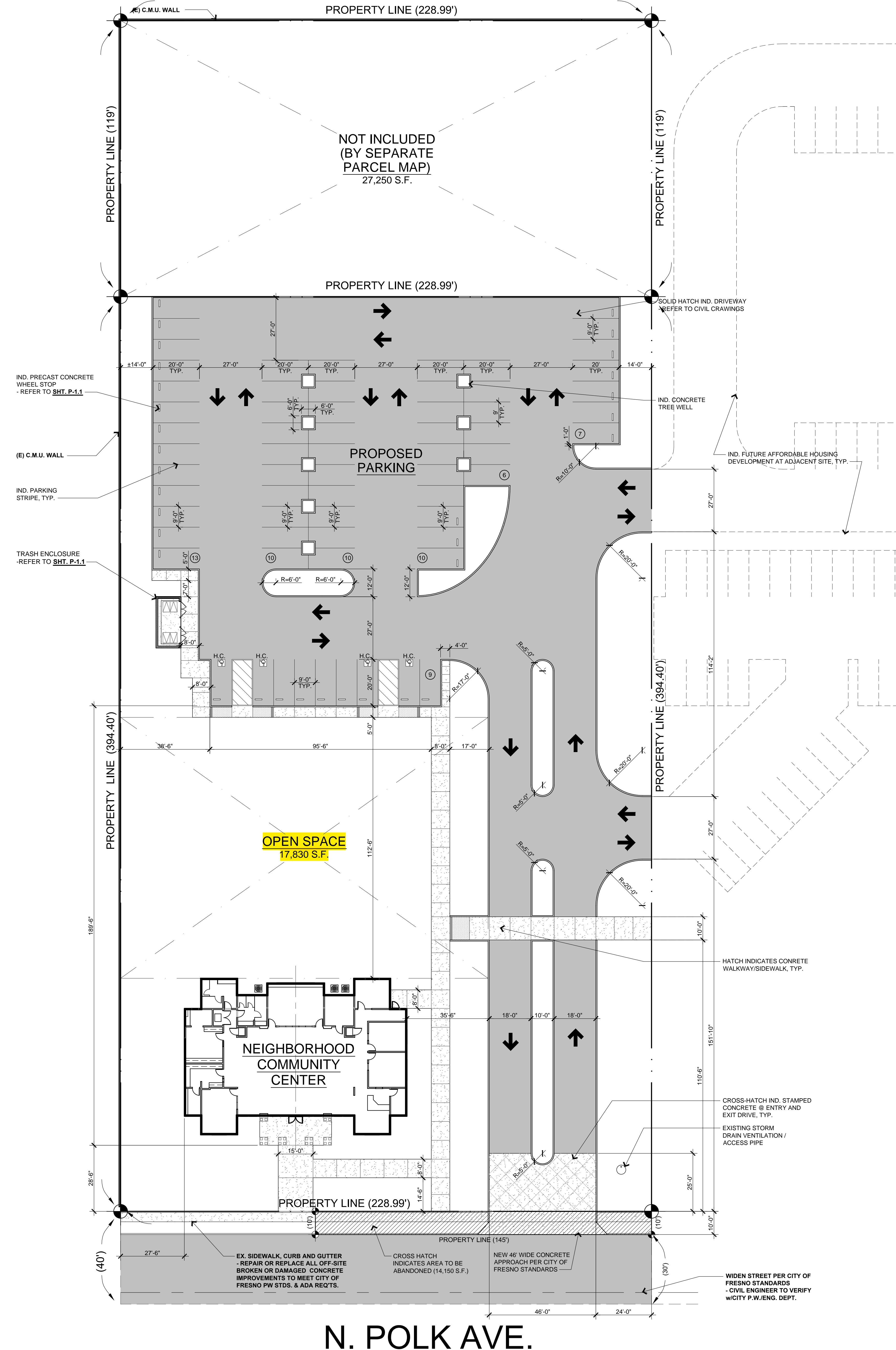


S:\2014 PROJECTS\1406 HA - HIGHWAY CITY\Neighborhood Community Center\Site Plan-20 scaled.dwg, 9/14/2016 11:46:40 AM, DWG to PDF.pct



PROJECT INFORMATION

LEGAL DESCRIPTION: PARCEL "A" OF LOT LINE ADJUSTMENT 2009-02, RECORDED AS DOCUMENT NO. 2009-0079119 OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST 563.40 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, LYING SOUTH OF THE NORTH 258 FEET OF SAID NORTH HALF.

EXCEPTING THEREFROM THE SOUTH 175.00 FEET THEREOF.

APN: 510-030-23

OWNER / APPLICANT / DEVELOPER: HOUSING AUTHORITIES FOR THE CITY AND COUNTY OF FRESNO. 1331 FULTON MALL, FRESNO, CA 93776-1985 Ph. No. 559 443-8492 Fax: No. 559 443-8471

SITE ADDRESS: 4710 N. POLK AVENUE, FRESNO, CA 93722

LAND USE (GENERAL PLAN): HIGHWAY CITY SPECIFIC PLAN.

ZONING - EXISTING: RS5 - RESIDENTIAL

ZONING - PROPOSED: RS5 - RESIDENTIAL

OCCUPANCY GROUPS: B

CONSTRUCTION TYPE: V-A

FIRE SPRINKLERS: YES - NFPA-13

PROPOSED STORIES: 1

PROPOSED BUILDING HEIGHT: 1 STORIES

YARDS	REQUIRED:	PROPOSED:
FRONT	20'-0"	28'-6"
REAR	10'-0"	10'-0"
SIDE	5'-0"	14'-0"
SIDE	5'-0"	14'-0"

DEVELOPMENT INFORMATION

TOTAL SITE AREA: 91,750 S.F. (2.11 ACRES)

TOTAL BUILDING AREA: 5,560 S.F.

OPEN SPACE: 17,830 S.F. (.41 ACRES)

PARKING DEVELOPMENT DATA

REQUIRED:

(1) STALL PER 50 S.F. OF GENERAL MEETING FLOOR AREA, AND (1) STALL PER PRIVATE OFFICE

2,272 ÷ 50 = 45 STALLS, (+)

432 ÷ 50 = 8.6 STALLS, (+)

3 STALLS

= 56.6 STALLS

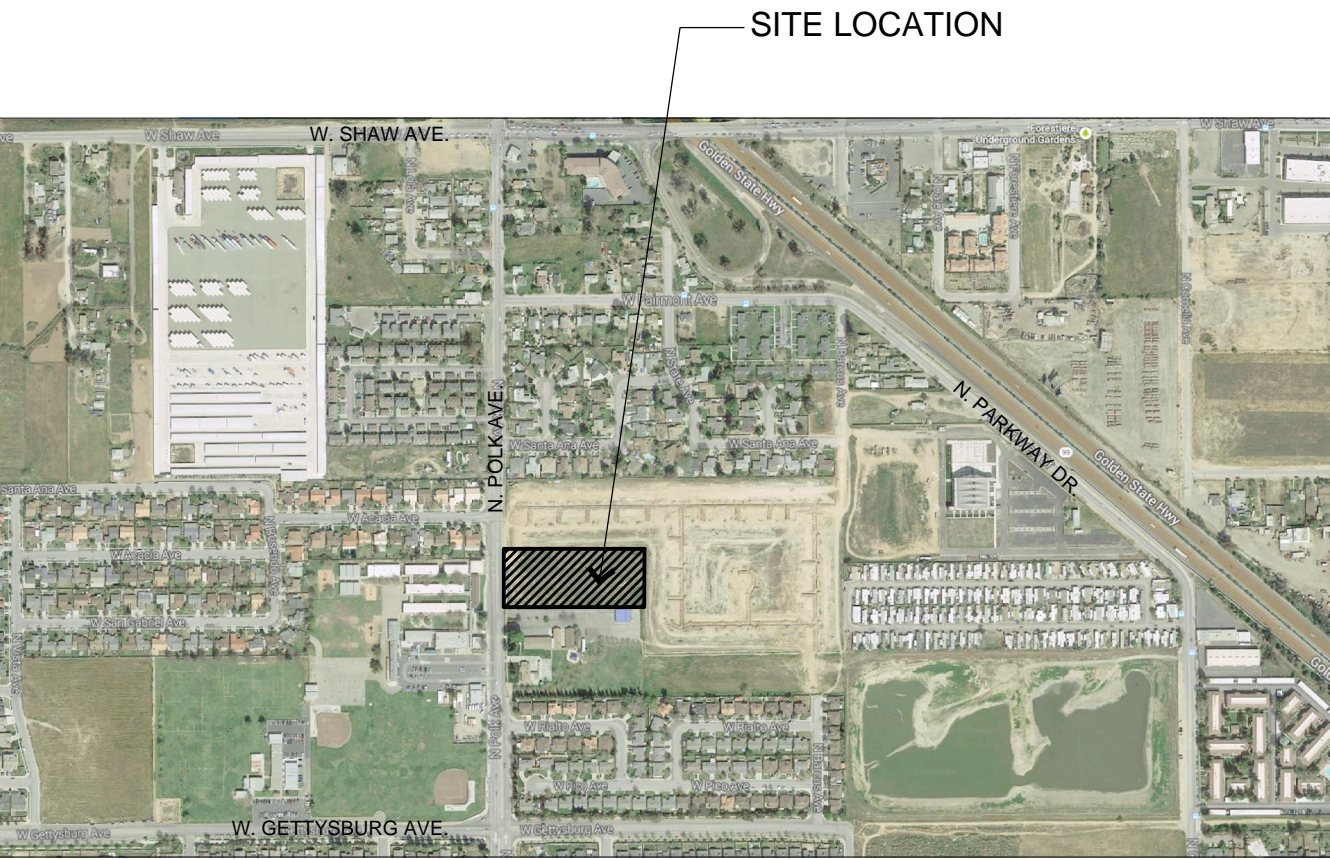
PROVIDED:

STANDARD STALLS: 9' WIDE x 19' DEEP (INCLUDES 4 ACCESSIBLE STALLS) = 65 STALLS

MINIMUM DRIVE AISLE WIDTH: = 24'-0" 27'-0" @ 90° PARKING

SHEET INDEX:

- P-1.0 NEIGHBORHOOD COMMUNITY CENTER - ARCHITECTURAL SITE PLAN
- P-1.1 NEIGHBORHOOD COMMUNITY CENTER - ARCHITECTURAL SITE DETAILS
- P-2.0 NEIGHBORHOOD COMMUNITY CENTER - FLOOR PLAN
- P-2.1 NEIGHBORHOOD COMMUNITY CENTER - ROOF PLAN
- P-2.2 NEIGHBORHOOD COMMUNITY CENTER - ROOF FRAMING PLAN
- P-3.0 NEIGHBORHOOD COMMUNITY CENTER - ELEVATIONS AND SECTIONS

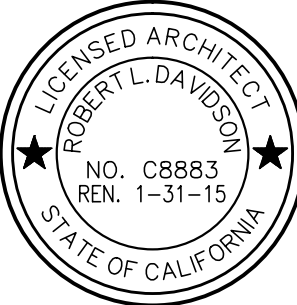


VICINITY MAP: FRESNO, CA

SCALE: N.T.S.

R.L. Davidson, Inc. ARCHITECTS EST. 1987

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



HIGHWAY CITY NEIGHBORHOOD COMMUNITY CENTER N. POLK AVE. Fresno, CA

FOR: H.C.C.D.C.

NO.	DATE:	ISSUE:
05.05.2016		PRELIMINARY DESIGN
05.09.2016		REVISED PRELIMINARY DESIGN
08.04.2016		D.R.C. SUBMITTAL

SHEET TITLE:

NEIGHBORHOOD COMMUNITY BUILDING - ARCHITECTURAL - SITE PLAN

SCALE: 1"=20'-0"

SHEET NO. P-1.0

PROJECT NO. 1406