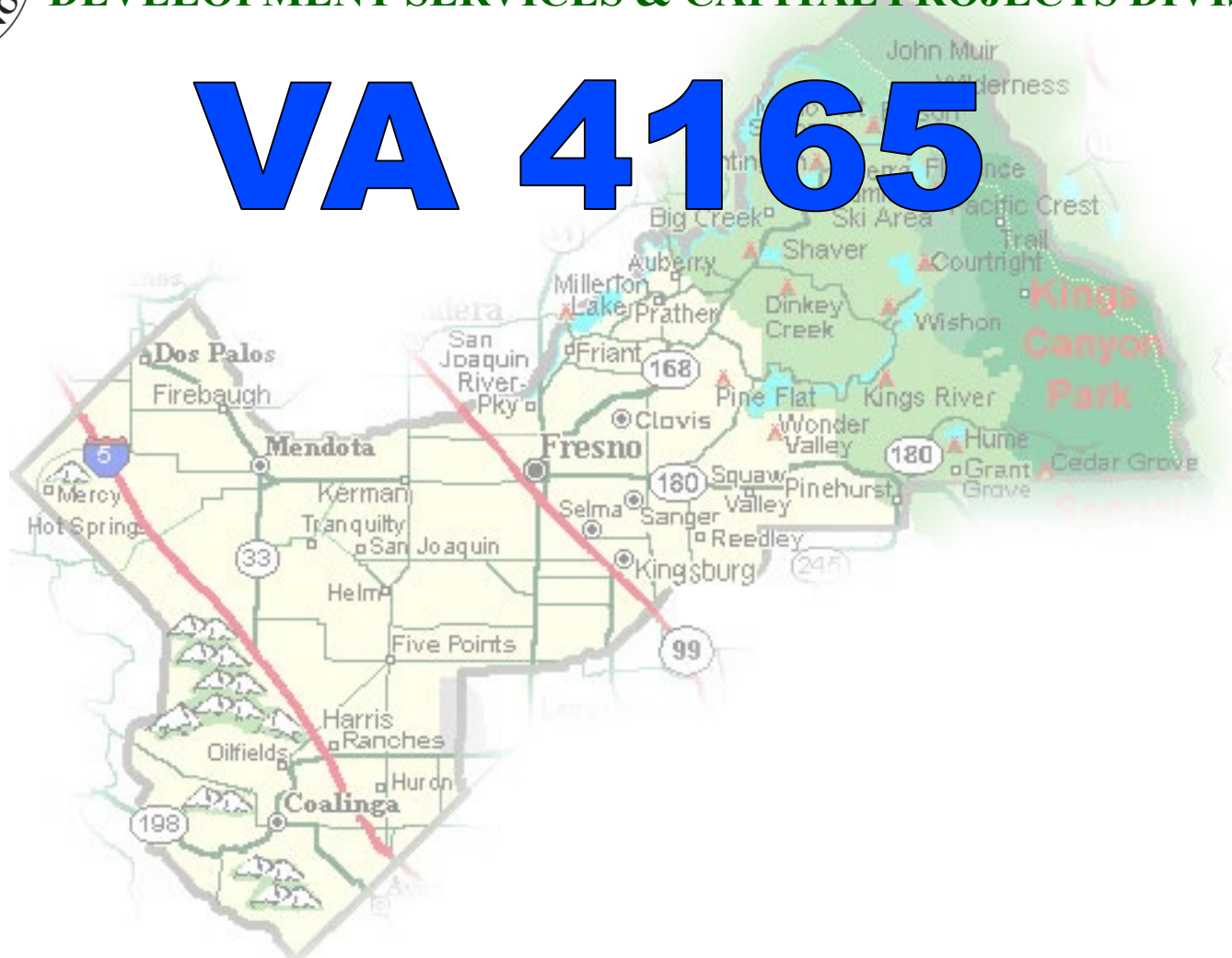


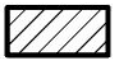


DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

VA 4165



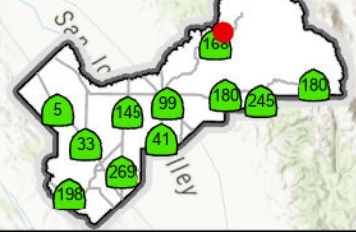
Legend



Subject Property



VICINITY MAP



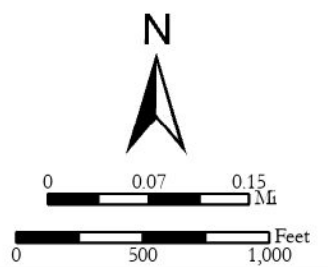
LOCATION MAP



APN: 120-291-11

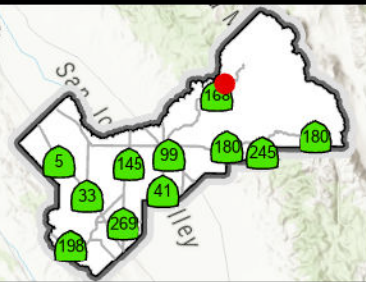
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : jocervantes
On Date : 2/26/2024



Legend

-  Subject Property
-  C4
-  R1
-  R2
-  RC40

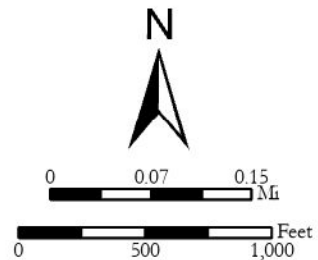


Existing Zoning Map

VA4165
STR 24 - 9S / 24E

2024

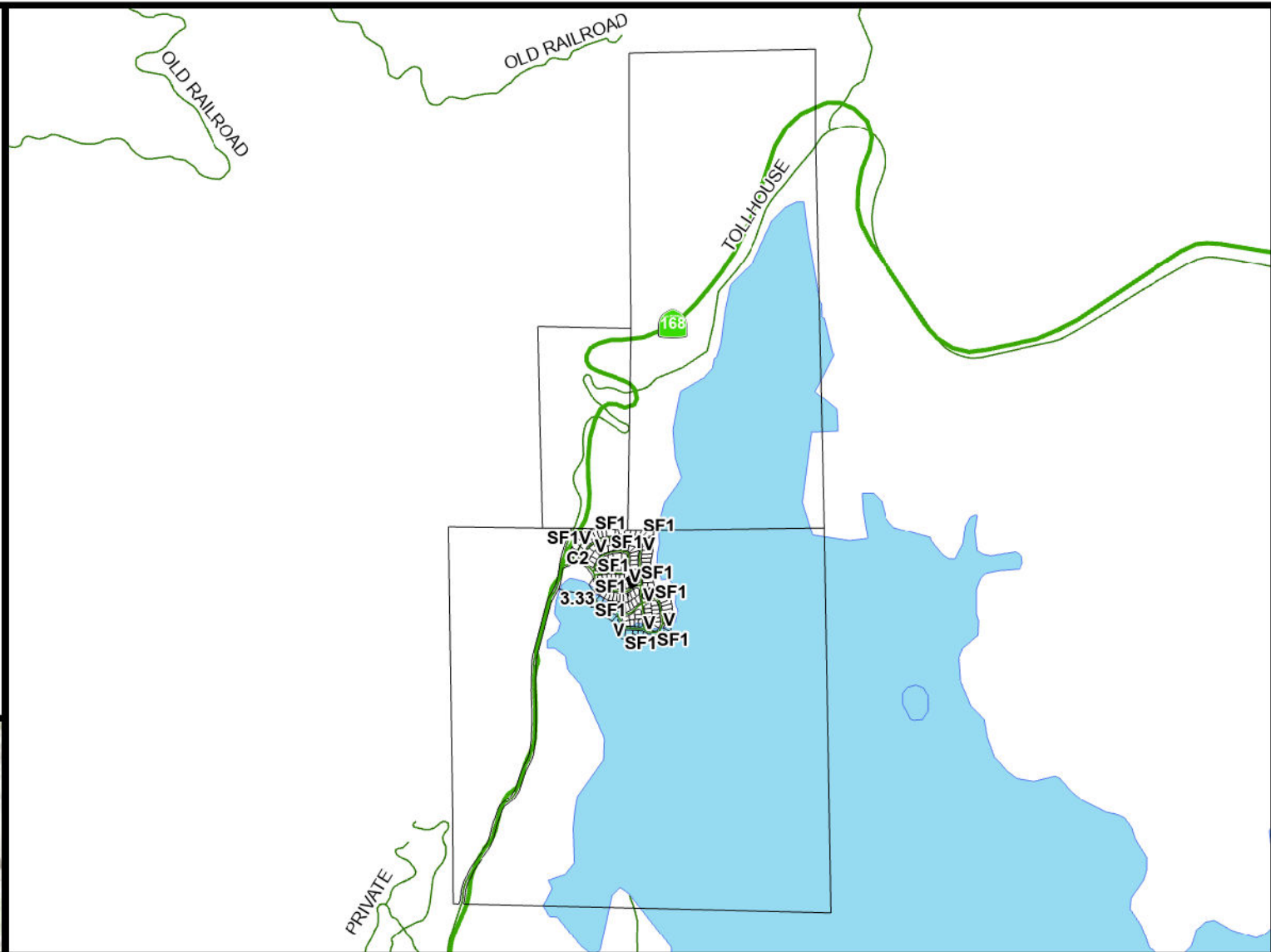
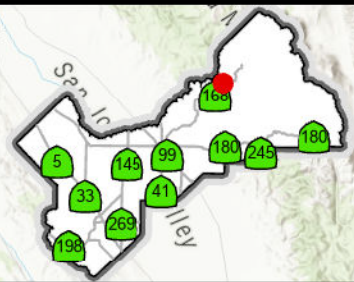
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : jocervantes
On Date : 2/26/2024



LEGEND:

 Subject Property

LEGEND
C# - COMMERCIAL
S_ LEGEND
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

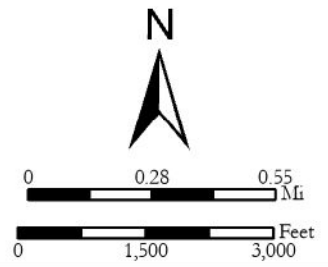


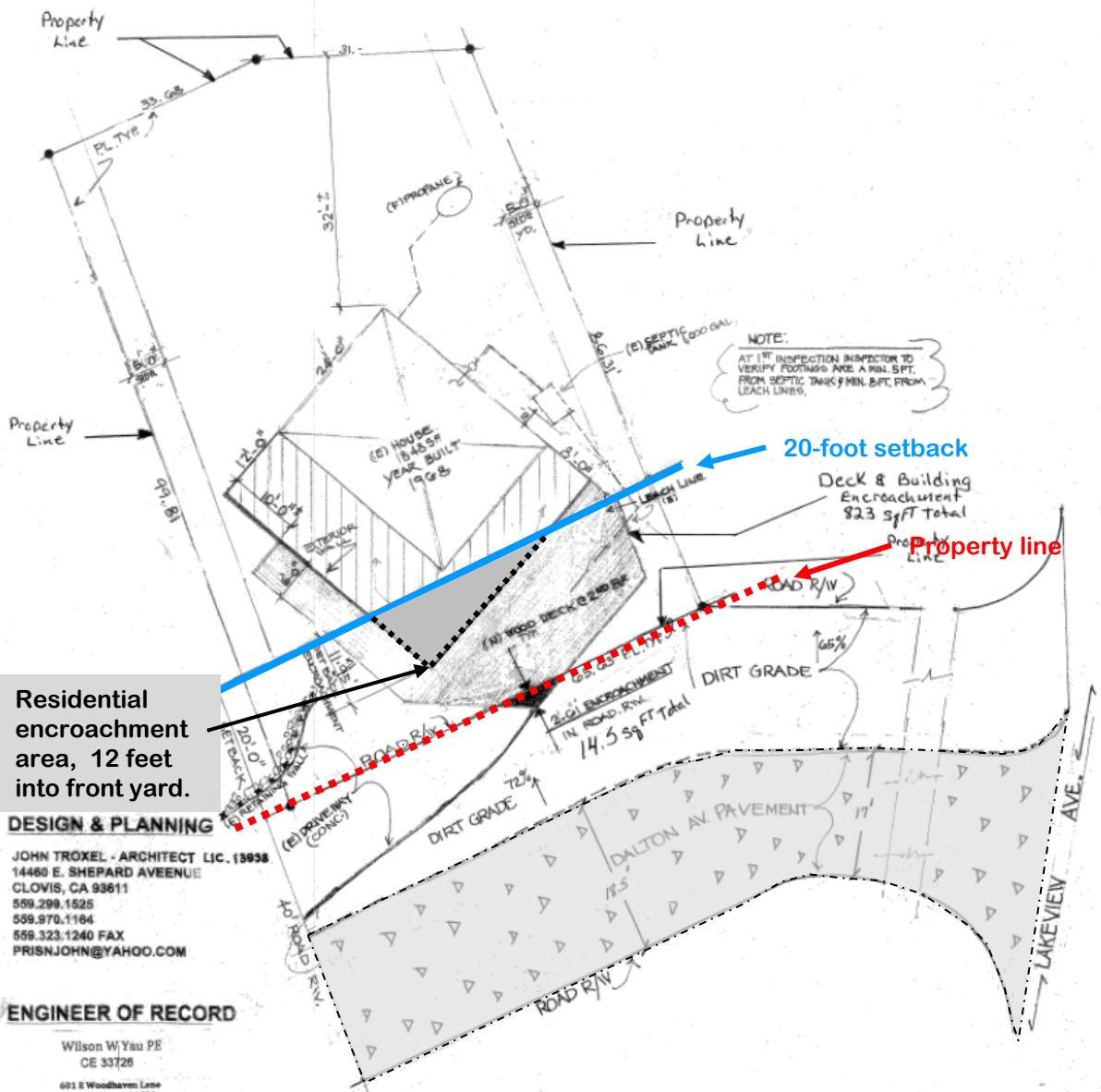
Existing Land Use Map

VA4165

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 2/26/2024





Residential encroachment area, 12 feet into front yard.

DESIGN & PLANNING

JOHN TROXEL - ARCHITECT LIC. 13958
 14480 E. SHEPARD AVENUE
 CLOVIS, CA 93611
 509.299.1525
 509.970.1164
 509.323.1240 FAX
 PRISNJOHN@YAHOO.COM

ENGINEER OF RECORD

Wilson W. Yau PE
 CE 33726
 601 E Woodhaven Lane
 Fresno CA 93720
 559-360-7380

BUILDING CONTRACTOR

Genesis Construction
 7555 N. Durango
 Fresno, Calif 93722
 559-930-9222
 LIC # 804032

REVISED SITE PLAN

ROAD, R/W AND FRONT 20'-0" SETBACK ENCROACHMENT.

ADDRESS:
 44452 DALTON AV. SHAWER LAKE CA. 93664
 LOT # 156 OF SHAWER LAKE POINT #2
 PLAT BK. 13, PG. 45-44 - APR. 120-291-11

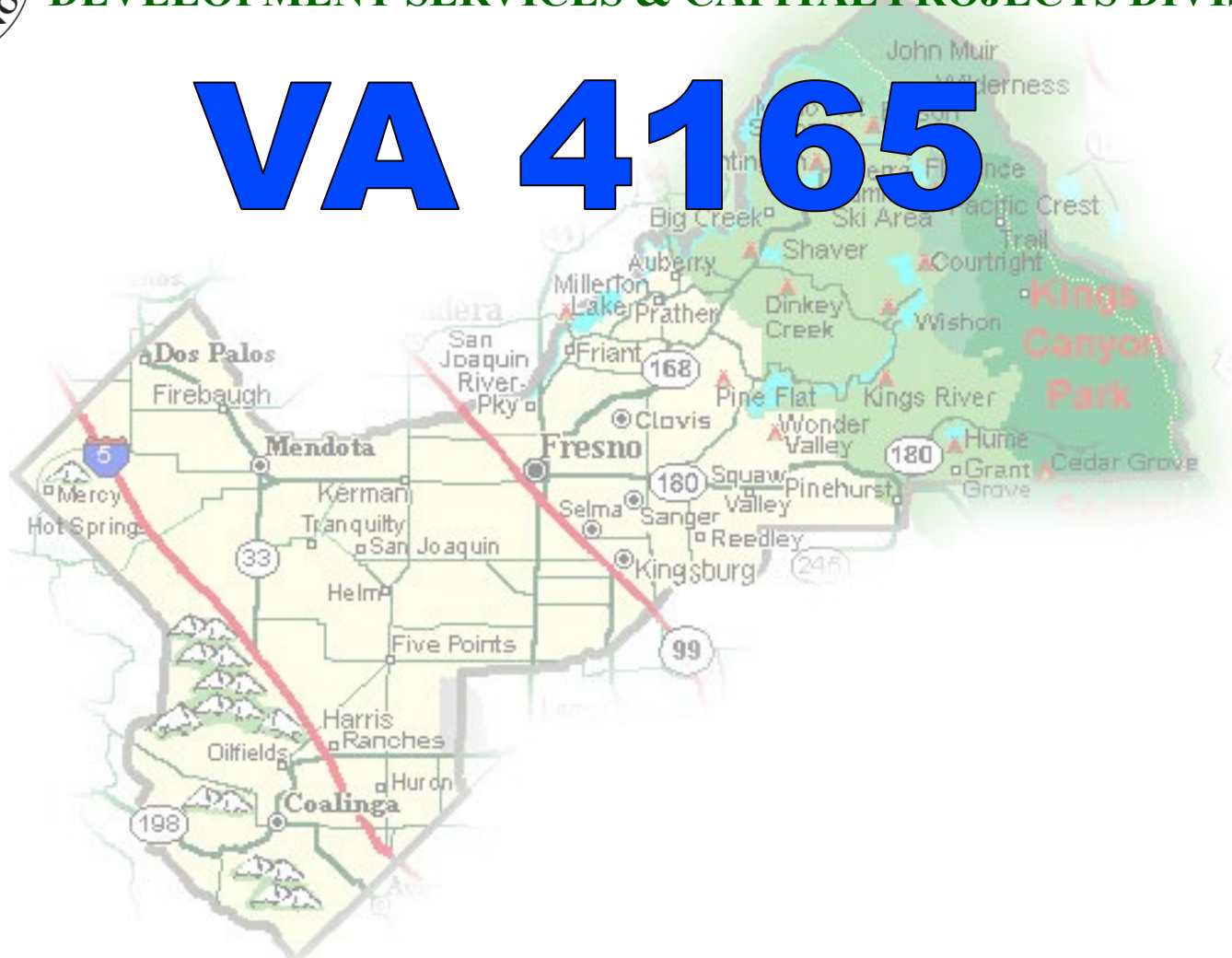


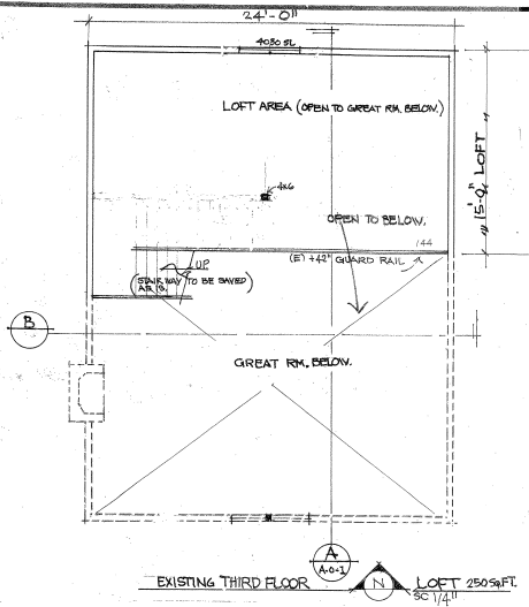
Findings	Description	Findings Met
1	Exceptional or extraordinary circumstances	YES
2	Preserves property right possessed by others	YES
3	No adverse effect on neighborhood	YES
4	General Plan consistency	YES



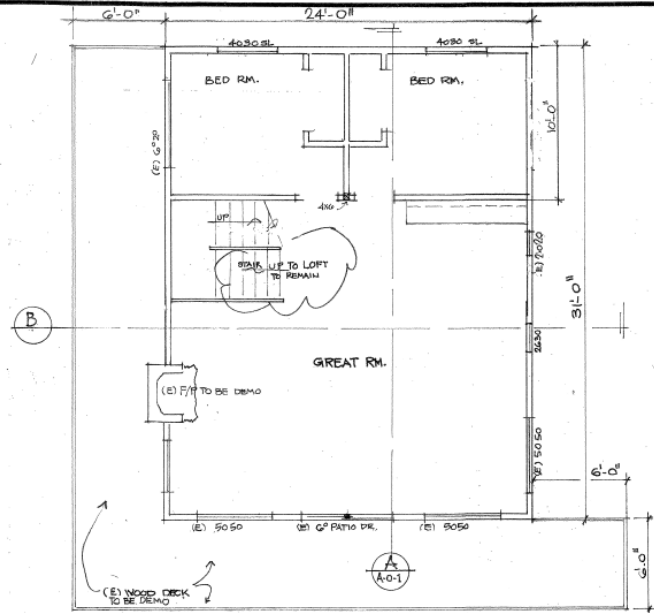
DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

VA 4165

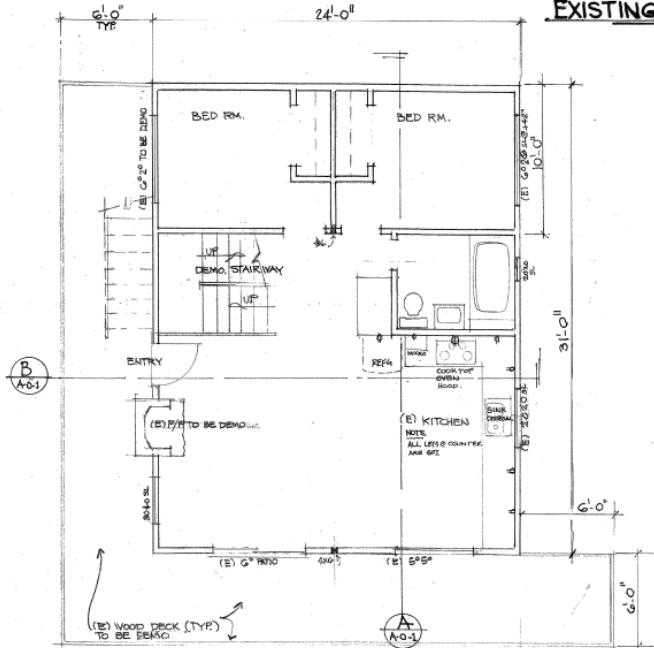




EXISTING THIRD FLOOR
74.4 sq. FT.
SC 1/4"

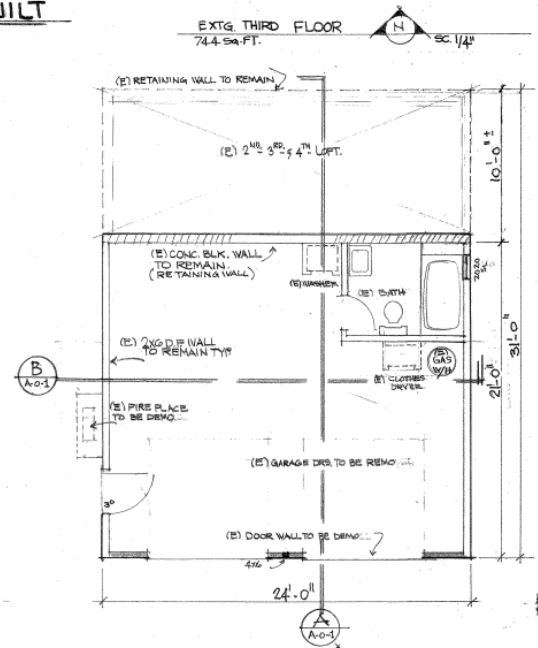


EXISTING AS BUILT
EXTG. THIRD FLOOR
74.4 sq. FT.
SC 1/4"



EXISTING SECOND FLOOR
74.4 sq. FT.
SC 1/4"

NOTE: YEAR BUILT = 1968



FIRST FLOOR (N) EXTG. GARAGE
482 sq. FT. SC 1/4"

UTILITIES: CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-842-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION.



BUILDING CODE COMPLIANCE
ALL WORK SHALL COMPLY WITH REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING AND FIRE CODES, THE CALIFORNIA ADMINISTRATIVE CODE, AND THE COUNTY ORDINANCE CODE, TITLE 1.

CHANGES FROM THE APPROVED PLANS
CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE ARCHITECT AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL.

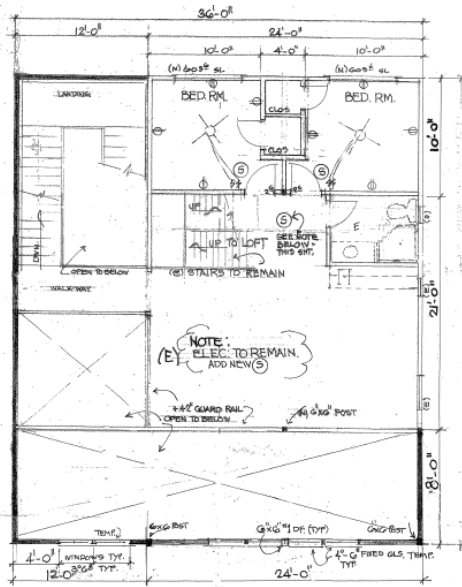
GENERAL NOTES

1. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SUPERVISION OR DEVIATION FROM THESE PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
2. CONTRACTORS ARE TO FIELD VERIFY ALL DIMENSIONS, GRADES AND OTHER SITE CONDITIONS PRIOR TO THE START OF ANY CONSTRUCTION WORK. DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT'S OFFICE.
3. THE CONTRACTOR IS TO INSURE THAT ADEQUATE BRACING IS PROVIDED FOR THE BUILDING OR PORTIONS THEREOF TO MAINTAIN THE INTEGRITY OF THE STRUCTURAL ELEMENTS OF THE BUILDING DURING ALL PHASES OF CONSTRUCTION.
4. WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
5. THESE DRAWINGS AND SPECIFICATIONS HEREIN REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.

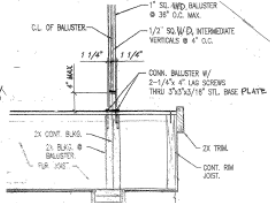
CONSTRUCTION

CONSTRUCTION TYPE: 5-N
FLOOR AREA - EXISTING = 1840^{sq} LIVING
540^{sq} GARAGE

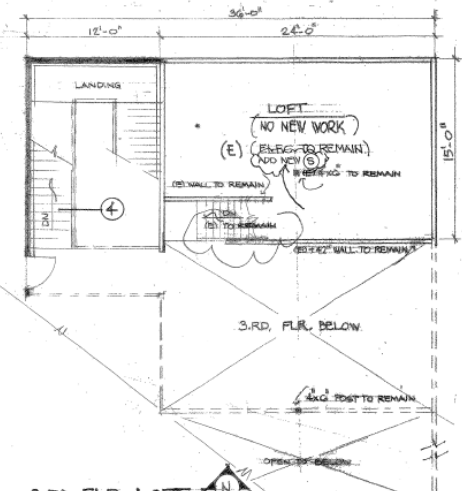
NOTE:
THIS SHEET SHOWS AS BUILT



3-RD. FLOOR
SC 3/16"=1'-0"



4 BALUSTER CONNECTION.
NOT TO SCALE



3-RD. FLR. LOFT
SC 3/16"=1'-0"

WALL LEGEND

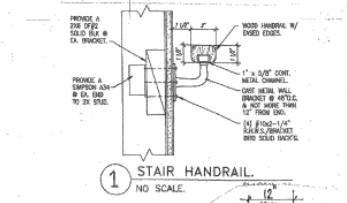
ALL NEW EXTERIOR WALLS TO BE 2X6 DF.

ALL NEW INTERIOR WALLS TO BE 2X4 DF.

TO REMAIN

NEW

NEW CONC. RETAINING WALL



1 STAIR HANDRAIL.
NO SCALE

REVISED FLOOR PLANS
NOTE 3/16"=1'-0" SCALE

FENESTRATION "U"-VALUES + SH.G.C.

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING "U"-VALUE AND (S.H.G.C.) SOLAR HEAT GAIN COEFFICIENT RATINGS:

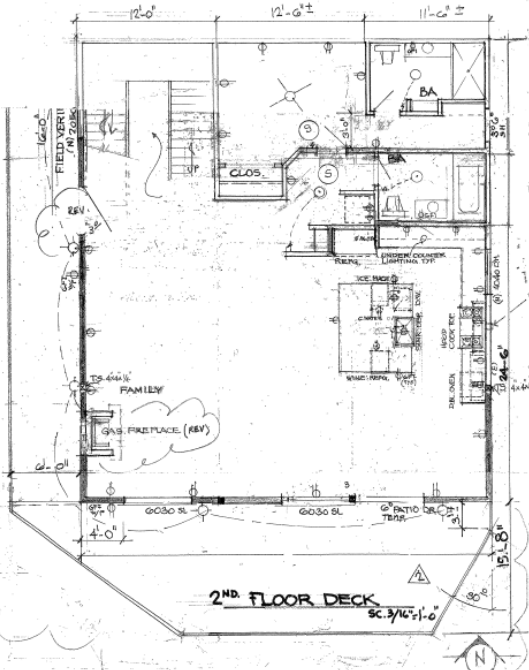
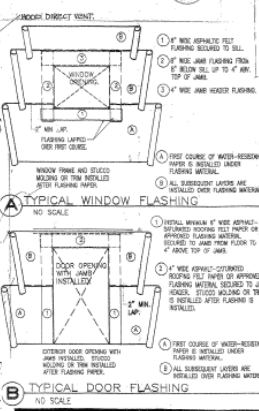
WINDOWS:	"U"-VALUE RATING	"U"-VALUE RATING
SH.G.C. RATING	0.320	0.320

- MANUFACTURED WINDOWS SHALL BE CERTIFIED AND LABELED INDICATING THAT THEY MEET THE APPROPRIATE RATINGS LISTED ABOVE.
- ALL GLAZING SHALL BE EQUAL THERM.
- ALL WINDOWS SHALL BE "ZEROLOSS" SCREENS 100% FREE AIR.
- ALL WINDOWS SHALL BE PROVIDED BY BUG SCREENS AT OPTIONAL VENT.

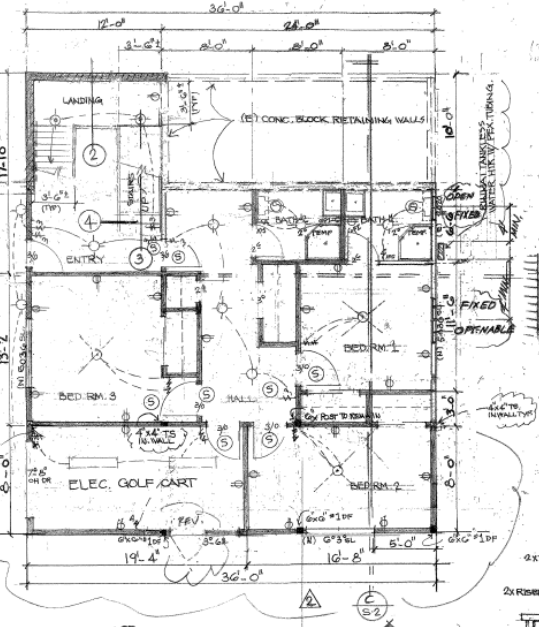
W80-U-0250A-1-1.

ELEC. NOTES

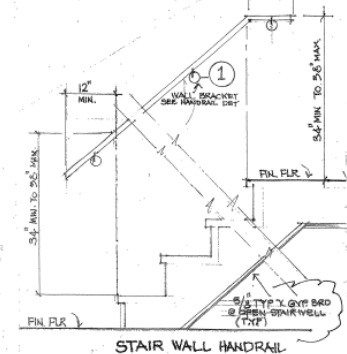
- PROVIDE ALL PANEL CIRCUIT INTERRUPTERS COLLECTED IN ALL NEW ENCLOSURES.
- ALL CARBON MONOXIDE AND FIRE-RESISTANT INTERLOCK ELECTRIC POULTRY "W/IN" OR CEILING LIGHTS.
- USE SIMULTAN. SWITCHING.
- ALL S. USE CONDUIT CARRIER.



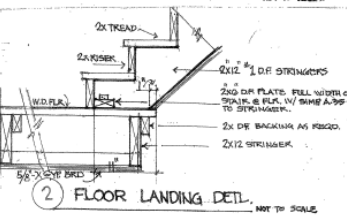
2ND FLOOR DECK
SC 3/16"=1'-0"



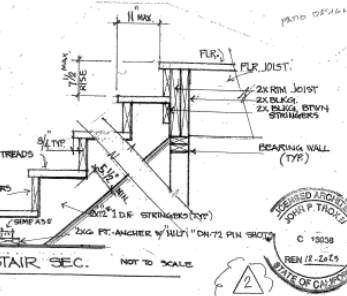
1ST FLOOR
SC 3/16"=1'-0"



STAIR WALL HANDRAIL
NOT TO SCALE



2 FLOOR LANDING DETL.
NOT TO SCALE






3 STAIR SEC.
NOT TO SCALE

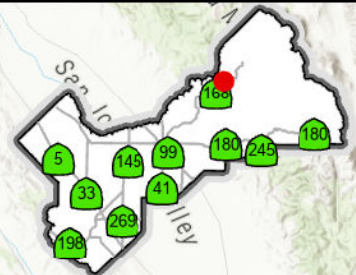
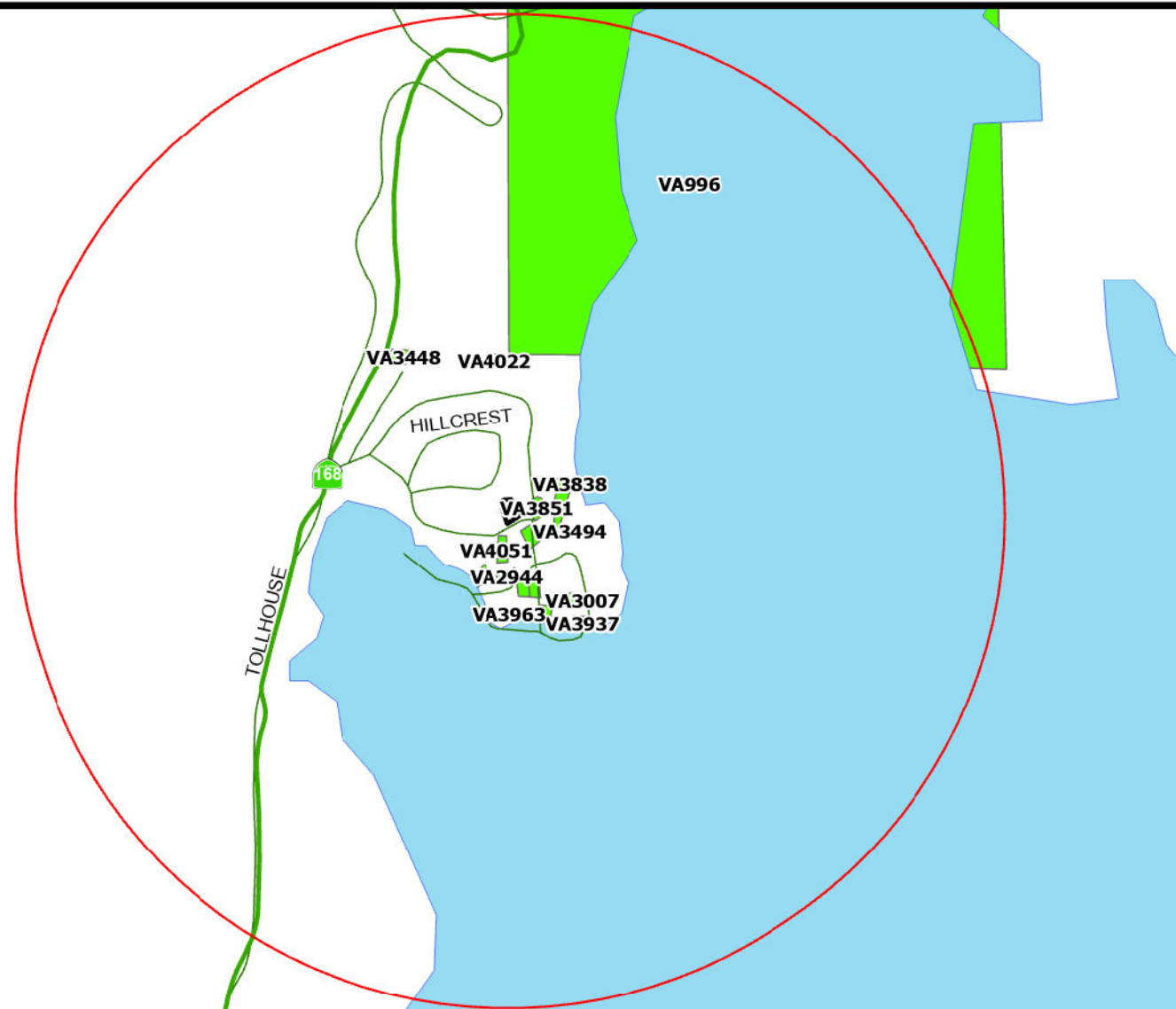
DATE OF CHANGES

C 15038

REN 12-24-08

Legend

-  1/2 Mile Buffer
-  Subject Property
-  LU Permits

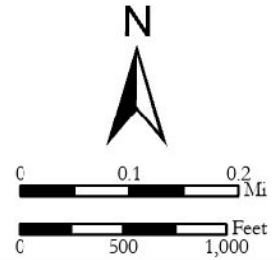


Proximity Map

VA4165

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : jocervantes
On Date : 2/26/2024





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Google Earth







← Road right-away



set back less than 5 Feet

Road right-away
and beginning on set
back



Road right-away






Genesis Construction Group Inc
New Home and Remodel Construction
559-269-9083
www.genesisconstruction.com



Road right-away