



Notice is hereby given that the Planning Commission will hold a Regular Meeting, on December 8, 2020 in the City Council Chambers, 155 West Durian Avenue, Coalinga, CA. Persons with disabilities who may need assistance should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. Anyone interested in translation services should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. The Meeting will begin at 6:00 p.m. and the Agenda will be as follows:

<https://us02web.zoom.us/j/81402683981?pwd=cVJPdjQ5L1lhUXo4VXIgb0g3dzd5UT09>
Passcode: 661758

Dial: 669 900 9128
Webinar ID: 814 0268 3981
Passcode: 661758

*Commissioners: Chairman Sailer
Vice Chairman Jacobs
Commissioner Helmar*

Commissioner Garza
Commissioner Pruitt

Staff: Sean Brewer, Assistant City Manager
Marissa Trejo, City Manager

PUBLIC COMMENTS

Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.

INFORMATION/CONSENT CALENDAR

1. Approve MINUTES - 9-28-2020

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Approval of Site Plan Review 20-01 (Warthan Place Apartment Phase 2, an 81-Unit Multi-Family Development)

DEPARTMENT REPORTS

COMMUNICATIONS

1. Staff Announcements
2. Commissioner Announcements
3. Chairman Announcements

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Approve MINUTES - 9-28-2020
Meeting Date December 8, 2020
Project Location: 155 W Durian Ave., Coalinga, CA
Applicant: N/A
Owner: N/A
Prepared By:

I. RECOMMENDATION:

Approval of the minutes from the September 28, 2020 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ 9-28-2020 PC Minutes

MINUTES SPECIAL PLANNING COMMISSION 155 W. Durian Avenue, Coalinga, CA 93210 Monday, September 28, 2020

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

CALL MEETING TO ORDER (5:35 PM) (Meeting Conducted via ZOOM Webinar)

The special Planning Commission Meeting of September 28, 2020 was scheduled to commence at 5:00PM, however due to technical difficulties with ZOOM Webinar, the meeting began late.

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

Commissioners: Chairman Sailer
Vice Chairman Jacobs
Commissioner Helmar
Commissioner Garza
Commissioner Pruitt

Staff: Assistant City Manager, Sean Brewer
City Clerk, Shannon Jensen

PUBLIC COMMENTS

Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.

INFORMATION/CONSENT CALENDAR

1. Approve MINUTES - 7-14-20

2. Approve MINUTES - 8-25-2020
3. Approve MINUTES - 9-8-2020

*Motion by Helmar, Second by Pruitt to Approve Consent Calendar Item Nos. 1 through 3. Motion **Approved** by Roll-Call 5/0 Majority Vote.*

PUBLIC HEARINGS

1. **Planning Commission adoption of Resolution No. 020P-011 with conditions approving application No. CUP 20-04 for a Commercial Cannabis Outdoor Cultivation Facility to be located a 185 W. Gale Ave.**

Assistant City Manager Sean Brewer gave a brief overview of the item.

Commissioner Sailer opened the Public Hearing for comments.

Commissioner Sailer closed the Public Haring.

*Motion by Garza, Second by Pruitt to Adopt Resolution No. 020P-011 Approving, with Conditions, Application No. CUP 20-04 for a Commercial Cannabis Outdoor Cultivation Facility to be located at 185 W. Gale Avenue. Motion **Approved** by a Roll-Call 4/0 Majority Vote. (Sailer voted "No").*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

None

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

Assistant City Manager Sean Brewer announced he would let the Commission know whether we would have the next regularly scheduled Planning Commission Meeting on October 6, 2020.

2. Commissioner Announcements

None

3. Chairman Announcements

None

Mrs. Casey Dalton, applicant, thanked the Planning Commission for their time and consideration, as well as staff, for all their hard work putting everything together and getting the project through to this point.

ADJOURN 6:07PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approval of Site Plan Review 20-01 (Warthan Place Apartment Phase 2, an 81-Unit Multi-Family Development)

Meeting Date December 8, 2020

Project Location: Southside of E. Sacramento and Warthan Street Near E. Houston (APN: 083-090-47S)

Applicant: CFY Development, Inc, 1724 10th Street, Suite 120, Sacramento, CA 95811

Owner: John Ciceroni, President Egis Group, Inc, Member Bennett Hill Investors, LP

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 020P-009 with conditions for Phase 2 of the Warthan Place Apartments project (proposed project), which consists of a 81-unit high density, affordable housing development.

II. BACKGROUND:

In December of 2008, the City of Coalinga approved/certified a parcel map, general plan amendment, re-zone, initial study/negative declaration and phased site plan for a 162-unit multi-family development project, herein called Warthan Place Apartments. Both phases of development along with all other entitlements were approved by the City of Coalinga on December 18, 2008. However, phase 2 was never built due to funding constraints and has sense expired. Therefore, phase 2 is subject to site plan review to ensure consistency with current planning and zoning codes.

On November 16, 2020, the City of Coalinga received an application from CFY Development, Inc. for Site Plan Review approval of a proposed, phase 2, 81-unit affordable housing development located near Warthan and E. Sacramento Street south of phase 1. The proposed phase 2 project site consists of a 5-acre parcel (083-080-47S) that is currently zoned and designated Residential High Density (RHD). This proposal incorporates feedback from all City Departments.

III. PROPOSAL AND ANALYSIS:

The proposed project proposes to construct eight two-story apartment buildings, 28' feet in height, comprised of 81 affordable multi-family units on a 5-acre vacant property. The proposed project includes a half-court basketball court, playground, and a 3,407-square foot two story community building with a fitness room, a great room for meetings, a social services room where they provide the required social services,

management office and a laundry room. The second story (1,338 s/f) of the community building will be the managers apartment.

Upstairs on the second floor is the managers apartment. The General Plan designations for the subject parcel is RHD with a zoning designation of RHD. The project is consistent with all development regulations for multi-family housing as discussed below.

Surrounding Land Use Setting

North	Existing Single-Family Development
South	Vacant Land
East	Existing Single-Family Development
West	Vacant Land Single-Family Zoned

Development Density

Within the RHD designation the allowable density is 25 dwelling units per acre (du/ac), which would allow a maximum of 117 units on the project site (5 acres of proposed development). The proposed project consists of the development of 81 affordable housing units (16.20 du/ac); therefore, would not exceed the density allowed for the project site.

Site Plan Review

According to Section 9-6.402 of the City of Coalinga Municipal Code, a site plan review is required for all residential development projects within the City. The purpose of the site plan review is to enable the Community Development Director or the Planning Commission to make findings that a proposed development is in conformity with the intent and provisions of the Coalinga Municipal Code, and to guide the Building Official in the issuance of permits. The proposed project does fall under the exempt projects and projects qualifying for Administrative Site Plan Review; therefore, the proposed project requires site plan approval from the Coalinga Planning Commission.

Findings for Approval

According to Section 9-6.404 of the Coalinga Municipal Code, the Planning Commission shall consider the following findings to approve a site plan:

- 1) The proposed construction/alterations are in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city.
- 2) The proposed construction/alterations conform to the requirements of the applicable Zoning Districts.
- 3) The proposed construction/alteration conforms to all applicable design standards and guidelines, as adopted by the City Council.
- 4) The construction/alteration will not have significant adverse effects on the public health, safety and welfare.

Staff Analysis

As described in more detail below, City staff has determined the proposed project is in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the City.

Residential Multi-Family Development Regulations

The following discussion describes the proposed project's conformance with the applicable development standards included in the City of Coalinga Municipal Code.

Zoning Standards Conformance Table

<u>Major Standards</u>	<u>Required</u>	<u>Proposed</u>
Lot Size	7,500 sq. ft. min	217,945 sq. ft. (5 acres)
Lot Coverage	60% max	21%
Building Height	50'-0" max	28'
Private Open Space	50 sq. ft. per unit (4,050)	4,050 sq. ft.
Common Open Space	100 sq. ft. per unit (8,100)	9,682 sq. ft. community building
Parking	175 spaces (81 Covered)	176 spaces (81 Covered)

Building Entrances

The proposed project is located at the intersection of E. Sacramento and Warthan Street near E. Houston. E Sacramento street is a narrow two lane street with minimal traffic volumes; however, all units are oriented around a common courtyard as permitted in Section 9-2.203(c)(2) of the Coalinga Municipal Code. In addition, all entrances for the multi-family units have a roofed projection as required by the Code.

Architectural Articulation

Consistent with the City of Coalinga residential multi-family development regulations, Section 9-2.203(c)(3), the proposed project includes design features to create visual variety and avoid a large-scale and bulky appearance, by breaking up the long building facades into smaller modules by using variable roof forms incorporated into the building design, the use of balconies and ground-level patios, and the use of façade detailing and materials, such as window trim and changes in materials in an integrated composition.

Open Space and Pedestrian Connections

Section 9-2.203(c)(4) of the Coalinga Municipal Code requires residential multi-family developments provide private and common open space areas, which typically consist of balconies, decks, patios, and fenced yards. Common areas typically consist of landscaped areas, patios, swimming pools, barbeque areas, playgrounds, trees, bushes, groundcover, and turf. In addition, all areas not improved with buildings, parking, vehicular accessways, trash enclosures, and similar items shall be developed as common areas.

As shown above, the proposed project meets the minimum common open space requirement of 100 sq. ft. per unit by providing green space, a basketball court, and playground. In addition, the proposed project includes a community building with several amenities. The common open space allows convenient use for outdoor living and/or recreation is accessible to all the proposed residential units on the property. Furthermore, each residential unit includes approximately 75-square feet of private open space consisting of private ground-floor patios and private balconies with storage, which are accessible to only one residential unit.

Coalinga City-Wide Design Guidelines

The guidelines are discretionary tools to be used with the development standards in the City's Zoning Ordinance to guide a range of development types. The discretionary review under the design guidelines is conducted by members of City staff and, at times, the Planning Commission. The objective of the City-Wide Design Guidelines is to preserve the small-town character of Coalinga in future single-family residential, multi-family residential, commercial, and mixed-use development.

Multi-family residential guidelines encompass all multi-family projects, generally applying to proposed developments with three or more dwelling units or within medium- to high-density residential zoning districts. The Design Guidelines address site planning, building design, transitional guidelines, utilities, and landscaping.

Site Planning and Design

The proposed project groups the proposed structures in clusters around an internal parking area and utilizes an internal courtyard with a community building, basketball court, tot lot, and covered picnic area in order to prevent the appearance of long monotonous building forms and mass, as described in the Coalinga City-Wide Design Guidelines.

Building Design

The proposed project includes the development of ten two-story buildings with a community building and creates visual interest and variety within a multi-family site. The proposed project incorporates architectural elements such as façade articulation and different building materials to generate interest and enhance the pedestrian experience so that the visual mass of the structure is reduced and well-balanced. The proposed project avoids constructing long, unbroken façades and row-like building forms and employs balconies, porches to add visual interest to wall lengths. In addition, the project articulates building forms to distinguish individual dwelling units, including modulating roof forms and creating distinct entries with projecting elements. The variety in roof forms breaks up the long expanses of rooflines and varying their heights.

Lighting

Lighting will be reviewed and approved by the Coalinga Police Department to ensure that there will be no spill over lighting. Off-site lighting shall be installed per City standards as part of the off-site improvements along the development frontage (curb, gutter, sidewalk and lighting). In addition, according to Section 9-2.203(c)(4) (d)(6) of the Coalinga Municipal Code, all outdoor walkways shall be illuminated in accordance with the requirements of Section 9-4.206, Lighting and Illumination.

Landscaping and Fencing

The site plan exceeds the required landscaping percent of the site. Staff has included a condition of approval, which requires the submittal of a separate landscape plan to the Community Development Department for review and approval prior to building permit issuance. In addition, staff has included a condition of approval, which requires wrought iron fencing as recommended in the City-Wide Design Guidelines.

Parking

In accordance with Section 9-4.3 of the City of Coalinga Zoning Code and Table 4.4 Required On-Site Parking Spaces, a typical multi-family project of this unit mix would require 202 total parking stalls, with a minimum 81 parking stalls to be unit designated and covered. The proposed site plan includes a total of 176 parking spaces, consisting of 81 covered, and 6 accessible. Therefore, the proposed project would not meet the minimum parking spaces required for a standard market rate multi-family development. However, in accordance with Section 9-6.1301(g)(2), upon request by the applicant, the City shall allow modified parking standards as provided for under State Density Bonus law for affordable housing projects. This allows qualified affordable housing projects to park at a ratio of two (2) onsite parking spaces for both two (2) and three (3) bedroom units. These parking ratios are inclusive of guest and accessible parking spaces. Therefore, with that calculation the proposed development exceeds the parking spaces necessary for this development as the required parking spaces is 162. This will also give flexibility to the applicant if they choose to change the mix of units from 3 to 4 bedrooms.

Trash Enclosure

The proposed development provides four trash enclosures for the 81 multi-family units which is sufficient for the number of units. The required trash enclosures and their size, shape and location will be reviewed and approved by the City Engineer and Mid-Valley Disposal and shown on the final site plan.

Signage

All signs related to this development shall be submitted in a separate application and reviewed and approved by the Community Development Department in accordance with the applicable signage regulations.

Access

The primary access point for the development will be located at the southern property boundary on E. Sacramento Street with a secondary exit point at the northern property boundary on E. Sacramento located in Phase 1.

Utilities

All utilities are readily available for connection within the adjacent right-of-way. All utility connections shall be shown on the final site plan and approved by the Planning Department and confirmed by the Public Works Department. The project will tie into the existing storm basin located northeast of Phase 1 of the development. The existing storm drain basin will be enlarged to accommodate phase 2 per the established conditions of approval. There shall be a master meter for both water and natural gas which shall be identified on the final site plan when submitted to the City for final approval. Fire Chief shall approve all exact points of connection of fire service risers, fire department connections, valves, fire hydrants and detector checks within project limits.

Off-site Improvements

The Developer will be responsible for all improvements along the property frontage which shall include curb, gutter, sidewalk and lighting. Warthan Street curb, gutter and ac pavement transition improvements shall be extended between the East Sacramento Street cul-de-sac and phase 1 entrance driveway.

Environmental Clearance

The original project approvals, consisting of phase 1 and 2, approved on December 18, 2008 analyzed the potential environmental impacts through the preparation and certification of an initial study and negative declaration. Since the previous environmental review covered phase 2 of this development and there have not been substantial changes to the plan, CEQA has been satisfied and no further environmental review is required for this project.

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

Staff is recommending approval of the following project because it meets and/or exceeds the requirements of the Coalinga zoning code in the following respects:

- That all applicable provisions of the Code are complied with.
- That the project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding properties: Facilities and improvements; Vehicular ingress, egress, internal circulation, off-street parking and loading; Setbacks; Height of buildings; Locations of services; Walls and fences; Landscaping; Site drainage; Refuse enclosures.
- All signs related to this development shall be reviewed and approved at a later date.

ATTACHMENTS:

Description

- ☐ Resolution No. 020P-009 with Conditions
- ☐ SPR 20-01 SPR Application
- ☐ SPR 20-01 Landscape Plan Warthan Phase II
- ☐ SPR 20-01 Site Plan and Elevations

RESOLUTION NO. 020P-009

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING SITE PLAN REVIEW APPLICATION NO. 20-01 (WARTHAN PLACE APARTMENTS PHASE 2) TO BE LOCATED AT WARTHAN AND SACRAMENTO STREET

WHEREAS, the City of Coalinga Community Development Department received an application for a Site Plan Review for the construction of a new xx-unit affordable housing multi-family development project on the south side of the E. Sacramento Street near the Warthan and E. Houston Street intersection; and

WHEREAS, the subject project requires approval of a site plan review, in accordance with Title 9, Chapter 2 of the Coalinga Municipal Code; and

WHEREAS, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on November 16, 2020; and

WHEREAS, the City of Coalinga prepared an Initial Study and certified a Negative Declaration in accordance with the provisions of the California Environmental Quality Act on December 18, 2008, where the proposed project including phase 2 was considered and analyzed, therefore, requiring no additional CEQA analysis; and

WHEREAS, on December 18, 2008, the City Council made the following findings based on the Initial Study:

The analysis of impacts associated with development of the project indicated that the project would contribute to the cumulative impacts identified in the General Plan EIR. The nature and extent of these impacts, however, falls within the parameters of impacts previously analyzed. No new individual or cumulative impacts will be created by the project that have not previously been considered at the program level by the General Plan EIR or by this Initial Study.

The Plant/Animal Life Section of this Initial Study indicates that project site does not support a substantial amount of habitat for fish or wildlife species and will not substantially reduce the habitat for fish and wildlife species.

The project site does not support substantial amounts of habitat for fish and wildlife species and is not expected to substantially reduce the population of fish and wildlife species below self-sustaining levels.

The project will not have the potential to reduce the number or types of plant or animal communities and, therefore, will not result in the elimination of such plant or animal communities.

The project will remove potential endangered species habitat. However, the project site is required to conform with the requirements of the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA) by avoiding, minimizing, and mitigating impacts on listed species and their habitats. Specifically, the subdivider is required to provide mitigation in the form of habitat replacement. In addition, construction related mitigation has been outlined wherein surveys are conducted, and subsequent protection measures to avoid and minimize "take" are followed. These specific City Standard Development Conditions have reduced the level of impact to less-than-significant.

As noted in the Cultural Resources Section of this Initial Study, the project site is believed to contain no examples of objects that will be historically or archaeological significant. Should new evidence be revealed during the construction of the site, specific City Development Conditions has been identified that will reduce any potential impact to a less-than-significant level.

The analysis of impacts associated with development of the project indicated that the project would contribute to the cumulative impacts identified in the General Plan EIR. The nature and extent of these impacts, however, falls within the parameters of impacts previously analyzed. No cumulative impacts will be created by the project that have not been mitigated by this Initial Study or previously considered in the General Plan EIR.

Development of the project is not anticipated to result in substantial adverse effects on human beings. Where appropriate, mitigation measures have been specified that will reduce impacts to a less-than-significant level.

The project does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals. Future development in accordance with the proposed Coalinga General Plan will extend urbanization into existing underdeveloped areas. Economic pressure for growth within the Coalinga Planning Area is such that complete preservation of the environment at the expense of community growth is not feasible. As a result, a balance must be sought that accommodates the needs of the growing population within the Coalinga Planning Area, while maintaining the quality of the environment.

WHEREAS, the subject application was reviewed for compliance with all applicable sections of the Coalinga Municipal Code; and

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report at its meeting on December 8, 2020; and

WHEREAS, the Planning Commission has made the following findings based on the development proposal:

(1) That all applicable provisions of the Code are complied with. (2) That the project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding properties: Facilities and improvements; Vehicular ingress, egress, internal circulation, off-street parking and loading; Setbacks; Height of buildings; Locations of services; Walls and fences; Landscaping; Site drainage; Refuse enclosures. (3) All signs related to this development shall be reviewed and approved at a later date.

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**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission does approve the site plan review Application No. 20-01 subject to the conditions attached hereto which are also incorporated by this reference as Attachment A.

**PASSED AND ADOPTED**, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 8<sup>th</sup> of December 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Commission Chairman/Vice Chairman

ATTEST:

\_\_\_\_\_  
City Clerk/Deputy City Clerk

## **Attachment “A”**

### **CONDITIONS OF APPROVAL SITE PLAN REVIEW, APPLICATION NO. 20-02**

The staff is recommending approval of the proposed project to the Planning Commission with the following conditions:

- COA-1. The site plan approval shall lapse and shall become void one (1) year following the date of approval by the Commission, unless, prior to the expiration of one (1) year, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward the completion of the site or structures which were the subject of the site plan.
- COA-1. Approval of the site plan may be extended for an additional period or periods of one (1) year upon a written application to the Commission before the expiration of the first approval.
- COA-2. Minor revisions to the site plan after Commission approval may be reviewed and approved by the Community Development Director. Those revisions determined to be major shall be referred to the Commission for review and approval.
- COA-3. The applicant, within 15 days of the approved site plan, shall provide in writing a letter agreeing to comply with all of the conditions of approval stated in the project resolution.
- COA-4. The applicants/developers shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
- COA-5. All approvals may be subject to periodic review to determine compliance with the permit and its conditions of approval. If a condition of approval specifies that activities or uses allowed under the permit are subject to periodic reporting, monitoring or assessments, it shall be the responsibility of the permit holder, property owner, or successor property owners to comply with such conditions.
- COA-6. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
- COA-7. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.

- COA-8. Payment of City related Development Impact fees may be deferred until the issuance of Certificate of Occupancy. Applicant must work directly with other local and regional entities who impose impact fees for deferment.
- COA-9. Warthan Street curb, gutter and ac pavement transition improvements shall be extended between the proposed East Sacramento Street cul-de-sac and phase 1 entrance driveway. All improvements within City rights-of-way, including but not limited to, new sidewalk, curb and gutter and approaches shall conform to current City of Coalinga Standards and approved by the City Engineer.
- COA-10. New utilities, such as sanitary sewer, water meter and/or natural gas meter required for the development will be the responsibility of the owner/developer and shall be to current City Standards. These utility connections shall be located from Warthan Street. A utility plan for the development shall be submitted for review and City approval. Connections to Phase 1 utilities will require a cross access and utility use covenant and agreement.
- COA-11. The provisions of the San Joaquin Valley Air Pollution Control District Rule 8021 shall be complied with during construction. All permits shall be provided to the City Building Department at the time of Building Permit Issuance.
- COA-12. Construction hours shall be limited to normal working hours. All construction equipment shall be properly maintained and muffled to avoid nuisances to the surrounding or neighboring property owners.
- a. Weekdays from 7:00 a.m. to 6:00 p.m.;
  - b. Saturday from 8:00 a.m. to 5:00 p.m.;
  - c. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager.
- COA-13. The applicant shall comply with all ADA accessibility guidelines, including the following:
- a. Provide an ADA accessible path of travel from the ADA parking stalls to the building entrance(s);
  - b. All ADA handicap parking stalls shall be marked and signage provided in accordance with City Standard P-13, P-14 and P-15.
  - c. Provide an ADA accessible path of travel from the public street sidewalk to the building entrance.
- COA-14. On-site Construction Site, Grading, Utility and Landscape & Irrigation plans shall be submitted to the Community Development Department for review and approval by City Engineer.
- COA-15. The applicant shall submit a revised/corrected final construction site plan including all conditions of approval for review and approval by the City Engineer and Community Development Director prior to the issuance of a building permit.

- COA-16. All on-site parking lots shall be designed and installed in conformance with City of Coalinga Standard P-16.
- COA-17. All trash enclosures as identified on the site plan shall be designed and installed in conformance with City of Coalinga Standards A-4 and approved by the City Engineer. The applicant shall obtain approval from the City Solid Waste Carrier for the on-site locations of the trash enclosures for solid waste disposal and pick up.
- COA-18. The applicant shall install new City Standard LED Street Lights per City Std. A-7 and A-8 along the project frontage. The Street lights shall be set at 150 feet spacing.
- COA-19. All security and site lighting shall be shielded to avoid "spill over" nuisance lighting to the existing adjacent uses. A photometric plan delineating lighting in accordance with the City of Coalinga Planning and Development Lighting standards shall be reviewed and approved prior to permit issuance.
- COA-20. All signs related to this development shall be submitted in a separate application and reviewed and approved by the Community Development Department in accordance with the applicable signage regulations. A permit must be issued by the Community Development Department prior to installation.
- COA-21. Fire hydrants and Fire Protection Systems shall be required for this development. City of Coalinga Fire Chief shall verify and approve all fire hydrant locations and spacing. Fire Chief shall verify and approve all exact points of connections of fire risers, fire department connections, valves and detector checks.
- COA-22. The applicant shall confirm with Public Works regarding the requirement for a backflow prevention device for both the landscape and domestic water service.
- COA-23. All turning radiuses shall be able to accommodate a Fire Truck forty-five (45) feet long.
- COA-24. Dry chemical fire extinguishers to be mounted as per City standards on the exterior of each building.
- COA-25. Owner/Contractor must comply with the Federal Clean Water Act, Section 402(p) and the Phase II Rule regulations under the National Pollutant Discharge Elimination System (NPDES). Since the site grading is one (1) acre, or more, the Owner/Contractor must file a Notice of Intent (NOI) with the State Water Control Board, and submit a Storm Drain Pollution Prevention Plan (SWPPP) to the City of Coalinga, prior to obtaining a Grading Permit.
- COA-26. Construction activities shall comply with applicable Municipal Code and Zoning Ordinance sections, including Chapter 4, Article 4, Performance Standards.
- COA-27. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.

- COA-28. All required local, County, State, or Federal permits shall be obtained prior to the start of operations.
- COA-29. If the construction of a building or structure, or the use established in the building or structure is contrary to the project approval, therefore violating any provision of the Zoning Ordinance, or would require additional permits, then the original approval shall be deemed null and void.
- COA-30. The project boundaries shall include wrought iron fencing as recommended in the City-Wide Design Guidelines. Location, height, and design of the wrought iron fencing shall be reviewed and approved by the Community Development Department prior to building permit approval.
- COA-31. Plans submitted for Building Permit shall be in substantial conformance with plans approved by the Community Development Department.
- COA-32. The applicant shall comply with all the requirements of the Police Department and Fire Department and obtain all required local (Police, Fire, Finance), County, State, or Federal permits prior to the start of operations.
- COA-33. Any electric gates must be tied to the fire alarm system, and automatically open upon activation. All electric gates serving a building with a NFPA 72 Fire Alarm system, shall be wired so gates automatically open when the fire alarm activates. For all electric gates, provide lock box for fire department access. Approved model is Doorking Model 1400-080. You can find dealers on their website <http://doorking.com/accessories/lock-boxes>
- COA-34. The applicant shall provide a Knox Box for emergency vehicle access on new chain link rolling gates.
- COA-35. The applicant shall adhere to all of the statements and/or conditions set forth in the initial study and negative declaration.

**CITY OF COALINGA**  
**SITE PLAN REVIEW APPLICATION**

Application Number \_\_\_\_\_

Date \_\_\_\_\_

**APPLICANT INFORMATION:**

Applicant/Property Owner Name: CFY Development, Inc, attention John Ciceorne

Mailing Address: 1724-10th Street, Suite 120, Sacramento, CA 95811

Telephone Number: 916-446-4040, cell (415) 259-7727 Assessors Parcel Number: apn 083-090-47S

Property Location (Street Address): a new address on Warthan Street east of where Warthan turns into Sacramento St,  
Parcel Map No 08-01, Parcel 1

Property is located: south side of Warthan Street Street, between E Houston Street and  
Sacramento Street Street

**PROJECT INFORMATION:**

Current Zoning: RHD Proposed Zoning: no change

Existing Floor Plan: new construction Proposed Floor Area: 89,161 gross sq ft

Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.) Low income multi-family with Community building and maintenance Shed

Is project: ☒ new construction or ☐ remodeled.

**Residential**

Number of dwelling units 81 Total of area (in square feet) Site = 217,886 sq ft

Total lot coverage of buildings or structures (in square feet) 45,804 sq ft Percentage of lot coverage 21 %

Number of off street parking spaces provided. Covered 81 Open 95

Total square feet of sign area \_\_\_\_\_ Total square feet devoted to recreation and open space 90,882 sq ft.

Give total percentage of lot devoted to recreation and open space 41 sq ft.  
(See instructions or Zoning Ordinance for definitions and requirements).

Total square feet of common recreation and open space area 90,882 sq ft

Describe type and material to be used on exterior walls and doors Stucco on wood frame, cement tile roofing & steel clad  
wood exterior doors

**Commercial**

Gross floor area or building when complete N/A sq ft.

Describe sign (free standing, affixed to wall etc.) N/A

Number of parking spaces provided N/A Number of customers expected per day N/A

Hours and days of operation N/A

Describe any outside storage of equipment or supplies: N/A



### Industrial

Describe any outside storage of equipment or supplies: \_\_\_\_\_ N/A

Maximum number of employees in any daily shift: \_\_\_\_\_ N/A

Number of delivery or shipping trucks per day: \_\_\_\_\_ N/A

Number of delivery or shipping trucks per day when construction is complete: \_\_\_\_\_ N/A

### Site Plan Requirements – Mapping/Drawings

The applicant shall submit fifteen (15) prints of the site plan to the Community Development Director. The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information:

1. The lot dimensions;
2. All building and structures, and their location, elevation, size, height and materials;
3. The yards and spaces between buildings;
4. Walls and fences, and their location, height, and material;
5. Off-street parking, including the location, number of spaces, dimensions of the parking area and internal circulation pattern;
6. Access (pedestrian, vehicular and service), points of ingress and egress, and internal circulation;
7. Signs and their location, size and height;
8. Loading, including the location, dimensions, number of spaces and internal circulation;
9. Lighting, including the location, dimensions, number of spaces and internal circulation;
10. Street Deductions and Improvements;
11. Drainage improvements;
12. Landscaping, including the location and type;
13. Fire-preventions equipment and measures, including the location and type;
14. For two-family and multi-family dwellings, the location and design of all recreation and open-space area, and the recreation equipment to be included thereon;
15. Such other data as may be required to permit the Planning Director to make the required findings.

### Applicant's Certification

The undersigned hereby certify that the information presented in this application is correct.

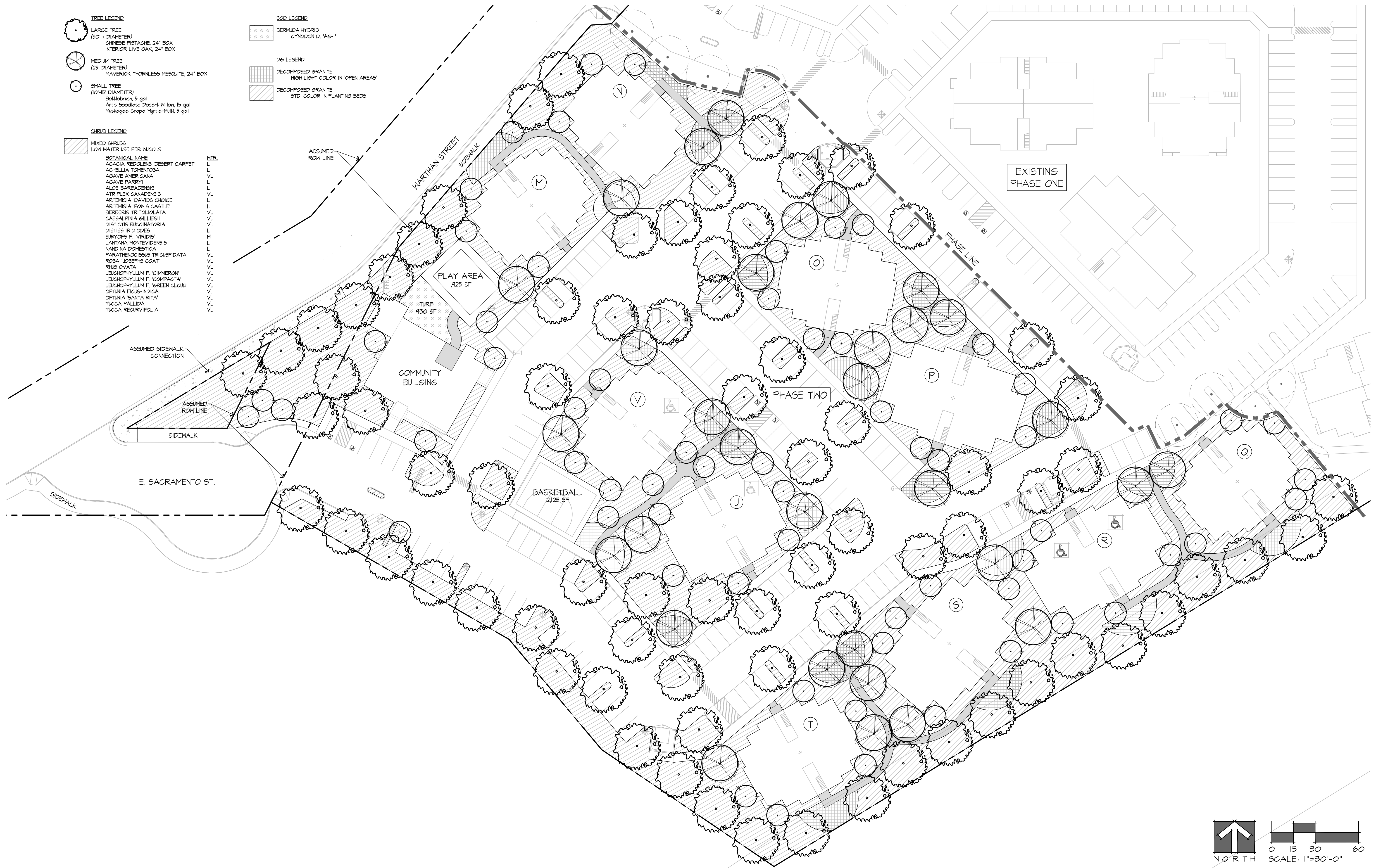
\_\_\_\_\_  
Signature of Applicant John Cicerone

11/10/2020  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Record Property Owner

11/10/2020  
\_\_\_\_\_  
Date

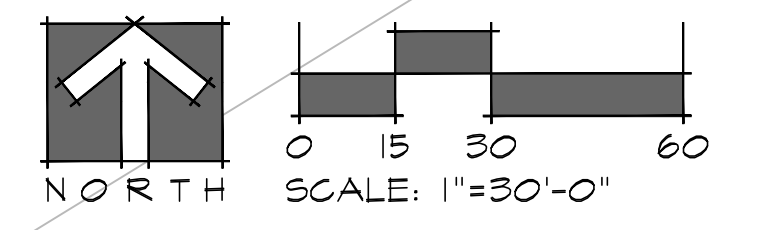
John Cicerone, President Egis Group Inc., Member Bennett Hill Investors, LP



Sierra Designs, inc  
Landscape Architecture and Planning  
113 N. Church Street Suite 310  
Visalia, CA 93291  
Cell: 559.730.1917  
dan@sierradesigns.com  
K. S. Hutmacher, ASLA  
Daniel M. Veyna, ASLA

# Warthan Apartments - Phase Two

## Schematic Plan

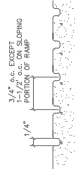
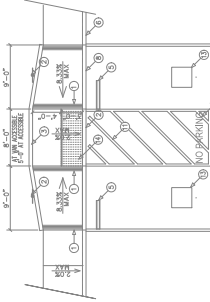




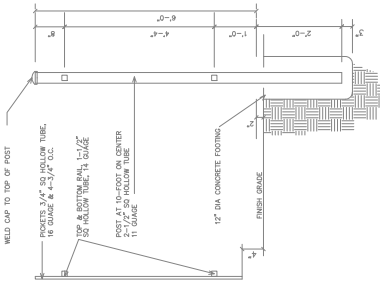
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NOTES

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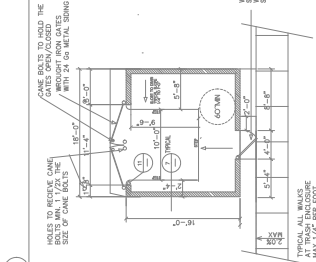


⑬ GROOVING DETAIL

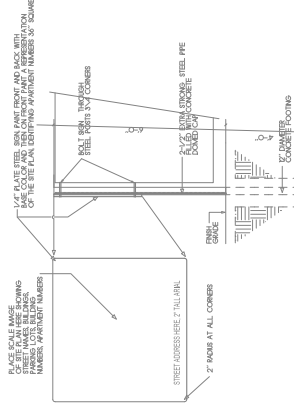


⑨ ACCESSIBLE PARKING & RAMP

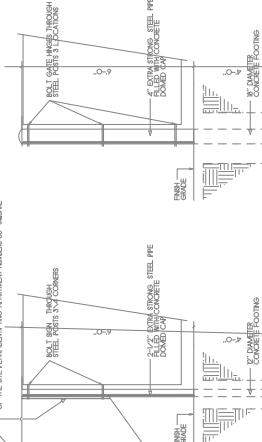
- 1" WIDE SPACES "V" PROFILES 3/4" x 1/4" SEE DETAIL 13 THIS DRAWING
- THE LOWER END OF EACH RAMP SHALL HAVE 1/4" RIVETED AT 4'-0" SPACING ANGLES
- 6-INCH WIDE ATTACHING CURB
- WITHIN THE ESTIMATING CURB
- "NO PARKING" IN MINIMUM 12'-0" TALL LETTERS
- 4'-0" FOOT PRE-CAST CONCRETE WHEEL CUL
- "X" CURB, SEE CIVL DRAWINGS
- "Y" CUTTER, SEE CIVL DRAWINGS
- "V" CURB SLOPES WITH RAMP TO PAVING
- ASPHALT PAVING, SEE CIVL DRAWINGS
- TRIFTS PAINTED 4-INCH WIDE STRIPS
- STRIPS WITHIN LOGICAL AREA 30' x 60'
- "HANDPAINTED ONLY" SIGN, SEE DETAIL 1/1C
- INTERNATIONAL ACCESSIBILITY SYMBOL ON PAVING, SEE SHEET 1C
- CURB RAMP SHALL HAVE DETECTABLE WARNING SURFACE, THINCOATED DOMES, SHALL CONFORM WITH DETECTABLE WARNING SURFACE, THINCOATED DOMES, EDGE OF DETECTABLE WARNING NEAREST THE STREET SHALL
- BE 12" MINIMUM WIDE



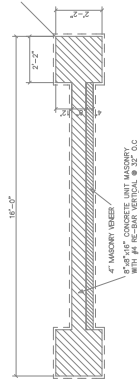
⑭ 6 FOOT WROUGHT IRON FENCE



10

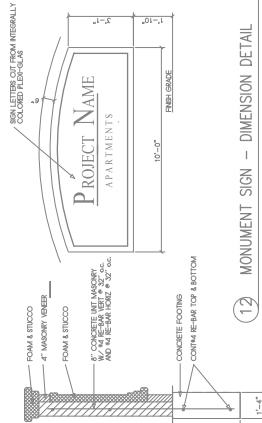
NOTES FOR THIS DRAWING SHEET ONLY  
REFERENCE NOT

⑮ DWELLING UNIT IDENTIFICATION SIGN



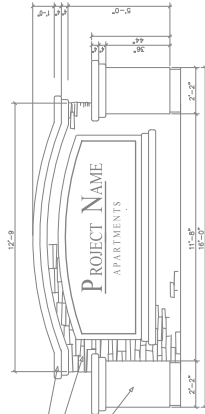
MONUMENT SIGN – FOUNDATION

①⑥ MONUMEDNT SIGN – SECTION

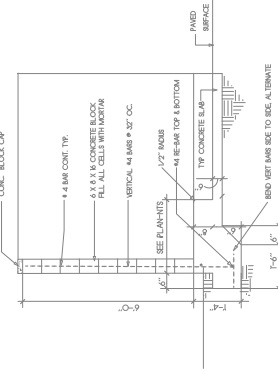


12 MONUMENT SIGN – DIMENSION DETAIL

⑧ MONUMENT SIGN – FRONT ELEVATION



⑦ SECTION TRASH ENCLOSURE



3

6 TRASH ENCLOSURE

NOT USED

NOT USED



# REFERENCE NOTES

1. METAL LAMINATION AND METAL LAMINATION
2. 2' x 6' @ 16" o.c.
3. 4" THICK CONCRETE STOPS/PARTS TO SLOPE AT 1/4" PER 12"
4. FLASH AT DOOR
5. AT ROOM LOCATIONS, PROVIDE 1/2" MINIMUM SLOPE TO EXTERIOR OR TO NEAREST DRAINAGE POINT
6. PROVIDE 3/4" MINIMUM SLOPE TO EXTERIOR OR TO NEAREST DRAINAGE POINT
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17. 1/2" SLAB ON GROUND CONCRETE, SEE INTERIOR ELEVATIONS FOR
18. SLOPE DETAILING SEE T1, NOTE #2
19. SLOPE DETAILING SEE T1, NOTE #2
20. SLOPE DETAILING SEE T1, NOTE #2
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22. SLOPE DETAILING SEE T1, NOTE #2
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49. SLOPE DETAILING SEE T1, NOTE #2

## TWO-BEDROOM FLAT

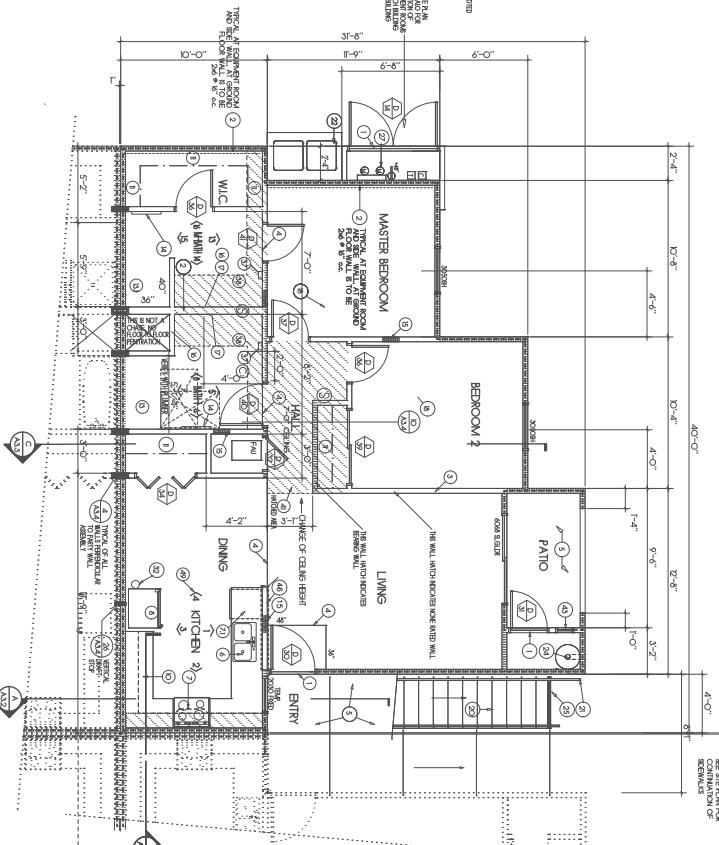
### WALL LEGEND

- 1. TYPICAL EXTERIOR WALL
- 2. TYPICAL INTERIOR EXTERIOR WALL
- 3. CONCRETE ONE-HOUR FIRE RESISTIVE WALL ASSEMBLY
- 4. SHUTTER ONE-HOUR FIRE RESISTIVE WALL ASSEMBLY
- 5. OCCUPANCY SEPARATION ONE-HOUR FIRE RESISTIVE WALL ASSEMBLY
- 6. DWELLING UNIT SEPARATION ONE-HOUR FIRE RESISTIVE WALL ASSEMBLY

SEE FIRE ASSEMBLY NOTES SHEET T11

### NOTES

1. THESE NOTES APPLY ONLY TO THE 2x4 SHEET OF DRAWINGS
2. AT CLOSETS WITH 8'-PASS DOORS, FRAMER IS TO
3. PROVIDE 1/2" MINIMUM SLOPE TO EXTERIOR OR TO NEAREST DRAINAGE POINT
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BRUCE E. KEITH  
ARCHITECT

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C-10521

610 20TH STREET, BAKERSFIELD, CA TEL: 661 322-2061 mott@heplonstone.net

DATE: 6/20/2014  
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OF: PAGES

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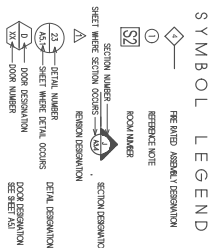
ADAPTABLE  
TWO-BEDROOM FLAT  
GROUND FLOOR PLAN

1/4" TYPE A & C  
A2.3AC

THESE NOTES APPLY ONLY TO THE 2.x SHEET OF DRAINAGE

1. METAL THRESHOLD AND WEATHER STRIPING

- [illegible]



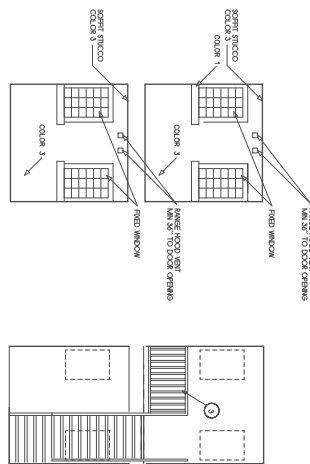
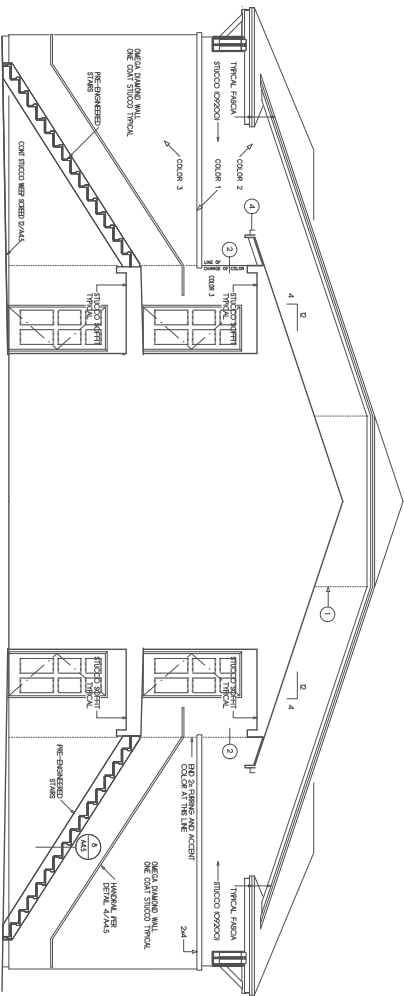
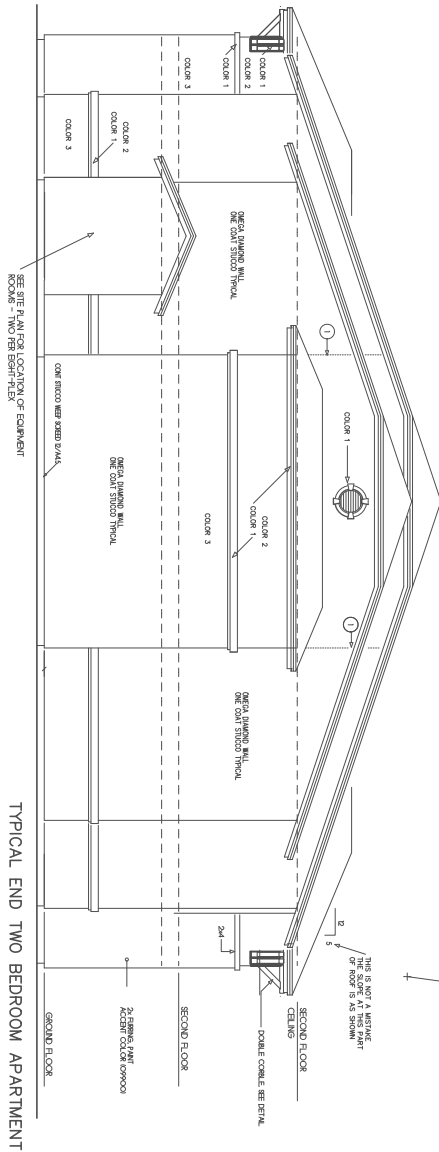
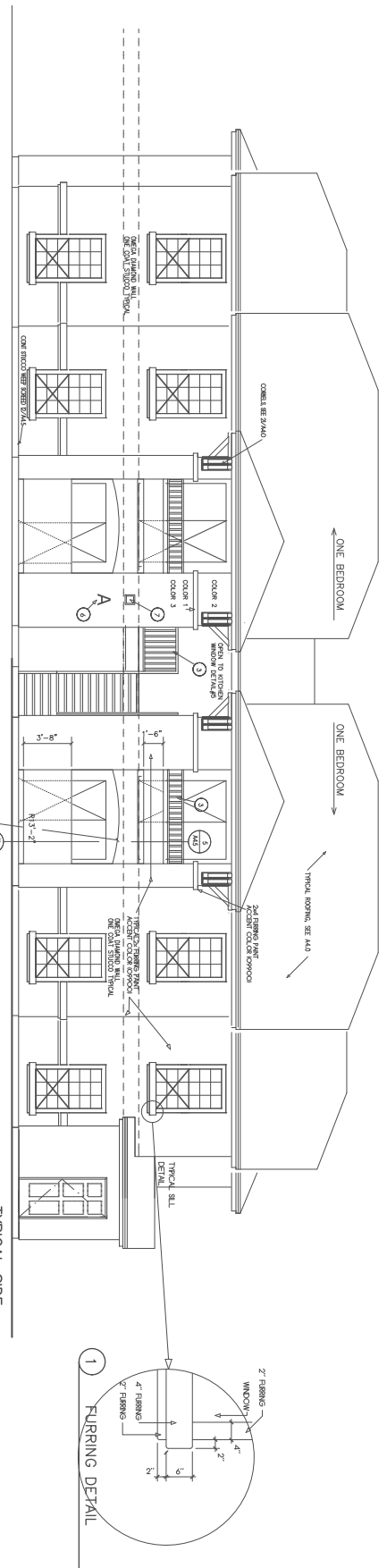
THESE NOTES APPLY ONLY TO THE 2.x SHEET OF DRAWINGS

- [illegible]

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5 PARTIAL KITCHEN WINDOW

4 PARTIAL STAIRWAY ELEVATION

#### EXTERIOR ELEVATION REFERENCE NOTES

- 1 STUCCO EXPANSION SPEED (09200)
- 2 CHANCE PAINT COLOR AT THIS LINE (09900)
- 3 WROUGHT IRON GUARD RAIL (05500). SEE DETAIL 3/A.4.5
- 4 GUTTER AND DOWN SPOUT (DIVISION 15)
- 5 ROOF/WALL FLASHING (DIVISION 15)
- 6 BRANCH TAIL - 1/2\"/>

TYPICAL BALANCE ALL EXTERIOR CORNER/CORNER ALL WOOD OR FOAM FIBER WITH STUCCO

BUILDING TYPE "A" EXTERIOR ELEVATIONS 1/4"

BRUCE E. KEITH  
ARCHITECT

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C-10521

100 20TH STREET BAKERSFIELD, CA TEL. 661 322-2061 FAX. 661 322-2062 email@bruceekeith.com

DATE 6/11/2014  
DRAWN BEK  
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SET NO.

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THESE NOTES APPLY ONLY TO THE 2.x SHEET OF DRAINAGE

1. METAL THRESHOLD AND WEATHER STRIPING

- |    |                                                               |     |                                                      |
|----|---------------------------------------------------------------|-----|------------------------------------------------------|
| 1  | 1. KESSES OPEN UP TO THE 2 <sup>ND</sup> FLOOR                | 17. | 1.7' PLATE GLASS WINDOW, SEE INTERIOR ELEVATIONS FOR |
| 2  | 2. NOT TO EXCEED 1/2" TALL, ALL DOORS                         | 18. | 2. PRE DETECTOR SEE T11, NOTE #2                     |
| 3  | 3. 2 x 6 @ 16" o.c.                                           | 19. | 3. PRE SAFETY SEE T11, NOTE #4                       |
| 4  | 4. 2' x 6 @ 16" o.c.                                          | 20. | 4. PRE SAFETY SEE T11, NOTE #4                       |
| 5  | 5. 4" THICK CONCRETE TYPED/PATIO SLAB AT 1/4" x 12" 10        | 21. | 5. PRE TALL SEE T11, NOTE #5                         |
| 6  | 6. GYM - FLUSH AT DOOR                                        | 22. | 6. PRE SAFETY AND EXIT REQUIREMENTS                  |
| 7  | 7. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT)  | 23. | 7. PRE SAFETY AND EXIT REQUIREMENTS                  |
| 8  | 8. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT)  | 24. | 8. PRE SAFETY AND EXIT REQUIREMENTS                  |
| 9  | 9. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT)  | 25. | 9. PRE SAFETY AND EXIT REQUIREMENTS                  |
| 10 | 10. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 26. | 10. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 11 | 11. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 27. | 11. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 12 | 12. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 28. | 12. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 13 | 13. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 29. | 13. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 14 | 14. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 30. | 14. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 15 | 15. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 31. | 15. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 16 | 16. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 32. | 16. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 17 | 17. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 33. | 17. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 18 | 18. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 34. | 18. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 19 | 19. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 35. | 19. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 20 | 20. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 36. | 20. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 21 | 21. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 37. | 21. PRE SAFETY AND EXIT REQUIREMENTS                 |
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| 24 | 24. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 40. | 24. PRE SAFETY AND EXIT REQUIREMENTS                 |
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| 26 | 26. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 42. | 26. PRE SAFETY AND EXIT REQUIREMENTS                 |
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| 35 | 35. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 51. | 35. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 36 | 36. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 52. | 36. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 37 | 37. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 53. | 37. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 38 | 38. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 54. | 38. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 39 | 39. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 55. | 39. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 40 | 40. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 56. | 40. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 41 | 41. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 57. | 41. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 42 | 42. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 58. | 42. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 43 | 43. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 59. | 43. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 44 | 44. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 60. | 44. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 45 | 45. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 61. | 45. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 46 | 46. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 62. | 46. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 47 | 47. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 63. | 47. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 48 | 48. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 64. | 48. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 49 | 49. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 65. | 49. PRE SAFETY AND EXIT REQUIREMENTS                 |
| 50 | 50. DOOR OPENING WITH GLASS PARTITION (SEE KITCHEN EQUIPMENT) | 66. | 50. PRE SAFETY AND EXIT REQUIREMENTS                 |



3 TYPICAL, EXTERIOR WALL

- 1 TYPICAL INTERIOR BEARING BEARING WALL  
 2 RECESSED  
 3 CORNER, ONE-HOUR FIRE RESISTIVE WALL ASSEMBLY  
 4 SWFT, ONE-HOUR FIRE RESISTIVE WALL ASSEMBLY  
 5 OCCUPANT SEPARATION, ONE-HOUR FIRE RESISTIVE WALL ASSEMBLY  
 6 DWELLING UNIT SEPARATION, ONE-HOUR FIRE RESISTIVE WALL ASSEMBLY  
 7 SEE THE ASSEMBLY NOTES SHEET T11

**FIRE RATED AS**

- [illegible]

THESE NOTES APPLY ONLY TO THE 2.x SHEET OF DRAWINGS

- [illegible]

RD ICE F KEITH S:\Projects\CFY Development\CFY-Mastered Documents\CFY 2014\4-3.5.0\FloorPlans.doc

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DATE 10/6/2014  
DRAWN Bruce E Keith  
JOB NO. SEE WATERMARK  
SET NO.  
OF PAGES

CFY DEVELOPMENT, INC.

### ADAPTABLE THREE BEDROOM FLAT GROUND FLOOR PLAN

TYPE B  
v4"

0327A




THESE NOTES APPLY ONLY TO THE 2.x SHEET OF DRAINAGE

- THE FOLLOWING CONDITIONS ARE REQUIRED:
- THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE TUBULE AND
  - THE FINISH FLOOR EXTENDS UNDER CABINETRY AND WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED
  - LAVATORY SINKS SHALL BE INSTALLED WITH THE FRONT OF THE TUBER ROW OR COUNTER SURFACE 34-INCHES MAXIMUM
  - ABOVE FINISH FLOOR AND PROVIDE KNEE CLEARANCE AND INSULATE EXPOSED PIPE PER CODE, LATEST EDITION.

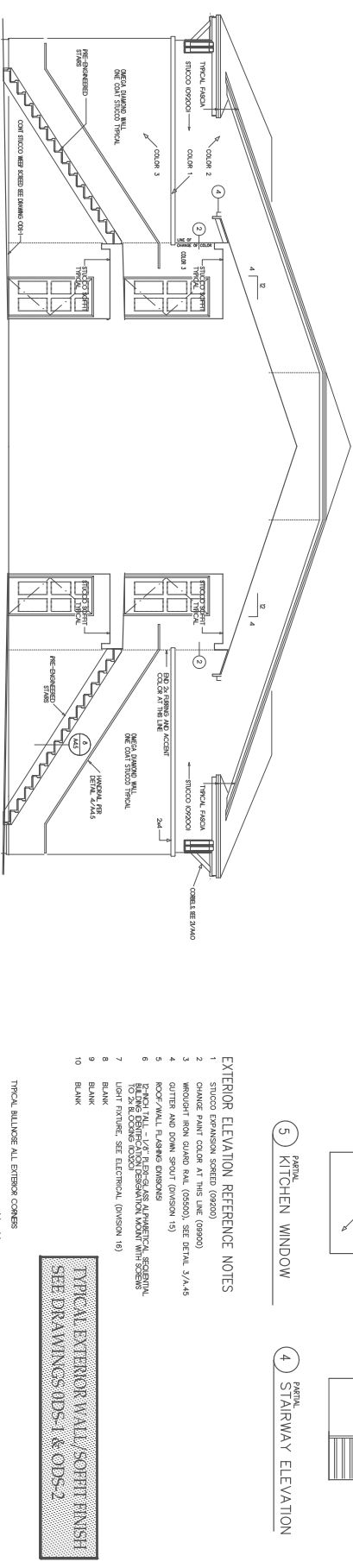
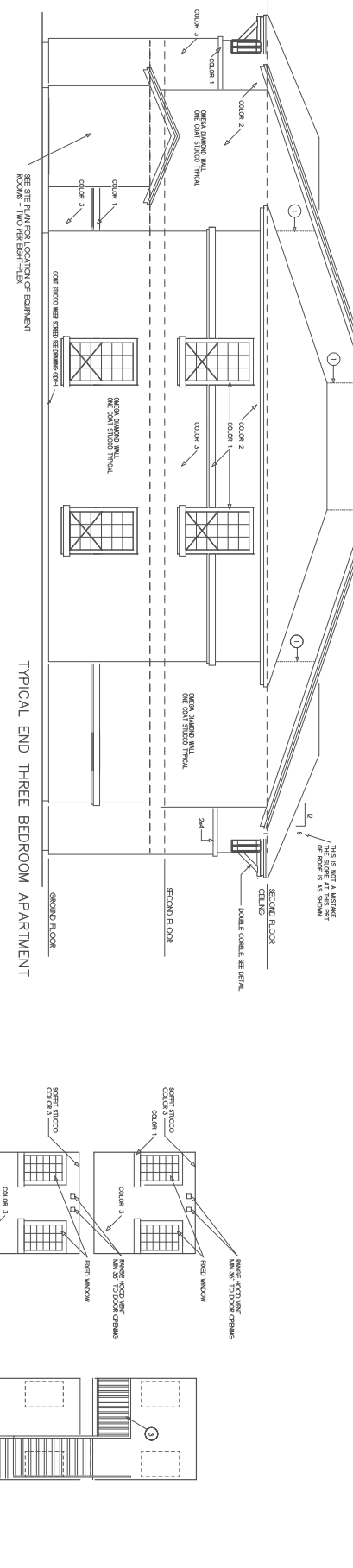
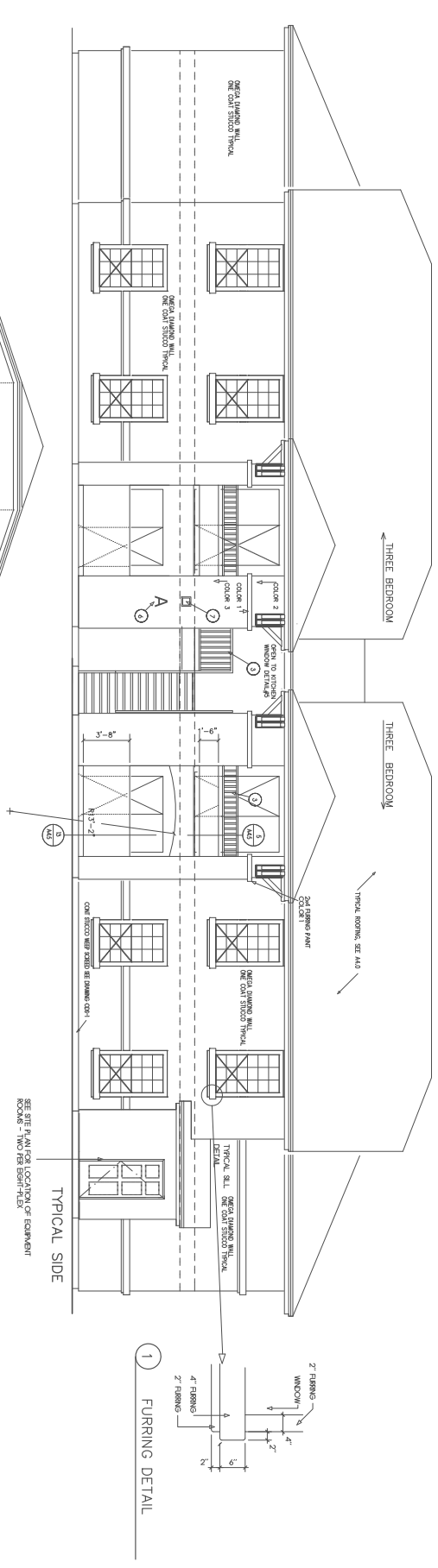


4  
FIRE RATED ASSEMBLY DESIGNATION

- 
 DOOR DESIGNATION  
 DOOR NUMBER
- DOOR DESIGNATION  
 SEE SHEET A51

.....

- 7 1/2" CLEARANCE BETWEEN TRUSSES AND NONBEARING  
WALL OR TRUSS CLIPS

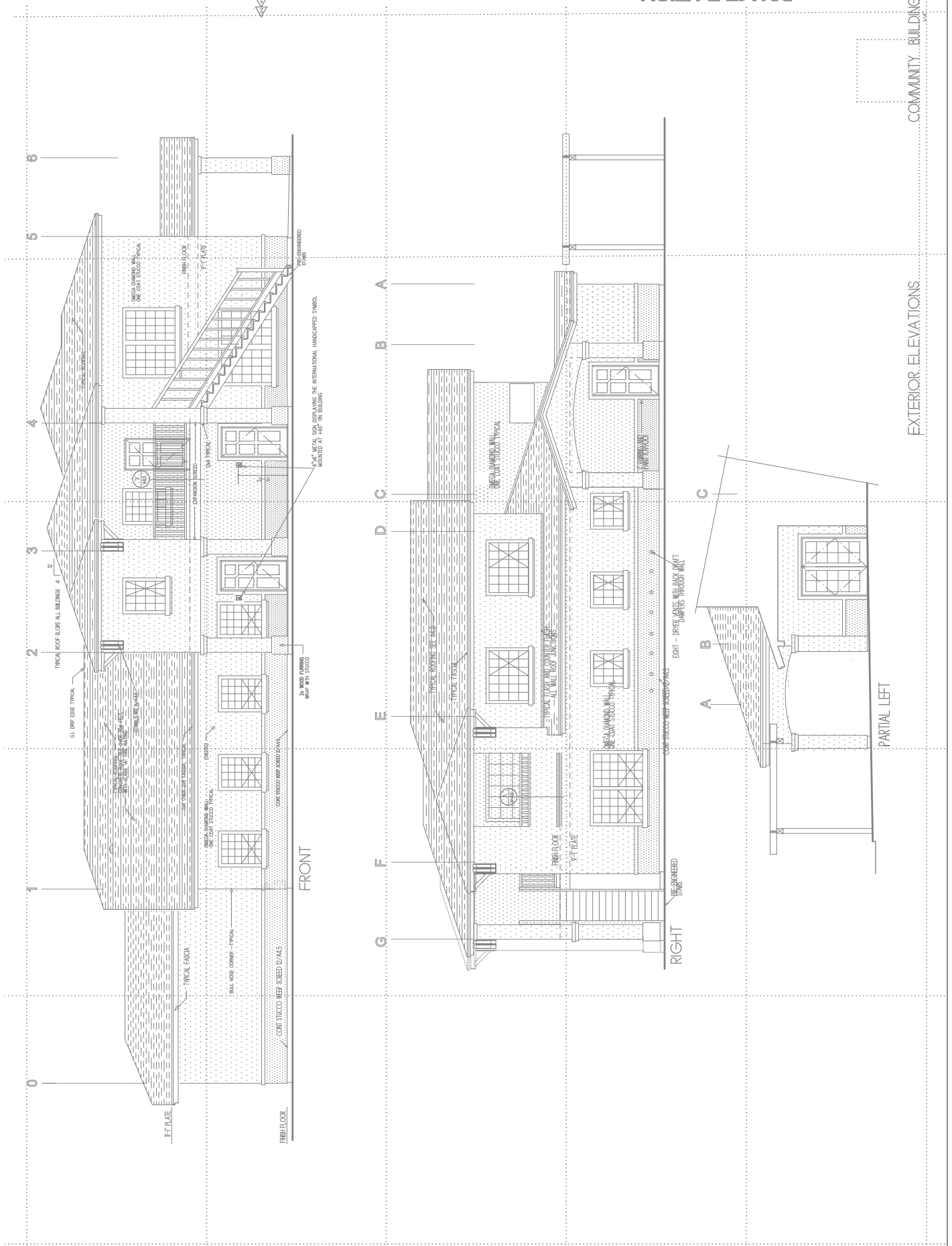


- EXTERIOR ELEVATION REFERENCE NOTES**
1. STUCCO EXPANSION SPORED (09200)
  2. CHANGE PAINT COLOR AT THIS LINE (09500)
  3. WROUGHT IRON GUARD RAIL (09500), SEE DETAIL 3/4-45
  4. UTTER AND DOWN SPOUT (DIVISION 15)
  5. ROOF/WALL FLASHING DIVISIONS
  6. ROOF/WALL FLASHING DIVISIONS
  7. ROOF/WALL FLASHING DIVISIONS
  8. ROOF/WALL FLASHING DIVISIONS
  9. ROOF/WALL FLASHING DIVISIONS
  10. ROOF/WALL FLASHING DIVISIONS
- TYPICAL EXTERIOR WALL/SOFT FINISH**  
SEE DRAWINGS 0DS-1 & 0DS-2

BUILDING TYPE "B" EXTERIOR ELEVATIONS 1/4"

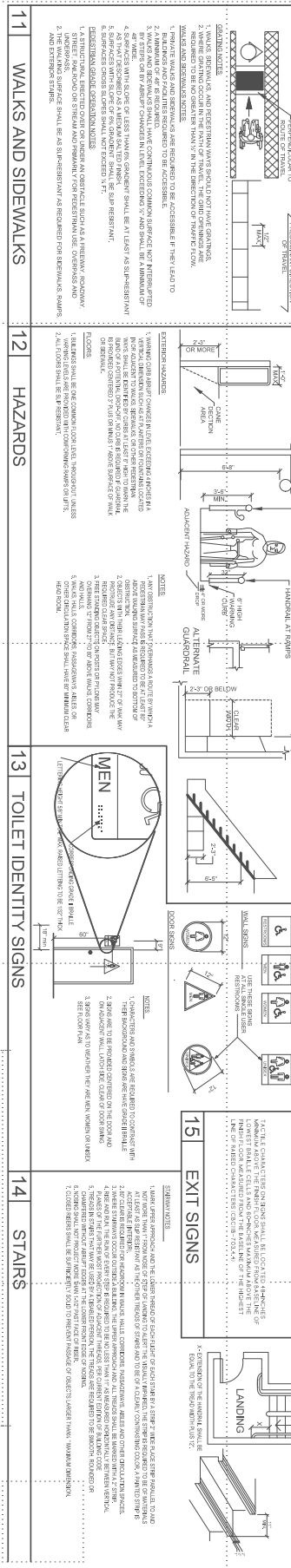
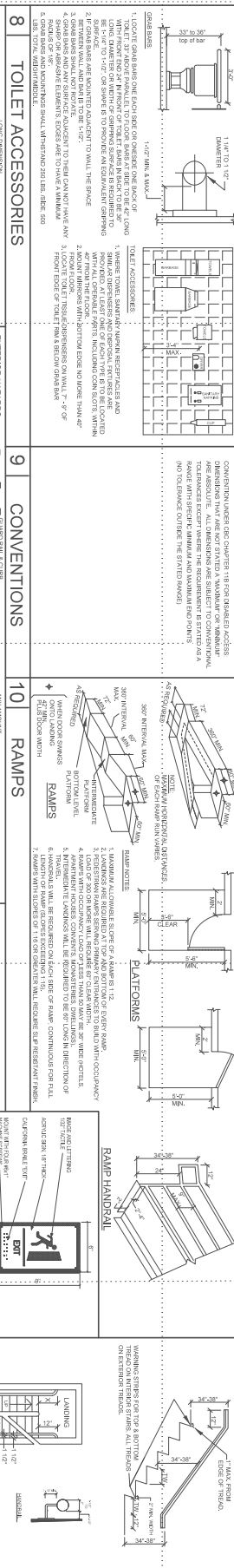
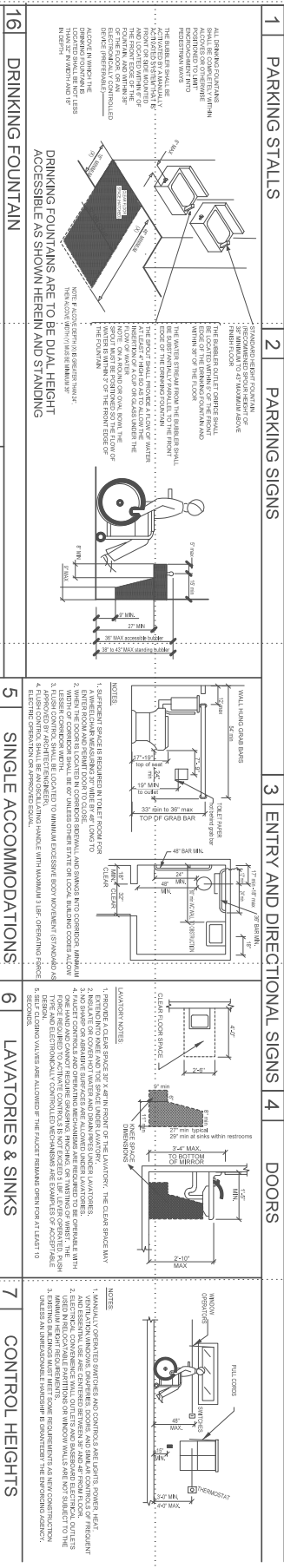
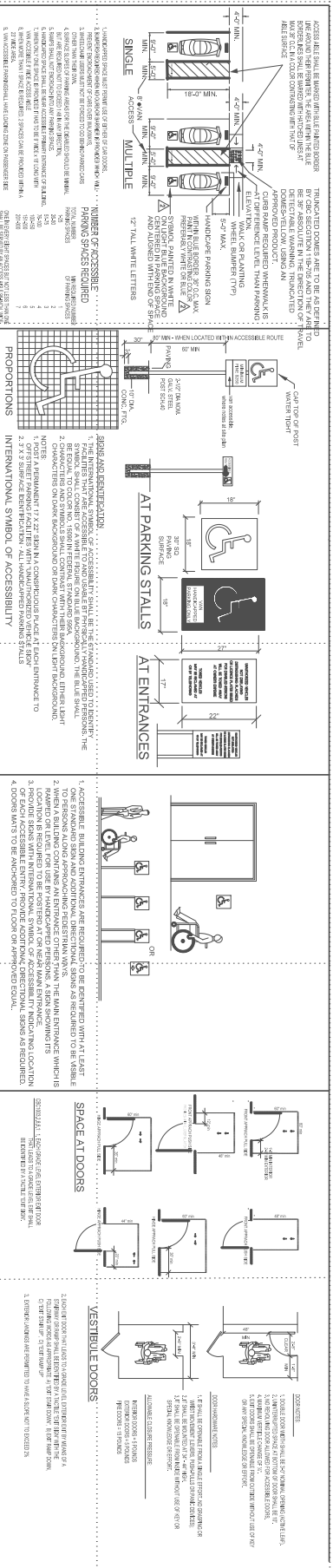












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**HC**  
DATE: 10/7/2020  
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