

THE VINCENT COMPANY ARCHITECTS, INC.
 1500 West Shaw, Ste. 304
 Fresno, California 93711
 Phone: 559.225.2602

STATISTICS

PROJECT ADDRESS	2594 NORTH ARMSTRONG AVENUE FRESNO, CALIFORNIA
ASSESSOR'S PARCEL	310-250-13
COMMUNITY PLAN	McLANE
CURRENT ZONING	RS-1 SINGLE FAMILY RESIDENTIAL
CURRENT USE	RETAIL NURSERY
PROPOSED ZONING	RM-1 MULTI-FAMILY RESIDENTIAL
PROPOSED PROJECT:	64 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 4.20 NET ACRES INCLUDING SITE AMENITIES
SITE AREA	
a. GROSS SITE AREA	191,172 S.F. (4.38 ACRES)
b. REQUIRED DEDICATION AREA	8,032 S.F. (0.18 ACRES)
c. NET SITE AREA	183,140 S.F. (4.20 ACRES)
SITE DENSITY	
a. ALLOWED DENSITY	16.00 UNITS PER ACRE
b. PROPOSED DENSITY	15.24 UNITS PER NET ACRE
SITE COVERAGE	
a. BUILDING, INCLUDING CARPORTS	52,552 S.F. (28.8%)
b. PAVING, EXCLUDING CARPORTS	32,060 S.F. (17.5%)
c. PUBLIC OPEN SPACE	98,528 S.F. (53.7%)
d. USEABLE OPEN SPACE	98,528 S.F. (53.7%)
e. PROVIDED OPEN SPACE (20%)	36,628 S.F.
f. PROVIDED OPEN SPACE (INCLUDING PRIVATE BALCONIES AND PATIOS)	40,700 S.F.
UNIT STATISTICS	
a. (12) UNIT TYPE 1	828 S.F. PER UNIT
b. (32) UNIT TYPE 2	1,111 S.F. PER UNIT
c. (20) UNIT TYPE 3	1,319 S.F. PER UNIT
d. (64) TOTAL RESIDENTIAL UNITS	
BUILDING AREA(S)	
a. RESIDENTIAL BUILDINGS	
1. (1) BUILDING TYPE 'b'	7,688 S.F.
2. (4) BUILDING TYPE 'c'	40,160 S.F.
3. (2) BUILDING TYPE 'd'	23,440 S.F.
4. (1) BUILDING TYPE 'e'	9,704 S.F.
5. TOTAL RESIDENTIAL BUILDINGS	80,992 S.F.
b. NON-RESIDENTIAL BUILDINGS	
1. BUILDING TYPE 'a'	1,972 S.F.
2. CARPORTS	10,150 S.F.
d. TOTAL BUILDING AREA	93,114 S.F.
e. GROUND FLOOR BUILDING AREA	52,522 S.F.
PARKING REQUIRED	
a. 1 AND 2 BR. UNITS	66 STALLS
b. (44 UNITS @ 1.5 STALLS)	66 STALLS
c. 3 BR. UNITS	40 STALLS
d. (20 UNITS @ 2.0 STALLS)	40 STALLS
e. TOTAL PARKING REQUIRED	106 STALLS
f. COVERED STALLS REQUIRED	64 STALLS
g. ACCESSIBLE STALLS REQUIRED	
1. COVERED STALLS @ 2%	1.28 STALLS
2. OPEN STALLS @ 5%	2.1 STALLS
PARKING PROVIDED	
a. CARPORTS	64 STALLS
b. OPEN STALLS	60 STALLS
c. TOTAL STALLS PROVIDED	124 STALLS
d. PARKING RATIO	1.94 STALLS/ UNIT
e. ACCESSIBLE STALLS	
1. CARPORTS	2 STALLS
2. OPEN STALLS	4 STALLS

Revisions	Date

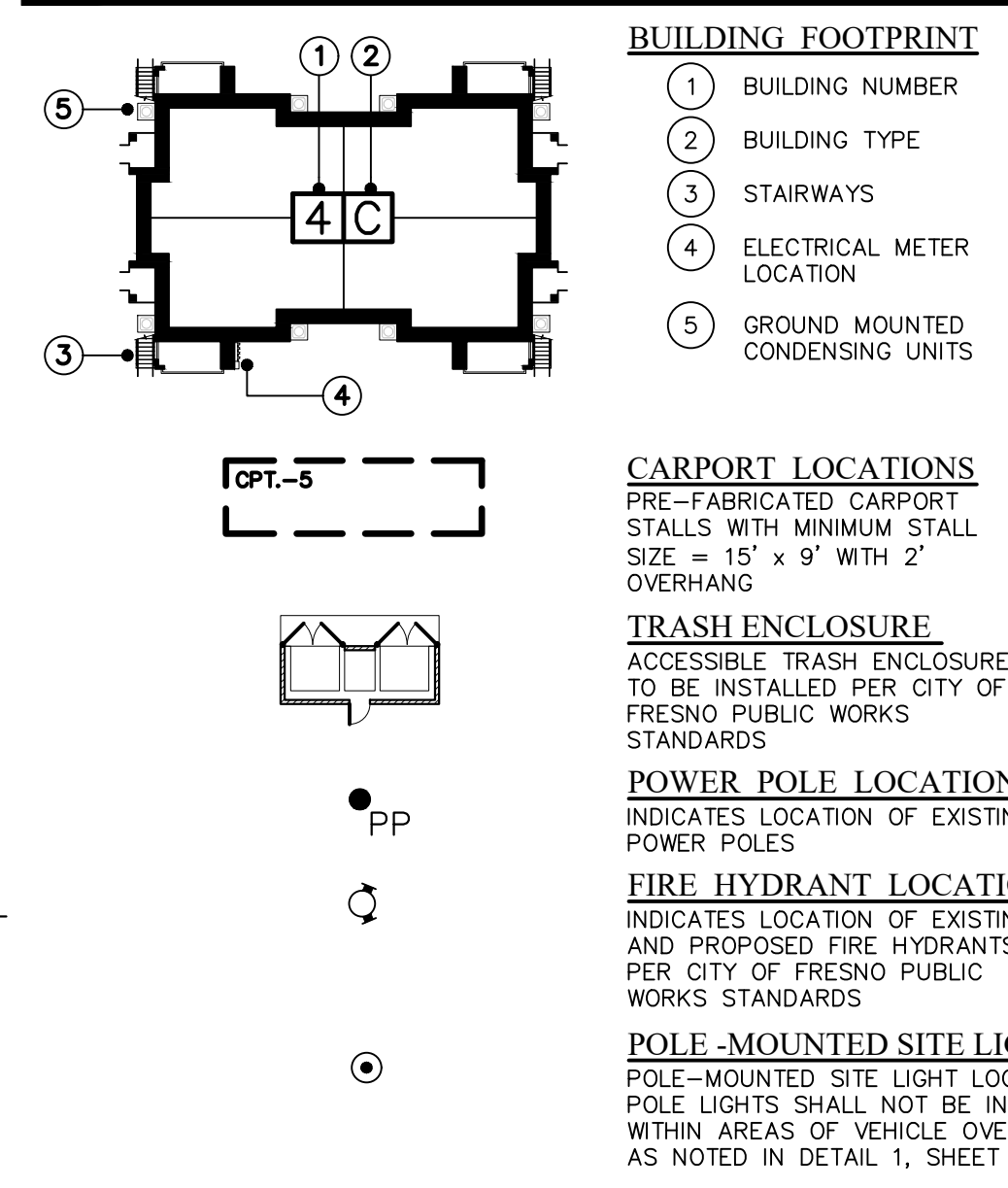
PROPOSED APARTMENTS COMPLEX FOR:
ARMSTRONG APARTMENTS
 2594 NORTH ARMSTRONG AVENUE
 FRESNO, CALIFORNIA

APPL. NO. P22-02376 EXHIBIT A-1 DATE 12/15/2022
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

DIMENSIONED SITE PLAN

1" = 30'-0"

SYMBOLS

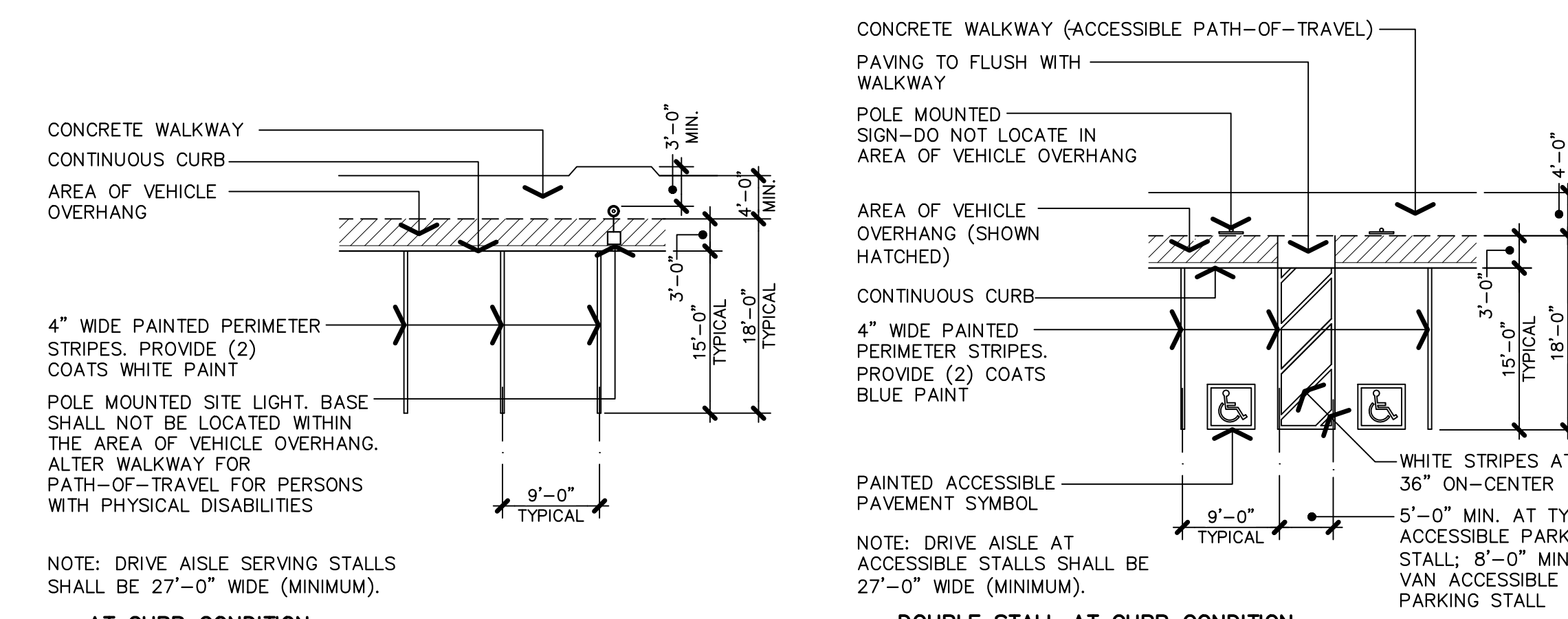


LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO AND IS DESCRIBED AS FOLLOWS:
 THAT PORTION OF LOT 7 OF SUBDIVISION OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MAP PER MAP FILED JUNE 2, 1906, IN BOOK 5, PAGE 14 OF PLATS, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, BEING A POINT IN THE CENTER LINE OF THE 40 FOOT STREET SHOWN ON SAID MAP; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 662.66 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE WEST ONE HALF OF SAID LOT 7; THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST ONE HALF OF SAID LOT 7, A DISTANCE OF 661.04 FEET TO A POINT, BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTHERLY ALONG SAID EAST LINE 297.47 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 662.66 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 7, BEING A POINT IN THE CENTERLINE OF THE STREET SHOWN ON SAID MAP; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 297.47 FEET; THENCE EASTERLY 662.66 FEET TO SAID TRUE POINT OF BEGINNING.
 EXCEPTING THERE FROM THE WESTERLY 20 FEET THEREOF INCLUDED WITHIN ARMSTRONG AVENUE, AS SHOWN ON SAID MAP.

KEYNOTES

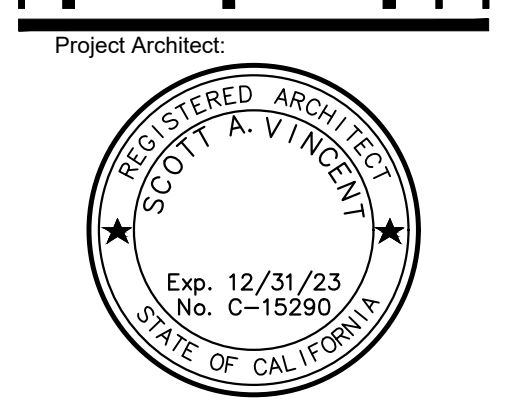
- CENTERLINE OF STREET.
- HATCHING INDICATES THE LOCATION OF DEDICATION PROPOSED FOR STREET PURPOSES AS REQUIRED TO PROVIDE ALIGNMENT WITH THE STREET TO THE NORTH. STREET FRONTAGE IMPROVEMENTS INCLUDING CURB, GUTTER, WALK AND PAVING TO BE INSTALLED ALONG THE STREET FRONTAGE.
- INDICATES 34'-0" INSIDE TURNING RADIUS AND 54'-0" OUTSIDE TURNING RADIUS PER CITY OF FRESNO STANDARDS FOR FIRE AND SOLID WASTE VEHICLES (SHOWN DASHED).
- BUILDING TO BE PROVIDED WITH NFPA 13 COMMERCIAL TYPE AUTOMATIC SPRINKLER SYSTEM IN LIEU OF PROVIDING A SECOND POINT-OF-ACCESS FOR FIRE DEPARTMENT EMERGENCY VEHICLES.
- INSTALL FIRE HYDRANT ON WEST SIDE OF NORTH ARMSTRONG AVENUE PER CITY OF FRESNO PUBLIC WORKS STANDARDS.
- EXISTING POWER POLE TO BE RELOCATED. COORDINATE THE WORK WITH THE LOCAL UTILITY PROVIDER.
- EXISTING 30'-0" WIDE PUBLIC UTILITIES EASEMENT.



(A) AT CURB CONDITION STANDARD PARKING STALL
(B) DOUBLE STALL AT CURB CONDITION ACCESSIBLE PARKING STALL
TYPICAL (1) PARKING STALL DIMENSIONS

NOTES

- A KNOX BOX AND KNOX GATE LOCKS SHALL BE PROVIDED AT THE SITE PEDESTRIAN ENTRANCE GATES PER CFC 2019 SECTION 501.1. VERIFY THE LOCATION WITH THE FRESNO CITY ENGINEER AND FIRE DEPARTMENT PRIOR TO INSTALLATION.
- NO RETAINING WALLS ARE ANTICIPATED IN THE PROPOSED CONSTRUCTION PROJECT. IN THE EVENT THAT SITE CONDITIONS REQUIRE THE USE OF RETAINING WALLS THE APPLICANT SHALL SUBMIT SITE PLANS AND ELEVATIONS FOR THE CITY ENGINEER TO REVIEW AND APPROVE PRIOR TO CONSTRUCTION.
- FINAL LOCATIONS FOR ELECTRICAL TRANSFORMERS HAVE NOT AS YET BEEN PROVIDED BY THE LOCAL UTILITY AT THIS TIME. ONCE FINAL LOCATIONS ARE PROVIDED, PROPOSED LANDSCAPE SCREENING SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION.
- ALL PEDESTRIAN AND VEHICULAR GATES SHALL BE PROVIDED WITH GATE LOCKS / MECHANISMS FOR FIRE AND POLICE DEPARTMENT ACCESS. COORDINATE THE REQUIREMENTS WITH THE CITY OF FRESNO FIRE AND POLICE DEPARTMENTS.
- UPON COMPLETION OF ALL CONSTRUCTION, ALL ASPHALT PAVING SHALL BE SWEEP CLEAN, SEALED AND RESTRIPTED AS REQUIRED TO PROVIDE AN "AS-NEW" APPEARANCE.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- REFER TO SHEET PA-1.2 FOR ADDITIONAL SITE NOTES AND CONDITIONS.



Project Architect: _____
 Issuances: _____ Date: _____
 DESIGN REVIEW
 PLAN CHECK
 BACK CHECK
 PERMITS
 CONSTRUCTION
 AS BUILT
 All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.
 Reference North:
 Project Name: ARMSTRONG APTS.
 FRESNO, CA.
 Project Number: 0210101
 Plot Date: 06.20.22
 Sheet Number: _____
PA1
 Of _____ Sheets _____