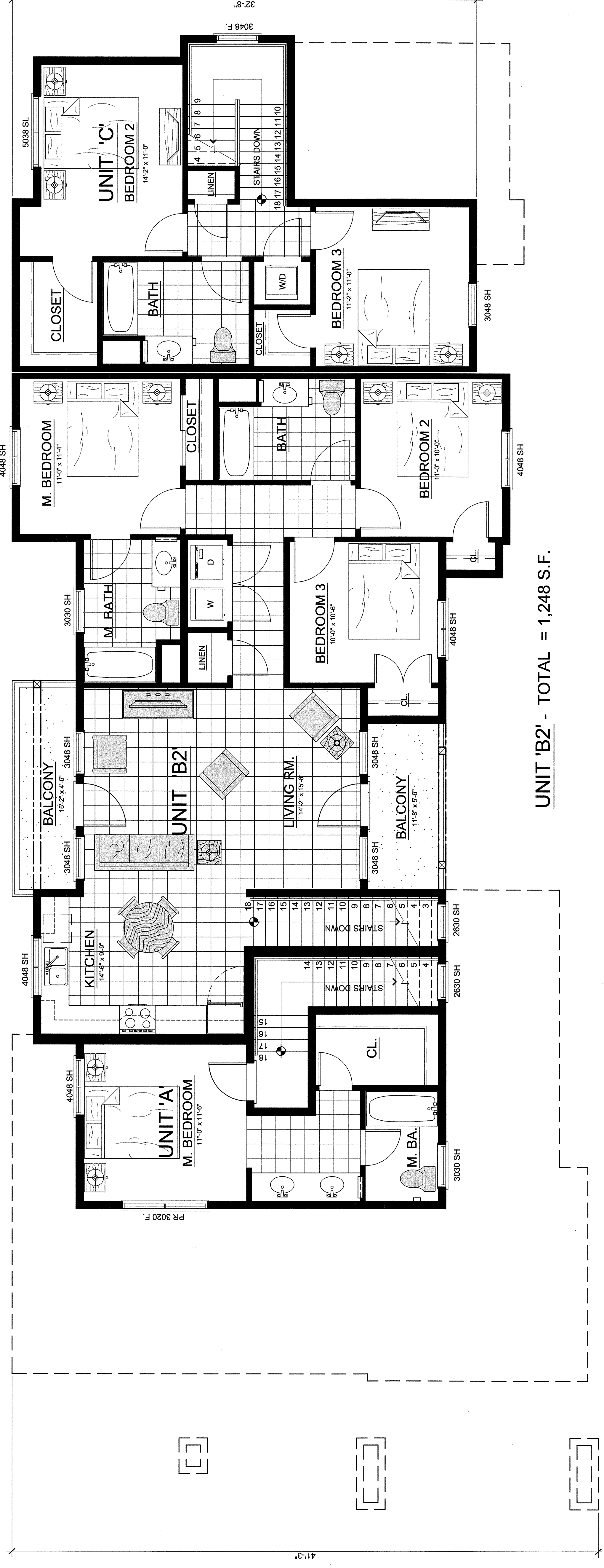
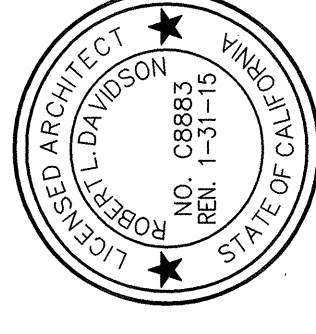


**5 PRE-CAST CONCRETE WHEEL STOP**  
 SCALE: 1/4" = 1'-0"



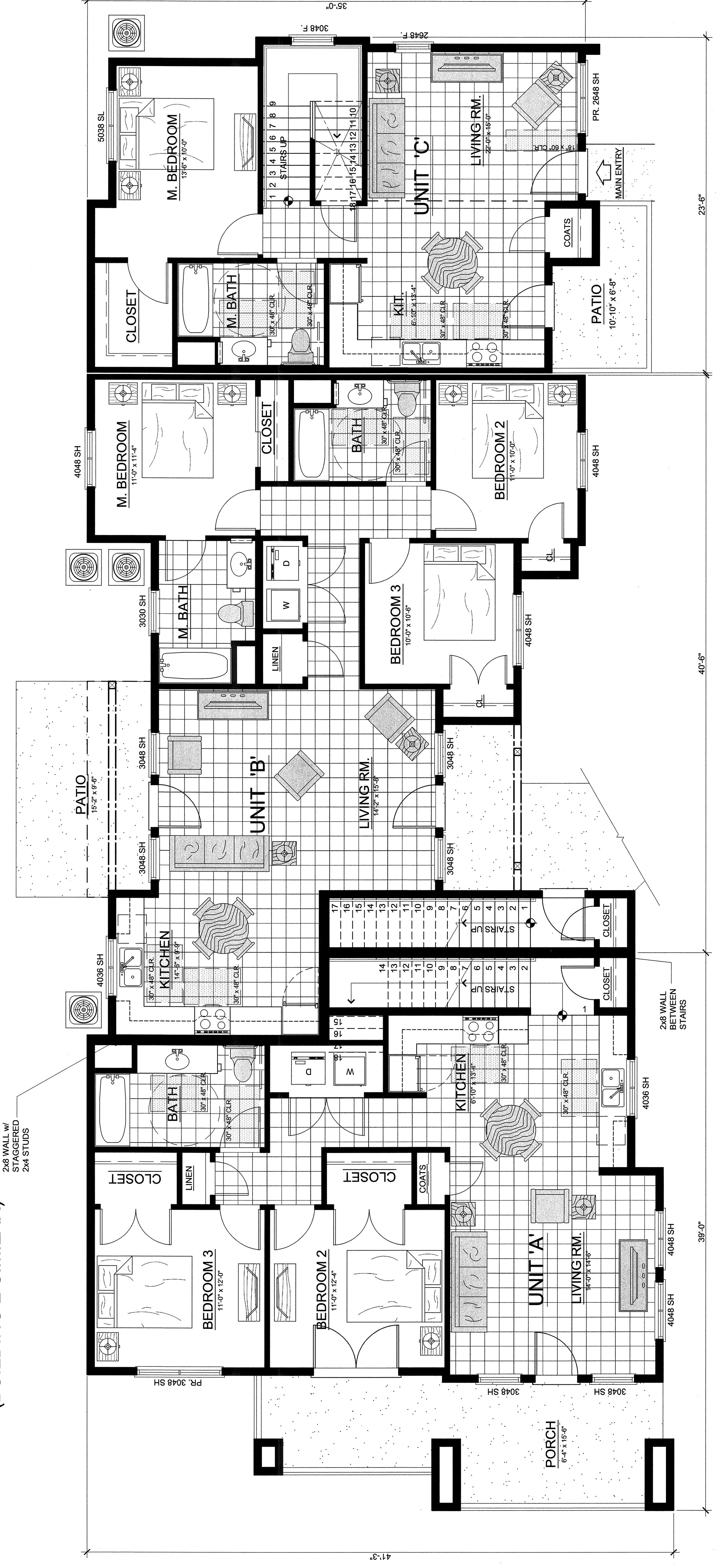
**5 PRE-CAST CONCRETE WHEEL STOP**  
 SCALE: 1/4" = 1'-0"





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

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



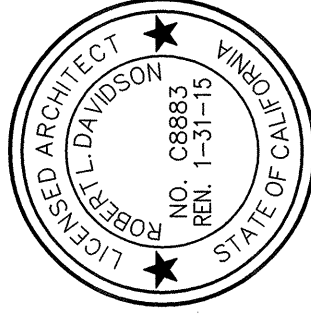
UNIT 'A' - BOT. FLR. = 1,071 S.F.  
TOP FLR. = 321 S.F.  
TOTAL = 1,392 S.F.

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

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

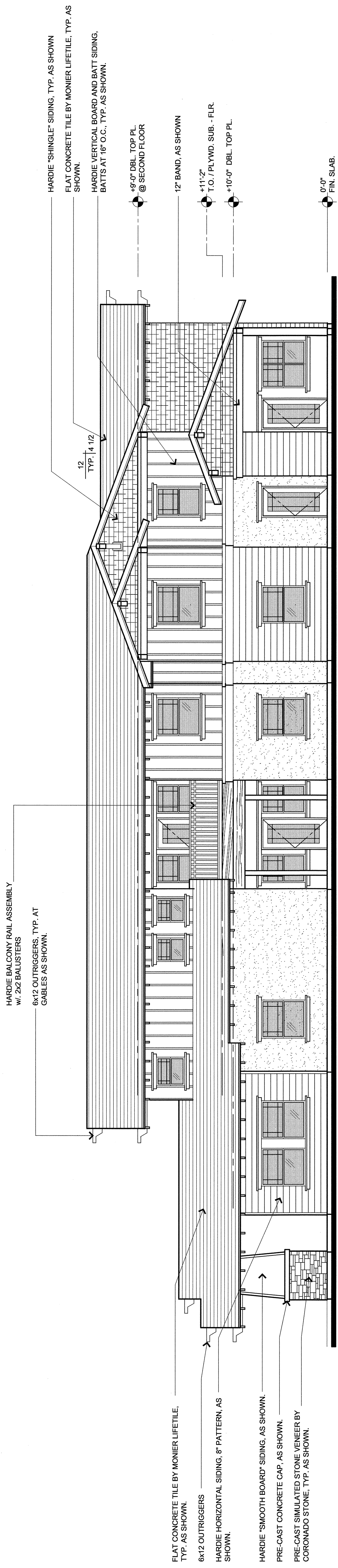
UNIT 'C' - BOT. FLR. = 769 S.F.  
TOP FLR. = 499 S.F.  
TOTAL = 1,268 S.F.



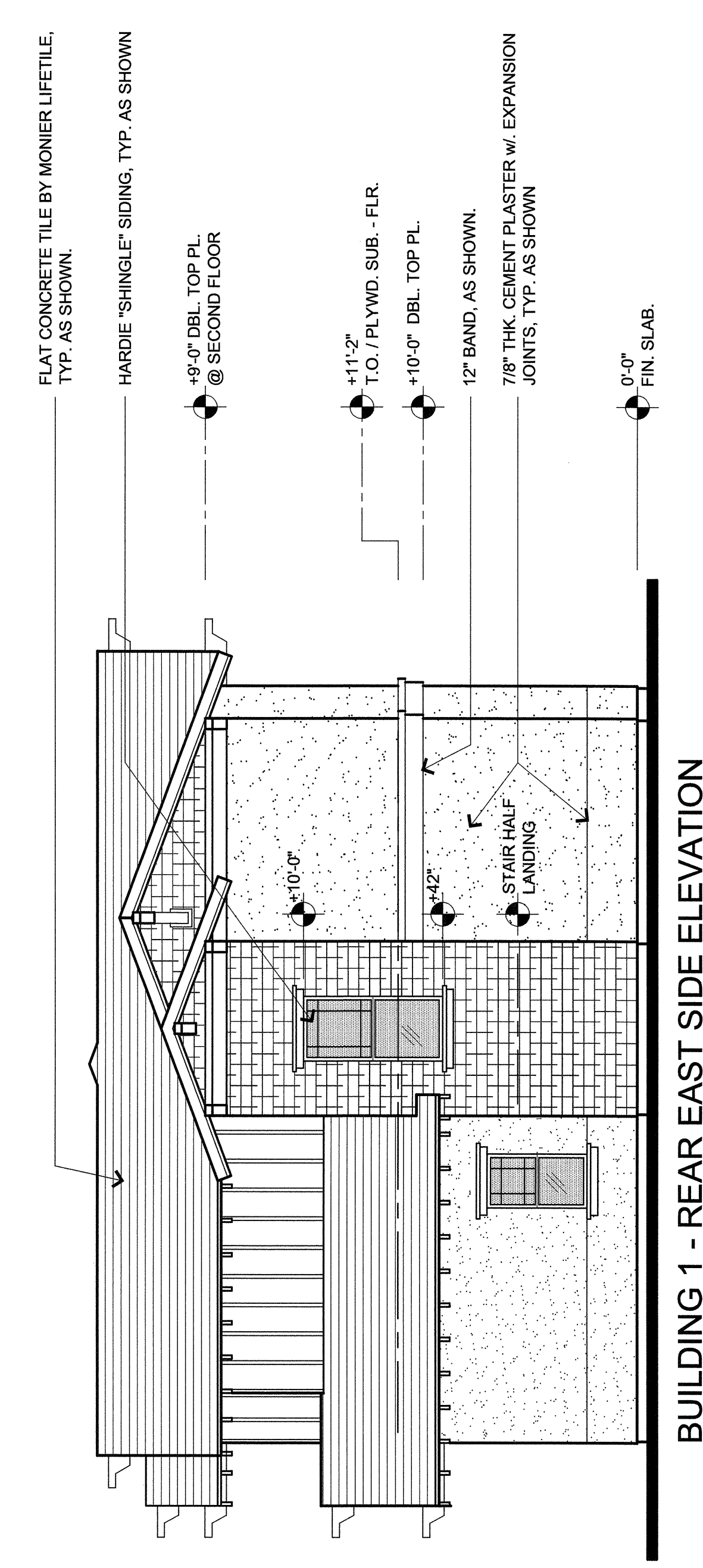


NO.	DATE	ISSUE
	12.20.2014	PLANNING SUBMITTAL

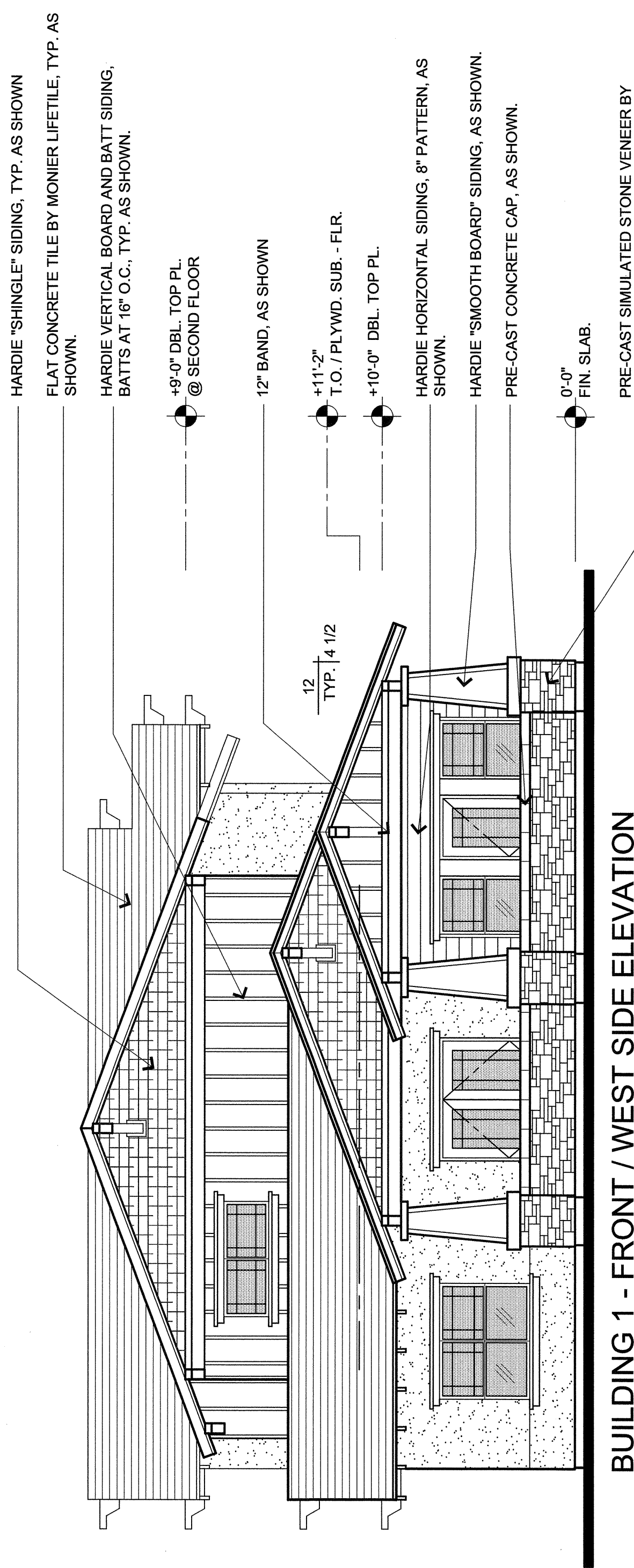
SHEET TITLE:



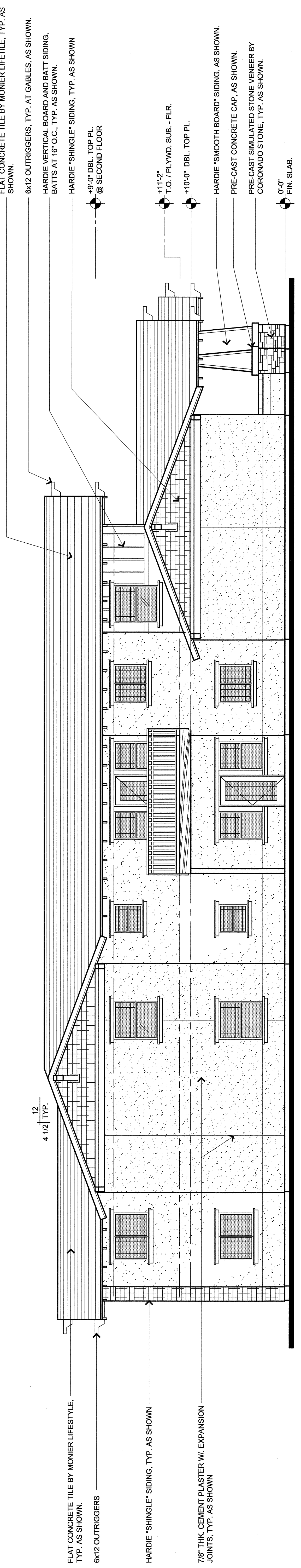
BUILDING 1 - COURTYARD ELEVATION  
(BUILDING 2 - SIMILAR)



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



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



BUILDING 1 - SIDYARD ELEVATION  
(BUILDING 2 - SIMILAR)

# PRELIMINARY PLANT PALETTE

## CODE BOTANICAL NAME

- Trees**  
 LAG TUS Legastromia x "Tuscana"  
 LAU SAR Laurus nobilis "Sarotoga"  
 PIN CAN Pinus canariensis  
 PIS KD Pistacia chinensis "Keith Dawy"  
 QUE SHU Quercus shumardii "Chambliss"  
 QIE SHU Quercus shumardii  
 ULM PAR Ulmus parvifolia  
 THU EME Thuja occidentalis "Emerald"  
 YUC POP Yucca parviflora  
 QIE COC Quercus coccinea  
 ULM T.G. Ulmus parvifolia "True Green"

- Palms**  
 SYA ROM Symplocos rooseaefolium  
 WAG ROB Washingtonia robusta

- Vines**  
 PAR TRI Parthenocissus tricuspidata  
 FIC PUM Ficus pumila

### Shrubs and Groundcovers

- Narrow Upright Architectural Accent Shrubs**  
 Thuja occidentalis "Emerald"  
 Thuja occidentalis "Emerald"  
**Large Screen Hedges**  
 Cotoneaster lactus  
 Rhamnus californica "Eye Case"  
 Xanthoxylum chinensis "Argentea"  
 Xanthoxylum chinensis "Pink"

- Medium Height Shrubs for Mass Plantings**  
 Arctostaphylos densiflora "Howard McMin"  
 Calluna rosea  
 Calluna rosea  
 Nandina domestica  
 Pittosporum tobira "Wheeler's Dwarf"  
 Rhipidopsis indica "Ballerin"

- Low to Medium Height Hedges**  
 Boxus microphylla japonicum "Green Beauty"  
 Ligustrum japonicum "Swanmees River"  
 Olea europaea "Little Olive"  
 Rhipidopsis umbellata "Minor"  
 Rhipidopsis umbellata "Minor"  
 Pittosporum tobira "Wheeler's Dwarf"

### Accent Plants

- Coleonema pulchrum  
 Muhlenbergia capillaris  
 Rosa "Red Flower Carpet"  
 Salvia species

### Low Accent Plants

- Agapanthus africanus  
 Agastache  
 Carex "Frosty Curtis"  
 Hemerocallis hybridus  
 Zantedaema californica

### Low Shrubs and Grass-like Plants

- Diets bicolor  
 Hemerocallis hybridus "Evergreen"  
 Nolina parviflora  
 Phlox subulata  
 Phloxium "Tony Tiger"  
 Salvia species  
 Teucrium chamaedrys  
 Nissolia tenuissima

### Groundcover

- Accostaphylos vine-ursi  
 Cotoneaster dammeri  
 Juniperus sabina "Calgary Carpet"  
 Trachelospermum asiaticum

### Large Spreading Groundcover

- Accostaphylos "Emerald Carpet"  
 Baccharis pilularis "Twin Peaks II"  
 Juniperus sabina "Broadmoor"  
 Myoporum parviflora

### Lawn

- New Fescue Blend sodded turf lawn with subsurface irrigation

### Non-Living Groundcover

- Gravel  
 River rock  
 Crushed granite  
 Redwood bark mulch  
 Rubber mulch

### Preliminary Planting Note

This plan represents the design style and theme of the landscape design and planting. These plants are to be installed as shown in the plan. The 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.

### irrigation

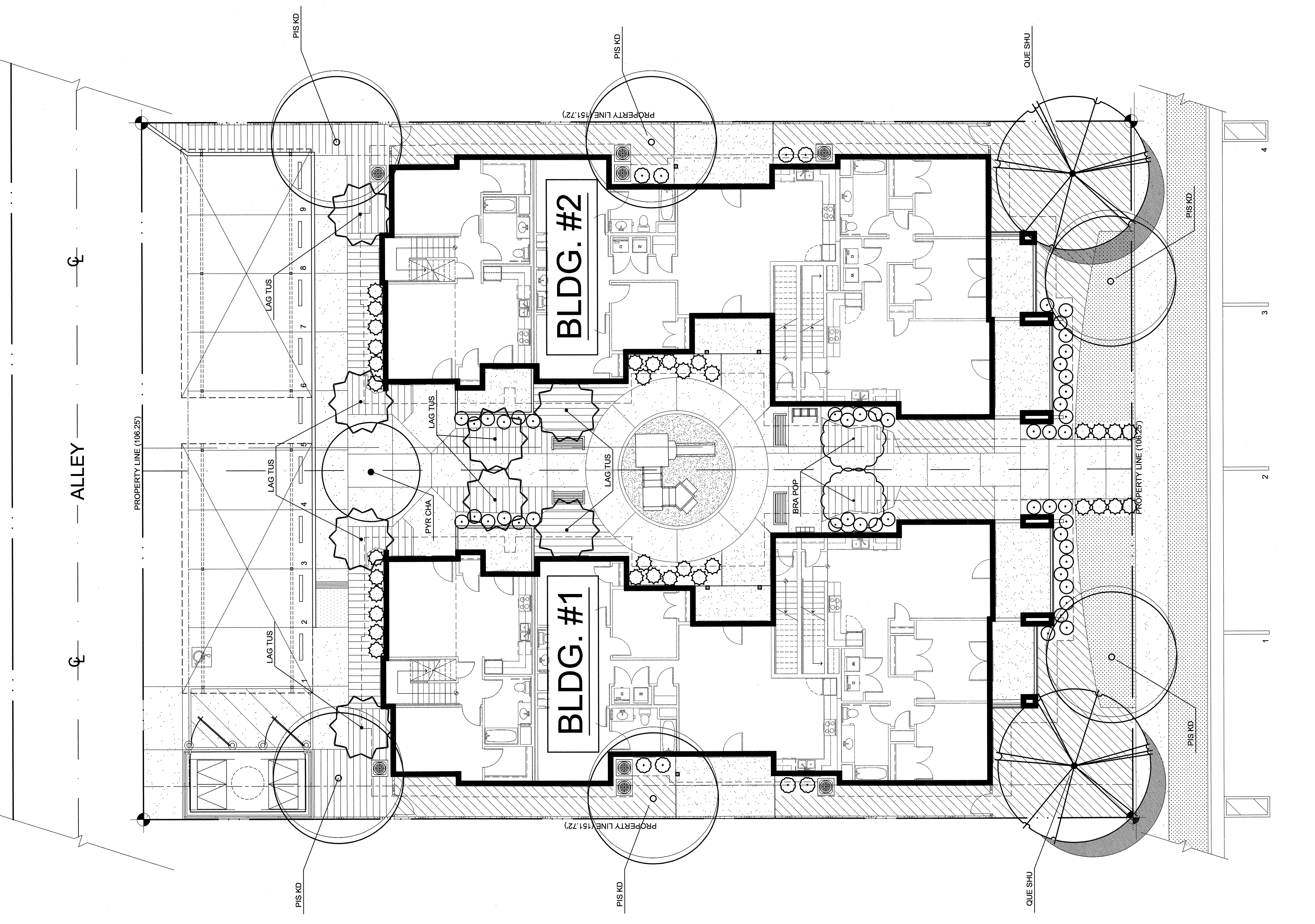
The entire site will be irrigated using a fully automatic system and designed to meet the local jurisdiction's water efficient landscaping ordinance. Some areas noted on plan will receive a temporary irrigation system that will be shut off once plants are established. All areas of the system will be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

### Tree Root Barriers

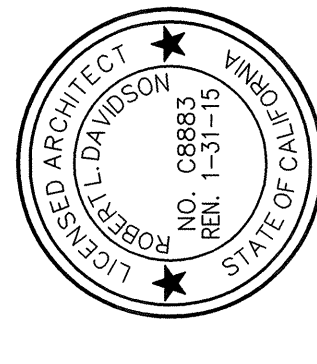
Tree root barriers are to be installed along the edge of the landscape (sidewalks and curb) are to have DeepRoot Model #182 root barriers installed during tree installation. The following number of panels are to be installed with each tree in a linear manner along the edge of the landscape per the size of tree as installed:  
 15 gallon trees: 4 panels  
 24" box trees: 5 panels  
 24" box trees: 5 panels

### Construction Plan Submittal

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



GLENN AVE.



GLENN AVENUE  
 APARTMENTS  
 N. GLENN AVE.  
 FRENCH, CA

FOR:  
 THE HOUSING AUTHORITY  
 OF THE CITY OF FRESNO

NO.	DATE	ISSUE
1	12/20/2011	PLANNING SUBMITTAL