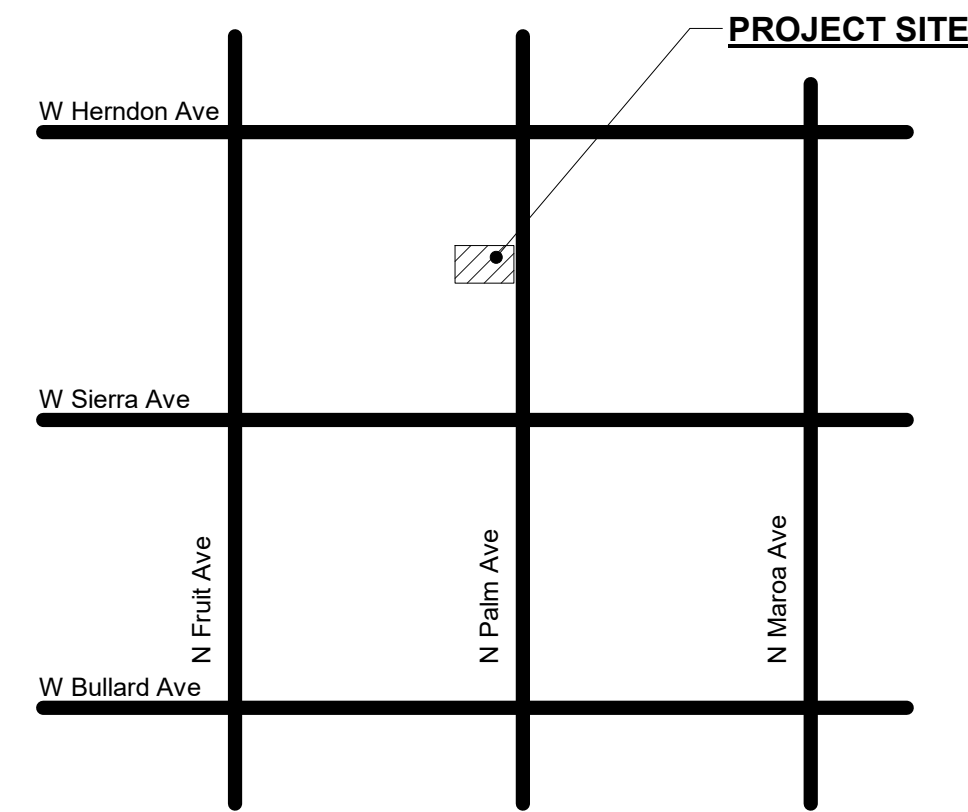


Vicinity Map



Project Information

**OWNER/BUILDER:**  
Reza Assemi  
559-260-6006  
rezaassemi@hotmail.com

**ARCHITECT:**  
Paul Halajian Architects  
389 Clovis Avenue, Suite 100  
Clovis, CA 93612  
Contact: Stephanie Say  
559-297-7900  
stephanies@halajianarch.com

Project Description

Project includes phased site development for the rehabilitation of a historic building and addition of new construction apartment units.

Phase one includes rehabilitation of the historic Craycroft home and immediate site improvements to include upgraded path of travel, new parking, and trash enclosure. The occupancy will be changed from assumed R-3 to B, to facilitate a future tenant improvement for a restaurant/speakeasy within the historic house. Structural upgrades will be included as required.

Phase two includes full buildout of the site, including the addition of (6) new apartment units, additional parking stalls, and fenced courtyard area.

Site Information

**APN:** 407-762-12

**General Plan Designation:** O - Office

**Zoning Designation:** O - Office

	Existing	Proposed
Project Site Area (Net)	30,226 sf (0.69 acres)	33,082 sf (0.76 acres)
Project Site Area (Gross)	32,207 sf (0.74 acres)	35,079 sf (0.81 acres)
Existing Building Area	1,864 sf footprint	1,864 sf footprint
Proposed Building Area	-	6,233 sf footprint
Building Coverage	6%	23%
Paved Area	12,755 sf	14,719 sf
Landscaped Area	16,167 sf	12,263 sf

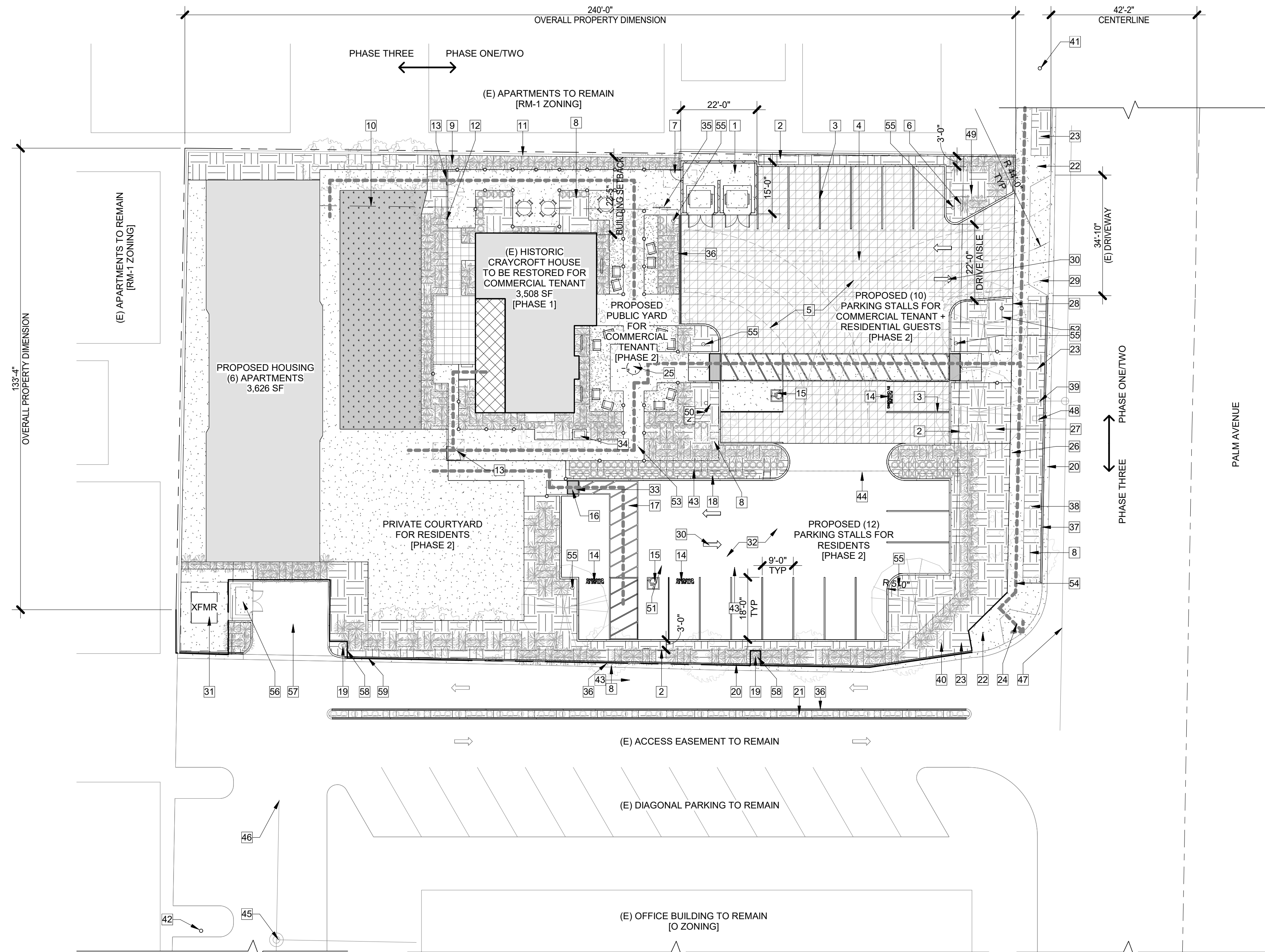
(LLA in progress)

General Notes

- 1) Keynotes apply to this sheet only.
- 2) Items shown but not noted are to be considered existing to remain, typ. u.n.o.
- 3) All proposed exterior lighting shall be shielded to reduce or eliminate light pollution in compliance with applicable codes.
- 4) Pedestrian path of travel must meet current ADA requirements.
- 5) Any survey monuments within the area of construction shall be preserved or reset surveying in the State of California.
- 6) All improvements shall be constructed in accordance with the City of Fresno Standard Drawings and Specifications.

Keynotes

- 1 New trash enclosure, shared by commercial and residential tenants, per City of Fresno Standards P-33A, B, C. See 15, 16, 17/A17.
- 2 Dashed line indicates 3' bumper overhang over continuous curb per City of Fresno Parking Manual, typ.
- 3 New parking stall striping per City of Fresno Parking Manual, typ.
- 4 Dashed lines indicate turning radius for trash and fire access, typ.
- 5 Colored/stamped concrete in hatched area, typ.
- 6 Dashed line indicates 15' parking setback from curb/property line
- 7 Pedestrian access to trash enclosure
- 8 (E) tree to remain, protect from damage during construction, typ.
- 9 New drought tolerant shrub, typ.
- 10 15' landscape transition buffer, exception requested due to proposed residential use permitted per letter from Dan Zack
- 11 (E) 6" CMU block wall to remain, typ.
- 12 8' steel no-climb fence for residential security, typ. See 11, 19/A17 and 1, 2/A18.
- 13 Pedestrian access to residential portion of site, 4' wide metal gate per FFD requirements, typ. See 11, 19/A17 and 1, 2/A18.
- 14 Future EV charging stall, typ.
- 15 ADA van-accessible parking stall and loading area with concrete finish. Use ISA per detail 1/A17, typ. See also 2/A17 for striping pattern.
- 16 New straight-type curb ramp, see 5/A17, typ.
- 17 Striped crosswalk for ADA accessible path of travel
- 18 Planted area at grade, typ.
- 19 (E) metal pole light with concrete base to remain
- 20 (E) 6" concrete curb and gutter to remain
- 21 (E) median to remain
- 22 (E) sidewalk to remain
- 23 (E) planted area to remain
- 24 (E) curb ramp to remain
- 25 Sculpture by Owner
- 26 Connection to (E) bus stop along Palm Avenue, see 8/A17
- 27 Phase line, typ.
- 28 (E) property line to remain, typ.
- 29 (E) driveway to remain
- 30 Painted directional arrow, typ. See 12/A17.
- 31 New transformer, clearances and bollards as required by PG&E, see 13/A17.
- 32 Asphalt finish in residential parking area, per City of Fresno Standards P-41, 42 and 43, typ.
- 33 Truncated domes at bottom of ramp, typ. See 14/A17.
- 34 Freestanding mailbox unit
- 35 New ribbon-style bicycle rack with (2) bicycle capacity, min. See 18/A17.
- 36 Paint curb with "FIRE LANE NO PARKING"
- 37 Grey area of curb painted red "BUS ZONE" to remain
- 38 (E) pole-mounted bus stop signage to remain
- 39 (E) metal streetlight to remain
- 40 (E) wood power pole to remain
- 41 (E) public fire hydrant 75' north along Palm Ave.
- 42 (E) private fire hydrant 140' south in commercial parking lot
- 43 New 8' metal no-climb fence around residential parking area
- 44 New motorized sliding gate for vehicular access to residential parking area
- 45 (E) manhole to remain
- 46 (E) sewer line to remain, assumed to feed subject property.
- 47 (E) 12" water line in Palm Avenue to remain
- 48 (E) water meter in underground box with 1" water service to remain
- 49 Area for backflow preventers and FDC/PIV
- 50 ADA parking sign, pole-mounted, see 3/A17
- 51 ADA parking sign, fence-mounted, sim to 3/A17
- 52 Entrance sign; see 4/A17
- 53 New concrete sidewalk, see 7/A17, typ.
- 54 Thick dashed line indicates 4' path of travel along (E) sidewalk
- 55 Pole light site fixture, shielded downward per CEC and FMC requirements, typ.
- 56 (E) CMU block trash enclosure to remain
- 57 (E) asphalt drive aisle to remain to provide access to (E) trash enclosure, this portion of site to remain on southern neighbor's property, typ. of (2)
- 58 New location of property line to exclude (E) pole light fixtures from project area, to remain on southern neighbor's property, typ. of (2)
- 59 Property line to be adjusted to outside face of curb through LLA (lot line adjustment), in progress



Legend

- Property Line
- Path of travel, 4' min. width
- Phase Line
- Centerline
- Dirt/planter
- Building
- Concrete finish
- Asphalt finish
- Truncated domes
- Paver finish
- Raised porch
- Colored concrete

1 Site Plan  
1" = 20'-0"

**PH**

**PAUL HALAJIAN ARCHITECTS**

389 Clovis Ave, Suite 100  
Clovis, CA 93612-1185  
T: 559.297.7900 F: 559.297.7950  
www.halajianarch.com

LICENSED ARCHITECT  
**NOT FOR CONSTRUCTION**  
STATE OF CALIFORNIA

PAUL HALAJIAN ARCHITECTS expressly reserves its common law copyright and other property rights specifically related to the contents of these plans. This document and the ideas and designs incorporated herein, as an instrument of professional services rendered by PAUL HALAJIAN ARCHITECTS, is not to be used in whole or in part for any other project without prior written authorization from PAUL HALAJIAN ARCHITECTS.

PROJECT: **Reza Assemi Site Development**  
6545 North Palm Avenue, Fresno, CA 93704  
SHEET: Proposed Site Plan

DRAWING SET INFORMATION:

12.02.2021	DP Submittal
------------	--------------

REVISIONS:


PROJECT NUMBER:  
**2017-34**

SHEET NUMBER:  
**A3**