

BLDG CODE DATA

TYPE OF CONSTRUCTION: TYPE V-B
 OCCUPANCY: R-3
 SPRINKLERED: Yes
 GOVERNING CODES: City of Hanford Municipal Code, Title 17 (Zoning)
 2022 CA Building Standards Code
 2022 CA Electrical Code
 2022 CA Plumbing Code
 2022 CA Mechanical Code
 2022 CA Green Building Standards Code

SITE DATA

JURISDICTIONS: City of Hanford Planning/Building/Fire/Eng
 County of Kings Public Works (Stormwater)
 San Joaquin Valley Air Pollution Control District

ZONE: R-M
 LAND USE: Medium Density Residential

PROJECT ADDRESS: 11741 S 11TH AVE
 JURISDICTION: CITY OF HANFORD CA
 SITE DIMENSIONS: 165 FT X 1270 FT
 PARCEL AREA (GROSS): 217,967.64 SQFT (5 ACRES)
 PARCEL AREA (NET): 208,041.08 SQFT (4.78 ACRES)
 PARCEL ID: 011-420-031-000
 MAP BOOK: 11 PG 42
 EXISTING BUILDING AREA: 0 SQFT (NONE ON SITE)

ZONING COMPLIANCE

UNIT DENSITY

RESIDENTIAL UNITS ALLOWED: 1 UNIT/3000 SQFT
 NET AREA/3000 = 69 UNITS

BUILDING PROPOSED:
 6 X TYPE A BUILDINGS (8 UNITS/BLDG)
 5 X TYPE B BUILDINGS (4 UNITS/BLDG)
 1 X TYPE C BUILDING (SINGLE FAMILY HOME)

TOTAL UNITS PROPOSED: **69 UNITS TOTAL**
4 BEDROOMS PER UNIT

BUILDING LIMITS

ALLOWABLE BUILDING HEIGHT: 35 FT
 PROPOSED BUILDING HEIGHT: BUILDING 25 FT
 MECH SCREENING 28 FT

FRONT SETBACK: EASEMENT + 15 FT
 SIDE SETBACKS: 5 FT, 10 FT
 REAR SETBACKS: 15 FT (25FT FOR 2-STORY)

PARKING REQUIRED*

SPACES REQUIRED: 2 SPACES/ UNIT X 69 UNITS = 138 SPACES
 # COVERED SPACES REQUIRED: 50% OF TOTAL SPACES = 69 SPACES
 # EV SPACES REQUIRED: 4 SPACES
 ADA SPACES REQUIRED: 2 CAR AND 1 VAN SPACE

DRIVEWAY WIDTH ALLOWED: 40% OF LOT WIDTH = 165.25 FT X 40% = 66 FT
 DRIVEWAY WIDTH PROPOSED: 26 FT

PARKING PROPOSED:
 TOTAL PARKING SPACES PROPOSED: 140 SPACES - ALL STANDARD
 COVERED SPACES PROPOSED: 72 SPACES (51% OF TOTAL)
 EV SPACES PROPOSED: 4 SPACES
 ADA PARKING SPACES PROPOSED: 6 CAR, 5 VAN

DRIVEWAY WIDTH: 26 FT + 4 FT (CLEAR) SIDEWALKS ON BOTH SIDES

TREE REQUIREMENTS

ALL TREES - MIN 15 GAL SIZE
 MIN 10% OF TREES - 24" BOX SIZE

TREES PROVIDED: 20 TREES
 # OF 15 GAL TREES: 16 TREES
 # OF 24" BOX TREES: 4 TREES

TRASH ENCLOSURE REQUIREMENTS

0.5 CU. YD. P/UNIT, P/WK.
 69 UNITS X 0.5 = 34.5 CU. YDS.
 36 CU. YDS REQ'D/ 3YDS PER BIN
 =12 BINS REQ'D
 = 4 X 3-BIN ENCLOSURES REQ'D

PROPOSED:
 5 X 3-BIN ENCLOSURES

OPEN SPACE REQUIREMENTS

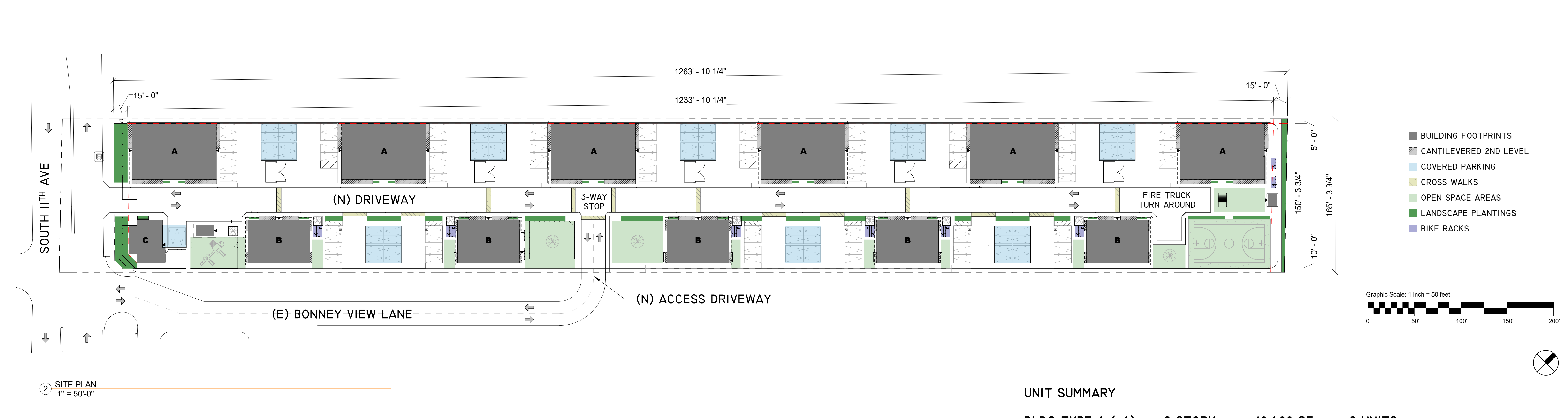
5% OF PARCEL AREA
 208,041.08 sq. ft. x 5% = 10,402 SQ FT OF OPEN SPACE

PROPOSED OPEN SPACE = 16,000 SQ FT

SCOPE OF WORK

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

11 APT BUIDINGS, 1 SFR, 2 ACCESSORY STRUCTURES
 W/ CARPORTS AND OPEN PARKING



11th AVE APARTMENTS

11741 S 11TH ST
 Hanford CA 93230

GENERAL CONTRACTOR HOLLOWAY CONSTRUCTION BRANDON HOLLOWAY 559.585.0368 BRANDON@HOLLOWAYCONSTRUCTIONINC.NET WWW.HOLLOWAYCONSTRUCTIONINC.NET CA LIC: 873511 A B C-9	STRUCTURAL ENGINEER ROHIT GRANDHI, PE 908-858-6325 ROHITH.GRANDI@GMAIL.COM	CIVIL ENGINEER/SURVEYOR NICK SAHOTA, PLS CENTRAL VALLEY ENGINEERING & SURVEYING INC. 2511 LOGAN STREET, SELMA, CA 93662 (559) 891-8811 NSAHOTA@CVEAS.COM
PROJECT MANAGER RODNEY CUDMORE 310-424-0207 RODNEYCUDMORE@GMAIL.COM	ENERGY CONSULTANT RAFFI DAR PRECISE GREEN CONSULTING 818-446-6563 RAFFI@PRECISEGREENCONSULTING.COM WWW.PRECISEGREENCONSULTING.COM	

UNIT SUMMARY

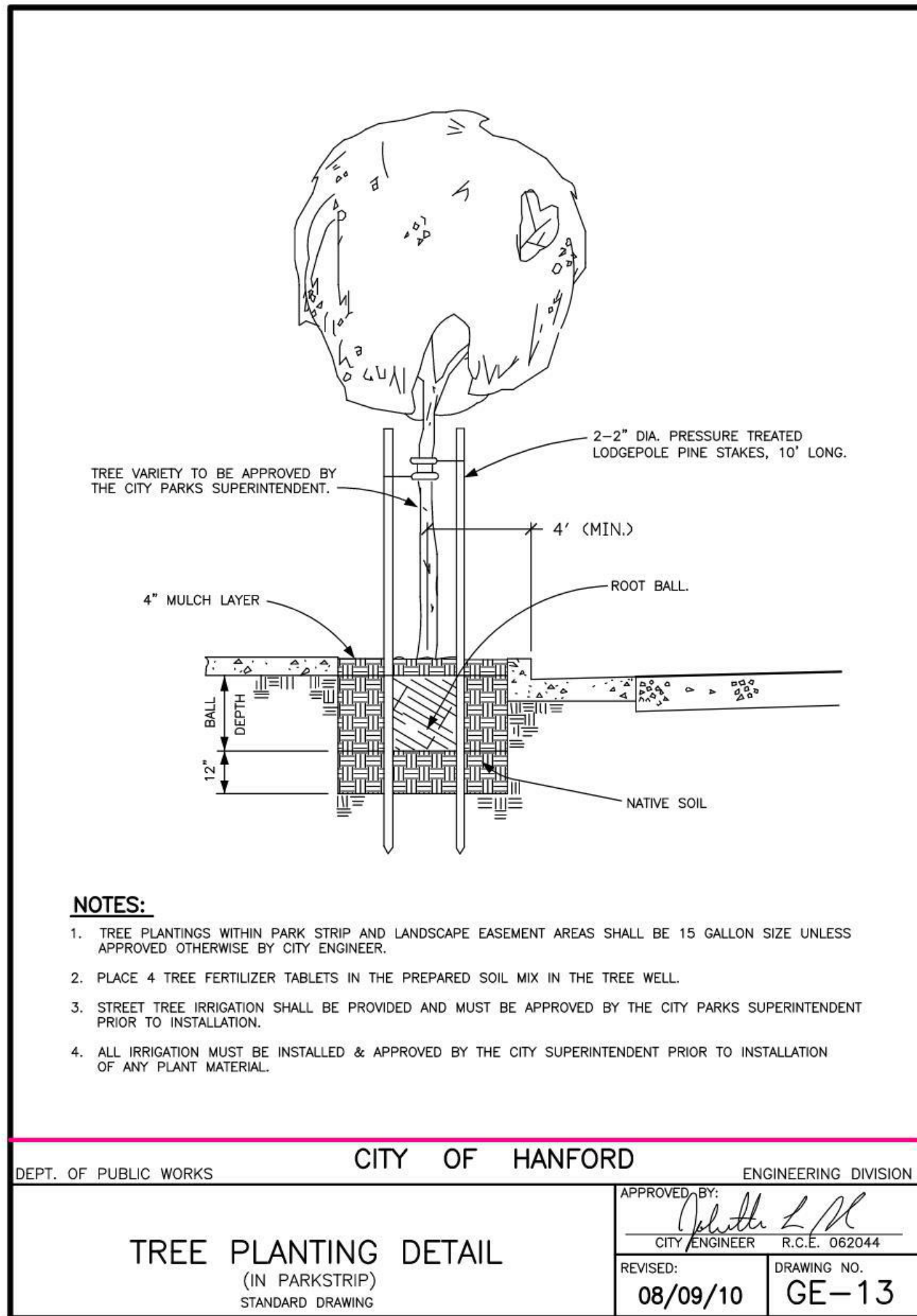
BLDG TYPE A (x6)	2-STORY	10,400 SF	8 UNITS
UNIT TYPE A1	LEVEL 1	1,250 SF	2 UNITS
UNIT TYPE A2	LEVEL 1	1,300 SF	2 UNITS
UNIT TYPE A3	LEVEL 2	1,250 SF	2 UNITS
UNIT TYPE A4	LEVEL 2	1,400 SF	2 UNITS
BLDG TYPE B (x5)	2-STORY	5,800 SF	4 UNITS
UNIT TYPE B1	LEVEL 1	1,400 SF	2 UNITS
UNIT TYPE B4	LEVEL 2	1,500 SF	2 UNITS
BLDG TYPE C (x1)	SFR	1,600 SF	1 UNIT
TOTAL		93,000 SF	69 UNITS

PLANNING

DATE
11/21/23

SHEET TITLE
PROJ DATA

SHEET NO.
A0-1

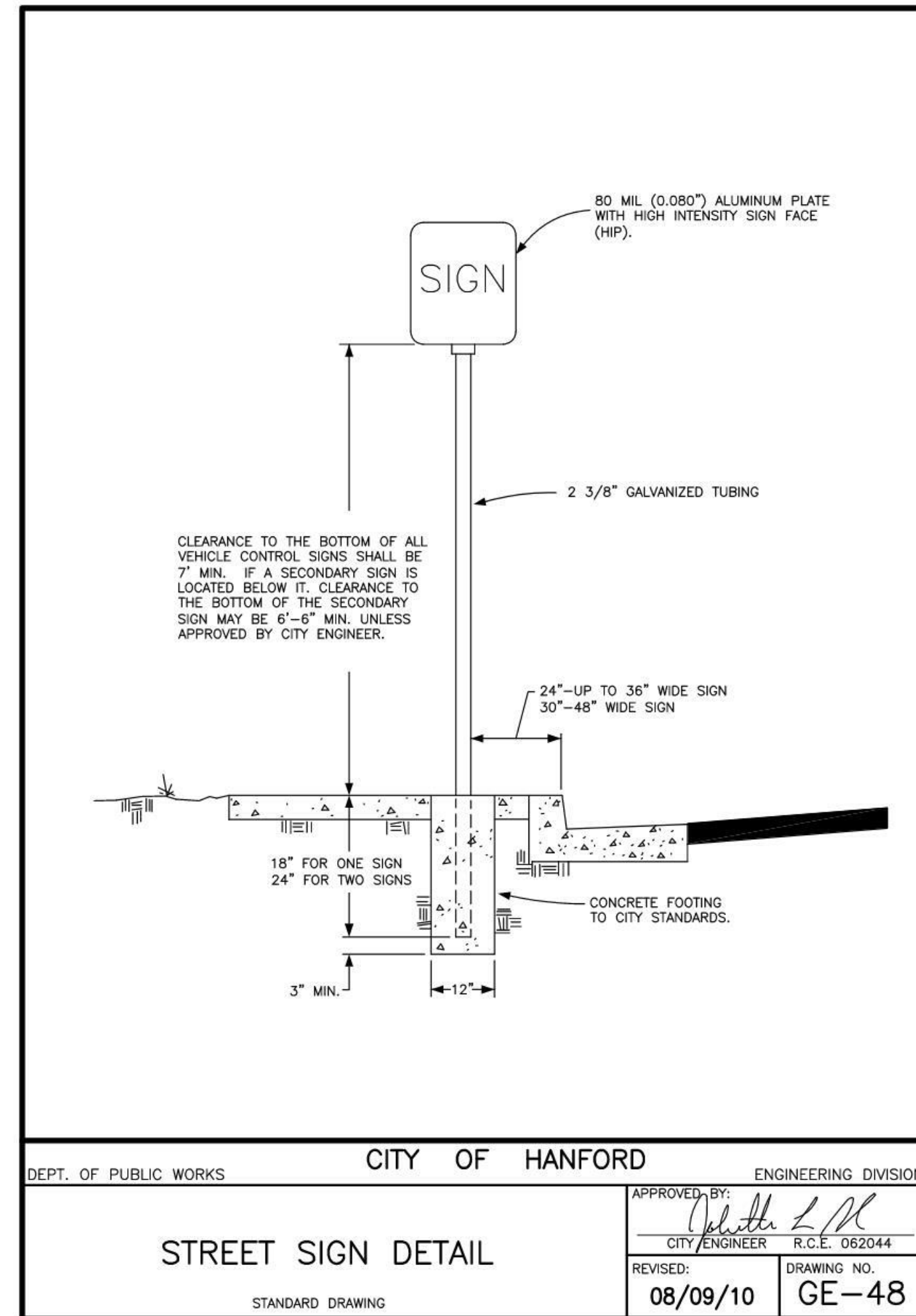


DEPT. OF PUBLIC WORKS CITY OF HANFORD ENGINEERING DIVISION

APPROVED BY: *[Signature]*
CITY ENGINEER R.C.E. 062044

REVISED: 08/09/10 DRAWING NO. GE-13

TREE PLANTING DETAIL
(IN PARKSTRIP)
STANDARD DRAWING

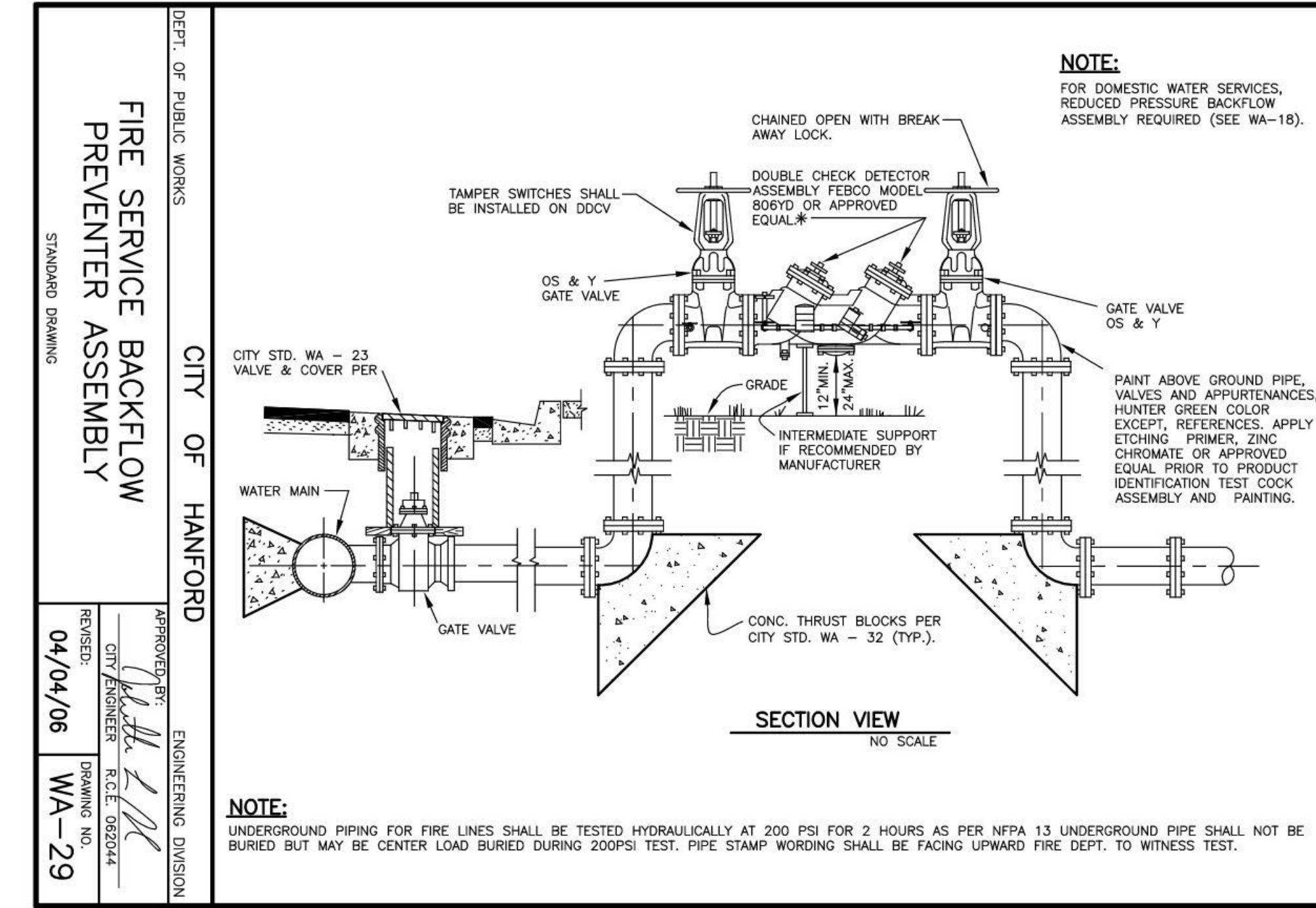
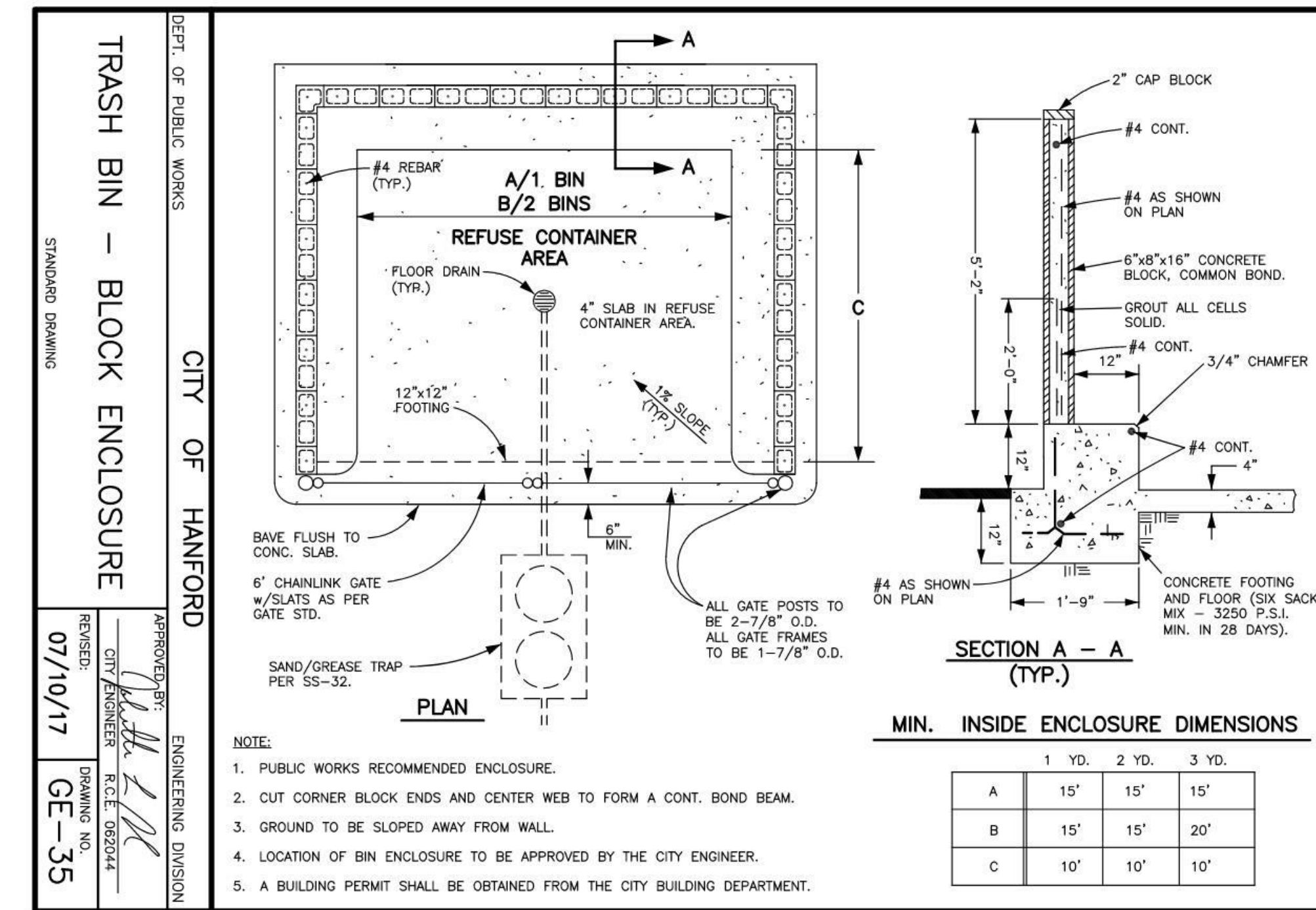


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REVISED: 08/09/10 DRAWING NO. GE-48

STREET SIGN DETAIL
STANDARD DRAWING



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CITY ENGINEER R.C.E. 062044

REVISED: 04/04/06 DRAWING NO. WA-29

FIRE SERVICE BACKFLOW PREVENTER ASSEMBLY
STANDARD DRAWING

HANFORD CITY PLANNING NOTES

- THAT APPROVAL OF THIS PROJECT DOES NOT EXEMPT COMPLIANCE WITH ALL APPLICABLE SECTIONS OF THE ZONING ORDINANCE, PUBLIC WORKS IMPROVEMENT STANDARDS, FEES, OR OTHER CITY ORDINANCES.
- THAT ALL APPROVED PROPOSALS OF THE APPLICANT BE CONDITIONS OF DEVELOPMENT, IF NOT MENTIONED HEREIN.
- THAT THE SITE BE DEVELOPED ACCORDING TO THE APPROVED SITE PLAN, TITLED SITE PLAN REVIEW No. 2021-50 WITH MINOR MODIFICATIONS TO BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
- THAT NO EXPANSION OF THE USE WHICH WOULD TEND TO INCREASE THE PROJECTED SCALE OF OPERATIONS BEYOND THE SCOPE AND NATURE DESCRIBED IN THIS SITE PLAN REVIEW SHALL BE PERMITTED EXCEPT UPON APPLICATION FOR, AND APPROVAL OF, MODIFICATION OF THIS APPLICATION ACCORDING TO ALL PROCEDURES AND REQUIREMENTS THEREOF.
- THAT IF CULTURAL RESOURCES ARE DISCOVERED DURING CONSTRUCTION OR RELATED ACTIVITIES, ALL WORK SHALL BE HALTED AND A QUALIFIED ARCHEOLOGIST AND THE CITY OF HANFORD SHALL BE NOTIFIED. THE FIND SHALL BE PROPERLY INVESTIGATED AND APPROPRIATE MEASURES ARE TO BE TAKEN BEFORE CONSTRUCTION MAY CONTINUE.

PLANNING

DATE
11/21/23

SHEET TITLE
HANFORD DETAILS

SHEET NO.
A0-2

11th AVE
APARTMENTS
11741 S 11TH St
Hanford CA 93230

TOP VIEW

STRAINER BASKET
 Material: Polypropylene
 Color: Black
 Dimension: 16" x 4"
 Mesh: 20x20 S.S.
COVER
 Material: Polypropylene
 Color: Black
 Diameter: 16"
 Holes: 2 - 4" K.O.
 1 - 3" Precut

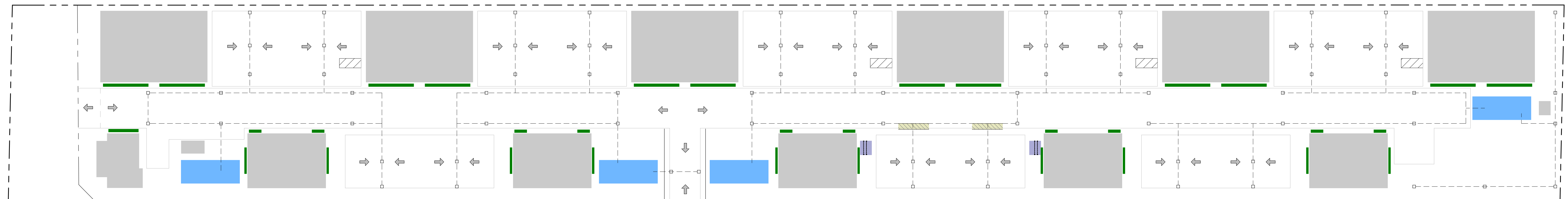


SIDE VIEW

TANK
 Material: Polyethylene
 Baffles: 2
OVERFLOW
 Material: Polypropylene
 Diameter: 3" SDR 35
FITTINGS
 Type: Bulkhead
 Height: 4"
 Location: End Radius
 Diameter: 1" NPT



FEATURES



ZONE 1 BASIN

ZONE 2 BASIN

ZONE 3 BASIN

ZONE 4 BASIN

- BUILDING FOOTPRINT
- ▨ CANTILEVERED 2ND LEVEL
- CLEAR ACCESS 36" WIDE MIN
- WALL-BASED FIRE DEPT CONNECTION
- FIRE HYDRANT

11th AVE
APARTMENTS
11741 S 11TH St
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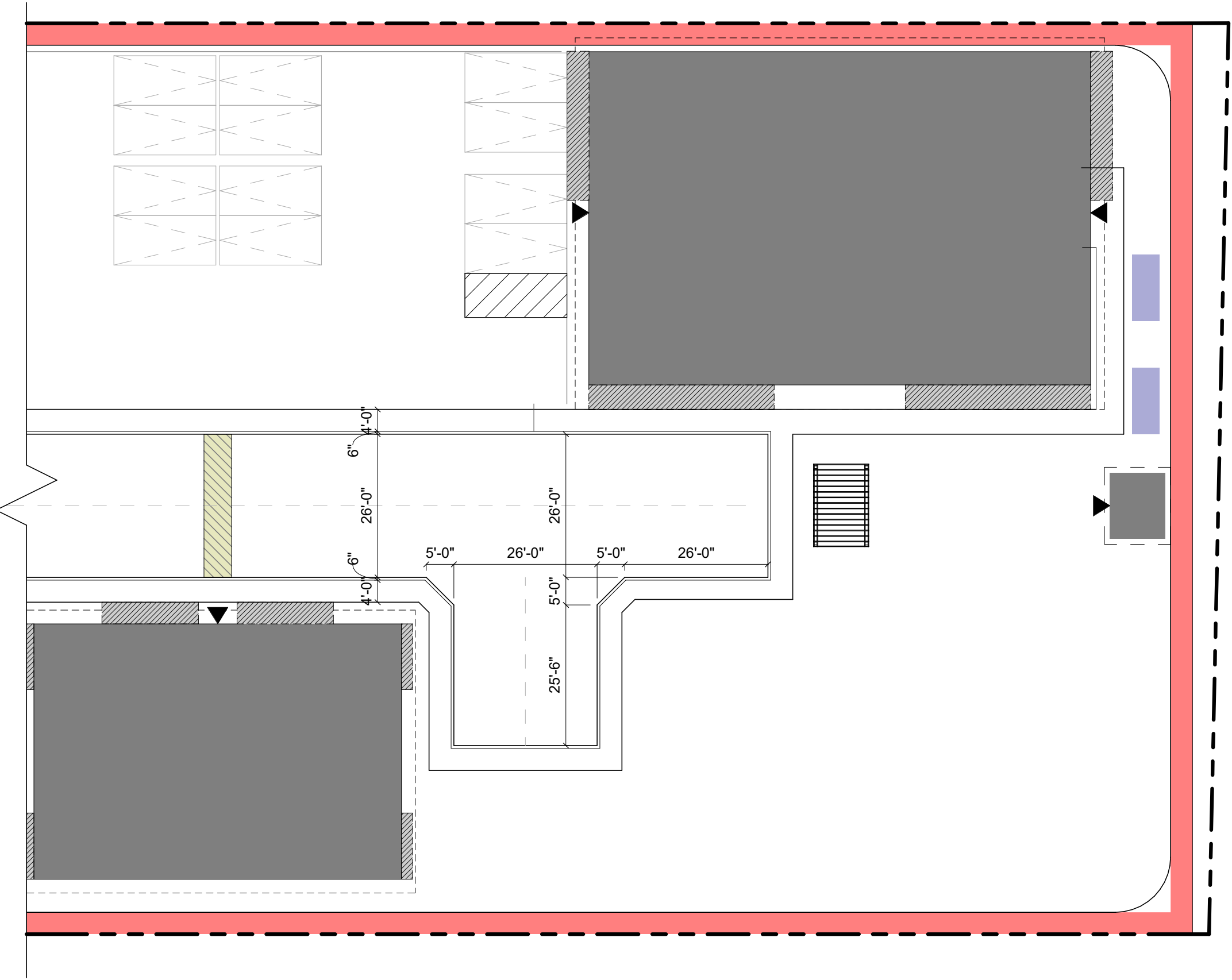
PLANNING

DATE
11/21/23

SHEET TITLE
DRAINAGE PLAN

SHEET NO.

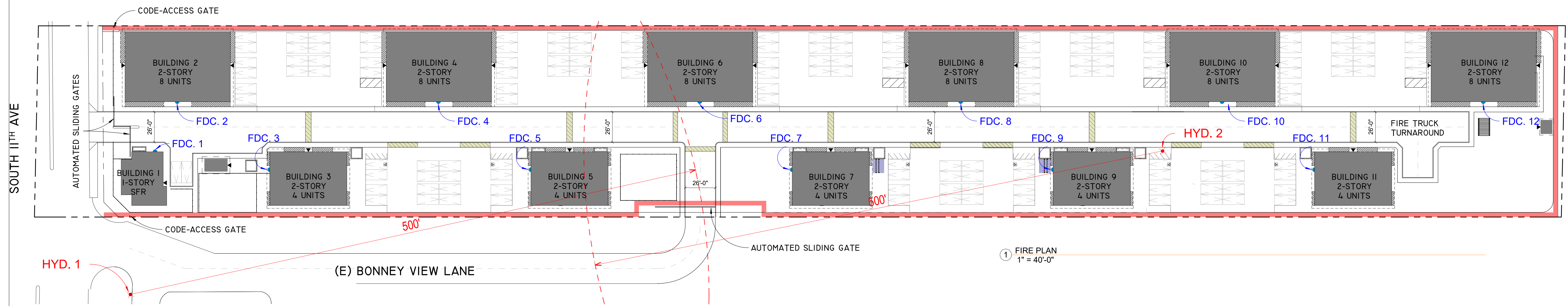
A0-3



② FIRE TRUCK TURN AROUND
1" = 20'-0"

HYDRANT COVERAGE

HYDRANT #	SERVICING:
HYDRANT 1	FDC 1-5
HYDRANT 2	FDC 6-12



① FIRE PLAN
1" = 40'-0"

- BUILDING FOOTPRINT
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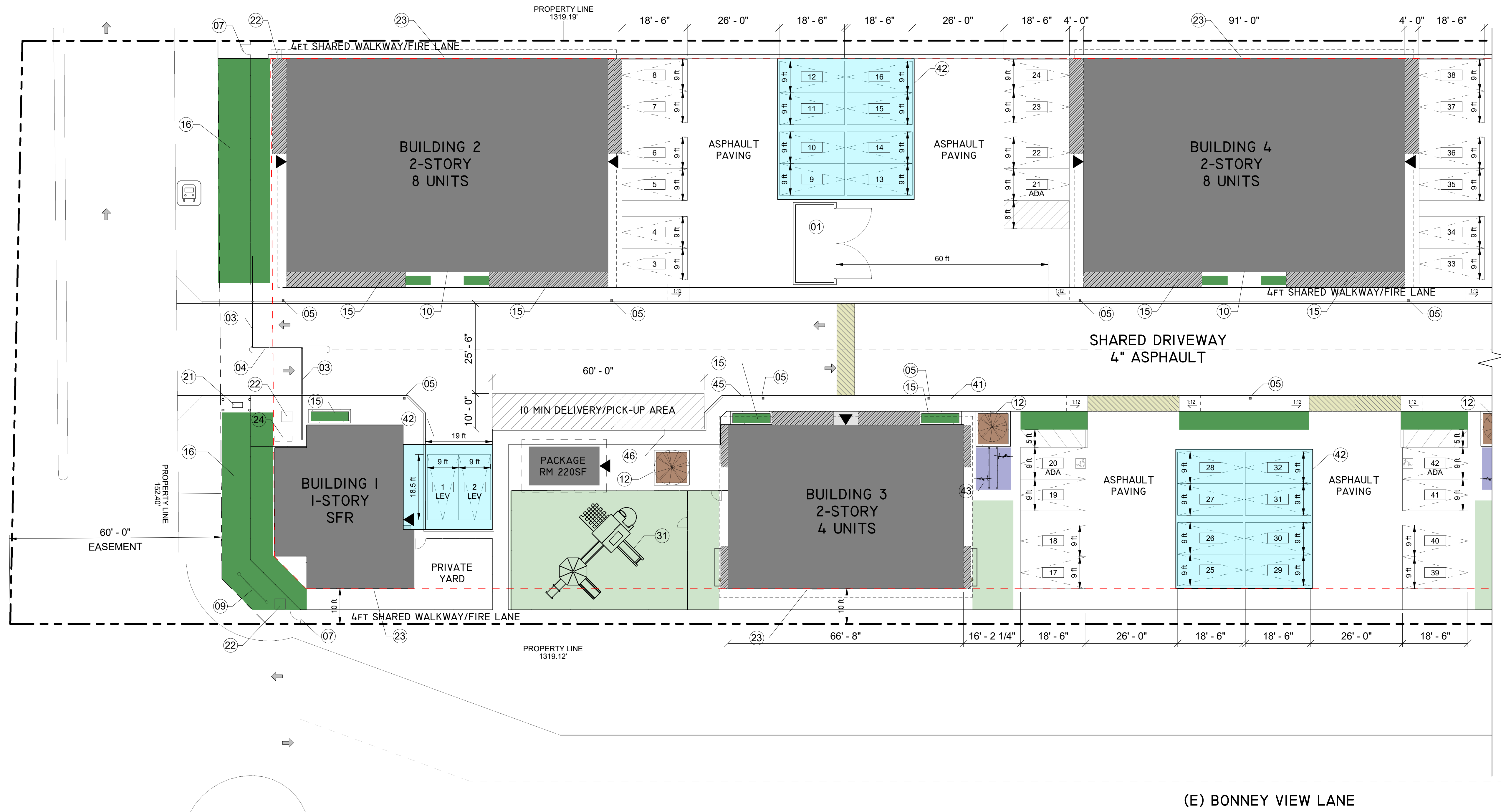
PLANNING

DATE
11/21/23

SHEET TITLE
FIRE PLAN

SHEET NO.
A0-4

SOUTH 11TH AVE



(E) BONNEY VIEW LANE

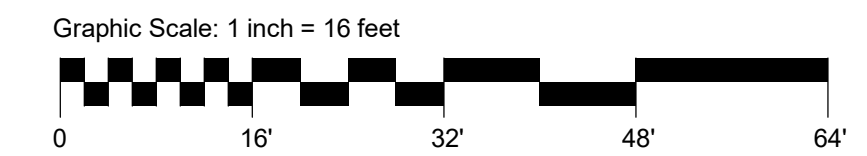
11th AVE APARTMENTS

11741 S 11TH ST
Handford CA 93230

11/21/2023 7:51:32 AM

KEYNOTES	
01	TRASH ENCLOSURE
03	AUTOMATIC SLIDING GATE
04	VIDEO CALL BOX
05	STREET LAMP 16FT
07	SELF-CLOSING GATE W/ KEYPAD
08	PERGOLA - WOOD DARK STAIN
09	DEVELOPMENT SIGN 6FT HIGH
10	<varies>
12	TREE - 15 GAL
13	TREE - 24" BOX
15	PLANTER BOX
16	RAIN GARDEN
21	WATER BACKFLOW DEVICE
22	ELEC PULLBOX
23	ELEC SUB METERS
24	MAIN ELEC METER
31	CHILDREN'S PLAY SET
41	CONC. SIDEWALK
42	TENSILE FABRIC CARPORT
43	BIKE RACK
44	STOP SIGN
45	SPEED LIMIT SIGN
46	PARKING SIGN

- BUILDING FOOTPRINTS
- ▨ CANTILEVERED 2ND LEVEL
- COVERED PARKING
- CROSS WALKS
- OPEN SPACE AREAS
- LANDSCAPE PLANTINGS
- BIKE RACKS



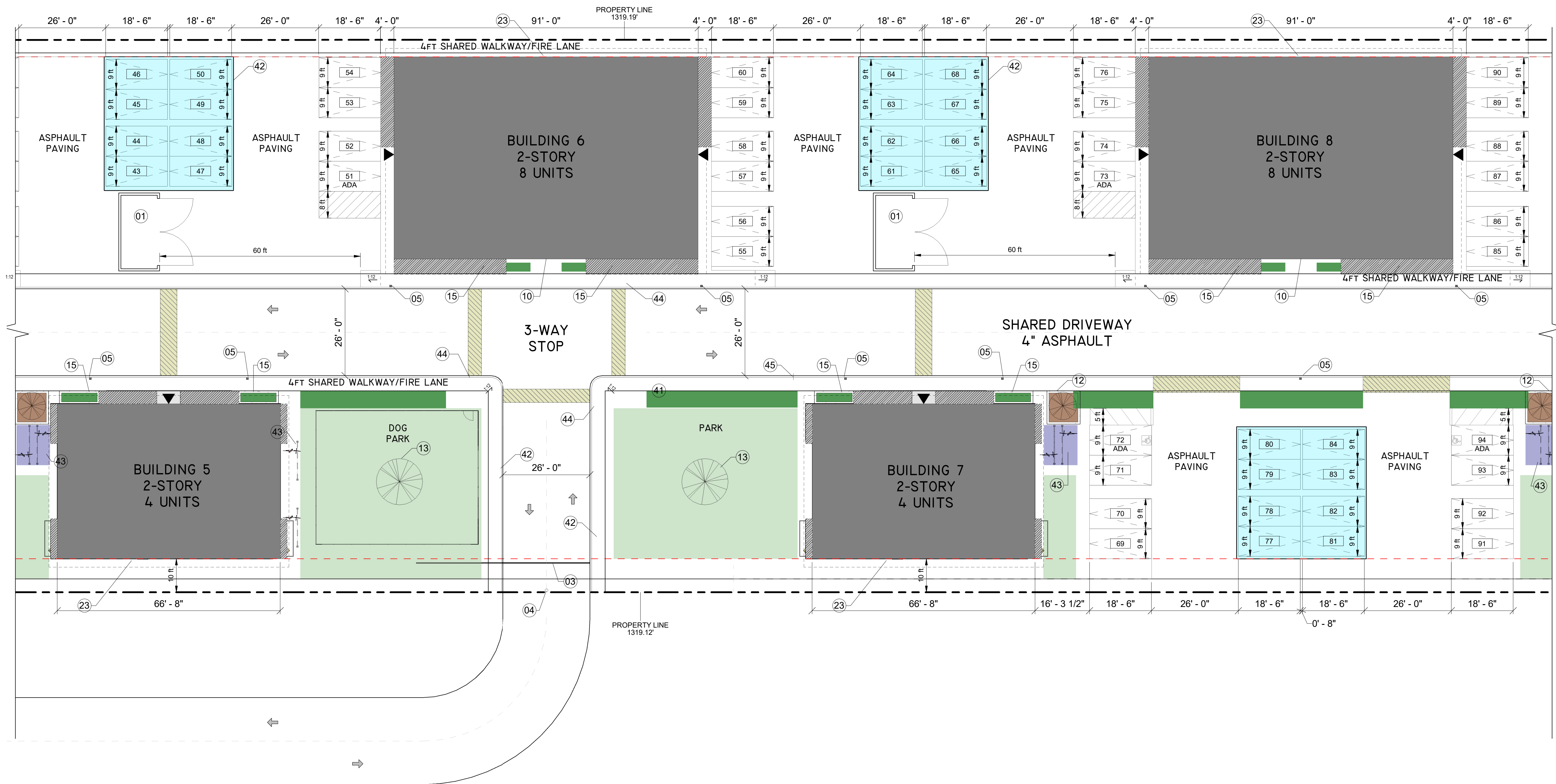
PLANNING

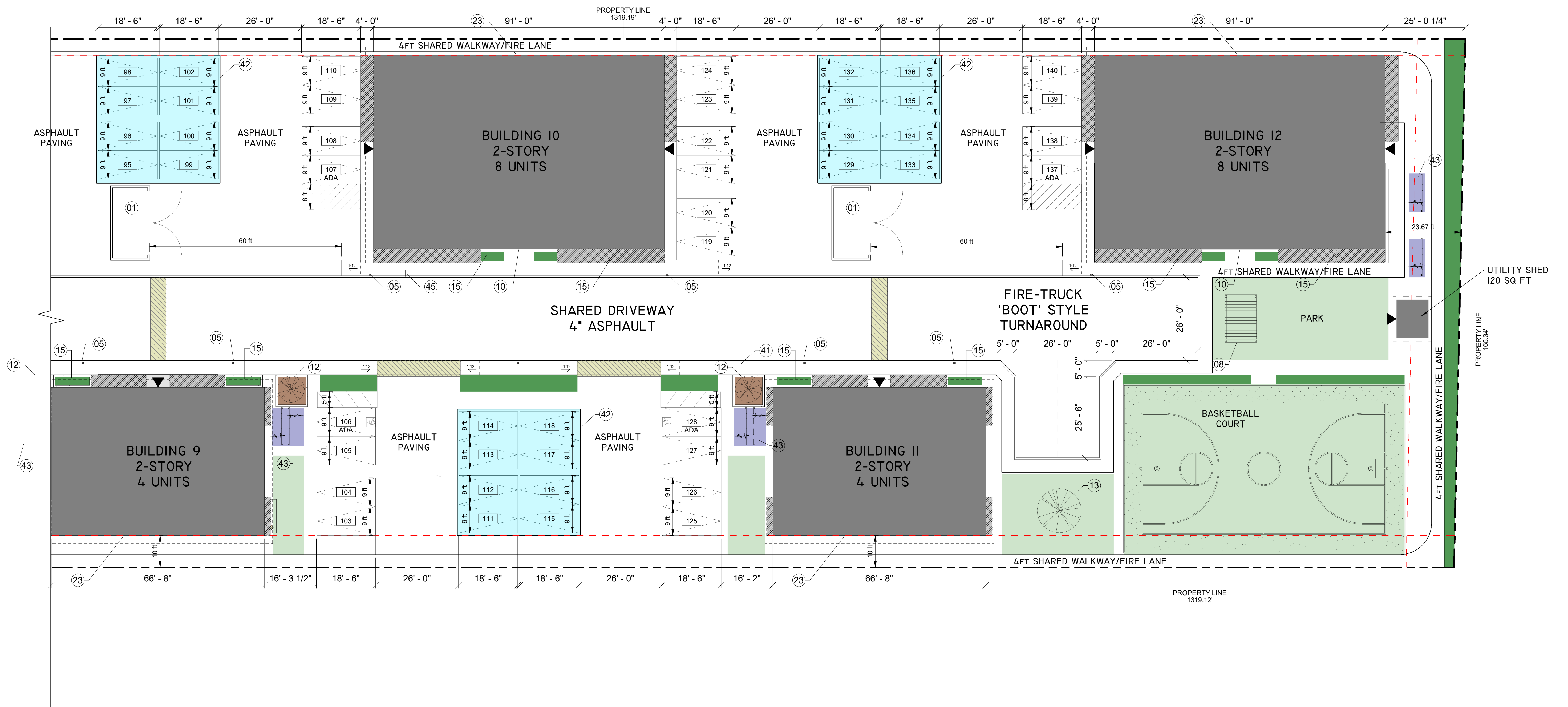
DATE
11/21/23

SHEET TITLE
SITE PLAN - FRONT

SHEET NO.

A1-0A

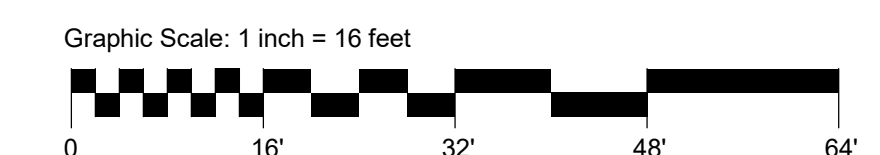




① REAR AREA OF SITE
1/16" = 1'-0"

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Handford CA 93230

PLANNING

DATE
11/21/23

SHEET TITLE
SITE PLAN - REAR

SHEET NO.

A1-0C