3-A



TOWER DISTRICT DESIGN REVIEW COMMITTEE MEETING MINUTES Tuesday, March 4, 2025 - 5:00 P.M.

AGENDA

1. CALL TO ORDER AND ROLL CALL

This meeting was called to order at 5:01 p.m. with a master roll call.

Present - 3:, Jasjit Kamboj, Daniel Renteria, and. Tom Key:

Absent – Robert Hernandez, Michael Clifton

Staff: John George

2. APPROVAL OF THE AGENDA

Committee member Renteria moved and Committee member Kamboj seconded the motion to approve the agenda for March 4, 2025. The motion carried three votes to zero.

3. APPROVAL OF THE MINUTES

Committee member Renteria moved and Committee member Kamboj seconded the motion to approve the minutes for February 4, 2025. The motion carried three votes to zero.

4. **PROJECT REVIEW**

A. <u>Draft Tower Specific Plan Design Guidelines Update</u> Location: Tower District Applicant: Adrienne Asadoorian, Supervising Planner

Adrienne Asadoorian, Supervising Planner with the City of Fresno Planning and Development Department presented an update on the Draft Tower District Specific Plan Design Guidelines. Committee member Renteria stated that it is important for the public to have access to the document and clarified that this document was for the Tower District only.

5. UNSCHEDULED MATTERS

There were no unscheduled matters.

6. ADJOURNMENT

The Committee, having concluded all business, adjourned at 5:18 pm.

Respectfully,

John George

John George Committee Staff Liaison

5-A

TEXT AMENDMENTS TO REDUCE HOUSING BARRIERS

Text & Plan Amendment P25-00996



ID 25-511

DISTRICT REVIEW COMMITTEE | 2025

PURPOSE

Prohousing Designation

- The City received designation from California Department of Housing and Community Development (HCD) in November 2022.
- Includes a commitment to complete certain projects and Code updates to reduce barriers to housing.

• 2023-2031 6th Cycle Housing Element

- Adopted by City Council in Dec. 2024 and certified by HCD in Jan. 2025.
- Program 25: Development Code Amendments for Compliance with State Law and to Reduce Barriers to Housing Development.
- State Law
 - State laws have preempted the City zoning regulations, creating the need to update & align the Development Code with current State requirements.

DEVELOPMENT CODE

- Regulates the who, what, where, when, and why.
- Classifies land within the city into Zone Districts.
- Each Zone District has rules about what can be built.
- Shapes the built form of the city.

Fresno Municipal Code Chapter 15: CITYWIDE DEVELOPMENT CODE

December 2015

Development and Resource Management Department



TEXT AMENDMENT

Text Amendment P25-00996 proposes:

- 1. Allow Tiny Homes on Wheels as a primary home, similar to a manufactured home per the City's prohousing designation;
- 2. Update certain design standards for manufactured homes used as a primary home per State law;
- 3. Change "single-family" and "multi-family" to "single-unit" and "multi-unit" to avoid assigning any definition to "family" per the Housing Element;
- 4. Update the Use Tables to clarify that agricultural labor housing is allowed in the same zones where Crop Cultivation is allowed per State law;
- Reduce the minimum density of RM-MH zone district (mobile homes) from 12 to 8 du/ac to better match existing density of mobile home parks; and
- 6. Update regulations pertaining to Accessory Dwelling Units per State law and to improve clarity.

SUMMARY OF DEVELOPMENT CODE UPDATES BY TOPIC

Торіс	Reason	Code Sections
 Allow Tiny Homes on Wheels as a primary home, similar to a manufactured home. 	Prohousing	15-2738
 Remove certain design standards from manufactured homes used as a primary home. 	State law	15-2738
3. Change "single-family" and "multi- family" to "single-unit" and "multi- unit" to avoid issues with assigning a definition to "family."	State law	15-107, 15-310, 15-313, 15-404, 15-405, 15-9, 15-901, 15-902, 15-903, 15-904, 15-906, 15-10, 15-1001, 15- 1002, 15-1003, 15-1004, 15-1101, 15-1104, 15-1201, 15-1204, 15-1304, 15-1606, 15-1609, 15-2004, 15-2006, 15-2008, 15-2012, 15-2015, 15-2016, 15-2303, 15-2304, 15-2305, 15-2308, 15-2311, 15-2405, 15-2409, 15-2414, 15-2416, 15-2421, 15-2429, 15-2609, 15-2612, 15-2713, 15-2716, 15-2720, 15-2722, 15-2723, 15-2725, 15-2734, 15-2735, 15-2738, 15-2746, 15-2747, 15-2753, 15-2754, 15-2763, 15-3701, 15-3804, 15-3906, 15-4103, 15-4105, 15-4108, 15-4906, 15-4907, 15-5102, 15-6102, 15-6702
4. Update the Use Tables to clarify that agricultural labor housing is allowed in the same zones Crop Cultivation is allowed.	State law; improve clarity	15-902, 15-1002, 15-1302, 15-1402, 15-6707
 Reduce the minimum density of RM- MH zone district from 12 to 8 du/ac. 	Match existing mobile home park density	15-1003
 Update regulations pertaining to Accessory Dwelling Units. 	State law; improve clarity	15-310, 15-802, 15-902, 15-1002, 15-1102, 15-1202, 15- 1502, 15-2004, 15-2409, 15-2723, 15-2753, 15-2754, 15-4907, 15-6702

GENERAL PLAN

- The constitution for future development in the city.
- Long-term and comprehensive.
- Legally-binding policy document.
- Establishes policy priorities.
- Shapes the sustainability and quality of life of the city.



FRESNO General Plan

Adopted: December 18, 2014

Development and Resource Management Department City of

PLAN AMENDMENT

7

Plan Amendment P25-00996 proposes:

Amend Table 3-1: Citywide Standards for Density and Development Intensity of the Fresno General Plan to include the following note:

"The RM-MH Zone District within the Medium High Density Land Use designation is permitted a minimum density of 8 units per acre."

IENSITY Minimum to Maximum Residential Density Maximum Floor

Land Use	Minimum to Maximum Residential Density (du/net acre) ^{1,2,3}	Maximum Floor Area Ratio
Buffer	Max = 0.05 (1 unit per 20 net acres)	-
Residential		
Low Density	Min = 1 unit per 5 acres	
15	Max = 3.5 units per acre	
Medium Low Density	Min = 3.5 units per acre	-
	Max = 6 units per acre	
Medium Density	Min = 5 units per acre	-
	Max = 12 units per acre	
Medium High Density	Min = 12 units per acres	1.4
	Max = 16 units per acre	
Urban Neighborhood	Min = 16 units per acre	
Density	Max = 30 units per acre	
High Density	Min = 30 units per acre	
	Max = 45 units per acre	
Commercial		
Main Street		1.0
Community		1.0
Recreation		0.5
General		2.0
Highway & Auto		0.75
Regional		1.0
Mixed-Use		
Neighborhood Mixed-Use	Min = 12 units per acre Max = No Limit	1.5
Corridor/Center Mixed-Use	Min = 16 units per acre Max = No Limit	1.5
Regional Mixed-Use	Min = 30 units per acre	2.0
	Max = No Limit	
Downtown	A Plane Ato Marte	Ate Basta
Downtown Neighborhood	Min = No limit	No limit
	Max = No limit	
Downtown General	Min = No limit	No limit
Downtown Core	Max = No limit Min = No limit	No limit
Downtown Core	Max = No limit	NO IIMIE
Employment	Widx = NO inflic	
Office	-	2.0
Business Park		1.0
Regional Business Park		1.0
Light Industrial		
Heavy Industrial	•	1.5
calculated by dividing the number designated for, or proposed for de upon which the residential and and open <u>spaces</u> , and includes vehicle residential land area does not inclu Circulation <u>Diagram</u> , and does not	io of residential dwelling units per acre (43,560 square of existing or proposed residential dwelling units by the velopment with, a residential use. The residential land cillary structures are located, together with yards and o access drives and parking areas together with public an ude major streets or State Routes designated by Figure include schools or regional trails. for affordable housing or provision of community bene – 65918, as may be amended).	e land area of the property area includes property ther private or common d private roadways. The MT-1: General Plan

The RM-MH Zone District within the Medium High Density Land Use designation, is permitted a minimum density of 8 units per acre.

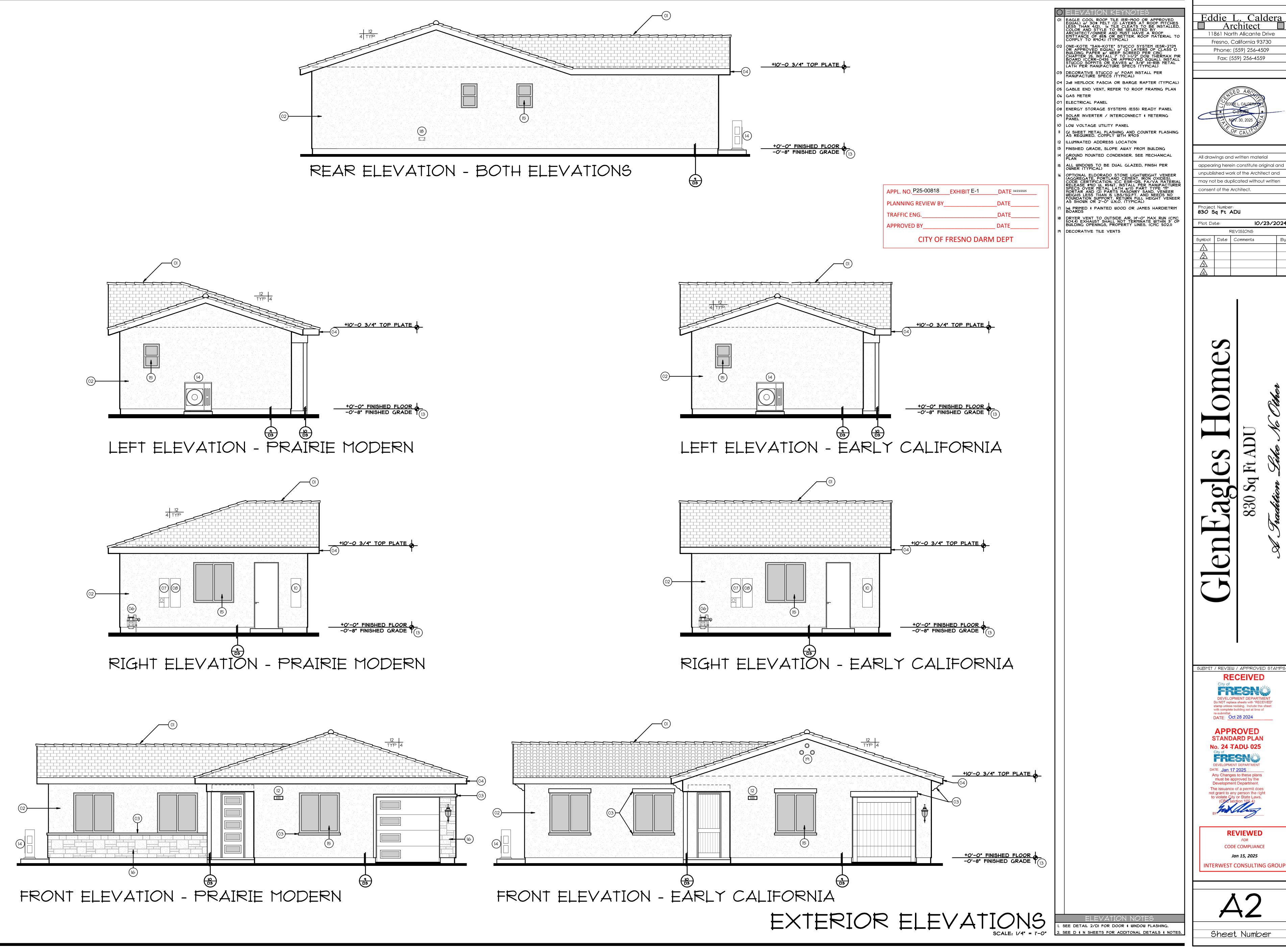
QUESTIONS AND COMMENTS?

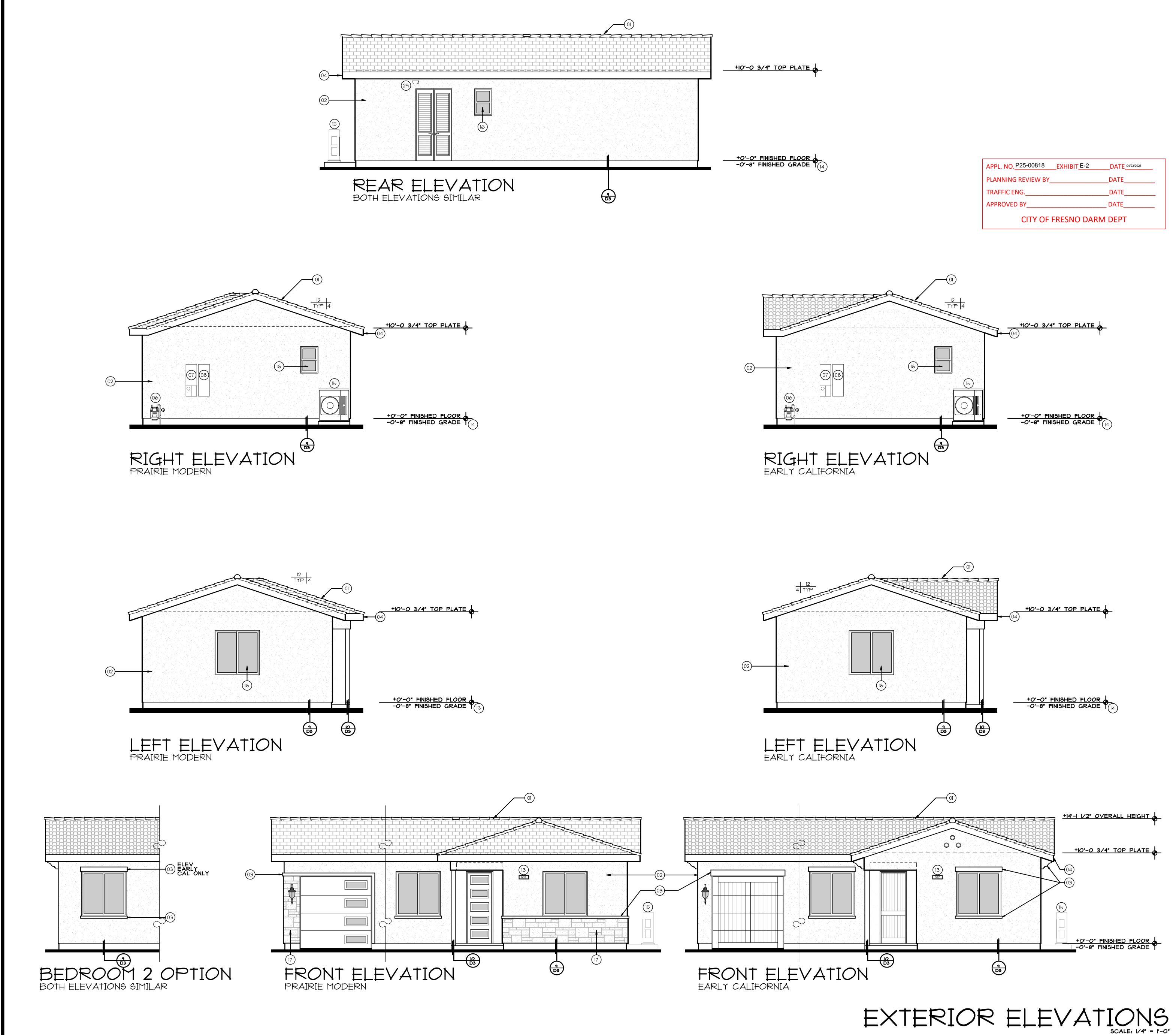
For additional questions or comments:

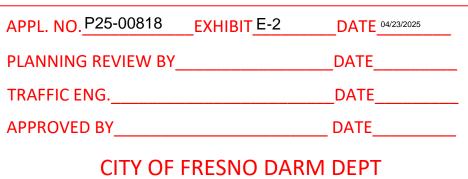
Casey Lauderdale Supervising Planner <u>Casey.Lauderdale@fresno.gov</u> (559) 621-8515

City of Fresno Long-Range Planning 2600 Fresno Street, Room 3065 Fresno, CA 93721

5-B



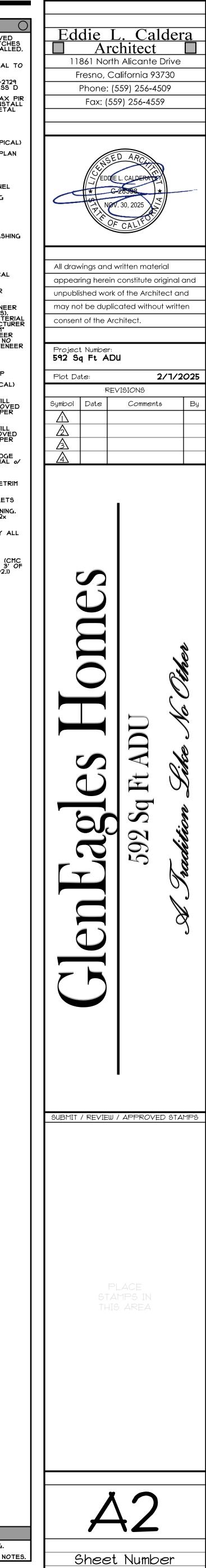


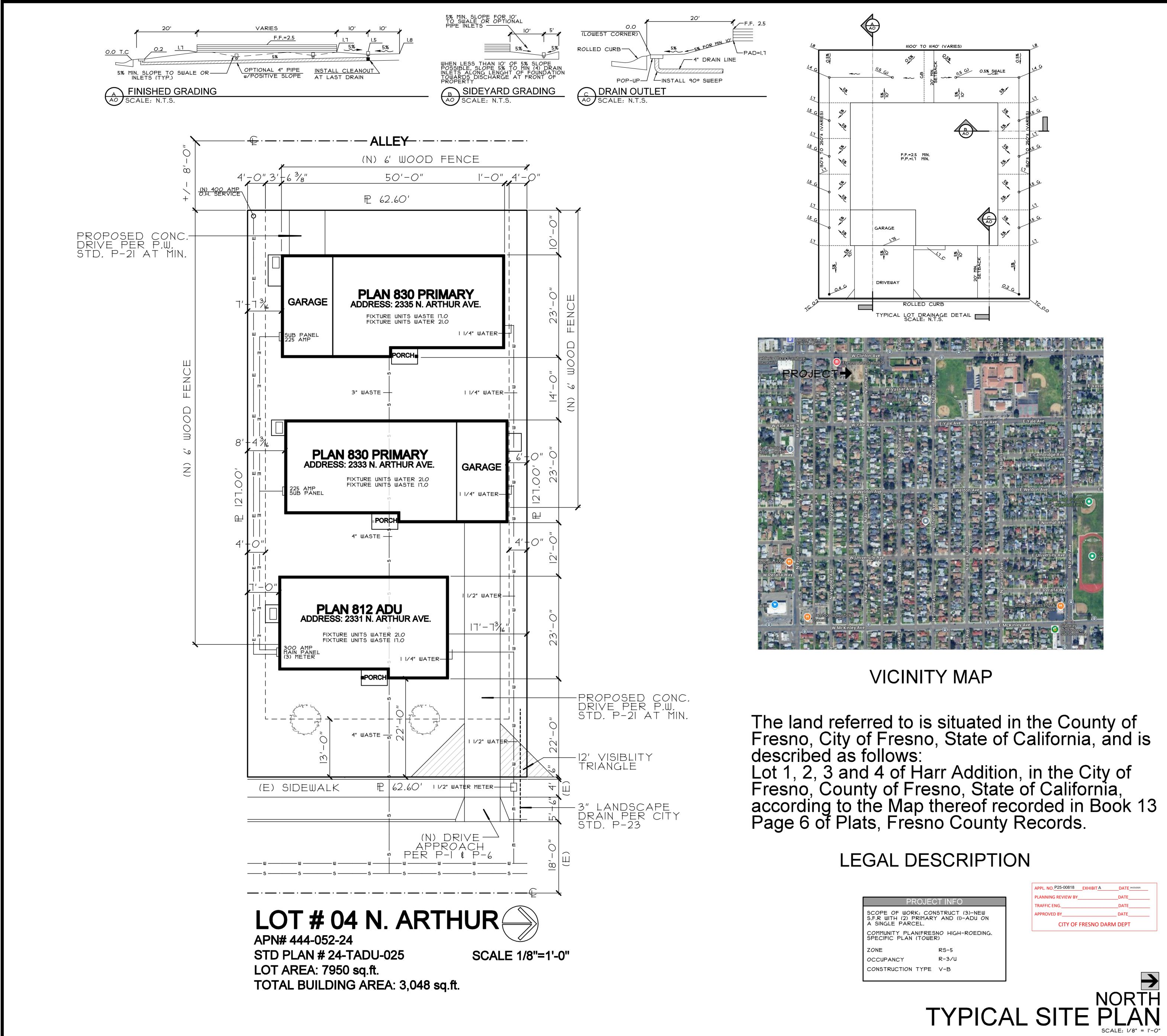


ARCHITECT/OWNER AND MUST HAVE A ROOF EMITTANCE OF 85% OR BETTER. ROOF MATERIAL TO COMPLY TO R904.1 (TYPICAL) 2 ONE-KOTE "SAN-KOTE" STUCCO SYSTEM (ESR-2129 OR APPROVED EQUAL) 0/ (2) LAYERS OF CLASS D BUILDING PAPER W/ WEEP SCREED PER CBC CHAPTER 25. INSTALL I" TO I-1/2" DOW THERMAX PIR BOARD (CCRR-0435 OR APPROVED EQUAL). INSTALL STUCCO SOFFITS OR EAVES W/ 3/8" HI-RIB METAL LATH PER MANUFACTURE SPECS (TYPICAL) DECORATIVE STUCCO of FOAM INSTALL PER MANUFACTURE SPECS (TYPICAL) 2x8 HEMLOCK FASCIA OR BARGE RAFTER (TYPICAL) 05 GABLE END VENT, REFER TO ROOF FRAMING PLAN 06 GAS METER 01 ELECTRICAL PANEL 08 ENERGY STORAGE SYSTEMS (ESS) READY PANEL 09 SOLAR INVERTER / INTERCONNECT & METERING 10 LOW VOLTAGE UTILITY PANEL WATER HEATER(S) ¹² GI SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED. COMPLY WITH R903 13 ILLUMINATED ADDRESS LOCATION 4 FINISHED GRADE, SLOPE AWAY FROM BUILDING IS GROUND MOUNTED CONDENSER. SEE MECHANICAL ALL WINDOWS TO BE DUAL GLAZED, FINISH PER OWNER (TYPICAL) OPTIONAL ELDORADO STONE LIGHTWEIGHT VENEER (AGGREGATE, PORTLAND CEMENT, IRON OXIDES). CODE CERTIFICATION: ICC ESR-1215, FA/VA MATERIAL RELEASE #910 UL #546T. INSTALL PER MANUFACTURER SPECS OVER METAL LATH W/(1) PART TYPE "M" MORTAR AND (2) PARTS MASONRY SAND. VENEER WEIGHS LESS THAN 15 LBS/SQ.FT. AND NEEDS NO FOUNDATION SUPPORT. RETURN FULL HEIGHT VENEER AS SHOWN OR 2'-O" U.N.O. (TYPICAL) WOOD FRAMED FLUE CHASE. (DETAILS 148/DI) 9 DECORATIVE PAINTED SHEET METAL FLUE CAP 20 DECORATIVE PAINTED WOOD SHUTTERS. (TYPICAL) (DETAIL 12/DI) JAMES HARDIE HARDIEPLANK SELECT CEDARMILL HZIO LAP SIDING (ESR-2290) OR ICC-ES APPROVED EQUAL &/ MIN 15# BUILDING PAPER INSTALLED PER MANUFACTURE SPECS JAMES HARDIE HARDIEPANEL SELECT CEDARMILL VERTICAL SIDING (ESR-1844) OR ICC-ES APPROVED EQUAL o/ MIN 15# BUILDING PAPER INSTALLED PER MANUFACTURE SPECS JAMES HARDIE HARDIESHINGLE STAGGERED EDGE PANEL (ESR-2290) OR ICC-ES APPROVED EQUAL 0/ MIN 15# BUILDING PAPER INSTALLED PER MANUFACTURE SPECS 4 IX6 PRIMED & PAINTED WOOD OR JAMES HARDIETRIM 25 DECORATIVE PRIMED & PAINTED WOOD BRACKETS 26 DECORATIVE WROUGHT IRON AND CANVAS AWNING. INSTALL PER MANUFACTURE SPECS. PROVIDE 2x BLOCKING AS REQUIRED 21 5-1/2" K-STYLE ALUMINUM RAIN GUTTER. VERIFY ALI DOWNSPOUT LOCATIONS 28 DECORATIVE ENTRY GATE, FINISH PER OWNER 9 DRYER VENT TO OUTSIDE AIR, 14'-O" MAX RUN (CMC 504.4) EXHAUST SHALL NOT TERMINATE WITHIN 3' OF BUILDING OPENINGS, PROPERTY LINES. (CMC 502.1)

_EVATION KEYNOT

ELEVATION NOTES SEE DETAIL 2/DI FOR DOOR ¢ WINDOW FLASHING.
 SEE D ¢ N SHEETS FOR ADDITONAL DETAILS ¢ NOTES.



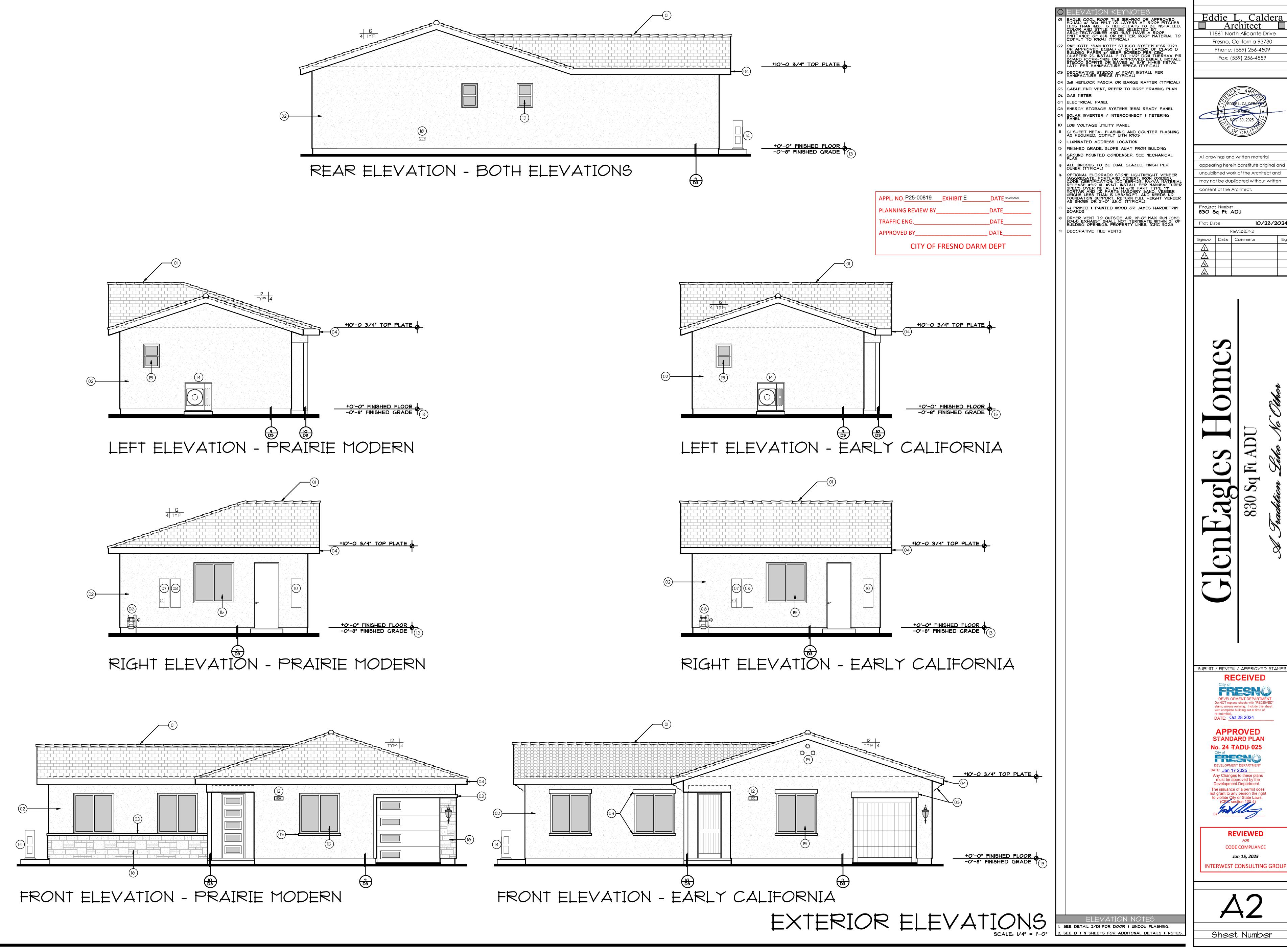


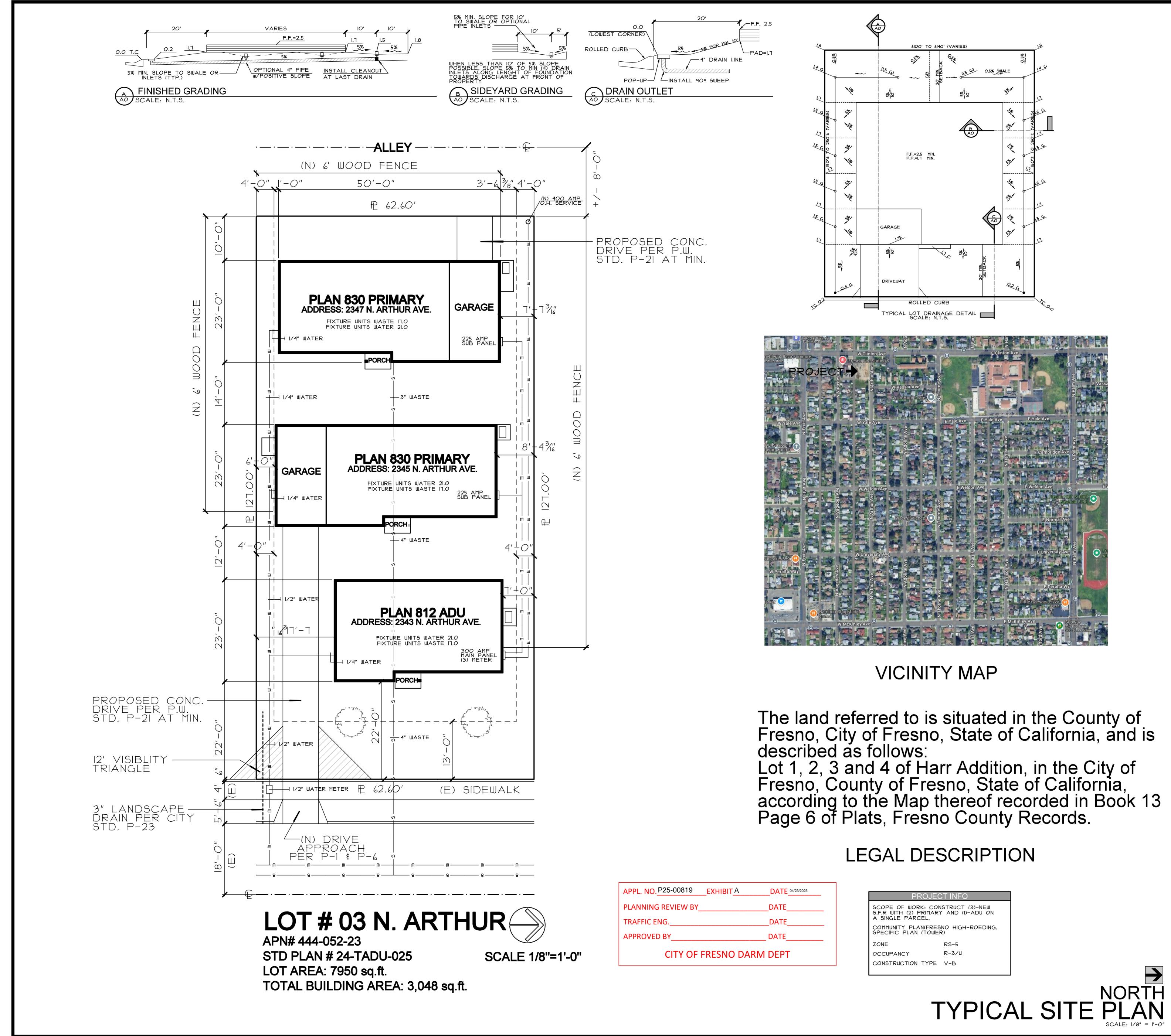
	\bigcirc	SITE KEY
	01	5344 SQ. FT. PROPOSED F FLOOR ELEVATION TO BE CENTERLINE / FLOWLINE O THE CURB. FIELD VERIFY
		SITE N
	I.	CONTRACTOR TO HAVE A LOCATE PROPERTY LINES CORNERS, STRING THE SIDE PRIOR TO THE FOUNDATION
	2.	R319.1 ADDRESS IDENTIFICAT
	3.	MOUNTED ON A CONTRASTI VISIBLE FROM THE STREET. 50' FROM THE STREET 12" REQUIRED.
	5.	R401.3 DRAINAGE: SURFACE DIVERTED TO A STORM SE OTHER APPROVED POINT C NOT CREATE A HAZARD. L DRAIN SURFACE WATER AW/
		DIVERTED TO A STORM SE OTHER APPROVED POINT C NOT CREATE A HAZARD. L DRAIN SURFACE WATER AW, THE GRADE SHALL FALL NO THE FIRST IO'. EXCEPTION: SLOPES OR OTHER PHYSIC, FALL WITHIN IO'. DRAINS OR CONSTRUCTED TO ENSURE STRUCTURE IMPERVIOUS SU
		CONSTRUCTED TO ENSURE STRUCTURE. IMPERVIOUS SUB BUILDING FOUNDATION SHAL THAN 2% AWAY FROM THE
	4. 5.	NO ON-SITE WATER RETENT NO DRAINAGE TO ADJACEN
	б. П.	GRADE DIFFERENTIALS GRE SUPPORTED BY AN APPROV CBC 1804.4 SITE GRADING: ADJACENT TO THE FOUNDA
		AUJACENT TO THE FOUNDA AWAY FROM THE BUILDING , THAN 5% FOR A MIN DISTAN PERPENDICULAR TO THE FA PHYSICAL OBSTRUCTIONS O OF HORIZONTAL DISTANCE, PROVIDED TO AN APPROVE
		SWALES USED FOR THIS PUT
		BUILDING FOUNDATION. IMPER OF THE BUILDING FOUNDATION LESS THAN 2% AWAY FROM
		FOUNDATION SHALL BE PER NOT LESS THAN 2% SLOPE.
		WHERE THE SURFACE IS A THAT IS REQUIRED TO COM 1012.3 OR 1012.61. THE PROC THE FINAL GROUND LEVEL FOUNDATION SHALL ACCOUN SETTLEMENT OF THE BACK
	8.	SETTLEMENT OF THE BACK ALL SITE GRADING OUTSIDE ENVELOPE IS REQUIRED TO DIRECTED TOWARDS THE S
	٩.	
		THE IOO YEAR FLOOR LEVI CROWN OF THE STREET. TU ARE REQUIRED TO BE PRO (1) AT THE FOUNDATION INSI INSPECTION.
	ю.	FOUNDATIONS FOR ALL BUIL OF THE GROUND SLOPES M LEVEL OR SHALL BE STEPI BOTTOM OF SUCH FOUNDAT
	11.	BUILDING SITE SHALL BE CI STUMPS, ROOTS & OTHER F DEPTH OF 12".
	12.	OVER EXCAVATE THE SITE DEBRIS. ORGANICS & FILLS PREVIOUS DEMOLISHED HOM NECESSARY W/ 90% COMPA REPORT MAY BE REQUIRED
	13.	PLACED. GRADING IN EXCESS OF LO PERFORMED PER APPROVE
		PREPARED BY A CIVIL ENC DESIGNATED "ENGINEERED INVOLVING LESS THAN 500 DESIGNATED AS "REGULAR PERMITTEE CHOOSES TO H PERFORMED AS ENGINEERE BUILDING OFFICIAL DETERMIN CONDITIONS OFFICIAL DETERMIN
		CASE GRADING SHALL CON
	14.	REQUIREMENTS FOR ENGINES 1804.4 COMPACTED FILL MAT FOUNDATIONS WILL BEAR ON MATERIAL. THE COMPACTED
		MATERIAL, THE COMPACTED THE PROVISIONS OF AN AP REPORT, AS SET FORTH IN COMPACTED FILL MATERIAL NEED NOT COMPLY WITH AN PROVIDED THAT THE IN-PL LESS THAN 90% OF THE M/ OPTIMUM MOISTURE CONTEN ACCORDANCE WITH ASTM D SHALL BE VERIFIED BY SPE ACCORDANCE WITH SECTIO
		LESS THAN 90% OF THE M OPTIMUM MOISTURE CONTEN ACCORDANCE WITH ASTM D SHALL BE VERIFIED BY SPE
	15.	
	16.	NO FILL OR OTHER SURCHA PLACED ADJACENT TO AN UNLESS SUCH BUILDING OR WITHSTANDING THE ADDITIO
	п.	FILL OR SURCHARGE. ALL FLATWORK TO BE VER POUR.
	18.	PRIVATE ROADS & DRIVEWA GARAGE SHALL HAVE A MA MIN. DISTANCE OF 25' FROM PORTION OF THE DRIVEWAY
	19.	A/C PAVING SHALL BE 2" 4 4" COMPACTED CLASS II AO UNDISTURBED SOIL OR APPI
	20.	REMOVE ALL EXISTING DRIV DO NOT PROVIDE APPROVE UNLESS OTHERWISE DETERM ENGINEER, SUCH AREAS SH
	21.	ENGINEER. SUCH AREAS SH WITH CURB, GUTTER & SIDEU ADJACENT IMPROVEMENTS. REPAIR ALL DAMAGE AND OFF-GRADECONCRETESTRE
		DETERMINED BY JURISTDICT TO OCCUPANCY CONTACT CONSTRUCTION MANAGEMEN DETERMINATION & CLEARAN
	22.	ALL WORK PERFORMED WITH WAY SHALL COMPLY WITH T POLICIES OF THE PUBLIC WA STREET WORK PERMIT IS RE COMMENCEMENT OF WORK.
		COMMENCEMENT OF WORK. I REGARDING STANDARDS (CONTACT THE PUBLIC WORI ENGINEERING SERVICES DIV
	23.	ANY UTILITIES REQUIRING RE PUBLIC RIGHT OF WAY OR I HYDRANTS, IRRIGATION DIST METROPOLITAN FLOOD CON
		HIDRANIS, IRRIGATION DIST METROPOLITAN FLOOD CON STREET LIGHTS, ETC.) SHA AT THE EXPENSE OF THI HYDRANTS SHALL BE RELO FORCES AT THE OWNERS E RESPONSIBLE TO ARRANGE WITH THE DEPARTMENT OF DIVISION THE OWNER SHOUL
		WITH THE DEPARTMENT OF DIVISION THE OWNER SHOUL WORKS DEPARTMENT, TRAFI FOR INFORMATION REGARDI REIMBURSEMENTS RELATED
		REIMBURSEMENTS RELATED FACILITIES, NOTIFY THE CIT COMMUNICATIONS DIVISIONS, ANY OFF-SITE CONCRETE (
		HVAC EQUIPMENT IS NOT A REQUIRED SETBACK (2) WORKING DAYS BEFORE OPERATIONS WITHIN PUBLIC
		EASEMENTS, ALL EXISTING I SHALL HAVE BEEN LOCATE SERVICE ALERT (USA), PHO
	26.	ANY SURVEY MONUMENTS WI CONSTRUCTION SHAU. BE P PERSON LICENSED TO PRAC THE STATE OF CALIFORNIA
	27.	THE PERFORMANCE OF ANY STREET RIGHT-OF-WAY REQ PERMIT PRIOR TO COMMENC REQUIRED STREET IMPROVE AND ACCEPTED BY THE C
	28.	AND ACCEPTED BY THE C DEEDS ARE REQUIRED TO THE CITY FOR REQUIRED P SHALL BE PREPARED BY T
,		THE CITY WITH VERIFICATION THE ISSUANCE OF BUILDING
	29.	PROVIDE A 4' MINIMUM PATI- PUBLIC SIDEWALK DIRECTLY TO MEET CURRENTACCESSII PEDESTRIAN EASEMENT MA REQUIREMENTS ARE NOT ME
	30.	CONTACT THE PUBLIC WOR ENGINEERING AT 559-621-880 TO ANY OFFSITE CONCRET
		AU. DEVELOPMENT SHALL T ACCORDANCE WITH ALL CIT SEE D & N SHEETS FOR AL

0	SITE KEYNOTES		Eddie
			All drawings a
			appearing her unpublished v may not be du consent of the
	SITE NOTES		Project Numb Clint <i>o</i> n and
	CONTRACTOR TO HAVE A LICENSED SURVEYOR TO LOCATE PROPERTY LINES & EXPOSE ALL PROPERTY CORNERS. STRING THE SIDE YARD PROPERTY LINES PRIOR TO THE FOUNDATION INSPECTION. R319.J ADDRESS IDENTIFICATION: PROVIDE ADDRESS NUMERALS AT LEAST 4" HIGH WITH A MIN 1/2" STROKE		Plot Date:
3.	MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. IF THE ADDRESS IS OVER 50' FROM THE STREET 12" HIGH NUMERALS ARE REQUIRED. PAOL3 DRAINAGE, SURFACE DRAINAGE SHALL BE		Symbol Da
	DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTIONTHAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST IO'. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN IO'. DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN IO' OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING.		
5.	NO ON-SITE WATER RETENTION. NO DRAINAGE TO ADJACENT PROPERTY. GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE		
л.	SUPPORTED BY AN APPROVED RETAINING WALL. CBC 1804.4 SITE GRADING: THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MIN DISTANCE OF IO' MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT IO' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED NOT LESS THAN 2% WHERE LOCATED WITHIN IO' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN IO' OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING, EXCEPTIONS: I. WHERE CLIMATIC OR SOIL CONDITIONS WARRANT. THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION SHALL BE PERMITTED TO BE REDUCED TO NOT LESS THAN 2% SLOPE. 2. IMPERVIOUS SURFACES		Ues Seu
	SHALL BE PERMITTED TO BE SLOPED LESS THAN 2% WHERE THE SURFACE IS A DOOR LANDING OR RAMP THAT IS REQUIRED TO COMPLY WITH SECTION IOIO.1.4, IOI2.3 OR IOI2.6.1. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL		
	SETTLEMENT OF THE BACKFILL. ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MIN OF 0.5% DIRECTED TOWARDS THE STREET. FINISH FLOOR ELEVATION OF NOT LESS THAN I' ABOVE THE IOO YEAR FLOOR LEVEL & IS TO BE ABOVE THE CROWN OF THE STREET. TWO ELEVATION CERTIFICATES ARE REQUIRED TO BE PROVIDED TO THE INSPECTOR,		Ĭ
10.	(1) AT THE FOUNDATION INSPECTION ¢ (1) AT THE FINAL INSPECTION. FOUNDATIONS FOR ALL BUILDINGS WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 1:00 SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH TOP ¢ BOTTOM OF SUCH FOUNDATION ARE LEVEL.		S
	BUILDING SITE SHALL BE CLEANED & GRUBBED OF ALL STUMPS, ROOTS & OTHER FOREIGN MATTER TO A MIN DEPTH OF 12". OVER EXCAVATE THE SITE AS NEEDED TO REMOVE DEBRIS. ORGANICS & FILLS THAT MAY BE LEFT FROM		U
	DEBRIS, ORGANICS & FILLS THAT MAY BE LEFT FROM PREVIOUS DEMOLISHED HOME, REPLACE FILLS AS NECESSARY W/ 90% COMPACTION. A COMPACTION REPORT MAY BE REQUIRED IF EXTENSIVE FILL TO BE PLACED. GRADING IN EXCESS OF 1,000 CUBIC YARDS SHALL BE		
	PERFORMED PER APPROVED GRADING PLANS PREPARED BY A CIVIL ENGINEER, AND SHALL BE DESIGNATED "ENGINEERED GRADING". GRADING INVOLVING LESS THAN 5,000 CUBIC YARDS SHALL BE DESIGNATED AS "REGULAR GRADING" UNLESS THE PERMITTEE CHOOSES TO HAVE THE GRADING PERFORMED AS ENGINEERED GRADING, OR THE BUILDING OFFICIAL DETERMINES THAT SPECIAL CONDITIONS OR UNUSUAL HAZARDS EXIST, IN WHICH CASE GRADING SHALL CONFORM TO THE REQUIREMENTS FOR ENGINEERED GRADING. 1804.4 COMPACTED FILL MATERIAL: WHERE SHALLOW		С Ц
	FOUNDATIONS WILL BEAR ON COMPACTED FILL MATERIAL. THE COMPACTED FILL SHALL COMPLY WITH THE PROVISIONS OF AN APPROVED GEOTECHNICAL REPORT, AS SET FORTH IN SECTION 1803. EXCEPTION: COMPACTED FILL MATERIAL 12" IN DEPTH OR LESS NEED NOT COMPLY WITH AN APPROVED REPORT. PROVIDED THAT THE IN-PLACE DRY DENSITY IS NOT LESS THAN 90% OF THE MAX DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM DIST. THE COMPACTION SHALL BE VERIFIED BY SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1705.6.		len Len
16.	A GEOTECHNICAL INVESTIGATION REPORT SHALL BE SUBMITTED TO THE BUILDING OFFICIAL. NO FILL OR OTHER SURCHARGE LOADS SHALL BE PLACED ADJACENT TO ANY BUILDING OR STRUCTURE UNLESS SUCH BUILDING OR STRUCTURE IS CAPABLE OF WITHSTANDING THE ADDITIONAL LOADS CAUSED BY THE FILL OR SURCHARGE.		C
	ALL FLATWORK TO BE VERIFIED BY OWNER PRIOR TO POUR. PRIVATE ROADS & DRIVEWAYS TO RESIDENTIAL GARAGE SHALL HAVE A MAX SLOPE OF 12% FOR A MIN. DISTANCE OF 25' FROM THE GARAGE. NO PORTION OF THE DRIVEWAY SHALL EXCEED 18% SLOPE.		
	A/C PAVING SHALL BE 2" ASPHALTIC CONCRETE OVER 4" COMPACTED CLASS II AGGREGATE OVER UNDISTURBED SOIL OR APPROVED COMPACTED FILL. REMOVE ALL EXISTING DRIVEWAY APPROACHES WHICH		
21	DO NOT PROVIDE APPROVED ACCESS TO THE SITE UNLESS OTHERWISE DETERMINED BY THE JURISDICTION'S ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB. GUTTER & SIDEWALK TO MATCH EXISTING ADJACENT IMPROVEMENTS. REPAIR ALL DAMAGE AND / OR		SUBMIT / R
	OFF-GRADECONCRETESTREET IMPROVEMENTS AS DETERMINED BY JURISTDICTIONS CIVIL ENGINEER PRIOR TO OCCUPANCY CONTACT PUBLIC WORKS DEPARTMENT. CONSTRUCTION MANAGEMENT DIVISION FOR DETERMINATION & CLEARANCE. ALL WORK PERFORMED WITHIN THE PUBLIC RIGHTS OF WAY SHALL COMPLY WITH THE ADOPTED STANDARDS & POLICIES OF THE PUBLIC WORKS DEPARTMENT. A		
23.	STREET WORK PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF WORK. FOR INFORMATION REGARDING STANDARDS & STREET WORK PERMITS, CONTACT THE PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION. ANY UTILITIES REQUIRING RELOCATION WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS (EX. FIRE		
	HYDRANTS, IRRIGATION DISTRICT FACILITIES, METROPOLITAN FLOOD CONTROL DISTRICT FACILITIES, STREET LIGHTS, ETC.) SHALL BE THE RESPONSIBILITY 4 AT THE EXPENSE OF THE OWNER. PUBLIC FIRE HYDRANTS SHALL BE RELOCATED BY JURISDICTIONS FORCES AT THE OWNERS EXPENSE. THE OWNER IS RESPONSIBLE TO ARRANGE & COORDINATE THE WORK WITH THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION THE OWNER SHOULD CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING DIVISION FOR INFORMATION REGARDING ELIGIBILITY FOR REIMBURSEMENTS RELATED TO TRAFFIC SIGNAL FACILITIES. NOTIFY THE CITY ELECTRONICS & COMMUNICATIONS DIVISIONS, IO WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.		
	HVAC EQUIPMENT IS NOT ALLOWED WITHIN ANY REQUIRED SETBACK (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN PUBLIC STREET OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA). PHONE: 1-800-642-2444.		
	ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHAU. BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.		
	THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY. DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO		
	THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/ DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.		
	PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, TO MEET CURRENTACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET. .CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC		
	ENGINEERING AT 559-621-8800, TO WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION. AU. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY LAWS AND REGULATIONS. SEE D & N SHEETS FOR ADDITONAL DETAILS & NOTES.		

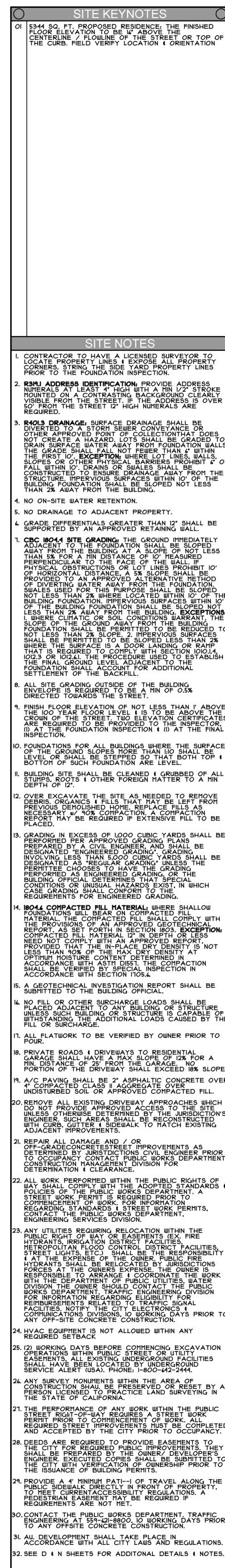
Eddie L. Calder Architect		
C-26598		
All drawings and written material appearing herein constitute original and		
unpublished work of the Architect and		
may not be duplicated without written consent of the Architect.		
Project Number: Clinton and Arthur		
Plot Date: 4/15/20 REVISIONS	J25	
Symbol Date Comments 1 1 1 1 1 1	Ву	
Submit version of the management of the manageme		
PLACE STAMPS IN THIS AREA		
STAMPS IN		

Sheet Number





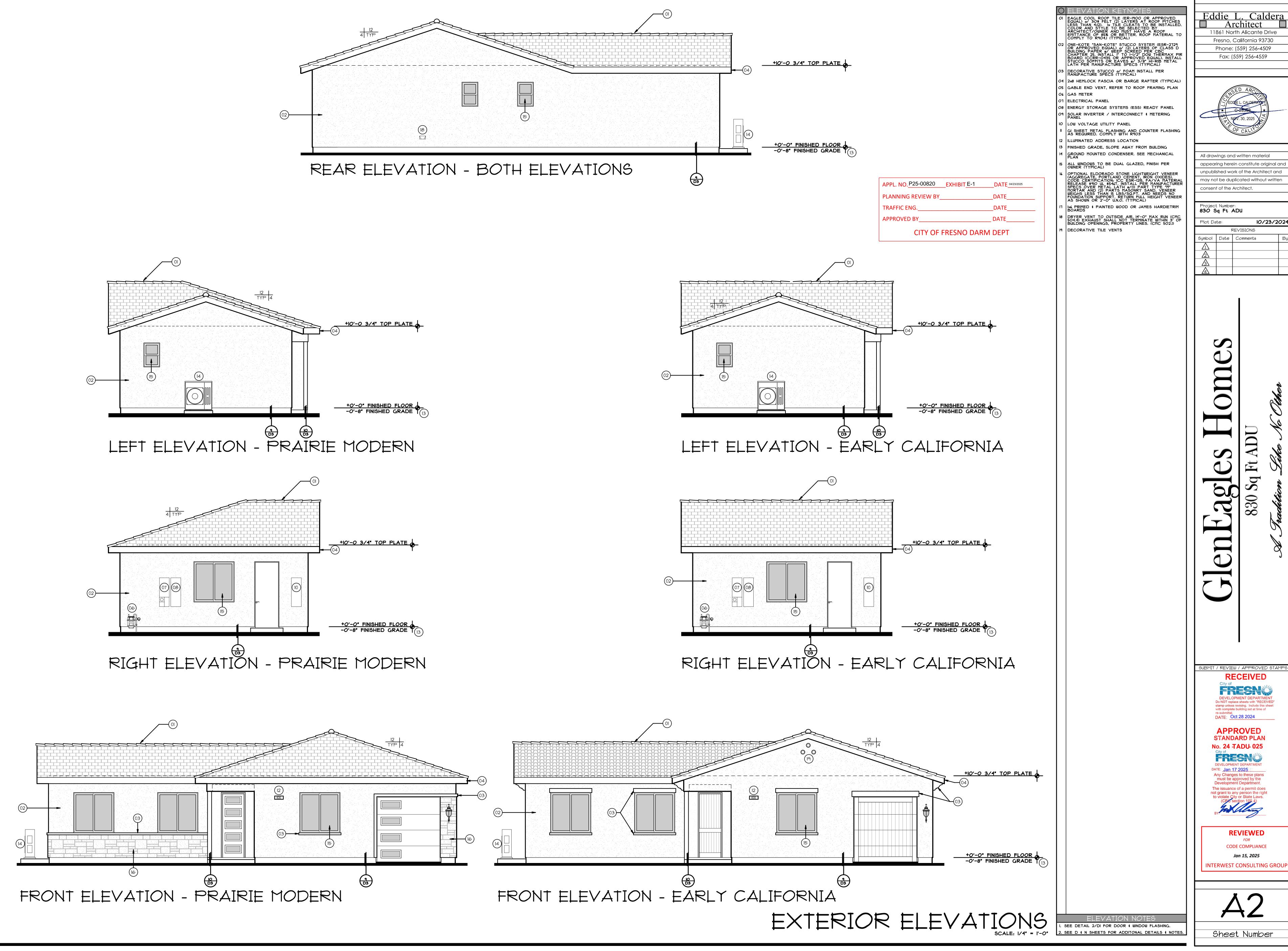
LE	EGAL DESCRIPTI	ON		RESPONSIBLE TO ARRAN WITH THE DEPARTMENT DIVISION THE OWNER SHO WORKS DEPARTMENT, TR FOR INFORMATION REGAT REIMBURSEMENTS RELATI FACILITIES, NOTIFY THE COMMUNICATIONS DIVISIOI ANY OFF-SITE CONCRET 24. HVAC EQUIPMENT IS NOT REQUIRED SETBACK
	PROJECT INFOSCOPE OF WORK: CONSTRUCT (3)-NEWS.F.R WITH (2) PRIMARY AND (I)-ADU ON A SINGLE PARCEL.COMMUNITY PLAN(FRESNO HIGH-ROEDING. SPECIFIC PLAN (TOWER)ZONERS-5OCCUPANCYR-3/UCONSTRUCTION TYPEV-B			 25. (2) WORKING DAYS BEFO OPERATIONS WITHIN PUBL EASEMENTS, ALL EXISTIN SHALL HAVE BEEN LOCA SERVICE ALERT (USA). P 26. ANY SURVEY MONUMENTS CONSTRUCTION SHAU. BE PERSON LICENSED TO P THE STATE OF CALIFOR 21. THE PERFORMANCE OF A STREET RIGHT-OF-WAY F PERMIT PRIOR TO COMMI REQUIRED STREET IMPRO AND ACCEPTED BY THE 28. DEEDS ARE REQUIRED T THE CITY FOR REQUIRED SHALL BE PREPARED BY ENGINEER. EXECUTED CO THE CITY WITH VERIFICA THE ISSUANCE OF BUILDI
	TYPICA		NORTH PLAN SCALE: 1/8" = 1'-0"	 29. PROVIDE A 4' MINIMUM P, PUBLIC SIDEWALK DIRECTO TO MEET CURRENTACCE PEDESTRIAN EASEMENT REQUIREMENTS ARE NOT 30. CONTACT THE PUBLIC W ENGINEERING AT 559-621- TO ANY OFFSITE CONCR 31. AU. DEVELOPMENT SHAL ACCORDANCE WITH ALL 32. SEE D & N SHEETS FOR

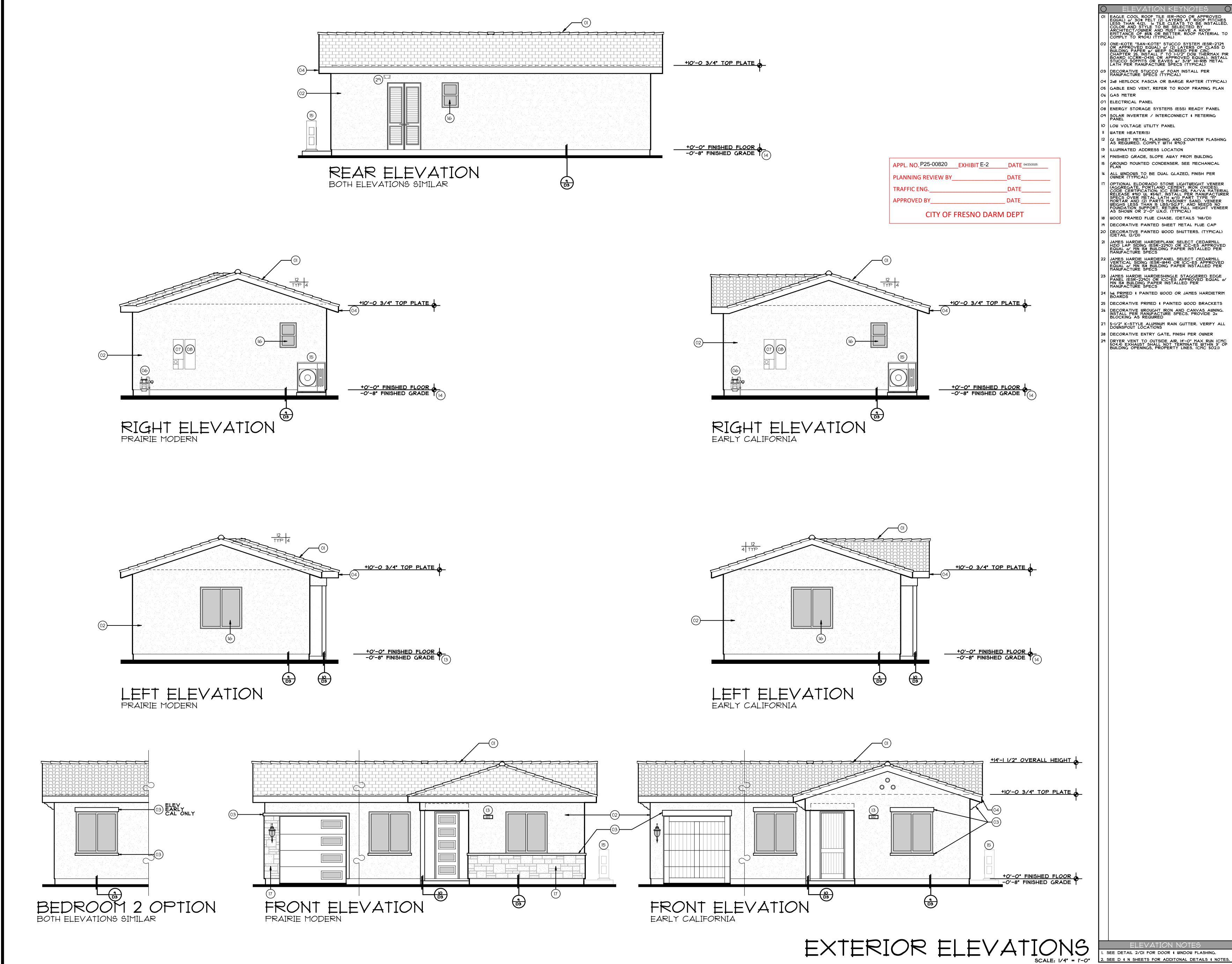


	1	
YNOTES RESIDENCE: THE FINISHED I Id" ABOVE THE OF THE STREET OR TOP OF LOCATION & ORIENTATION		Eddie
		17 × 812
		All drawings a appearing her unpublished v may not be du consent of the
IOTES		Project Numb
LICENSED SURVEYOR TO I EXPOSE ALL PROPERTY E YARD PROPERTY LINES N INSPECTION. TION: PROVIDE ADDRESS GH WITH A MIN 1/2" STROKE		Clinton and Plot Date:
TION: PROVIDE ADDRESS GH WITH A MIN 1/2" STROKE ING BACKGROUND CLEARLY I. IF THE ADDRESS IS OVER HIGH NUMERALS ARE		Symbol Dai
EWER CONVEYANCE OR OF COLLECTIONTHAT DOES LOTS SHALL BE GRADED TO JAY FROM FOUNDATION WALLS. NOT FEWER THAN & WITHIN WHERE LOT LINES, WALLS, CAL BARRIERS PROHIBIT & OF SWALES SHALL BE DRAINAGE AWAY FROM THE JRFACES WITHIN IO' OF THE LL BE SLOPED NOT LESS BUILDING. TION.		
NT PROPERTY. EATER THAN 12" SHALL BE DVED RETAINING WALL. THE GROUND IMMEDIATELY ATION SHALL BE SLOPED AT A SLOPE OF NOT LESS NCE OF 10' MEASURED ACE OF THE WALL. IF OR LOT LINES PROHIBIT 10' ACE OF THE WALL. IF OR LOT LINES PROHIBIT 10' Y FROM THE FOUNDATION. JRPOSE SHALL BE SLOPED E LOCATED WITHIN 10' OF THE ENVIOUS SURFACES WITHIN 10' TON SHALL BE SLOPED NOT 1 THE BUILDING. EXCEPTIONS: L CONDITIONS WARRANT, THE WAY FROM THE BUILDING RMITTED TO BE REDUCED TO 2. 2. IMPERVIOUS SURFACES		Seu
DOOR LANDING OR RAMP MPLY WITH SECTION IOIO.I.4. CEDURE USED TO ESTABLISH ADJACENT TO THE INT FOR ADDITIONAL KFILL. E OF THE BUILDING		C
E OF THE BUILDING O BE A MIN OF 0.5% STREET. OF NOT LESS THAN I' ABOVE /EL & IS TO BE ABOVE THE WO ELEVATION CERTIFICATES OVIDED TO THE INSPECTOR.		
SPECTION & (I) AT THE FINAL LDINGS WHERE THE SURFACE YORE THAN 1:10 SHALL BE PED SO THAT BOTH TOP & TION ARE LEVEL.		S.
ELEANED & GRUBBED OF ALL FOREIGN MATTER TO A MIN E AS NEEDED TO REMOVE THAT MAY BE LEFT FROM ME. REPLACE FILLS AS ACTION. A COMPACTION		U
D IF EXTENSIVE FILL TO BE		DE
DUD CUBIC TARDS SHALL BE ED GRADING PLANS GINEER, AND SHALL BE GRADING". GRADING OCUBIC YARDS SHALL BE GRADING" UNLESS THE HAVE THE GRADING ED GRADING, OR THE INES THAT SPECIAL AZARDS EXIST, IN WHICH NFORM TO THE ERED GRADING.		
ATERIAL: WHERE SHALLOW N COMPACTED FILL D FILL SHALL COMPLY WITH PPROVED GEOTECHNICAL N SECTION 1803. EXCEPTION: L 12" IN DEPTH OR LESS N APPROVED REPORT, LACE DRY DENSITY IS NOT IAX DRY DENSITY AT NT DETERMINED IN DIS51. THE COMPACTION PECIAL INSPECTION IN ON 1705.6.		G
GATION REPORT SHALL BE NG OFFICIAL. ARGE LOADS SHALL BE IY BUILDING OR STRUCTURE STRUCTURE IS CAPABLE OF ONAL LOADS CAUSED BY THE		C
RIFIED BY OWNER PRIOR TO AYS TO RESIDENTIAL 1AX SLOPE OF 12% FOR A M THE GARAGE. NO Y SHALL EXCEED 18% SLOPE.		
ASPHALTIC CONCRETE OVER AGGREGATE OVER PROVED COMPACTED FILL. VEWAY APPROACHES WHICH 'ED ACCESS TO THE SITE MINED BY THE JURISDICTION'S HALL BE RECONSTRUCTED WALK TO MATCH EXISTING		SUBMIT / R
/ OR EET IMPROVEMENTS AS TIONS CIVIL ENGINEER PRIOR PUBLIC WORKS DEPARTMENT, NT DIVISION FOR NCE.		
HIN THE PUBLIC RIGHTS OF THE ADOPTED STANDARDS & WORKS DEPARTMENT. A EEQUIRED PRIOR TO FOR INFORMATION STREET WORK PERMITS. RKS DEPARTMENT. VISION.		
ELOCATION WITHIN THE EASEMENTS (EX. FIRE TRICT FACILITIES, NTROL DISTRICT FACILITIES, ALL BE THE RESPONSIBILITY HE OWNER. PUBLIC FIRE OCATED BY JURISDICTIONS EXPENSE. THE OWNER IS E & COORDINATE THE WORK FUBLIC UTILITIES, WATER LD CONTACT THE PUBLIC FIC ENGINEERING DIVISION ING ELIGIBILITY FOR		
TO TRAFFIC SIGNAL TY ELECTRONICS & , IO WORKING DAYS PRIOR TO CONSTRUCTION. ALLOWED WITHIN ANY E COMMENCING EXCAVATION		
E COMMENCING EXCAVATION STREET OR UTILITY UNDERGROUND FACILITIES ED BY UNDERGROUND ONE: I-800-642-2444. UITHIN THE AREA OF PRESERVED OR RESET BY A OCTICE LAND SURVEYING IN		
ACTICE LAND SURVEYING IN A. IY WORK WITHIN THE PUBLIC QUIRES A STREET WORK CEMENT OF WORK. ALL EMENTS MUST BE COMPLETED CITY PRIOR TO OCCUPANCY.		
PROVIDE EASEMENTS TO PUBLIC IMPROVEMENTS. THEY THE OWNER/ DEVELOPER'S IES SHALL BE SUBMITTED TO ON OF OWNERSHIP PRIOR TO PERMITS.		
II OF TRAVEL ALONG THE Y IN FRONT OF PROPERTY, SIBILITY REGULATIONS. A AY BE REQUIRED IF IET. RKS DEPARTMENT. TRAFFIC INCO IN MORYING, DAYS PRIOR		
IOO, IO WORKING DAYS PRIOR TE CONSTRUCTION. TAKE PLACE IN ITY LAWS AND REGULATIONS.		

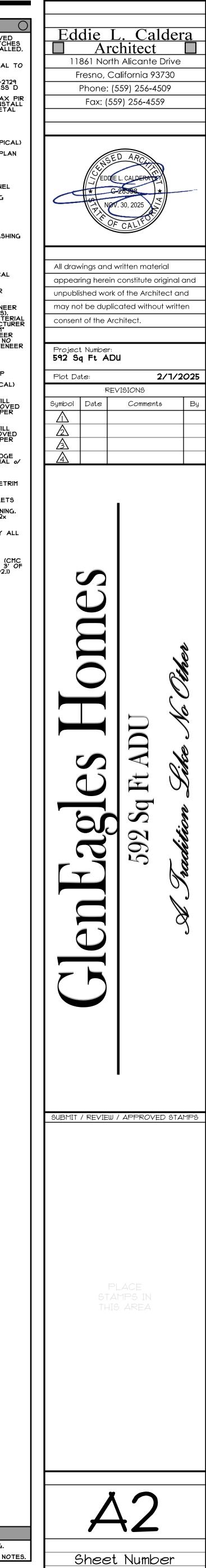
Eddie L. Calder Architect		
C-26598		
All drawings and written material appearing herein constitute original and		
unpublished work of the Architect and		
may not be duplicated without written consent of the Architect.		
Project Number: Clinton and Arthur		
Plot Date: 4/15/20 REVISIONS	J25	
Symbol Date Comments 1 1 1 1 1 1	Ву	
Submit version of the management of the manageme		
PLACE STAMPS IN THIS AREA		
STAMPS IN		

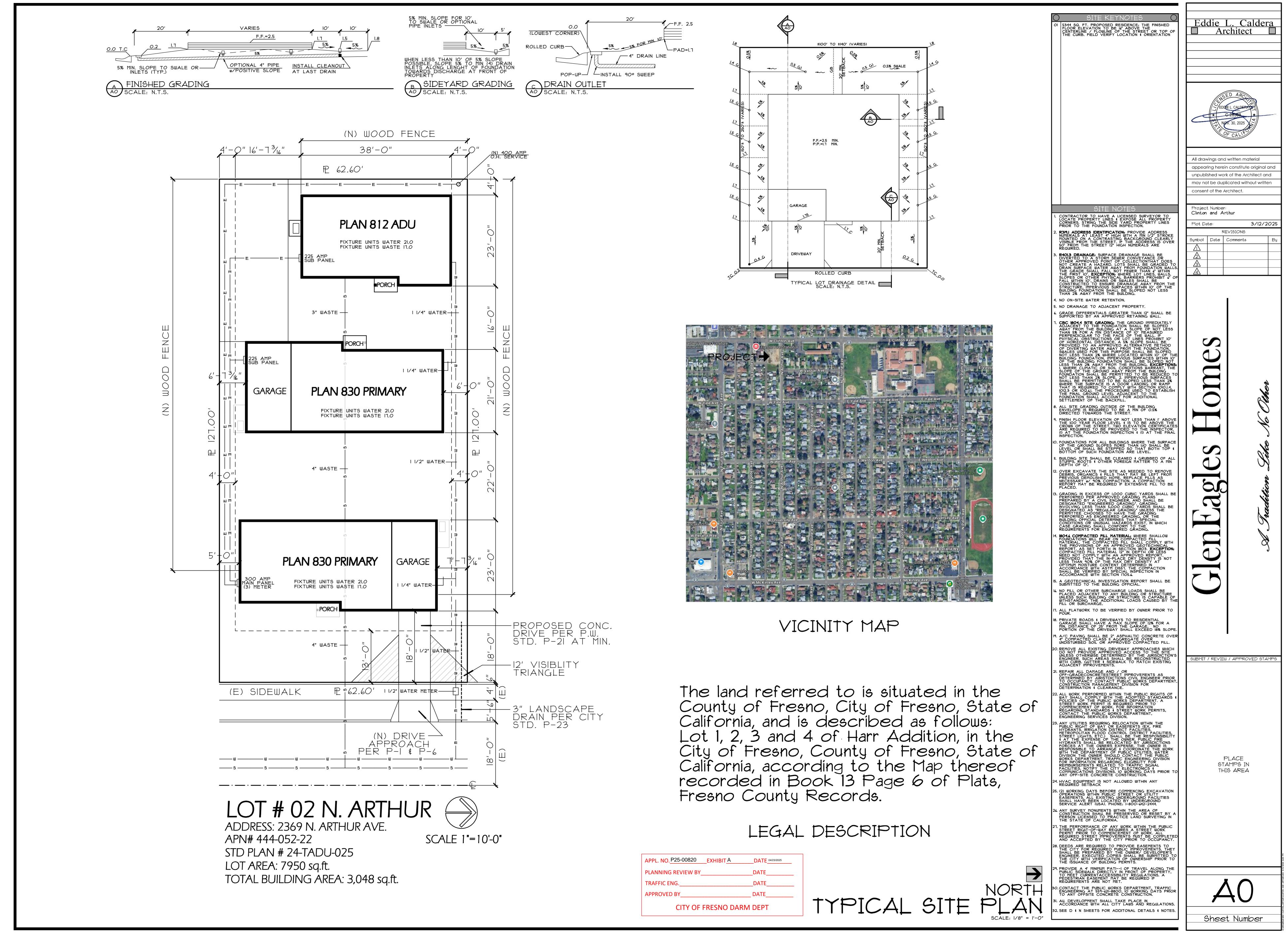
Sheet Number

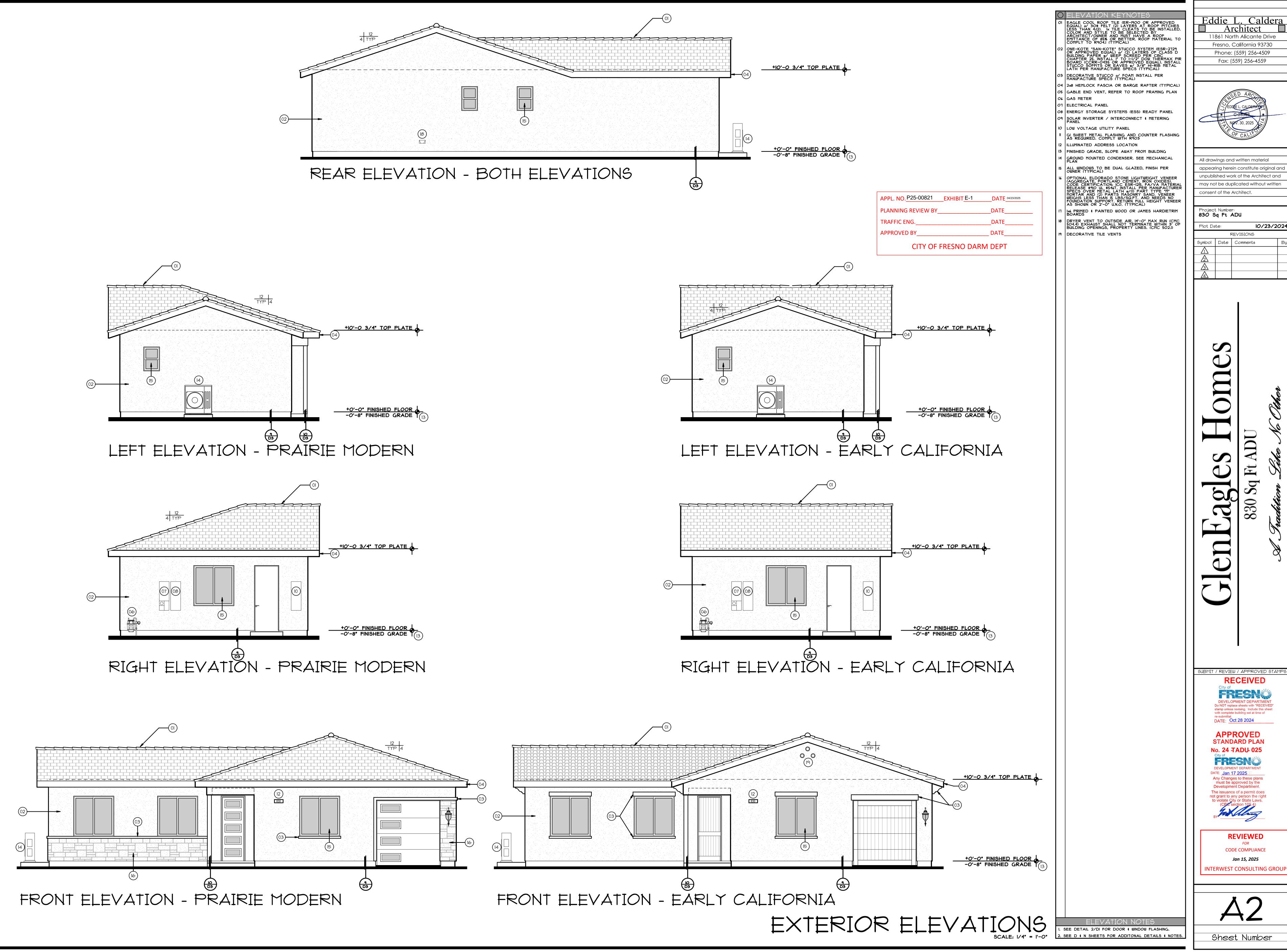


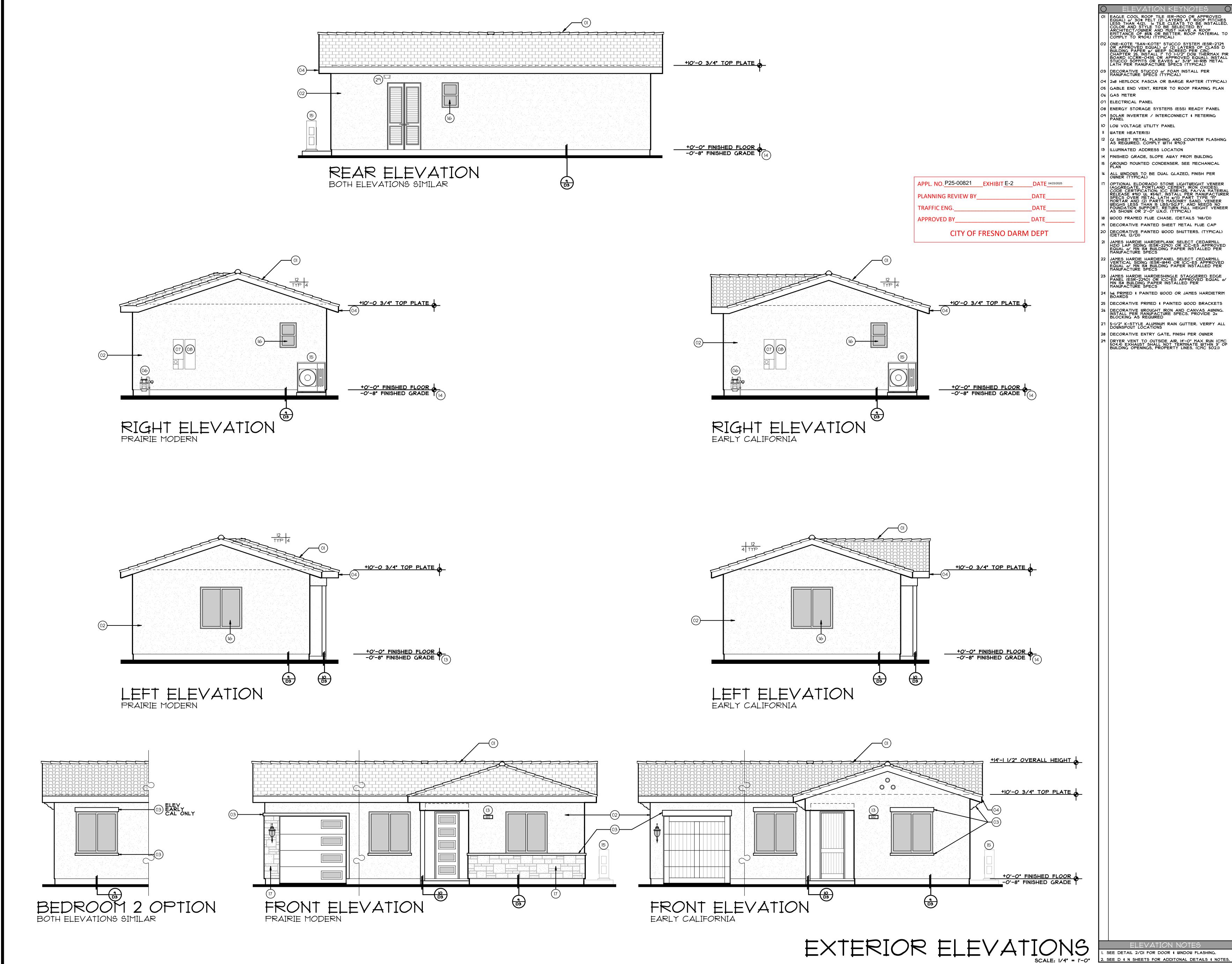


SEE DETAIL 2/DI FOR DOOR ¢ WINDOW FLASHING.
 SEE D ¢ N SHEETS FOR ADDITONAL DETAILS ¢ NOTES.

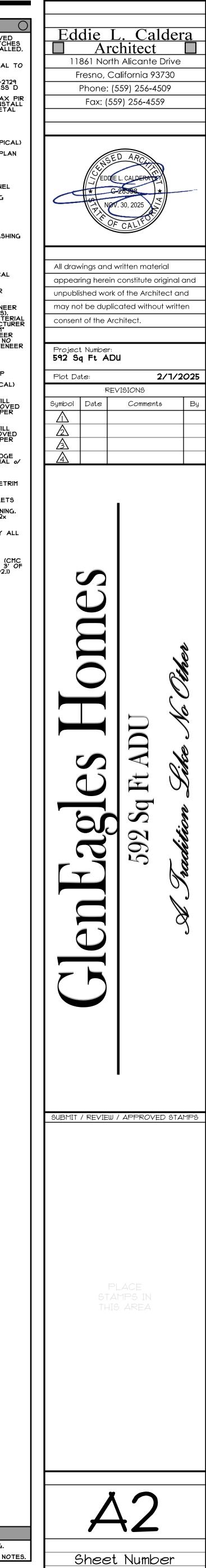


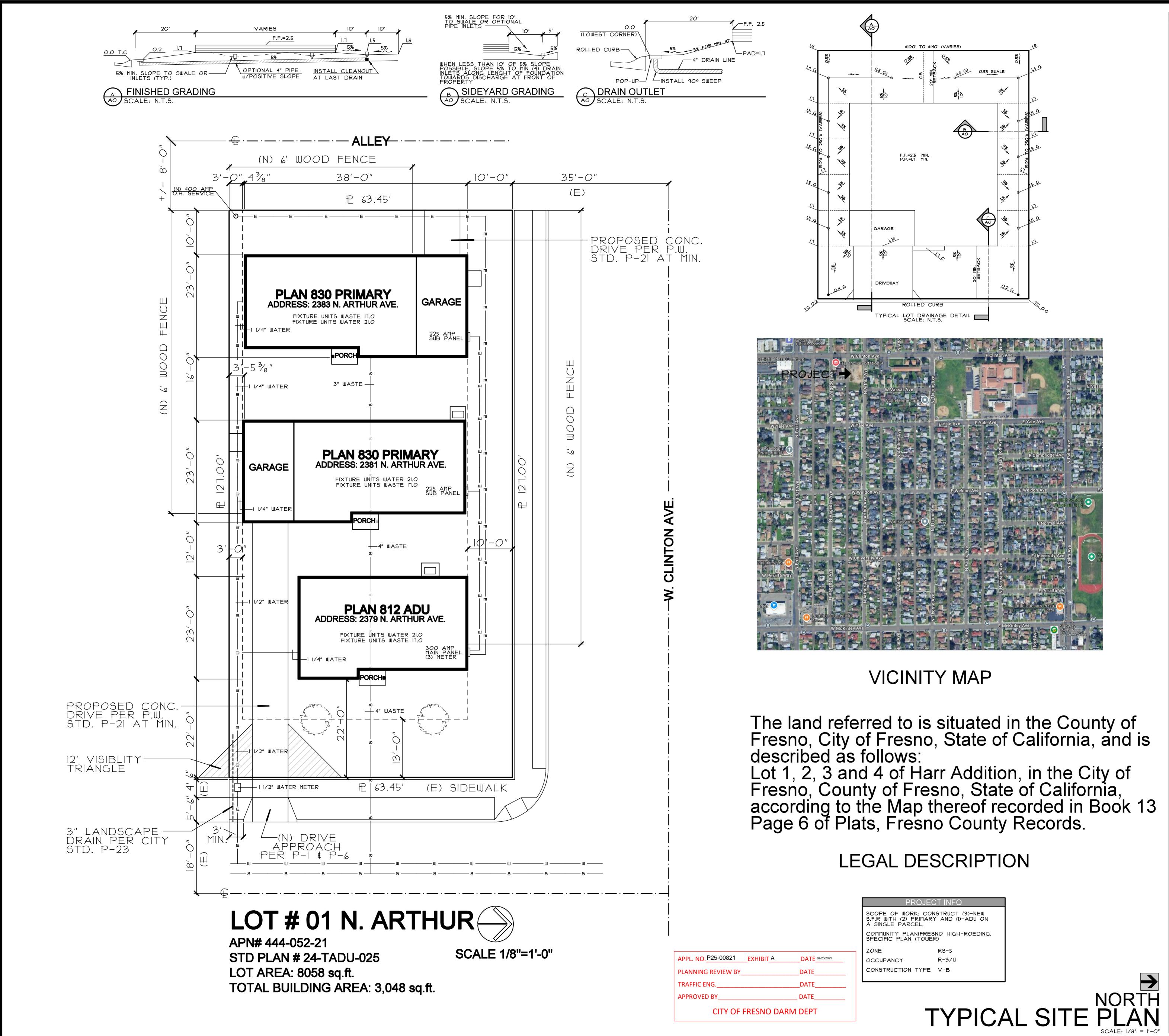






SEE DETAIL 2/DI FOR DOOR ¢ WINDOW FLASHING.
 SEE D ¢ N SHEETS FOR ADDITONAL DETAILS ¢ NOTES.





6 of Pla	ts, Fresno County	Records.	ok is	23. ANY UTILITIES REQUIRING PUBLIC RIGHT OF WAY OF HYDRANTS, IRRIGATION DI METROPOLITAN FLOOD CO STREET LIGHTS, ETC.) S I AT THE EXPENSE OF T HYDRANTS SHALL BE REI FORCES AT THE OWNERS RESPONSIBLE TO ARRAND
LE	GAL DESCRIPTI	ON		WITH THE DEPARTMENT C DIVISION THE OWNER SHO WORKS DEPARTMENT, TRA FOR INFORMATION REGAR REIMBURSEMENTS RELATE FACILITIES. NOTIFY THE C COMMUNICATIONS DIVISION ANY OFF-SITE CONCRETE
				24. HVAC EQUIPMENT IS NOT REQUIRED SETBACK 25. (2) WORKING DAYS BEFOR OPERATIONS WITHIN PUBLI
	PROJECT INFO]		EASEMENTS, ALL EXISTING SHALL HAVE BEEN LOCA SERVICE ALERT (USA), PH
	SCOPE OF WORK: CONSTRUCT (3)-NEW S.F.R WITH (2) PRIMARY AND (1)-ADU ON A SINGLE PARCEL.			26. ANY SURVEY MONUMENTS CONSTRUCTION SHAU. BE PERSON LICENSED TO PR THE STATE OF CALIFORN
	COMMUNITY PLAN(FRESNO HIGH-ROEDING. SPECIFIC PLAN (TOWER)			21. THE PERFORMANCE OF A STREET RIGHT-OF-WAY RE PERMIT PRIOR TO COMME REQUIRED STREET IMPROV AND ACCEPTED BY THE
DATE 04/23/2025	ZONE RS-5 OCCUPANCY R-3/U			28. DEEDS ARE REQUIRED TO THE CITY FOR REQUIRED SHALL BE PREPARED BY ENGINEER. EXECUTED CO
DATE	CONSTRUCTION TYPE V-B			SHALL BE PREPARED BY ENGINEER. EXECUTED CO THE CITY WITH VERIFICAT THE ISSUANCE OF BUILDIN
DATE		J	\rightarrow	29. PROVIDE A 4' MINIMUM PA PUBLIC SIDEWALK DIRECT TO MEET CURRENTACCES PEDESTRIAN EASEMENT M REQUIREMENTS ARE NOT
DATE		NC	RTH	30. CONTACT THE PUBLIC WC ENGINEERING AT 559-621-8 TO ANY OFFSITE CONCRE
DEPT	TVDIC	AL SITE PĽ		31. AU. DEVELOPMENT SHALL ACCORDANCE WITH ALL O
				32. SEE D & N SHEETS FOR

<u>О</u>	SITE KEYNOTES	Eddie
		All drawings a appearing her unpublished v may not be du
	SITE NOTES	Project Numb
	CONTRACTOR TO HAVE A LICENSED SURVEYOR TO LOCATE PROPERTY LINES & EXPOSE ALL PROPERTY CORNERS. STRING THE SIDE YARD PROPERTY LINES PRIOR TO THE FOUNDATION INSPECTION.	Clinton and Plot Date:
	R319.1 ADDRESS IDENTIFICATION: PROVIDE ADDRESS NUMERALS AT LEAST 4" HIGH WITH A MIN 1/2" STROKE MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET. IF THE ADDRESS IS OVER 50' FROM THE STREET 12" HIGH NUMERALS ARE REQUIRED.	Symbol Da
	R401.3 DRAINAGE: SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTIONTHAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN ("WITHIN THE FIRST IO'. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT (" OF FALL WITHIN IO'. DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN IO' OF THE BUILDING, FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING.	
5.	NO ON-SITE WATER RETENTION. NO DRAINAGE TO ADJACENT PROPERTY.	
٦.	GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL. CBC 1804.4 SITE GRADING: THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS	
	THAN 5% FOR A MIN DISTANCE OF 10' MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED NOT LESS THAN 2% WHERE LOCATED WITHIN 10' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING, EXCEPTIONS; LUMERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING	Jes Sec
	FOUNDATION SHALL BE PERMITTED TO BE REDUCED TO NOT LESS THAN 2% SLOPE. 2. IMPERVIOUS SURFACES SHALL BE PERMITTED TO BE SLOPED LESS THAN 2% WHERE THE SURFACE IS A DOOR LANDING OR RAMP THAT IS REQUIRED TO COMPLY WITH SECTION IOIO.1.4. IOI2.3 OR IOI2.6.I. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL	
8.	SETTLEMENT OF THE BACKFILL. ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MIN OF 0.5% DIRECTED TOWARDS THE STREET.	
	FINISH FLOOR ELEVATION OF NOT LESS THAN I' ABOVE THE 100 YEAR FLOOR LEVEL & IS TO BE ABOVE THE CROWN OF THE STREET. TWO ELEVATION CERTIFICATES ARE REQUIRED TO BE PROVIDED TO THE INSPECTOR, (I) AT THE FOUNDATION INSPECTION & (I) AT THE FINAL	╽╺┻╸
0	INSPECTION. FOUNDATIONS FOR ALL BUILDINGS WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 1:10 SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH TOP & BOTTOM OF SUCH FOUNDATION ARE LEVEL.	C
11.	BUILDING SITE SHALL BE CLEANED & GRUBBED OF ALL STUMPS, ROOTS & OTHER FOREIGN MATTER TO A MIN DEPTH OF 12".	Č
12.	OVER EXCAVATE THE SITE AS NEEDED TO REMOVE DEBRIS. ORGANICS & FILLS THAT MAY BE LEFT FROM PREVIOUS DEMOLISHED HOME. REPLACE FILLS AS NECESSARY W/ 90% COMPACTION. A COMPACTION REPORT MAY BE REQUIRED IF EXTENSIVE FILL TO BE PLACED.	
	GRADING IN EXCESS OF LOOO CUBIC YARDS SHALL BE PERFORMED PER APPROVED GRADING PLANS PREPARED BY A CIVIL ENGINEER, AND SHALL BE DESIGNATED "ENGINEERED GRADING". GRADING INVOLVING LESS THAN 5,000 CUBIC YARDS SHALL BE DESIGNATED AS "REGULAR GRADING" UNLESS THE PERMITTEE CHOOSES TO HAVE THE GRADING PERFORMED AS ENGINEERED GRADING, OR THE BUILDING OFFICIAL DETERMINES THAT SPECIAL CONDITIONS OR UNUSUAL HAZARDS EXIST, IN WHICH	Ĭ
	CASE GRADING SHALL CONFORM TO THE REQUIREMENTS FOR ENGINEERED GRADING. 1804.4 COMPACTED FILL MATERIAL: WHERE SHALLOW FOUNDATIONS WILL BEAR ON COMPACTED FILL MATERIAL. THE COMPACTED FILL SHALL COMPLY WITH THE PROVISIONS OF AN APPROVED GEOTECHNICAL REPORT. AS SET FORTH IN SECTION 1803. EXCEPTION: COMPACTED FILL MATERIAL 12" IN DEPTH OR LESS NEED NOT COMPLY WITH AN APPROVED REPORT. PROVIDED THAT THE IN-PLACE DRY DENSITY IS NOT LESS THAN 90% OF THE MAX DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM DIS5T. THE COMPACTION	enF
15.	SHALL BE VERIFIED BY SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1105.6 A GEOTECHNICAL INVESTIGATION REPORT SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.	
	NO FILL OR OTHER SURCHARGE LOADS SHALL BE PLACED ADJACENT TO ANY BUILDING OR STRUCTURE UNLESS SUCH BUILDING OR STRUCTURE IS CAPABLE OF WITHSTANDING THE ADDITIONAL LOADS CAUSED BY THE FILL OR SURCHARGE.	
18.	ALL FLATWORK TO BE VERIFIED BY OWNER PRIOR TO POUR. PRIVATE ROADS & DRIVEWAYS TO RESIDENTIAL GARAGE SHALL HAVE A MAX SLOPE OF 12% FOR A MIN. DISTANCE OF 25' FROM THE GARAGE. NO	
19.	MIN. DISTANCE OF 25' FROM THE GARAGE. NO PORTION OF THE DRIVEWAY SHALL EXCEED 18% SLOPE. A/C PAVING SHALL BE 2" ASPHALTIC CONCRETE OVER 4" COMPACTED CLASS II AGGREGATE OVER UNDISTURBED SOIL OR APPROVED COMPACTED FILL.	
20.	REMOVE ALL EXISTING DRIVEWAY APPROACHES WHICH DO NOT PROVIDE APPROVED ACCESS TO THE SITE UNLESS OTHERWISE DETERMINED BY THE JURISDICTION'S ENGINEER, SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER & SIDEWALK TO MATCH EXISTING	SUBMIT / R
21.	ADJACENT IMPROVEMENTS. REPAIR ALL DAMAGE AND / OR OFF-GRADECONCRETESTREET IMPROVEMENTS AS DETERMINED BY JURISTDICTIONS CIVIL ENGINEER PRIOR TO OCCUPANCY CONTACT PUBLIC WORKS DEPARTMENT, CONSTRUCTION MANAGEMENT DIVISION FOR	
22.	DETERMINATION & CLEARANCE. ALL WORK PERFORMED WITHIN THE PUBLIC RIGHTS OF WAY SHALL COMPLY WITH THE ADOPTED STANDARDS & POLICIES OF THE PUBLIC WORKS DEPARTMENT. A STREET WORK PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF WORK. FOR INFORMATION REGARDING STANDARDS & STREET WORK PERMITS, CONTACT THE PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION.	
	ANY UTILITIES REQUIRING RELOCATION WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS (EX. FIRE HYDRANTS, IRRIGATION DISTRICT FACILITIES, STREET LIGHTS, ETC.) SHALL BE THE RESPONSIBILITY (AT THE EXPENSE OF THE OWNER. PUBLIC FIRE HYDRANTS SHALL BE RELOCATED BY JURISDICTIONS FORCES AT THE OWNERS EXPENSE. THE OWNER IS RESPONSIBLE TO ARRANGE (COORDINATE THE WORK WITH THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION THE OWNER SHOULD CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING DIVISION FOR INFORMATION REGARDING ELIGIBILITY FOR REIMBURSEMENTS RELATED TO TRAFFIC SIGNAL FACILITIES, NOTIFY THE CITY ELECTRONICS (
24.	FACILITIES. NOTIFY THE CITY ELECTRONICS & COMMUNICATIONS DIVISIONS, IO WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION. HVAC EQUIPMENT IS NOT ALLOWED WITHIN ANY REQUIRED SETBACK	
25	(2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN PUBLIC STREET OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA), PHONE: 1-800-642-2444.	
26.	SERVICE ALERT (USA). PHONE: 1-800-642-2444. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHAU. BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.	
	THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK, ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.	
28.	DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/ DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.	
	PROVIDE A 4' MINIMUM PATII OF TRAVEL ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY. TO MEET CURRENTACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET. CONTACT THE PUBLIC WORKS DEPARTMENT. TRAFFIC ENCINE FUNC. DAYS PRIOR	
31.	ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION. AU. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY LAWS AND REGULATIONS.	

ADDITONAL DETAILS & NOTES.

Sheet Number

Eddie L. Calder Architect		
C-26598		
All drawings and written material appearing herein constitute original and		
unpublished work of the Architect and		
may not be duplicated without written consent of the Architect.		
Project Number: Clinton and Arthur		
Plot Date: 4/15/20 REVISIONS	J25	
Symbol Date Comments 1 1 1 1 1 1	Ву	
Submit version of the management of the manageme		
PLACE STAMPS IN THIS AREA		
STAMPS IN		

5-C

Heartwood Community Farm Site Plan

Below is the site plan for planting spaces, pathways and seating for the Heartwood Community Farm space located at **615 E Thomas Ave, Fresno, CA 93728.** The site has been designed with minimal infrastructure in mind. There will be no fences or permanent infrastructure. Several neighbors have volunteered to use their yards for tool storage so no shed will be required. Additionally, in agreement with the owners we will only be gardening on about half of the site. This is why the design might look incomplete. This design was created over many weeks with direct input from neighbors.



Legend:



This design was created by Tower District community members with help from the Fresno Garden Collective and other volunteer gardeners. If you have any questions or concerns please contact:

Jesse Martindale 559-500-3478

Operational Plan for "Heartwood Community Farm"

The following is an Operational Plan for a Community Garden in Fresno located at 615 E Thomas Ave.

Management:

This community garden is being supported by various community groups, the main one being The Fresno Garden Collective. The collective is a not for profit network of gardens and gardeners in Fresno.

The site manager for this project will be **Jesse Martindale**. His role and responsibilities include:

- Overall maintenance of the site in regards to trash and weeds.
- Acting as a liaison between the owners and city officials when needed.
- Organizer of volunteer work days, planting activities, and irrigation issues.
- Communication and coordination of utilities services such as trash and water.
- Keeping a directory of gardeners and neighbors interested in participating in the site.

This site has been granted by its owners to be managed by Jesse Martindale and used by neighbors to grow food within a community garden framework. Any city personal or fellow neighbors are encouraged to reach out to Jesse Martindale at any time with comments, concerns, or questions. **Contact: 559-500-3478 Email: jessegmartindale@gmail.com**

Operations:

Maintenance:

- Planting spaces, pathways, and plants will be maintained by 1) three organized Volunteer Work Days per week and 2) gardeners that live nearby that have enrolled to help tend to the garden.
- Heartwood Community Farm will be tended to by various neighbors and volunteers.

Hours of Operation:

• Heartwood Community Farm will only be open for tending from dawn to dusk.

Buildings & Structures:

- Heartwood Community Farm will not be utilizing any sheds, buildings, greenhouses.
- Trellises may be used but would not exceed 6 ft. high.

Fencing:

• Heartwood Community Farm will not be using any fencing.

Equipment:

• Household gardening tools will be used and stored off site in neighbors residences and brough during Volunteer Work Days and individual visits by gardeners.

Tillage / Excavation:

• 811 has been contacted and the site manager is fully aware of areas where we cannot dig.

• Any tilling or digging shall be done by hand tools such as a shovel or broad fork.

Irrigation:

- Heartwood Community Farm will be using garden bib timers and black plastic drip line for watering plants. These materials have already been donated ensuring enough for all planting spaces.
- All planting spaces will be set to the same timing system.
- Some hand watering will be allowed on especially hot days.