



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

DATE: October 22, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez,  
Planning and Resource Management Officer  
Development Services and Capital Projects, Attn: William M. Kettler,  
Deputy Director of Planning  
Development Services and Capital Projects, Attn: Chris Motta,  
Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga  
Principal Planner  
Development Services and Capital Projects, Current Planning, Attn: David Randall,  
Senior Planner  
Development Services and Capital Projects, Policy Planning, ALCC, Attn:  
Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review, Attn:  
Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Site Plan Review, Attn:  
James Anders, Principal Planner  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn:  
Arnold Valdivia, Supervising Building Inspector  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Wendy Nakagawa  
Design Division, Transportation Planning Unit, Attn: Hector Luna  
Water and Natural Resources Division, Attn: Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn:  
Deep Sidhu/Kevin Tsuda  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Justin Sloan  
CA Regional Water Quality Control Board, Attn:  
[centralvalleyfresno@waterboards.ca.gov](mailto:centralvalleyfresno@waterboards.ca.gov)  
Fresno Metropolitan Flood Control District, Attn:  
[developmentreview@fresnofloodcontrol.org](mailto:developmentreview@fresnofloodcontrol.org)  
CA Department of Fish and Wildlife, Attn: [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
State Water Resources Control Board, Division of Drinking Water, Fresno District,  
Attn: Cinthia Reyes  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric  
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural  
Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/  
Hector Franco, Director/Shana Powers, Cultural Specialist II  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim  
Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources  
Department

San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),  
Attn: PIC Supervisor  
Fresno County Fire Protection District, Attn: FKU.Prevention.Planning@fire.ca.gov

FROM: Ejaz Ahmad, Planner   
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 8622, Unclassified Conditional Use Permit Application  
No. 3809

APPLICANT: Orlando Ramirez

DUE DATE: November 5, 2024

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow a substance abuse recovery hospital to care for chronic drug addicts and mental patients on a 9.86-acre parcel in the AE-20 (Exclusive Agricultural) Zone District located on the east side of N. Armstrong Avenue, approximately 350 feet south of E. International Avenue, and 1.35 miles north of the City of Clovis (10428 and 10422 N. Armstrong Avenue) APN 581-170-02).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **November 5, 2024**. Any comments received after this date may not be used.

**NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).**

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204, or email eahmad@fresnocountyca.gov

EA  
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*Activity Code (Internal Review):2432*

Enclosures



Fresno County Department of Public Works and Planning

CUP3809 (Application No.)

MAILING ADDRESS: Department of Public Works and Planning Development Services Division 2220 Tulare St., 6th Floor Fresno, Ca. 93721

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level Fresno Phone: (559) 600-4497 Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class )/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Applicant requests Unclassified Conditional Use Permit approval to allow for development of a substance abuse recovery hospital on a 9.86-acre parcel in the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) Zone District. Site Plan Review for physical development of site.

CEQA DOCUMENTATION: [X] Initial Study [ ] PER [ ] N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: South side of International Ave between Armstrong and Carson Street address: 10422 & 10428 N Armstrong Ave Clovis, CA 93619

APN: 581-170-02 Parcel size: 9.86ac Approx Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, [Signature] (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Dana Calhoun (Owner), Orlando Ramirez (Applicant), and Representative.

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER) Table with columns for Application Type/No., Fee, PER/Initial Study No., Ag Department Review, Health Department Review, Received By, Invoice No., and TOTAL.

UTILITIES AVAILABLE: WATER: Yes [X]/ No [ ] Agency: private SEWER: Yes [X]/ No [ ] Agency: private

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s): Zone District: Parcel Size: Sect-Twp/Rg: APN #

Email To: orlando@ramirezplanning.com



Development Services and Capital Projects Division

Mail To: 4233 W WATHEN AVE FRESNO, CA 93722

Pre-Application Review

Department of Public Works and Planning

NUMBER: 24-001840
APPLICANT: ORLANDO RAMIREZ
PHONE: 559-999-1963

PROPERTY LOCATION: 10428 & 10422 N ARMSTRONG AVE CLOVIS, California, 93619
APN(s): 581-170-02 ALCC: No x Yes # VIOLATION NO.
CNEL: No x Yes (level) LOW WATER: No Yes x WITHIN 1/2 MILE OF CITY: No x Yes:
ZONE DISTRICT: AE-20; SRA: No x Yes HOMESITE DECLARATION REQ'D.: No x Yes
LOT STATUS:

Zoning: ( ) Conforms; (x) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No x Yes ZM# Initiated In process
Map Act: ( ) Lot of Rec. Map; ( ) On '72 rolls; (x) Other PLA 97-05; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes x DISTRICT: PERMIT JACKET: No Yes x
FMFCD FEE AREA: (X) Inside / ( ) Outside District No.: BY1 FLOOD PRONE: No x Yes
PROPOSAL UCUP TO ALLOW THE DEVELOPMENT OF A HOSPITAL FACILITY TO CARE FOR CHRONIC DRUG ADDICTS AND MENTAL PATIENTS.

COMMENTS: (E) SFRS TO REMAIN
ORD. SECTION(S): 853.B.9 & 855.I.2.i & 873 BY: G SANDERS DATE: 2/13/24

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture ( ) GPA:
COMMUNITY PLAN: - ( ) JAA:
REGIONAL PLAN: - (x) CUP: 9,123.04
SPECIFIC PLAN: - ( ) DRA:
SPECIAL POLICIES: - ( ) VA: 9,678.59
SPHERE OF INFLUENCE: - ( ) JAT:
ANNEX REFERRAL (LU-G17/MOU): ( ) JTT:

PROCEDURES AND FEES:

( ) MINOR VA:
(x) HD: 992
(x) JAG COMM: 93
(x) ALCC:
(x) IS/PER\*: 5,151.00 or 5,464.70
( ) Viol. (35%):
( ) Other:
Filing Fee: \$ -15,359.00
( ) TPM: Pre-Application Fee: - \$247.00
( ) TPMW: Total County Filing Fee: 15,981.29

COMMENTS: Water short area

FILING REQUIREMENTS:

- (x) Land Use Applications and Fees
(x) This Pre-Application Review form
(x) Copy of Deed / Legal Description
(x) Photographs
(x) Letter Verifying Deed Review
(x) IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
(x) Site Plans - One (1) Copy (folded to 8.5"x11") \*PDF COPY PREFERRED
(x) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
(x) Project Description / Operational Statement (Typed)
( ) Statement of Variance Findings
( ) Statement of Intended Use (ALCC)
( ) Dependency Relationship Statement
( ) Resolution/Letter of Release from City of
( ) Nitrogen Loading Analysis or RWQCB supplemental treatment

OTHER FILING FEES:

- ( ) Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
(x) CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,916.75)
(Separate check to Fresno County Clerk for pass-thru to CDFW.
Must be paid prior to IS closure and prior to setting hearing date.)

BY: FERRERAS FJAZ DATE: 3/13/24
PHONE NUMBER: (559) 600 - 4204

PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
( ) COVENANT (x) SITE PLAN REVIEW
( ) MAP CERTIFICATE (x) BUILDING PLANS
( ) PARCEL MAP (x) BUILDING PERMITS
( ) FINAL MAP ( ) WASTE FACILITIES PERMIT
( ) FMFCD FEES (x) SCHOOL FEES
( ) ALUC or ALCC ( ) OTHER (see reverse side)

OVER.....



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## AGENT AUTHORIZATION

### AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

*The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.*

Orlando Ramirez  
Agent Name (Print or Type)  
4233 W Wathen Ave  
Mailing Address  
559-999-1963  
Phone Number  
581-170-02  
Project APN

Ramirez Land Planning  
Company Name (Print or Type)  
Fresno, CA 93722  
City / State / Zip Code  
orlando@ramirezplanning.com  
Email Address  
10422 & 10428 N Armstrong Ave  
Clovis, CA 93619  
Project Street Address

A list consisting of \_\_\_\_ additional properties is attached (include the APN for each property).

Project Description (Print or Type):

Applicant requests Unclassified Conditional Use Permit approval to allow for development of a substance abuse recovery hospital on a 9.86-acre parcel in the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) Zone District. Site Plan Review for physical development of site.

*The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.*

Owner Signature

6-13-2024  
Date

Dana Calhoun  
Owner Name (Print or Type)



714-336-1435  
Phone Number

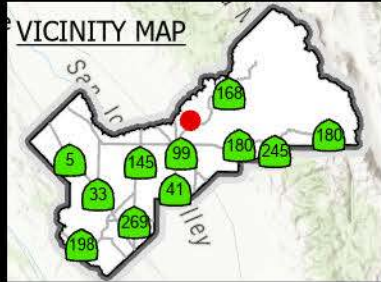
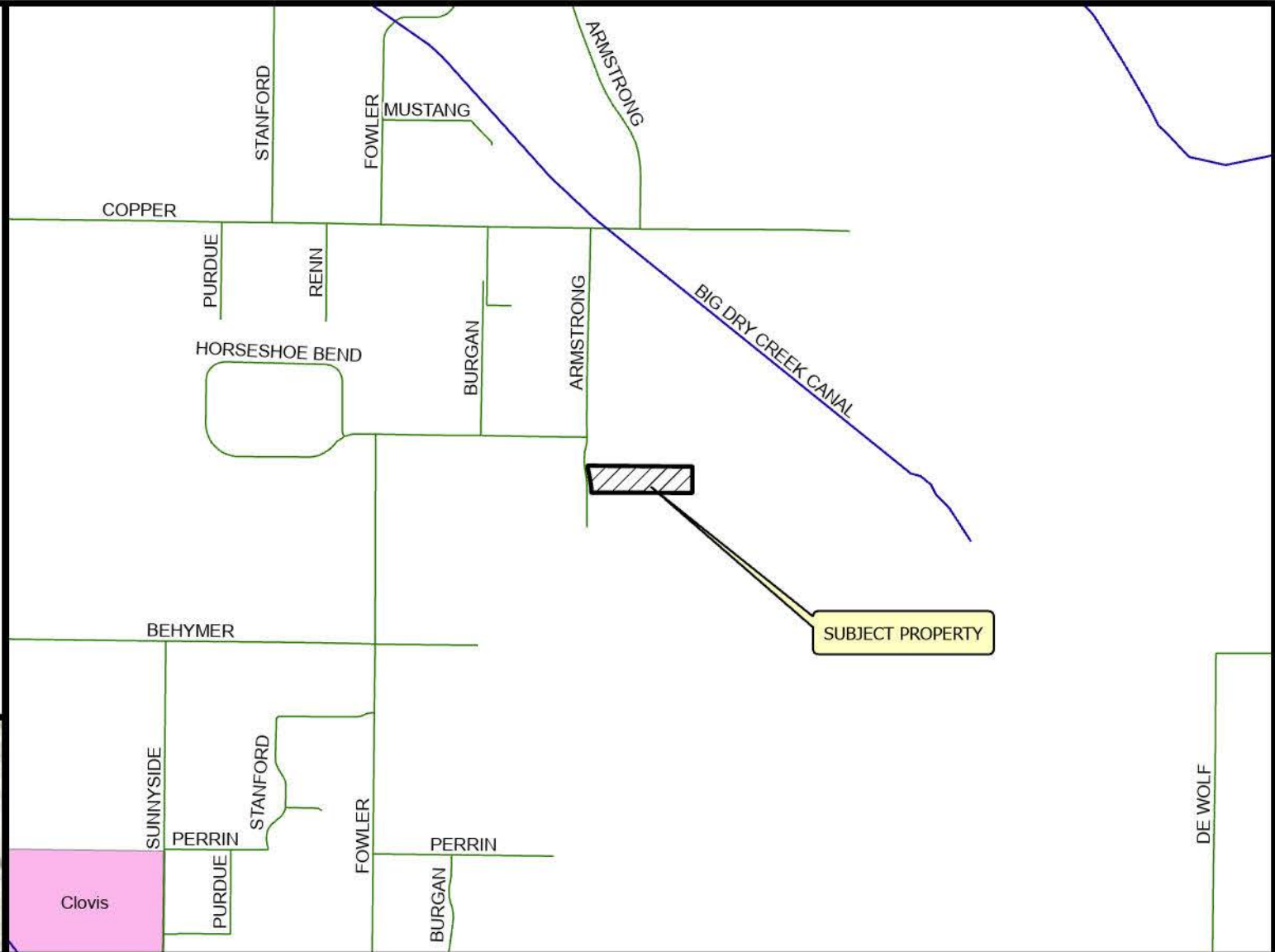
Danalynn1970@gmail.com  
Email Address

\* If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.

G:\4360Devs&Pint\FORMS\F410 Agent Authorization 8-14-19.doc

**Legend**

-  Clovis
-  Subject Property

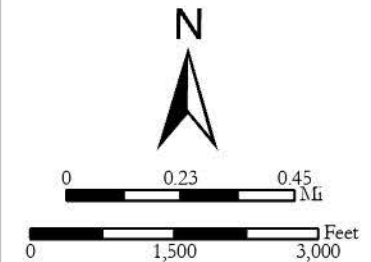


# LOCATION MAP

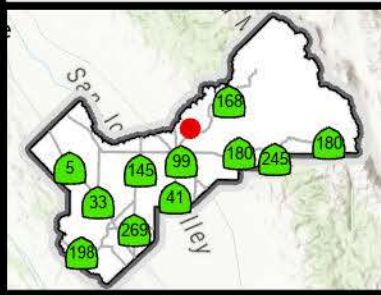
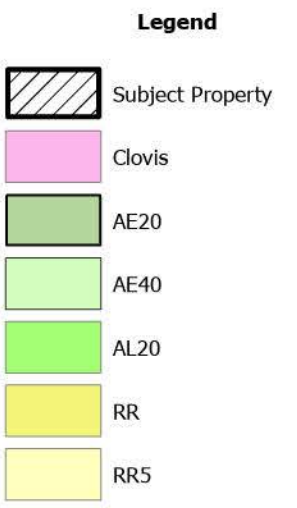
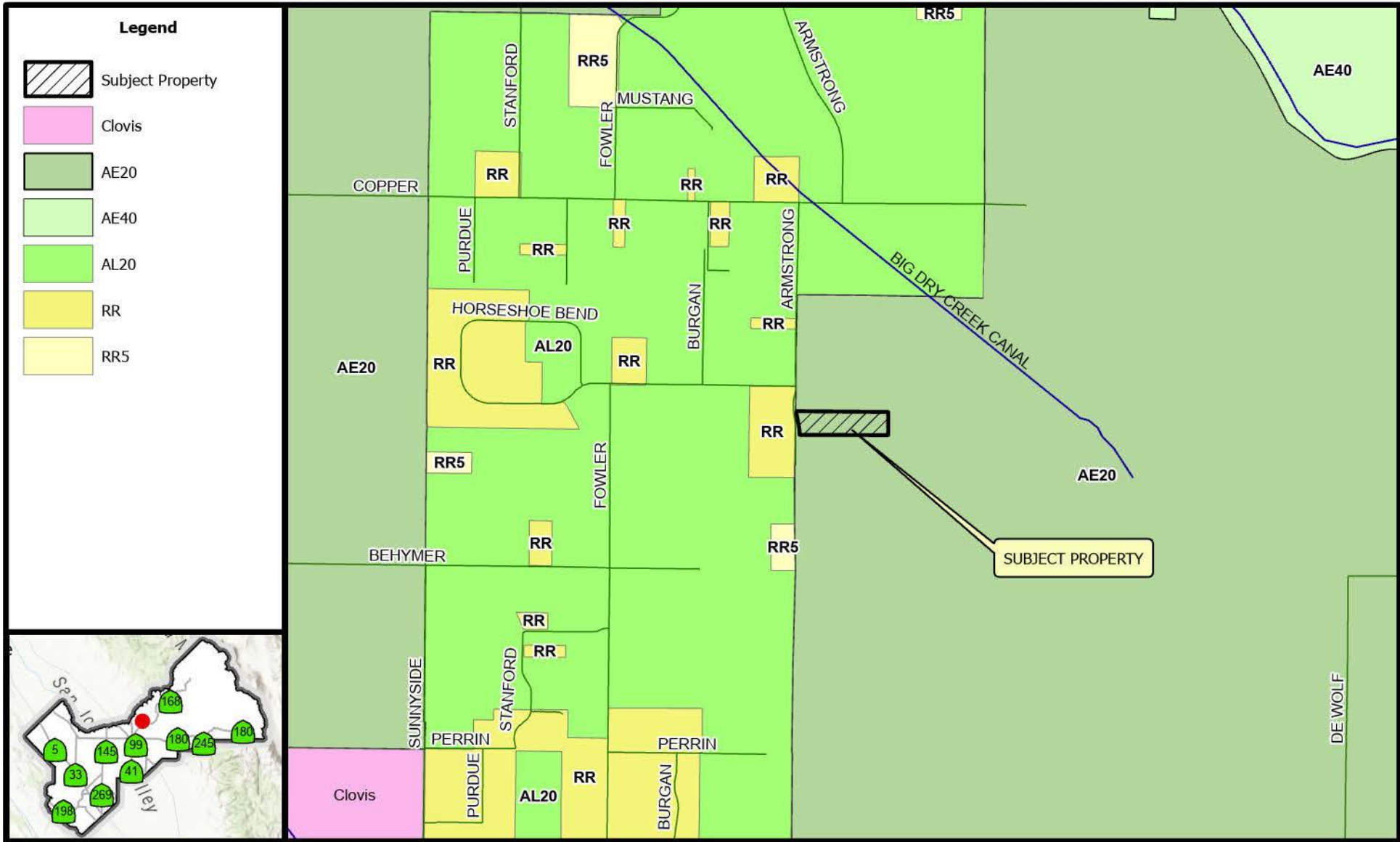
## CUP3809

## 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : mdo  
On Date : 10/16/2024







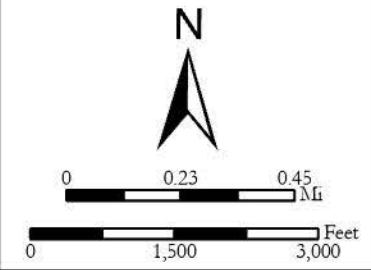
# Existing Zoning Map

CUP3809

STR 13,14,15 - 12S / 21E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mdo  
 On Date : 10/16/2024







CUP3809  
IS8622

**First Steps Recovery Operational Statement Fresno County**

**1. Nature of the operation--what do you propose to do? Describe in detail.**

First Steps Recovery (FSR) is the Valley's leading treatment provider for residents suffering from substance use disorders. First Steps Recovery provides a full continuum of care (Detoxification, Residential Treatment, Outpatient and Aftercare Services), with a focus on serving the greater Fresno area. Since its inception in 2014, the mission has been focused on addressing the unique needs within our community. First Steps Recovery is contracted with most locally available commercial and private insurance agencies, providing accessibility of treatment for most Fresno County residents. Growth has been driven through excellence of care and direct collaborations with various community groups and we are excited to continue developing unique programs as needs are identified. First Steps Recovery active partnerships:

- **Veterans Administration:** FSR is contracted with TriWest to treat Veterans throughout the Western United States. FSR partnered directly with VAMC Fresno to provide inpatient, outpatient and aftercare services, working closely with VA clinicians to uniquely tailor services for our Veteran population.

- **First Responders:** FSR is partnered with several local Police, Sheriff, Fire and EMT/Ambulance groups to address the needs of our local First Responder population.

- **FSU Athletics:** FSR provides substance abuse counseling and prevention services for student athletes through a partnership with Fresno State University.

- **Locally stationed active military:** as an in-network provider for Tricare and working closely with leadership at NAS Lemoore, FSR has developed programming tailored to the needs of active-duty +military. As stated above, FSR has been contracted by both the Fresno VA and Halcyon and have started a transformative and extremely successful veterans and first responders' residential addiction treatment program while we have been already serving the broader population of Fresno County for the past nine (9) years.

Our program is 100% voluntarily attended, we do not accept any non-voluntary patients, we do not accept any violent or sexual criminal offenders. This is a high-end upscale program that only accepts private insurances, we do not contract with medical insurance. Because of our new Veteran and first responder program growth, we have secured the subject property related to our new program. Our vision for the leased property is to create a hospital campus with a ranch/farm feel that is in a private setting, away from densely populated neighborhoods, which allows our veterans and first responders an opportunity to work through addiction issues in a discreet and serene upscale facility. Fresno County Fire has already provided clearances on this property for 16 people in each

of the existing homes, for a total of 32 male and female clients. The proposed additions will increase the total client base to 64 maximum.

10428 and 10422 N. Armstrong Ave. Initial Phase: The programs at the subject property are a significant development opportunity for FSR by increasing the intensity and capacity of care available to our patients. Uniquely situated on a private 10-acre parcel, the property currently has two primary residential-type facilities that County Fire has cleared for 16 residents each (32 total). The parcel also has a small office building which can be utilized as administrative, medical and therapy offices. The existing FSR facility offers comprehensive sub-acute detox services (ASAM Level 3.7) with 24-hour supervision, directed by Dr. Norris Curl (MD, UCLA Geffen School of Medicine, Board Certified Addiction Specialist). Unlike most programs in California with remote or part-time medical supervision, Dr. Curl provides full-time on-site care and supervision of a round-the-clock nursing team. In addition to detox services, clients at the Armstrong properties receive individual and group counseling, individual therapy with licensed therapists, case management, and treatment planning with certified addiction counselors and social workers as part of our high and low intensity residential treatment programs. Clients also participate in local activities centered on various aspects of recovery and re-integration including equine counseling, physical fitness, life skills and a variety of adventure outings (hiking in our local National Parks, Shaver Lake, etc.), along with other various down-time recreation opportunities. Client treatment periods vary in duration on a case-by-case basis, typically ranging from 7-90 days. Throughout the duration of care, clients reside in a clean and comfortable home-style environment in a private hospital-type setting and meals are prepared on-site by skilled chefs.

## **2. Operational time limits:**

Facility operates **7 days/week and 24hrs** a day with professional staff supervision at all times.

Programming offers a mix of indoor and outdoor recreational type activities for those going through treatment programs

## **3. Number of customers or visitors:**

Visitors to the site are anticipated to be very low. Site anticipates less than 5 visitors per day during normal hours of 8AM to 5PM M-F.

## **4. Number of employees:**

Operations for this site would include a total of 30 staff with both full and part-time shifts.

Non-medical hourly staff will work two (2) 12-hour shifts, with daily shifts starting at 6am

to 6pm. The average number of staff on-site will be 25. During clinical services operating hours (typically 8am-5pm), each of our facilities will be staffed with (2-3) Medical Assistants/Behavioral Health Technicians/Supervisor, (1) case manager, (1) group counselor, (1) therapist and (1) chef. Additional staffing split between facilities or onsite typically include: (1) Medical Doctor or Nurse Practitioner, (1) Nurse (LVN/RN), (1) driver, (1) maintenance technician, and/or (1) housekeeping technician.

**5. Service and delivery vehicles:**

(2) passenger vans and (1) transport vehicle are typically available on-site. Two to three weekly deliveries of food and other supplies will be expected.

Food/supplies deliveries through Sysco occur 2-3 times weekly via a box-truck, with various other deliveries occurring intermittently and a few monthly service deliveries (sewer, propane, waste management, etc.).

**6. Access to the site:**

Main Access will not change. Existing access derived from Armstrong Ave.

**7. Number of parking spaces for employees, customers, and service/delivery vehicles.**

**Type of surfacing on parking area.**

Parking is provided onsite and traffic is limited and insignificant in that clients do not have personal transportation. Although a significant amount of parking is not required, the proposed addition will include 38 onsite standard and ADA type parking stalls.

**8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location? Explain.**

No goods sold onsite.

**9. What equipment is used? If appropriate, provide pictures or brochure.**

No large equipment used on site. Typical types of equipment explained below in the description of supplies and materials.

**10. What supplies or materials are used and how are they stored?**

Supplies and materials are limited to light medical supplies (lab testing supplies, medications, diabetes testing supplies, PPE) and standard residential/household and office supplies (food, cleaning, computer equipment, etc.)

**11. Does the use cause an unsightly appearance? Noise? Glare? Dust? Odor?**

General operation creates very little noise, no glare, dust or obnoxious odors.

**12. List any solid or liquid wastes to be produced.**

Sewage waste to be handled by private septic system. Outside of standard residential waste (household trash), there is a small amount (<100 lbs/mo.) of medical waste, primarily consisting of used PPE, laboratory testing supplies and biomedical waste. All non-standard waste is disposed of through a properly licensed waste disposal company (Ecomed). Water use is limited to standard residential-type activities. There is currently no pool on-site but will be considered for future expansion.

**13. Estimated volume of water to be used (gallons per day). Source of water?**

1500 gallons/day – private system

**14. Describe any proposed advertising including size, appearance, and placement.**

Limited street signage (5 ft x 3 ft sign) is currently in place at the entrance to the property and no additional advertising/signage is planned.

**15. Will existing buildings be used or will new buildings be constructed?**

Describe type of construction materials, height, color, etc. Provide Floor Plan and elevations, if appropriate.

**16. Explain which buildings or what portion of buildings will be used in the operation.**

FSR's vision for the Armstrong hospital property is to create a campus style property with shared resources uniquely catering to the recovery needs of those in our Fresno County community. As stated previously, the two homes currently serve sixteen residents in each home (32-total); one (1) home for female clients, and one (1) home for male clients.

The proposed facility expansion includes the addition of three (3) new buildings to serve the growing need of the community. Buildings "A" and "B", are approximately 9,312 s.f. each and will include additional units/rooms that will each house sixteen (16) beds for a total of 32 new beds.

Each of the two new buildings will also include the following:

- Main lobby
- Client lounge areas
- Client covered patio areas
- Laundry Room
- Custodial rooms and services
- Dining hall and serving areas
- Onsite medical and therapy offices

- Private client loading/unloading Building “C” is a 10,000 s.f. building that will serve as a multi-purpose room to be used for ancillary inside recreation and other facility related uses.

Future development may include utilization of land for horticulture uses such as gardening and a mini-orchard; both of which create outdoor recreational and life skills development opportunities. Future client needs will include installation of a community pool at a location to be determined as needed.

**17. Will any outdoor lighting or an outdoor sound amplification system be used? Describe and indicate when used.**

Typical site / building lighting will be part of the new facility design in accordance with Fresno County development standards. No sound amplification proposed.

**18. Landscaping or fencing proposed? Describe type and location.**

Existing and proposed lawn areas will be limited (<3000 sq ft), with small flower beds/shrubs in strips adjacent to each building and a proposed centralized lawn area. Proposed gardening and mini-orchard (non-commercial) areas will be placed on a drip system to minimize water usage. Water is supplied via (2) on-site water wells. Any new landscaping will include water-wise ornamental plantings (xeriscape/drought tolerant). Proposed additional agricultural and landscape development would be <10,000 sq feet. Additionally, current plans include replacing current landscaping with a more water conscious landscape.

**19. Any other information that will provide a clear understanding of the project or operation.**

Staff and the applicant’s consultant had the opportunity to review and discuss the Project in greater detail specific to the type of use and category for review. It was determined that the Project meets the development and process requirements for an Unclassified Conditional Use Permit as a proposed Care Facility, Rest Home, and/or Hospital [Zoning Ordinance Section 853.B.9,16,17]. The operators intend to operate the facility as a hospital therefore it is not subject to population density requirements

**20. Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.**

Ownership/Applicant's Include the following Individuals:

JOSHUA BEAUCHAINE, FOUNDER & CEO FIRST STEPS RECOVERY



BEN BEAUCHAINE, CO FOUNDER

DANA CALHOUN, PROPERTY OWNER

ORLANDO RAMIREZ, CONSULTANT

SETH RAMIREZ, CONSULTANT



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

#### OFFICE USE ONLY

IS No. 8628

Project No(s) CUP 3809

Application Rec'd.: \_\_\_\_\_

### GENERAL INFORMATION

- Property Owner :** Dana Calhoun **Phone/Fax** (714) 336-1435  
**Mailing Address:** 204 Fernleaf Ave Corona Del Mar CA 92625  
*Street City State/Zip*
- Applicant :** Orlando Ramirez **Phone/Fax:** 559-999-1963  
**Mailing Address:** 4233 W Wathen Ave Fresno CA 93722  
*Street City State/Zip*
- Representative:** \_\_\_\_\_ **Phone/Fax:** \_\_\_\_\_  
**Mailing Address:** \_\_\_\_\_  
*Street City State/Zip*
- Proposed Project:**  
Applicant requests Unclassified Conditional Use Permit approval to allow for development of a substance abuse recovery hospital on a 9.86-acre parcel in the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) Zone District. Site Plan Review for physical development of site.
- Project Location:** Southeast Area of International and Armstrong Avenues
- Project Address:** 10422 & 10428 N Armstrong Ave Clovis, CA 93619
- Section/Township/Range:** \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ **8. Parcel Size:** 9.86ac
- Assessor's Parcel No.** 581-170-02 **OVER.....**

10. Land Conservation Contract No. (If applicable): N/A

11. What other agencies will you need to get permits or authorization from:

<input type="checkbox"/> LAFCo (annexation or extension of services)	<input checked="" type="checkbox"/>	SJVUAPCD (Air Pollution Control District)
<input type="checkbox"/> CALTRANS	<input type="checkbox"/>	Reclamation Board
<input type="checkbox"/> Division of Aeronautics	<input type="checkbox"/>	Department of Energy
<input type="checkbox"/> Water Quality Control Board	<input type="checkbox"/>	Airport Land Use Commission
<input type="checkbox"/> Other _____		

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969?  Yes  No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District<sup>1</sup>: AE-20

14. Existing General Plan Land Use Designation<sup>1</sup>: Agriculture

**ENVIRONMENTAL INFORMATION**

15. Present land use: Existing Recovery Facility/Hospital  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:  
Existing facility maintains 6,238 sqft of space across multiple structures. Square footage includes hospital space, storage and shop space. Existing improvements shown on site plan.

Describe the major vegetative cover: common grasses

Any perennial or intermittent water courses? If so, show on map: N/A

Is property in a flood-prone area? Describe:

N/A

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Rural Residential

South: Rural Residential

East: Open Space

West: Rural Residential

17. *What land use(s) in the area may be impacted by your Project?:* \_\_\_\_\_  
Proposal is an expansion/addition to existing facility - no substantial impact to surrounding uses.

18. *What land use(s) in the area may impact your project?:* None expected.

19. *Transportation:*

*NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.*

A. *Will additional driveways from the proposed project site be necessary to access public roads?*  
\_\_\_\_\_ Yes  No

B. *Daily traffic generation:*

I. *Residential - Number of Units* \_\_\_\_\_  
*Lot Size* \_\_\_\_\_  
*Single Family* \_\_\_\_\_  
*Apartments* \_\_\_\_\_

II. *Commercial - Number of Employees* \_\_\_\_\_  
*Number of Salesmen* N/A  
*Number of Delivery Trucks* 1/week  
*Total Square Footage of Building* 25,596sqft. +/-

III. *Describe and quantify other traffic generation activities:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

20. *Describe any source(s) of noise from your project that may affect the surrounding area:* \_\_\_\_\_  
No significant impact. Proposal does not propose any change to existing operational noise levels.

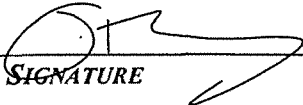
21. *Describe any source(s) of noise in the area that may affect your project:* N/A

22. *Describe the probable source(s) of air pollution from your project:* N/A

23. *Proposed source of water:*  
 private well  
 community system<sup>3</sup>--name: \_\_\_\_\_ *OVER.....*

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 1500 gallons/day
25. Proposed method of liquid waste disposal:  
 septic system/individual septic system/individual.  
 community system<sup>3</sup>-name \_\_\_\_\_
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 1000 gallons/day
27. Anticipated type(s) of liquid waste: sewage
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: biohazard (i.e. disposable medical supplies)
29. Anticipated volume of hazardous wastes<sup>2</sup>: <200lbs/month
30. Proposed method of hazardous waste disposal<sup>2</sup>: Eco Medical (licensed waste handler)
31. Anticipated type(s) of solid waste: residential trash, recyclables, green waste
32. Anticipated amount of solid waste (tons or cubic yards per day): 0.05 tons/day (100 lbs/day)
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0.01 tons/day (20lbs/day)
34. Proposed method of solid waste disposal: County contracted waste management (i.e. Republic Services, Mid-Valley Disposal)
35. Fire protection district(s) serving this area: Fresno County Fire Protection District
36. Has a previous application been processed on this site? If so, list title and date: N/A
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No x
38. If yes, are they currently in use? Yes \_\_\_\_\_ No x

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

  
 \_\_\_\_\_  
 SIGNATURE

3/20/2024  
 \_\_\_\_\_  
 DATE

<sup>1</sup>Refer to Development Services and Capital Projects Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357

<sup>3</sup>For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259



## NOTICE AND ACKNOWLEDGMENT

### INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

### STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2023: \$3,839.25 for an EIR; \$2,764.00 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.

  
Applicant's Signature

3/20/2024

Date



# FIRST STEPS RECOVERY CENTER CAMPUS

## 10248 & 10422 N. Armstrong Ave. Clovis., CA 93619

### PROJECT DATA

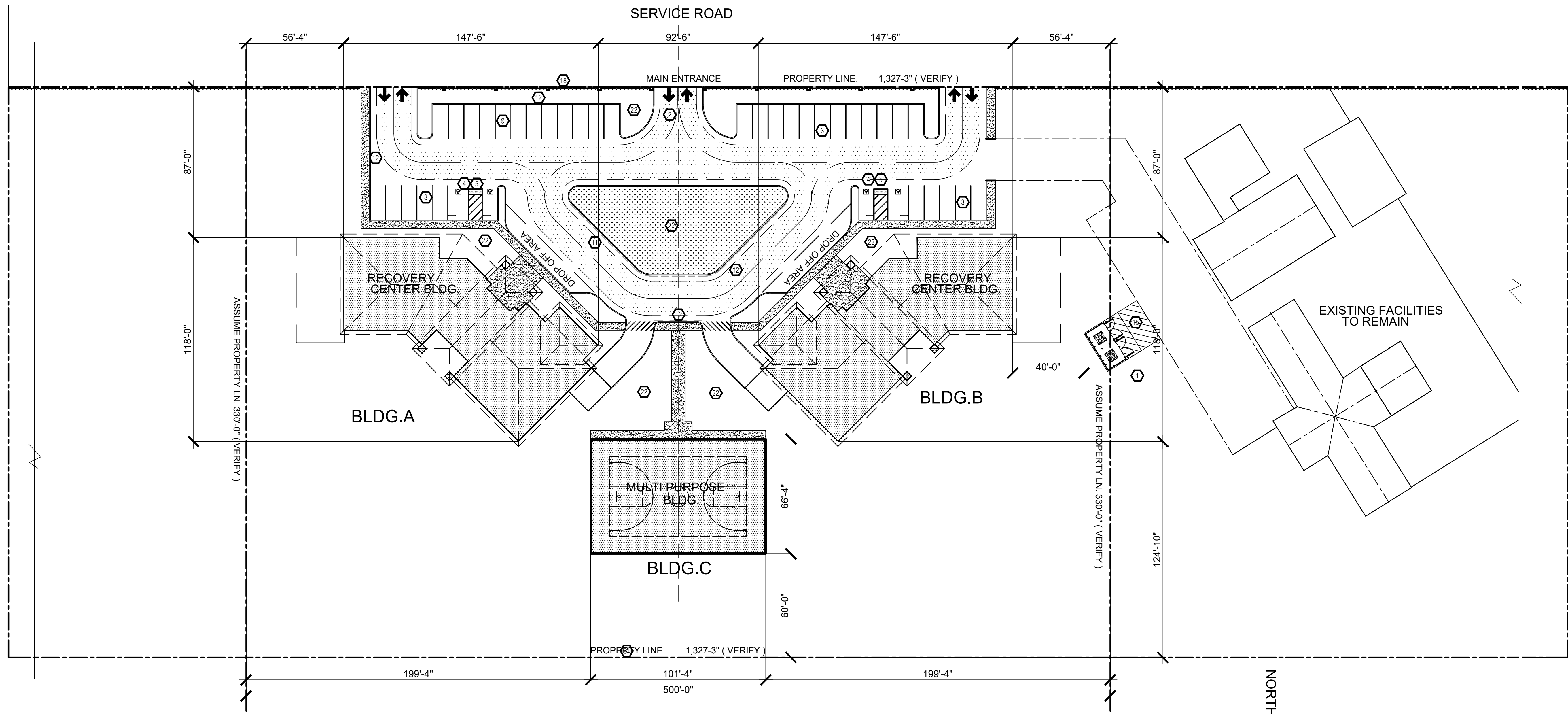
SITE ADDRESS:	10248 & 10422 N. ARMSTRONG AVE., CLOVIS CA, 93619
SITE PLAN REVIEW NO.:	
A.P.N. #	581 - 170-02
EXISTING LAND USE:	RURAL
ZONING:	AE20
SITE AREA:	9.88 ACRES (421,660.8 SQ. FT.)
BUILDING AREA:	BUILDING 'A': 7,798.00 SQ. FT. BUILDING 'B': 7,798.00 SQ. FT. MULTI PURPOSE BLDG.: 10,000.00T.
TOTAL BUILDING FLOOR AREA: 25,596.00 SQ. FT.	

SITE CALCULATIONS:	
LOT COVERAGE:	20.31% (BUILDING FOOTPRINT / SITE AREA)
BUILDING HEIGHT:	ONE STORY/ REFER TO ELEVATION FOR HEIGHT
OCCUPANCY GROUP:	B - BUSINESS
PARKING REQUIREMENTS:	33.3 STALLS / PARKING PROVIDED: 55 PARKING STALLS PARKING RATIO: 1 STALL / 300 SQ. FT.
ACCESSIBLE PARKING:	4 PARKING STALLS
BICYCLE PARKING:	3 STALLS / ( 1 SPACE / 4,000 SQ. FT. )

**OWNER REPRESENTATIVE:**  
Orlando Ramirez  
Phone# : 559-999-1963  
Email: orlando@ramirezplanning.com

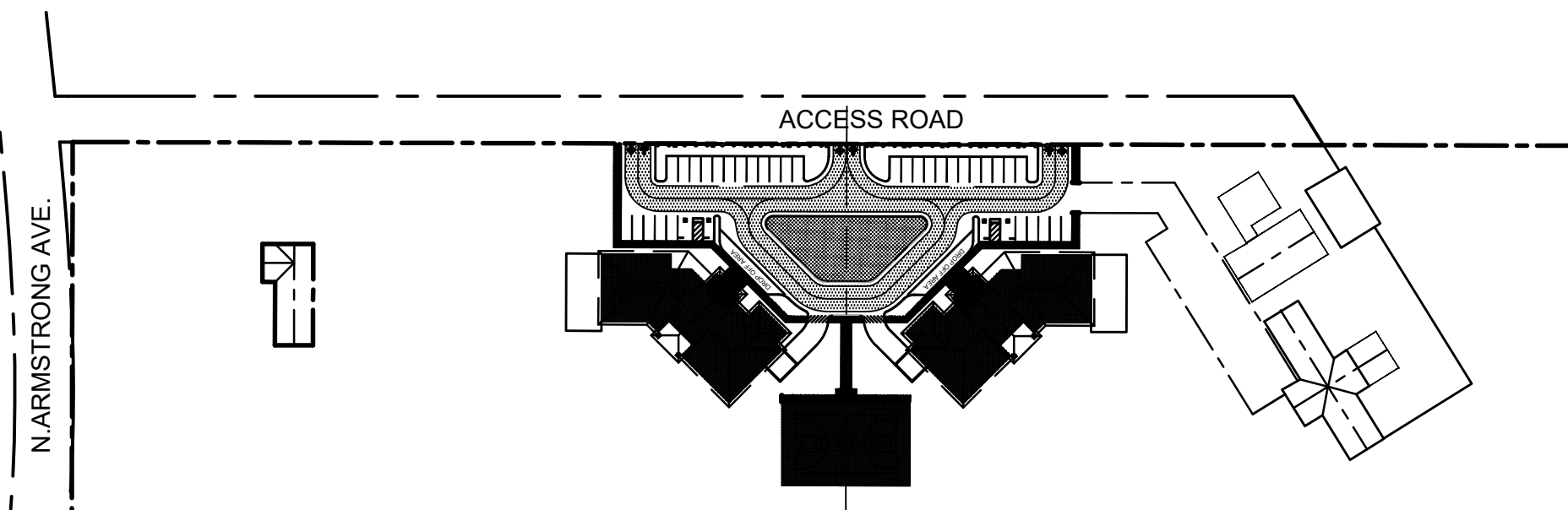
### KEY NOTES

1. NEW TRASH ENCLOSURE PER COUNTY STANDARD-6'-0" HIGH MASONRY WALLS W/ METAL GATES.
2. NEW PAINTED DIRECTIONAL ARROW PER COUNTY STANDARDS.
3. NEW PAINTED STALL STRIPING PER COUNTY STANDARD 4" WIDE.
4. INDICATES NEW STANDARD ACCESSIBLE PARKING PER STATE OF CALIFORNIA STANDARD INCLUDING STRIPING, LOADING AREA, SIGNAGE & RAMP. (TYP.)
5. INDICATES NEW VAN ACCESSIBLE PARKING PER STATE OF CALIFORNIA STANDARD INCLUDING STRIPING, LOADING AREA, SIGNAGE & RAMP. (TYP.)
6. PROVIDE STREET LIGHT IF REQUIRED.
7. NEW ACCESSIBLE SIGN AT ENTRANCE TO PARKING LOT.
8. EXISTING STREET PAVING.
9. INSTALL NEW A.C. PAVING PER GRADING PLAN & SOILS REPORT.
10. NEW POLE MOUNTED SIGN @ ACCESSIBLE PARKING STALLS.
11. NEW LIGHTED CURBS PAINTED RED W/ FIRE LINE IN 3" WHITE LETTERS EVERY 90'-0" PER CALIFORNIA VEHICLES CODE SECTION 22500.1
12. NEW 6" HIGH CURB & 24" CONCRETE GUTTER.
13. INTERNALLY ILLUMINATED MONUMENTS SIGN ( BY SEPARATE REVIEW & PERMIT. )
14. SEE PARKING STANDARD DETAIL.
15. CONCRETE APRON IN FRONT OF TRASH ENCLOSURE.
16. BIKE RACK: COMBINE CAPACITY MIN. 5 BIKES. REFER TO LANDSCAPING PLAN.
17. CONCRETE WHEEL STOPS AT ACCESSIBLE STALLS. TYPICAL.
18. INDICATE PROPERTY LINE.
19. ACCESSIBLE PATH OF TRAVEL ( 1.5% MAX. CROSS SLOPE, 5% MAX. IN DIRECTION OF TRAVEL ) FROM PUBLIC RIGHT OF WAY & ACCESSIBLE PARKING. REFER TO CIVIL DRAWINGS.
20. INTERNATIONAL SYMBOL AND ACCESSIBLE STALL SIGN. TYPICAL AT ALL ACCESSIBLE PARKING STALL. NOT TO BE LOCATED WITHIN 25 FT. BUMPER OVERHANG.
21. INDICATES 2'-0" BUMPER OVERHANG. TYP. LANDSCAPE PLANTING WITHIN BUMPER OVERHANG AREA TO BE LIMITED TO LOW GROWING PLANTS.
22. PLANTER AREA REFER TO LANDSCAPING PLAN.
23. INDICATE 6'-0" HT. CHAIN LINK FENCE ENCLOSURE.
24. MIN. 6'-0" HT. CONCRETE MASONRY ENCLOSURE FENCE.
25. INDICATE BUILDING FOOTPRINT.
26. BIKE PARKING AREA.



### SITE PLAN GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS AS INDICATED HEREON AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY BETWEEN THESE PLANS AND EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BID.
2. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS OF THE SITE AND REPORT AND DISCREPANCIES TO THE ARCHITECT BEFORE SUBMITTING BIDS.
3. PROVIDE MINIMUM OF 2% SLOPE AWAY FROM THE BUILDING FOR A DISTANCE OF 5'-0" AT LANDSCAPE AREAS. 1% MINIMUM AT PAVING AREAS.
4. NO DRAINAGE TO BE TAKEN TO ADJACENT PROPERTY.
5. PROVIDE 1/2" MAX. STEP FROM EXTERIOR DOOR THRESHOLDS TO EXTERIOR SURFACE. CHANGES IN ELEVATIONS MORE THAN 6" ALONG EXIT WAYS SHALL BY MEANS OF AN APPROVED RAMP.
6. LAYOUT FORMS FOR WALKWAYS AND EXTERIOR SLAB IN FIELD FOR ARCHITECTS APPROVAL BEFORE POURING.
7. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE. EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY BE OTHERWISE APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES.
8. TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND / OR UTILITY EASEMENT, ALL EXISTING UNDERGROUND UTILITIES SERVICES ALERT (USA) 800 841 2444.
9. INSTALL ALL OFF SITE SITE IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY AND EASEMENT IN ACCORDANCE WITH THE CITY OF FRESNO STANDARD AND SPECIFICATIONS IN EFFECT AT THE TIME OF IMPROVEMENT APPROVAL.
10. ALL TRANSFORMER, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
11. CONTRACTOR TO PROVIDE THE BUILDING DEPARTMENT WITH SOIL COMPACTION REPORTS PREPARED BY AN APPROVED TESTING AGENCY.
12. THE SANITARY SEWER SERVICES, WATER, GAS AND OTHER UNDERGROUND SERVICES SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF PAVING ON THE SITE.
13. PROVIDE ACCESSIBLE ACCESS SIGNS AT DRIVE APPROACHES PER CITY ORDINANCE.
14. LIGHTING, WHERE PROVIDED TO ILLUMINATE PARKING, SHALL BE HOODED AND ARRANGED AND CONTROLLED AS TO NOT CAUSE A NUISANCE EITHER TO THE STREET TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE CITY OF FRESNO.
15. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSES OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY OF FRESNO ARRANGE AND COORDINATE WORK.
16. CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES, WATER, SEWER, GAS AND ELECTRICITY INTO THE BUILDING FROM TERMINATION POINTS AS INDICATED ON THE PLANS, READY FOR SERVICES.
17. THE APPLICANT SHALL INSTALL AN APPROVED BACKFLOW PREVENTION ASSEMBLY ADJACENT TO THE WATER METER AND SHALL BE TESTED BY AN APPROVED AWWA CERTIFIED TESTER WITHIN 5 DAYS OF INSTALLATION WITH THE RESULT SENT TO THE CITY UTILITIES DIVISION.
18. PROVIDE ILLUMINATED ADDRESS SIGN, VISIBLE FROM THE STREET PRIOR TO THE FINAL INSPECTION PER FIRE DEPARTMENT STANDARD.
19. THE SOILS REPORT SHALL BE A PART OF THESE PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THIS REPORT AND THE PLANS PRIOR TO BEGINNING OF WORK.
20. ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BATTLED.
21. REPAIR ALL DAMAGED AND/ OR OFF GRADE CONCRETE STREET IMPROVEMENT AS DETERMINED BY THE CITY PRIOR TO OCCUPANCY. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM GROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTABLE BY ENGINEERING SERVICES.
22. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO ENGINEERING SERVICES DEPARTMENT.
23. LANDSCAPE MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPE HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT.
24. CONTRACTOR SHALL PROVIDE ALL REQUIRED TRENCHING AND CONNECTIONS TO EXISTING UTILITIES U.N.O. SEE CIVIL PLUMBING, ELECTRICAL, FIRE PROTECTION AND LANDSCAPING DRAWINGS.
25. IF ARCHAEOLOGICAL AND / OR ANIMAL FOSSIL MATERIALS IS ENCOUNTERED OR UNCOVERED DURING THE PROJECT SURVEYING GRADING EXCAVATING OR CONSTRUCTION WORK, SHALL STOP IMMEDIATELY AND CONTACT THE MUSEUM OF PALEONTOLOGY TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF PALEONTOLOGIST DETERMINES THE MATERIALS TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
26. PROVIDE SIGN 17" X 27" MIN. AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE: "WARNING- VEHICLES STOPPED PARKED OR LEFT STANDING IN FIRE LANE WILL BE IMMEDIATELY REMOVED AT OWNERS EXPENSES. 22658 (a) CALIFORNIA VEHICLES CODE. FRESNO POLICE DEPARTMENT.
27. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THERE REMAINS OR OTHER ARCHAEOLOGICAL MATERIALS IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION ( PHONE 916 653 4082 ) SHALL BE IMMEDIATELY CONTACTED AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY / SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER ( PHONE 805M 644 2289 ) SHALL BE CONTACTED TO OBTAIN REFERRAL LIST OF RECOGNIZED ARCHAEOLOGIST. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE / PRESERVATIONS.
28. NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THE SPECIAL PERMIT SHALL BE PERMITTED.
29. APPROVAL OF THE PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT. THE ZONING ORDINANCE AND ALL ENGINEERING STANDARDS AND SPECIFICATIONS, THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING OR ALTERATION TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
30. DESIGN AND CONSTRUCT PARKING LOT GEOMETRIC IN COMPLIANCE WITH THE CITY OF CLOVIS PARKING STANDARDS.
31. VERIFY THAT ALL CONCRETE AT DOORWAYS SLOPE AWAY FROM THE BUILDING TO PROVIDE POSITIVE DRAINAGE.
32. REFER TO CIVIL DRAWING FOR ALL SLOPES AND SPOT ELEVATIONS ON WALKS AND SIDE WALKS.
33. ALL ACCESSIBLE PARKING STALLS SHALL BE LOCATED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE DISABLED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM THE ACCESSIBLE PARKING STALLS.
34. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS PERMIT.
35. DIMENSIONS SHOWN ON THIS SHEET ARE NOT FOR REFERENCE ONLY, REFER TO CIVIL FOR LOCATION AND COORDINATES.
36. ALL CONSTRUCTION WORKS ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPOSSIBLE FOR FIRE DEPARTMENT APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
37. ALL PREVIOUSLY IMPOSED CONDITIONS OF APPROVAL FOR SPECIAL PERMITS PERTAINING TO THE SUBJECT PROPERTY SHALL REMAIN IN EFFECT AND ARE INCORPORATED HEREIN BY REFERENCE EXCEPT AS MAYBE SPECIFICALLY MODIFIED BY THIS SPECIAL PERMIT.
38. PRIOR TO INSPECTION, A WRITTEN CERTIFICATION SIGNER BY THE LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY PLANNING & DEVELOPMENT SERVICES DEPARTMENT.
39. PROVIDE SEWER AND WATER SERVICES TO ALL BUILDING AND CONNECT TO THE COUNTY LINES.
40. CONTACT THE COUNTY OF FRESNO ENGINEERING SERVICES TEN WORKING DAYS PRIOR TO ANY OFF -SITE CONCRETE CONSTRUCTION.



### KEY PLAN

PRELIM DESIGN 03 20 2024



### CONSULTANTS

PROJECT:  
A.P.N. #  
**581-170-02**

**FIRST STEPS RECOVERY CAMPUS**  
10422 N. Armstrong Ave.  
Clovis., CA 93619

### MASTER SITE DEVELOPMENT PLAN

RAMIREZ PLANNING LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER APPLICABLE PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF RAMIREZ PLANNING LLC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL BEAR THE COST OF THE LEGAL FEES ASSOCIATED WITH RESPONDING AND DEFENDING THESE RIGHTS.

### TITLE SHEET:

### REVISIONS

NO.	DATE:

DRAWN:

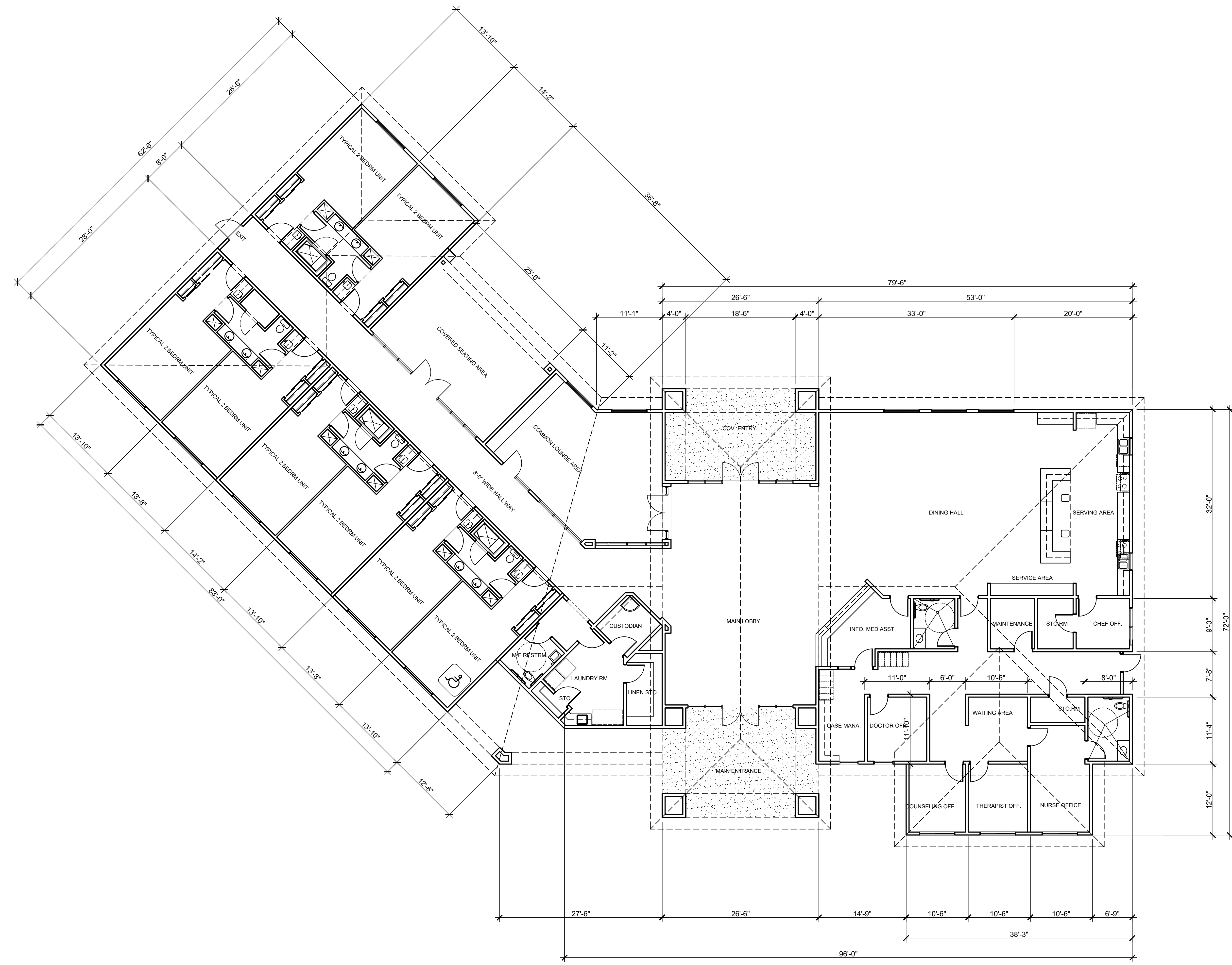
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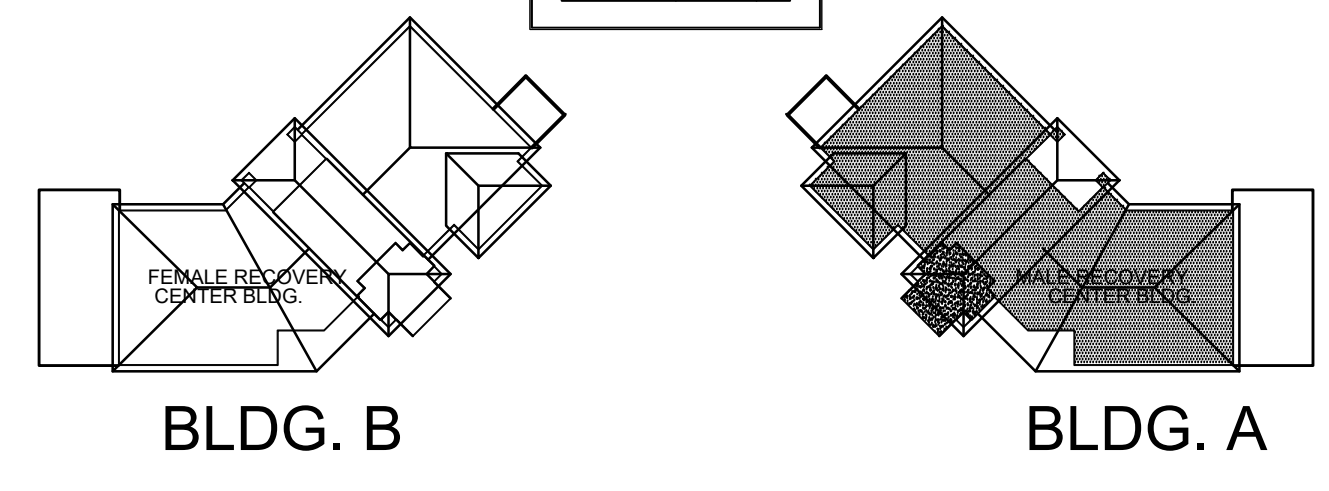
DATE: 06.30.2023



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**FLOOR PLAN**  
SCALE: 1/8" = 1' - 0" BUILDING 'A' ( MALE HOUSING QUARTER )



**KEY PLAN**

**GENERAL KEY NOTES:**

- 1 PROVIDE FIRE SEPARATION BETWEEN GARAGE AND RESIDENCE. CRC R302.6  
1. WALL BETWEEN GARAGE AND RESIDENCE WITH NOT LESS THAN 1/2" GYPSUM BOARD CONTINUOUS TO ROOF SHEATHING ON THE GARAGE SIDE.  
2. NOT LESS THAN 1/2" GYPSUM BOARD ON THE GARAGE CEILING, AND ALL SUPPORTING WALLS AND STRUCTURAL FRAMING. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT.
- 2 DOORS BETWEEN THE RESIDENCE AND THE PRIVATE GARAGE SHALL BE SELF-CLOSING AND SELF-LATCHING WHEN BOTH GARAGE AND RESIDENCE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R302.6 & R313.1 (CRC R302.3.1).
- 3 NEW TANKLESS WATER HEATER OWNER MAY ELECT TO ADD REGRIND SYSTEM. PROVIDE FULL-SIZE T & P RELIEF DRAIN FROM VALVE ONLY. STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF BLDG. WITH THE END OF PIPE NOT MORE THAN 2FT. OR LESS THAN 6 INCHES ABOVE THE GRADE. POINTING DOWNWARD. THE TERMINAL END BEING UNTHREADED.
- 4 A/C CONDENSER ON 30" x 30" MIN PRECAST CONCRETE PAD. 3" MINIMUM ABOVE GRADE.
- 5 ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 22"x30". CRC 2016 RB07.1 CONTRACTOR CAN INCREASE SIZE IF NECESSARY.
- 6 FALL IN ATTIC ABOVE. PROVIDE UNOBSTRUCTED PASSAGEWAY WHICH IS LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. PROVIDE 24" HIGH x 30" WIDE PASSAGEWAY WITH 24" WIDE PLYWOOD FLOORING WITH 30"x30" PLATFORM AT SERVICE SIDE OF THE EQUIPMENT. MAX 20" FROM ACCESS POINT TO FALL. VERIFY LOCATION W/ MECHANICAL DRAWINGS.
- 7 PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWER AND TUBSHOWER COMBINATION.
- 8 EMERGENCY EGRESSES, ONE BASH IN EA. SLEEPING AREA SHALL COMPLY WITH GOVERNING FIRE AND BUILDING CODES. EGRESSES WINDOW SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MIN NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES AND THE MIN. NET OPENABLE WIDTH DIM. SHALL BE 20 INCHES. THE EGRESSES WINDOW SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- 9 36"x36" CONC. STOOP AT EXIT DOOR WITH 2% SLOPE AND A STEP NOT MORE THAN 3/4" FROM TOP OF THRESHOLD. (CRC R703.6.2.1)
- 10 EXTERIOR HOSE BIBB PROVIDE WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE. (CRC 603.4.7)
- 11 TEMPERED GLAZING. (CRC R308.4)
- 12 GARAGE FLOOR USED FOR THE PARKING OF AUTOMOBILES OR VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO DRAIN OR TOWARD THE MAIN VEHICLES ENTRY DOOR. (CRC 603.4.7)
- 13 EMERGENCY EXIT IN BEDROOM SHALL PROVIDE A MINIMUM 20" WIDE & 24" HIGH OPENING WITH A MINIMUM OPEN AREA OF 5.7 SQ. FT. (801 SQ. IN.) (R310.1.1, 310.1.2, 310.1.3)
- 14 EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE THE BOTTOM EDGE OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FINISH FLOOR. (R310.1.1)
- 15 LANDING OR FLOOR AT THE REQUIRED EGRESSES DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD.
- 16 THE ATTIC ACCESS DOOR SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT LEAKAGE. (SECTION 150.0 CALIFORNIA ENERGY CODE)
- 17 SHELF & POLE.
- 18 CURTAIN & ROD.
- 19 TUB SHOWER / FAUCET
- 20 A PERMANENT LANDING IS REQUIRED AT THE EXTERIOR SIDE OF ALL EXTERIOR DOORS. THE LANDING MUST BE AT LEAST AS WIDE AS THE DOOR AND EXTEND AT LEAST 36" OUT. LANDING SHALL BE MADE OF CAST-IN-PLACE CONCRETE, MORTARED BRICK OR ANCHORED WOOD DECKING. (FCC 15.020 (N) & CRC R311.3)
- 21 UPPER & LOWER CABINET WITH GRANITE COUNTER TOP.
- 22 LOWER CABINET WITH GRANITE COUNTER TOP.
- 23 5 OPEN SHELVINGS

**GENERAL NOTES:**

1. ATTIC AREAS WITHIN CONDITIONED SPACES USING THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION. (CRC R806.2)
2. GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.
3. ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES OR SHALL BE VENTED INDEPENDENTLY TO CRC REQUIREMENTS.
4. PROVIDE ONLY CORROSION RESISTANT GUTTER AND DOWNSPOUTS PER GENERAL NOTES WHERE SCHEDULED.
5. OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS MINIMUM OF 1/8" AND SHALL NOT EXCEED 1/4" IN DIMENSION.
6. ROOF GUTTER SHALL BE PROVIDED WITH GUTTER DEBRIS GUARD TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. 2016 CRC SECTION R327.5.4.
7. THE CONTRACTOR TO PROVIDE THE GABLE ATTIC VENT SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NON-COMBUSTIBLE MATERIALS WITH MINIMUM OF 1/8" AND SHALL NOT EXCEED THE OPENINGS IN COMPLIANCE WITH 2016 CRC SECTION R327.6.2.

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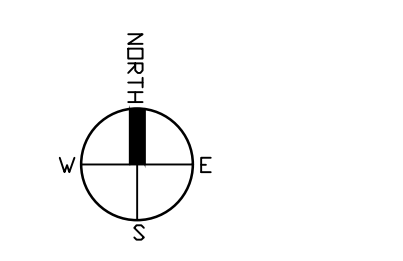
PROJECT:  
A.P.N. #  
**581-170-02**  
FIRST STEPS  
RECOVERY  
CAMPUS  
10422 N. Armstrong Av  
Clovis, CA 93619

**B**  
BUILDING

FLOOR PLAN

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REVISIONS

SITE PLAN REVIEW

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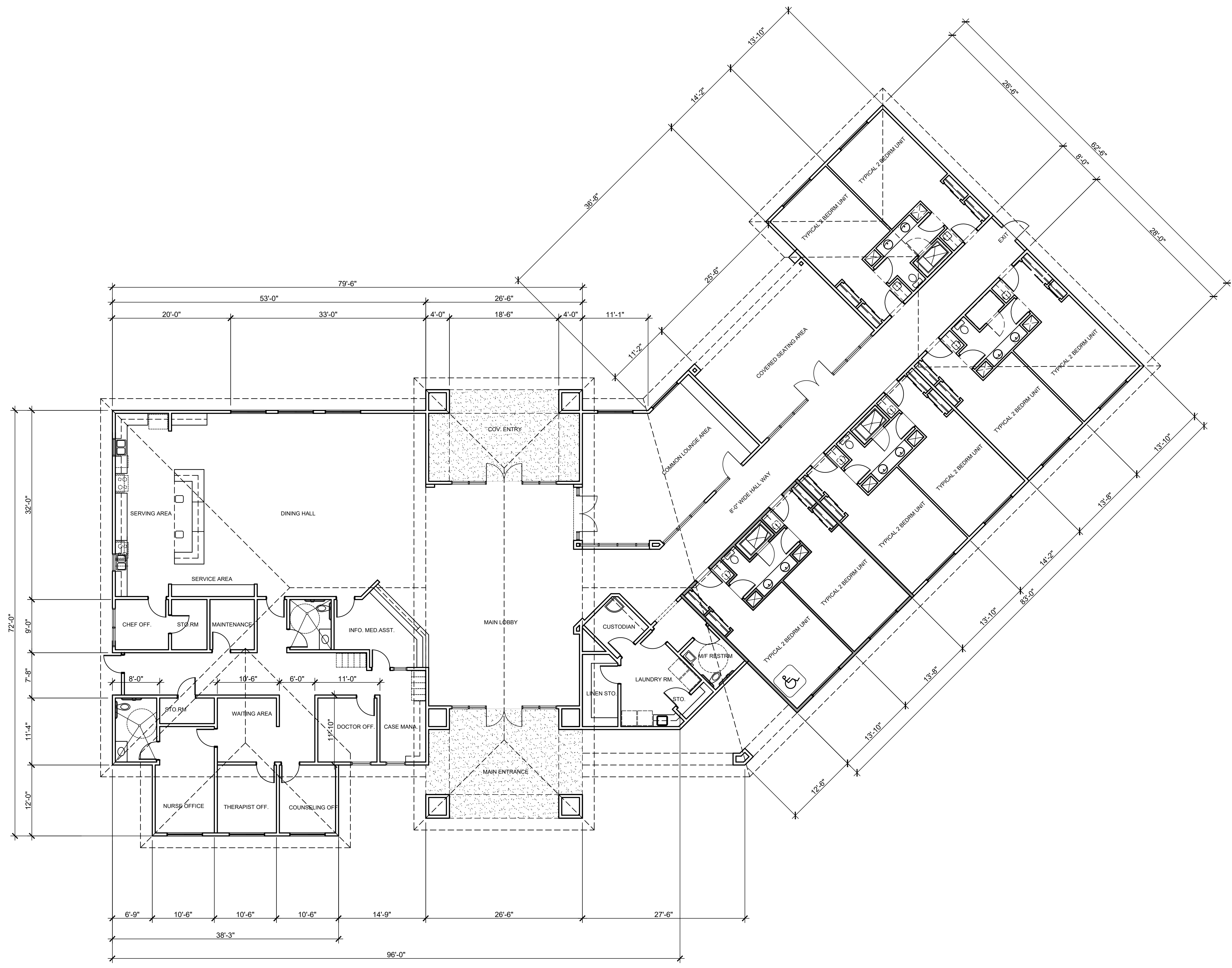
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OF

DATE: 06.30.2023

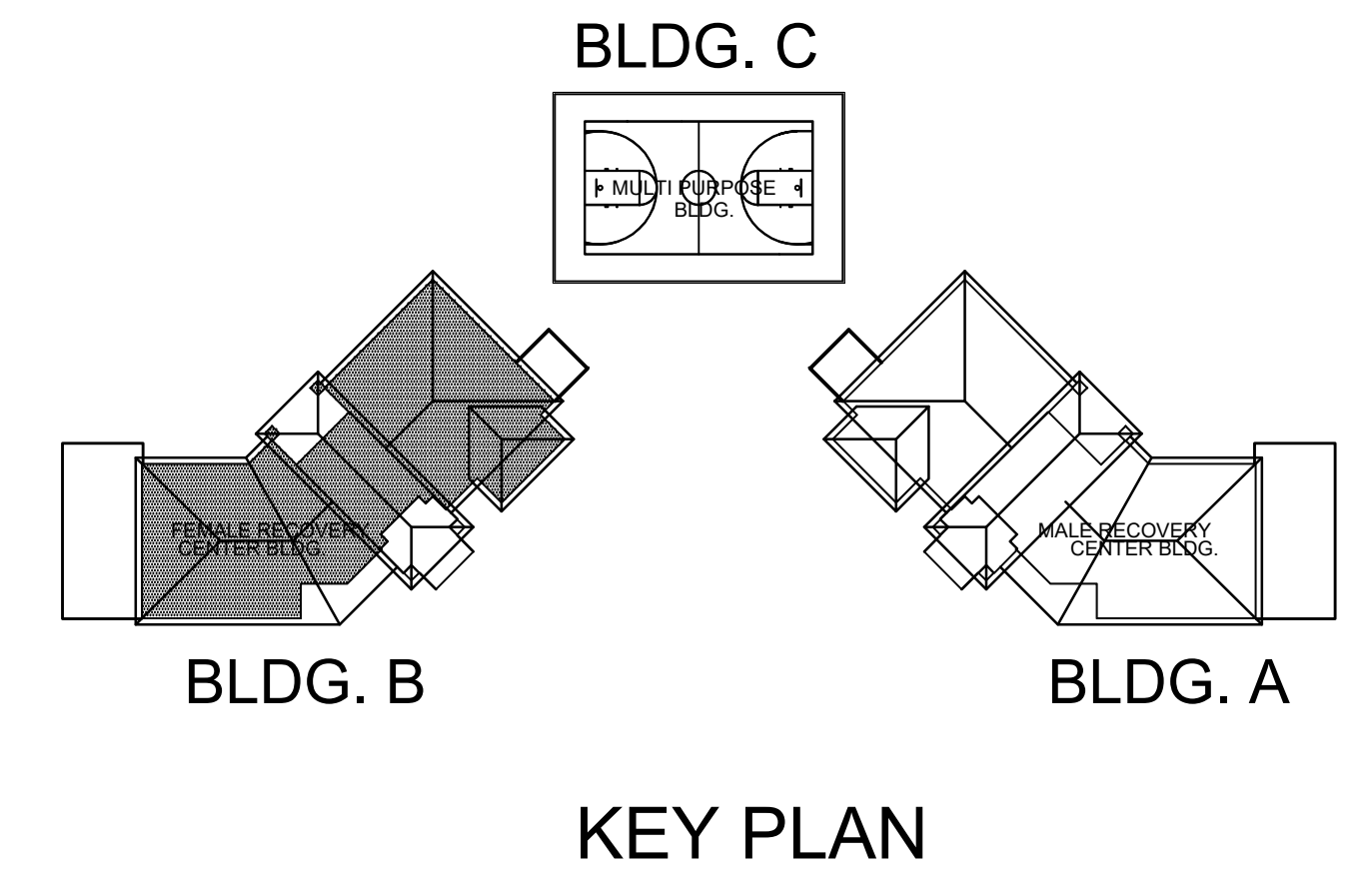


E:\HART MARTINEZ FILES\2023 PROJECTS\0313 (02)8 N. ARMSTRONG FIRST RECOVERY APPROVED PLAN\A0.3 233 FRG FLOOR PLAN BLDG. B DWG. OPTION 1, 3/20/2024, 12:30:24 PM, CAD 104, 12/12



**FLOOR PLAN**

SCALE: 1/8" = 1' - 0" BUILDING 'B' ( FEMALE HOUSING QUARTER )



BLDG. C

BLDG. B

BLDG. A

**KEY PLAN**

**GENERAL KEY NOTES:**

- 1 PROVIDE FIRE SEPARATION BETWEEN GARAGE AND RESIDENCE. CRC R302.6 1. WALL BETWEEN GARAGE AND RESIDENCE WITH NOT LESS THAN 1/2" GYPSUM BOARD CONTINUOUS TO ROOF SHEATHING ON THE GARAGE SIDE.
- 2 NOT LESS THAN 1/2" GYPSUM BOARD ON THE GARAGE CEILING, AND ALL SUPPORTING WALLS AND STRUCTURAL FRAMING. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT.
- 3 DOORS BETWEEN THE RESIDENCE AND THE PRIVATE GARAGE SHALL BE SELF-CLOSING AND SELF-LATCHING WHEN BOTH GARAGE AND RESIDENCE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R309.6 & R313.1 (CRC R302.5.1)
- 4 NEW TANKLESS WATER HEATER OWNER MAY ELECT TO ADD REFRIG. SYSTEM. PROVIDE FULL SIZE 1/2" P. RELIEF DRAIN FROM VALVE GALV. STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF BLDG. WITH THE END OF PIPE NOT MORE THAN 2FT. OR LESS THAN 6 INCHES ABOVE THE GRADE. POINTING DOWNWARD. THE TERMINAL END BEING UNTHREADED. A/C CONDENSER ON 3" x 30" MIN PRECAST CONCRETE PAD, 3" MINIMUM ABOVE GRADE.
- 5 ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 22"x30". CRC 2016 R307.1 CONTRACTOR CAN INCREASE SIZE IF NECESSARY.
- 6 FAU IN ATTIC ABOVE. PROVIDE UNOBSTRUCTED PASSAGEWAY WHICH IS LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. PROVIDE 24" HIGH x 30" WIDE PASSAGEWAY WITH 24" WIDE PLYWOOD FLOORING WITH 30"x30" PLATFORM AT SERVICE SIDE OF THE EQUIPMENT. MAX 20" OF FROM ACCESS POINT TO FAU. VERIFY LOCATION W/ MECHANICAL DRAWINGS.
- 7 PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWER AND TUB-SHOWER COMBINATION.
- 8 EMERGENCY EGRESSES, ONE SASH IN EA. SLEEPING AREA SHALL COMPLY WITH GOVERNING FIRE AND BUILDING CODES. EGRESSES WINDOW SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MIN. NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES AND THE MIN. NET OPENABLE WIDTH DIM. SHALL BE 20 INCHES. THE EGRESSES WINDOW SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- 9 30"x30" CONC. STOOD AT EXIT DOOR WITH 2% SLOPE AND A STEP NOT MORE THAN 3/4" FROM TOP OF THRESHOLD. (CRC R703.6.2.1)
- 10 EXTERIOR HOSE BIBB. PROVIDE WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE. CPC 603.4.7.
- 11 TEMPERED GLAZING. CRC R308.4
- 12 GARAGE FLOOR USED FOR THE PARKING OF AUTOMOBILES OR VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO DRAIN OR TOWARD THE MAIN VEHICLES ENTRY DOOR. (R309.1)
- 13 EMERGENCY EXIT IN BEDROOM SHALL PROVIDE A MINIMUM 20" WIDE x 24" HIGH OPENING WITH A MINIMUM OPEN AREA OF 5.7 SQ.FT. (821 SQ.IN.) (R310.1.1, 310.1.2, 310.1.3)
- 14 EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE THE BOTTOM EDGE OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FINISH FLOOR. (R310.1)
- 15 LANDING OR FLOOR AT THE REQUIRED EGRESSE DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD.
- 16 THE ATTIC ACCESS DOOR SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS DOOR SHALL BE GASKETED TO PREVENT LEAKAGE. (SECTION 190.0 CALIFORNIA ENERGY CODE)
- 17 SHELF & POLE
- 18 CURTAIN & ROD
- 19 TUB SHOWER / FAUCET
- 20 A PERMANENT LANDING IS REQUIRED AT THE EXTERIOR SIDE OF ALL EXTERIOR DOOR. THE LANDING MUST BE AT LEAST AS WIDE AS THE DOOR AND EXTEND AT LEAST 8" OUT. LANDING SHALL BE MADE OF CAST IN PLACE CONCRETE, MORTARED BRICK OR ANCHORED WOOD DECKING. FLOOR FINISH SHALL BE IN ACCORDANCE WITH THE FINISH SCHEDULE.
- 21 UPPER & LOWER CABINET WITH GRANITE COUNTER TOP.
- 22 LOWER CABINET WITH GRANITE COUNTER TOP.
- 23 5 OPEN SHELVINGS

**GENERAL NOTES:**

1. ATTIC AREAS WITHIN CONDITIONED SPACES USING THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION. CRC R806.2
2. GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.
3. ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES OR SHALL BE VENTED INDEPENDENTLY TO CRC REQUIREMENTS.
4. PROVIDE ONLY CORROSION RESISTANT GUTTER AND DOWNSPOUTS PER GENERAL NOTES WHERE SCHEDULED.
5. OPENINGS FOR VENTILATION SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS MINIMUM OF 1/8" AND SHALL NOT EXCEED 1/4" IN DIMENSION.
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7. THE CONTRACTOR TO PROVIDE THE GABLE ATTIC VENT SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NONCOMBUSTIBLE MATERIALS WITH MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/8" OPENINGS IN COMPLIANCE WITH 2016 CRC SECTION R327.6.2.



CONSULTANTS

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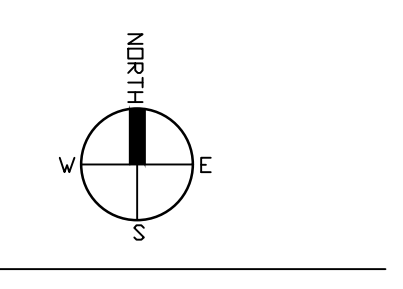
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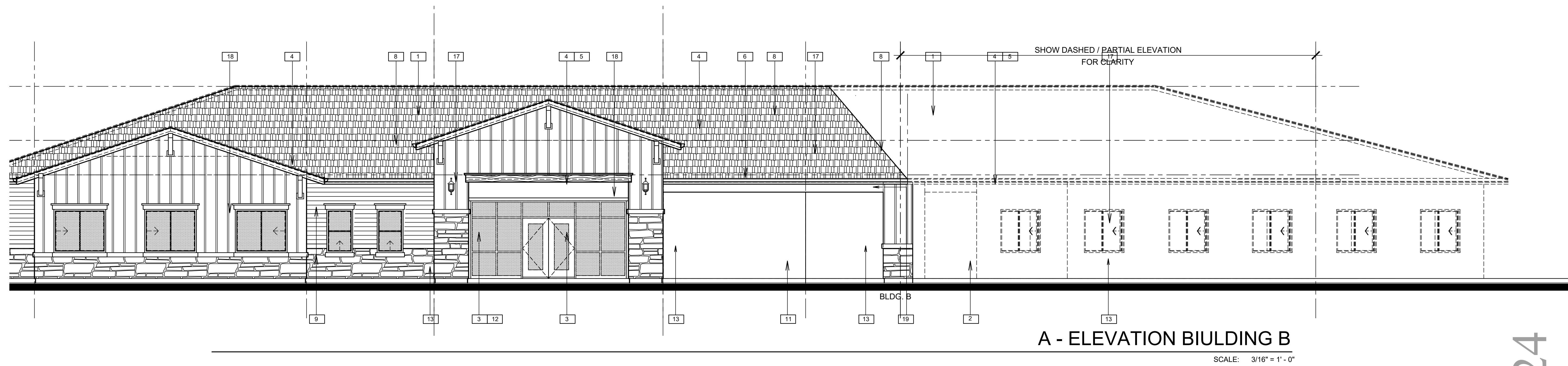
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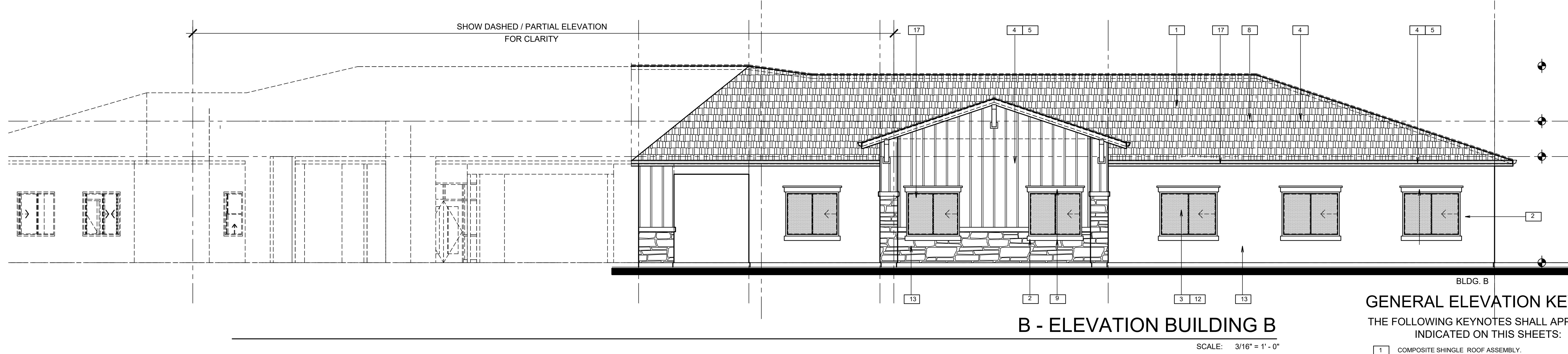
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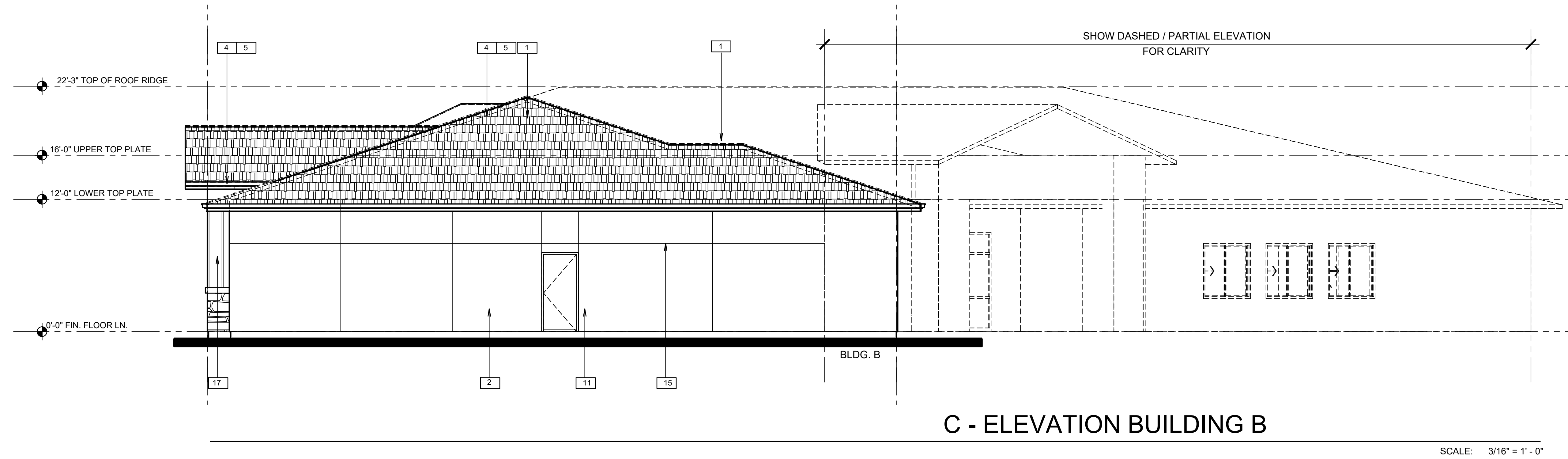
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SCALE: 3/16" = 1' - 0"



B - ELEVATION BUILDING B

SCALE: 3/16" = 1' - 0"

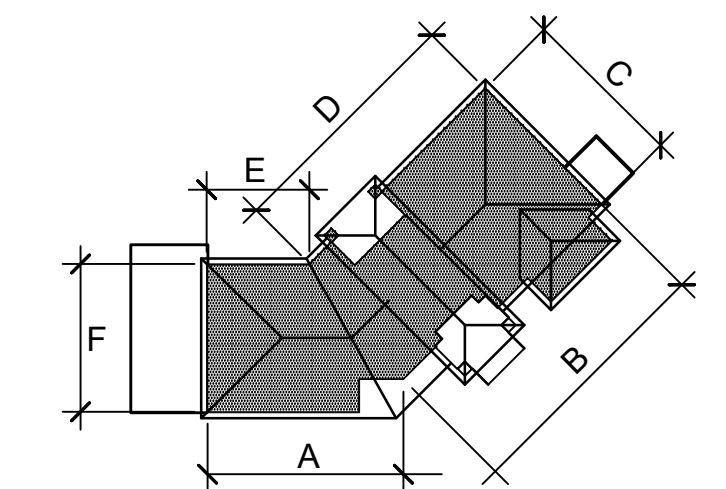


C - ELEVATION BUILDING B

SCALE: 3/16" = 1' - 0"

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- 18 ARTISAN SQ. CHANNEL SIDINGS.
- 19 DECORATIVE STAGECOACH LIGHT FIXTURE. VERIFY DESIGN.



ELEVATION KEY PLAN-BLDG. B

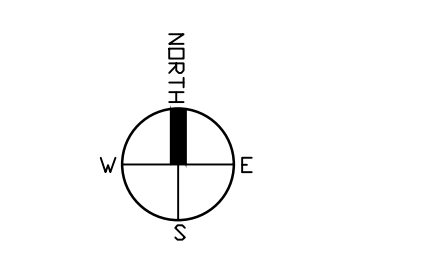
PRELIM DESIGN 03 20 2024

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**581-170-02**  
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RECOVERY  
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Clovis., CA 93619

**B**  
BUILDING

ELEVATION

TITLE SHEET:



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SITE PLAN REVIEW

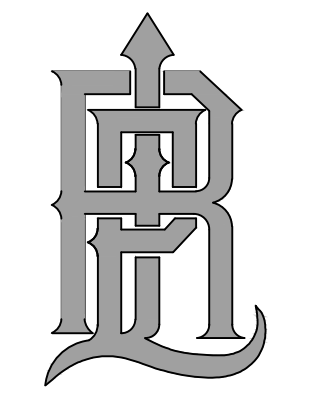
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OF

DATE: 10.30.2023





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PROJECT:

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**B**  
BUILDING

ELEVATION:

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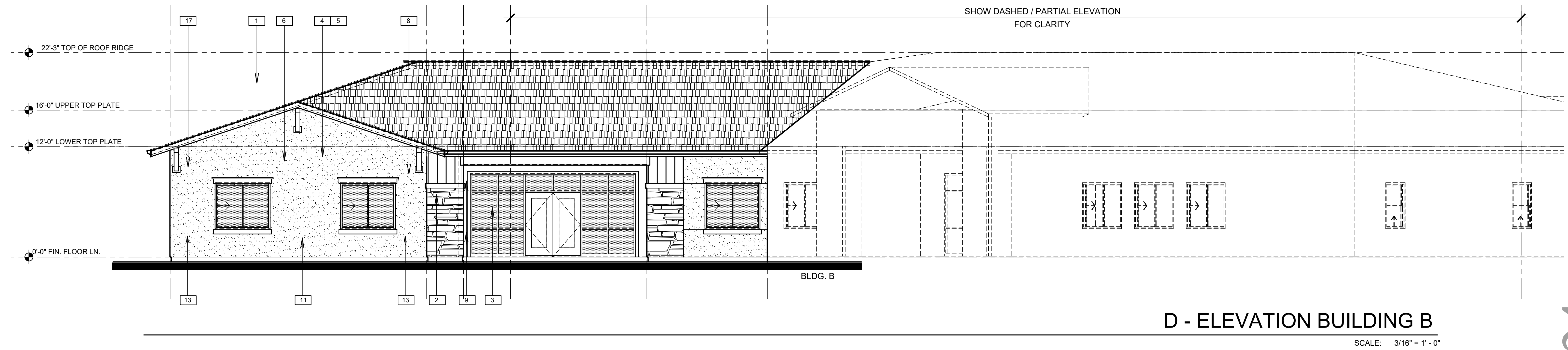
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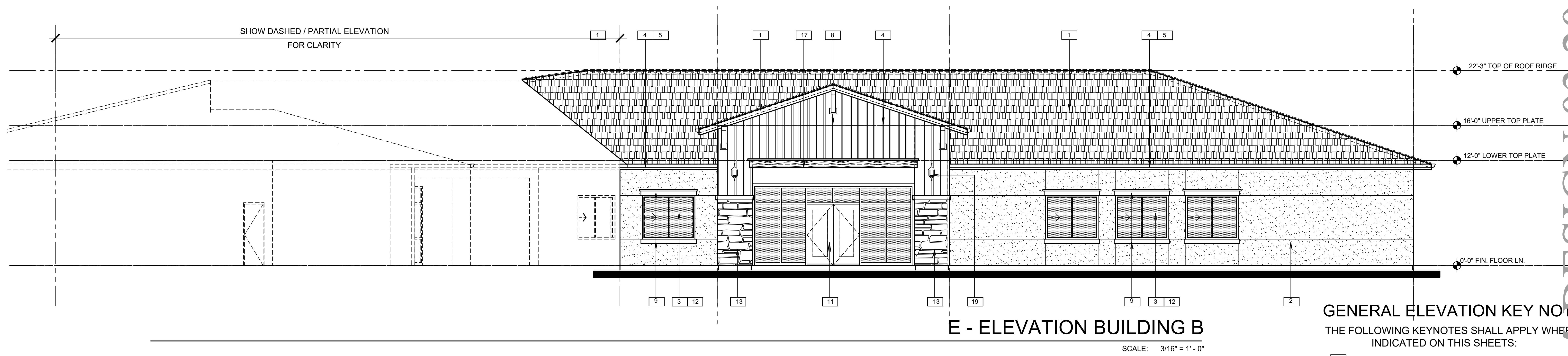
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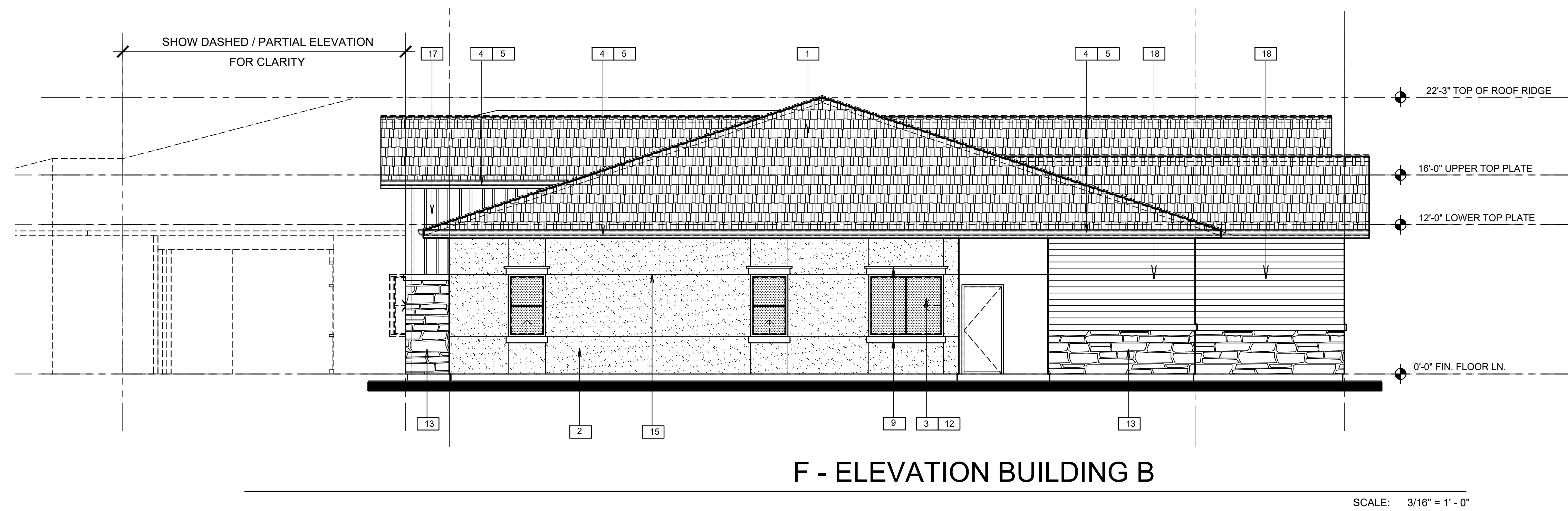
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SCALE: 3/16" = 1' - 0"



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SCALE: 3/16" = 1' - 0"

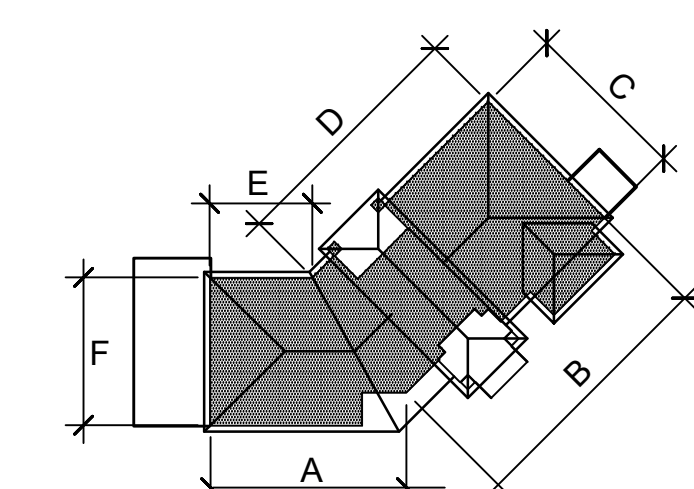


F - ELEVATION BUILDING B

SCALE: 3/16" = 1' - 0"

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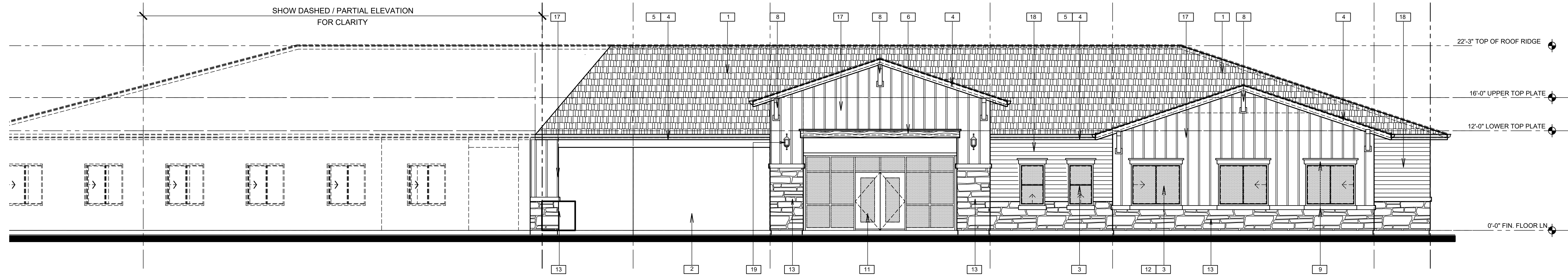
ELEVATION KEY PLAN-BLDG. B

PRELIM DESIGN 03 20 2024



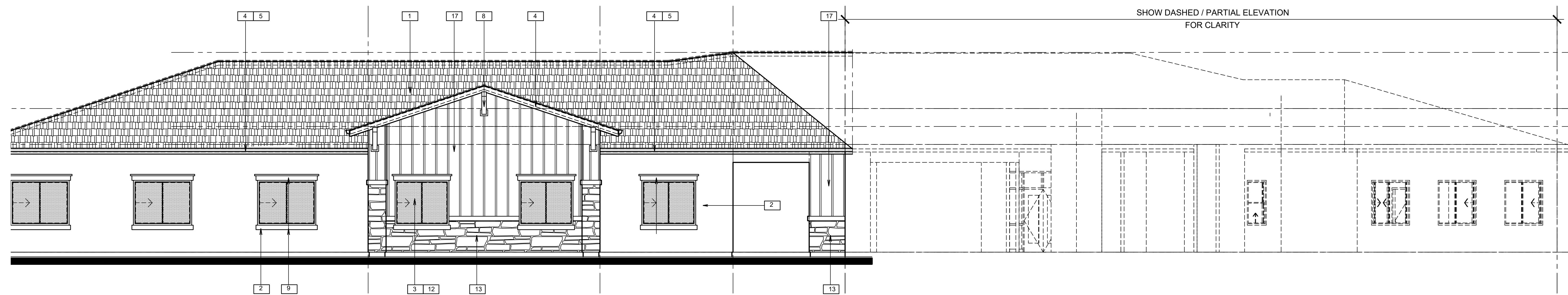
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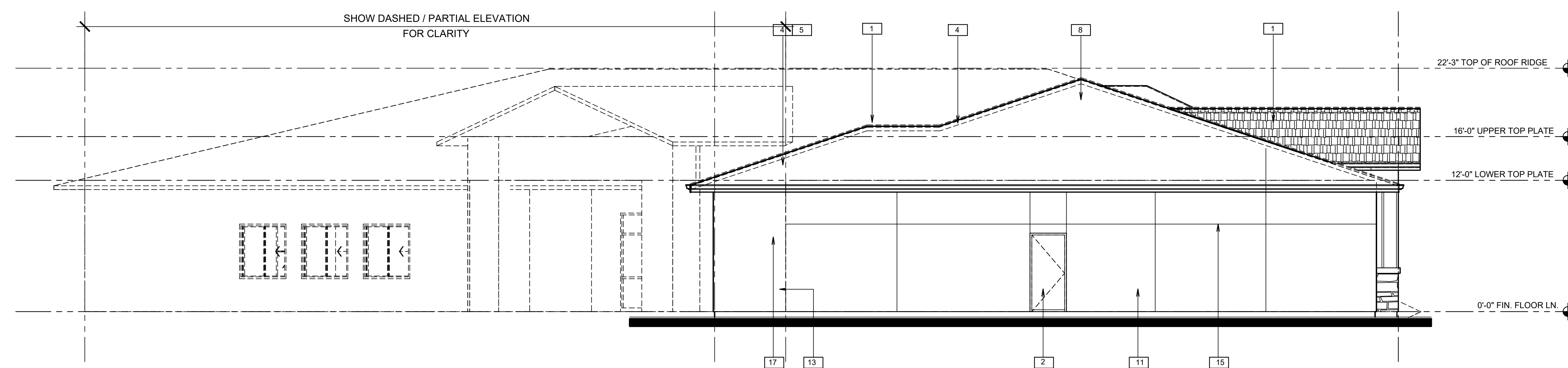
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SCALE: 3/16" = 1' - 0"



B - ELEVATION BUILDING A

SCALE: 3/16" = 1' - 0"



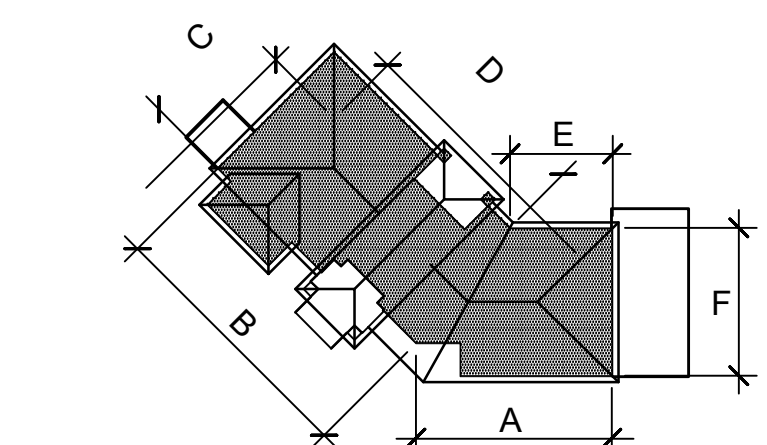
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ELEVATION KEY PLAN-BLDG. A

PROJECT:

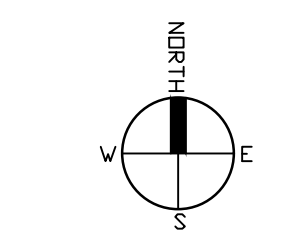
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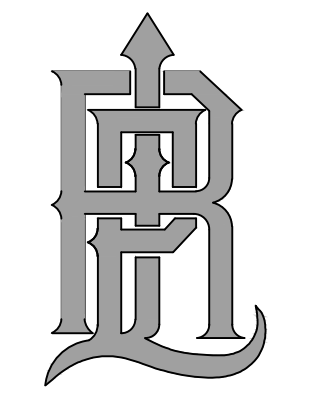
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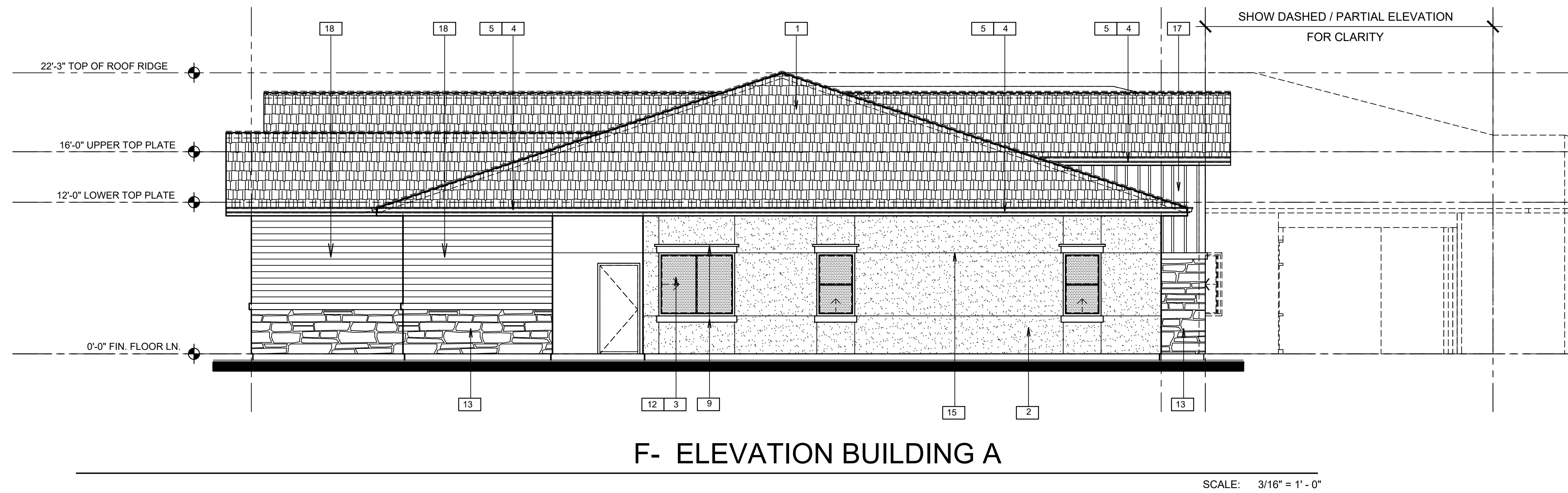
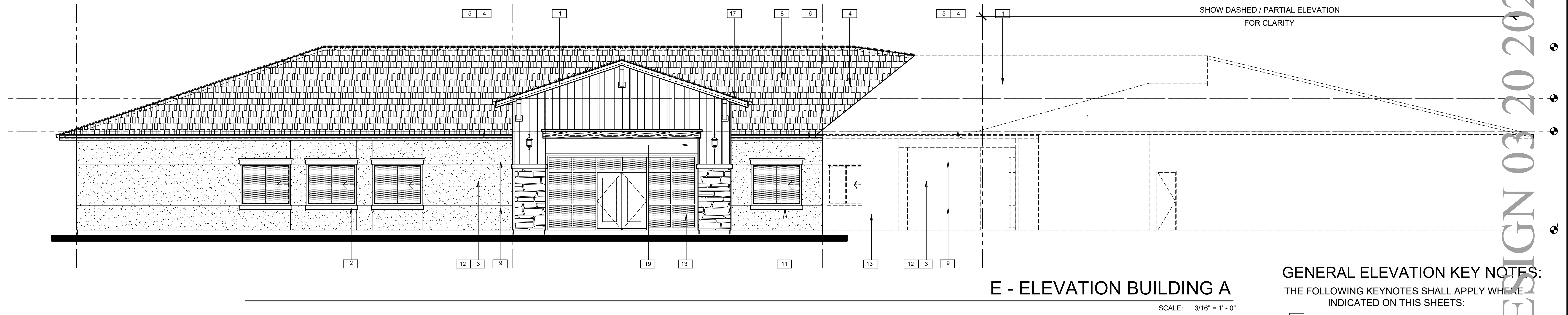
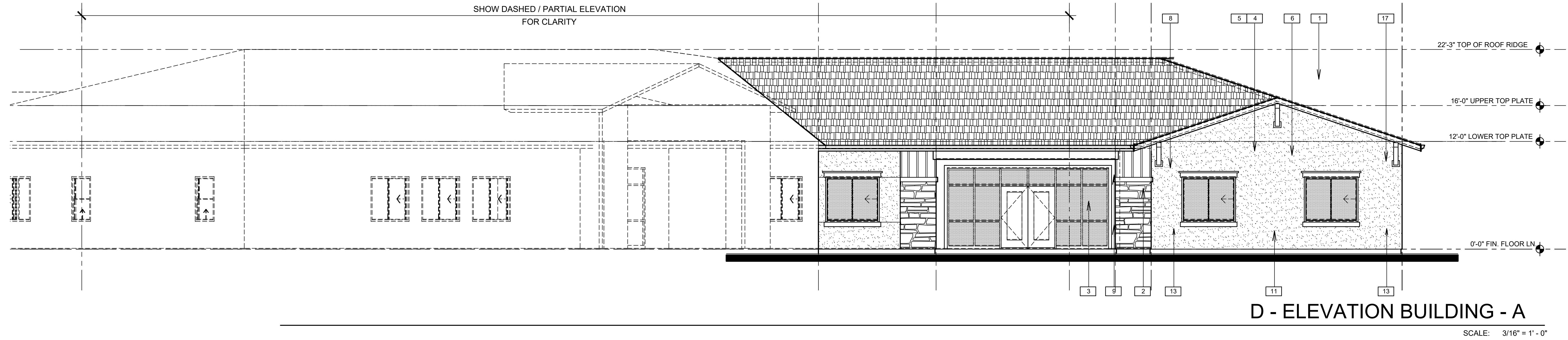
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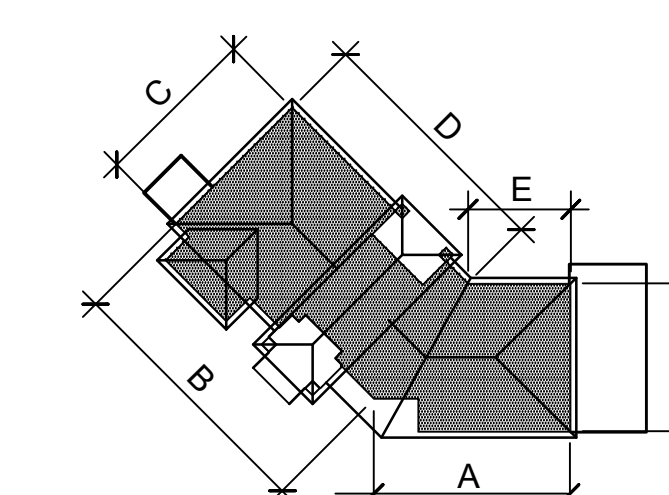
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**ELEVATION KEY PLAN-BLDG. A**

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RECOVERY  
CAMPUS**  
10422 N. Armstrong Av  
Clovis, CA 93619

**A**  
BUILDING

ELEVATION:

TITLE SHEET:

REVISIONS

SITE PLAN REVIEW

NO. DATE:

DRAWN:

SCALE:

**A0.7**  
OF

DATE: 10.30.2023

PRELIM DESIGN 03-20-2024



RAMIREZ  
LAND PLANNING

CONSULTANTS

PROJECT:

A.P.N. #  
581-170-02

FIRST STEPS  
RECOVERY  
CAMPUS

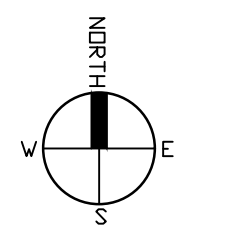
10422 N. Armstrong Ave.  
Clovis, CA 93619

C  
BUILDING

MASTER SITE  
DEVELOPMENT PLAN

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TITLE SHEET:



REVISIONS

SITE PLAN REVIEW

NO. DATE:

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SCALE:

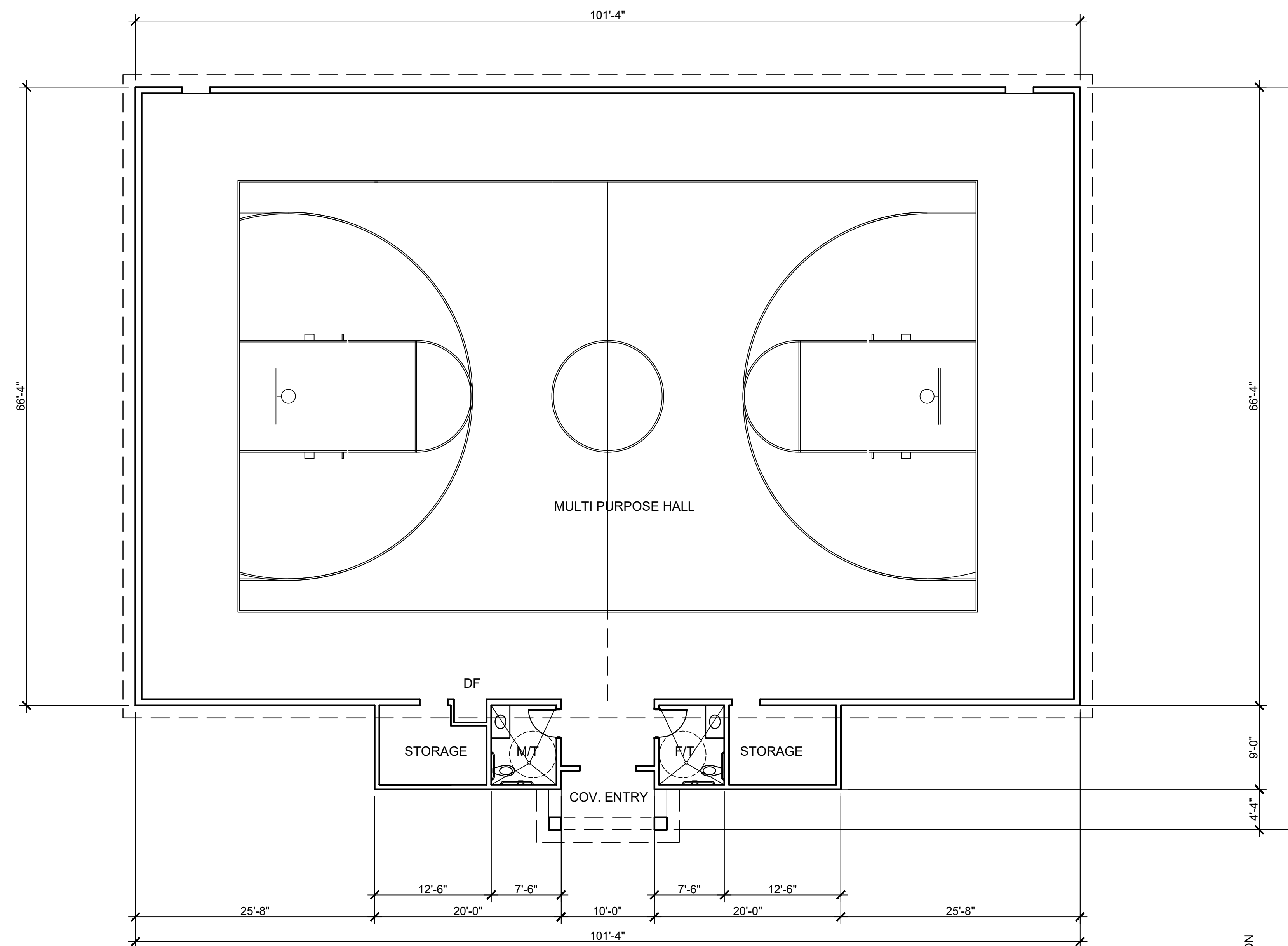
A0.8  
OF

DATE: 06.30.2023

### GENERAL ELEVATION KEY NOTES:

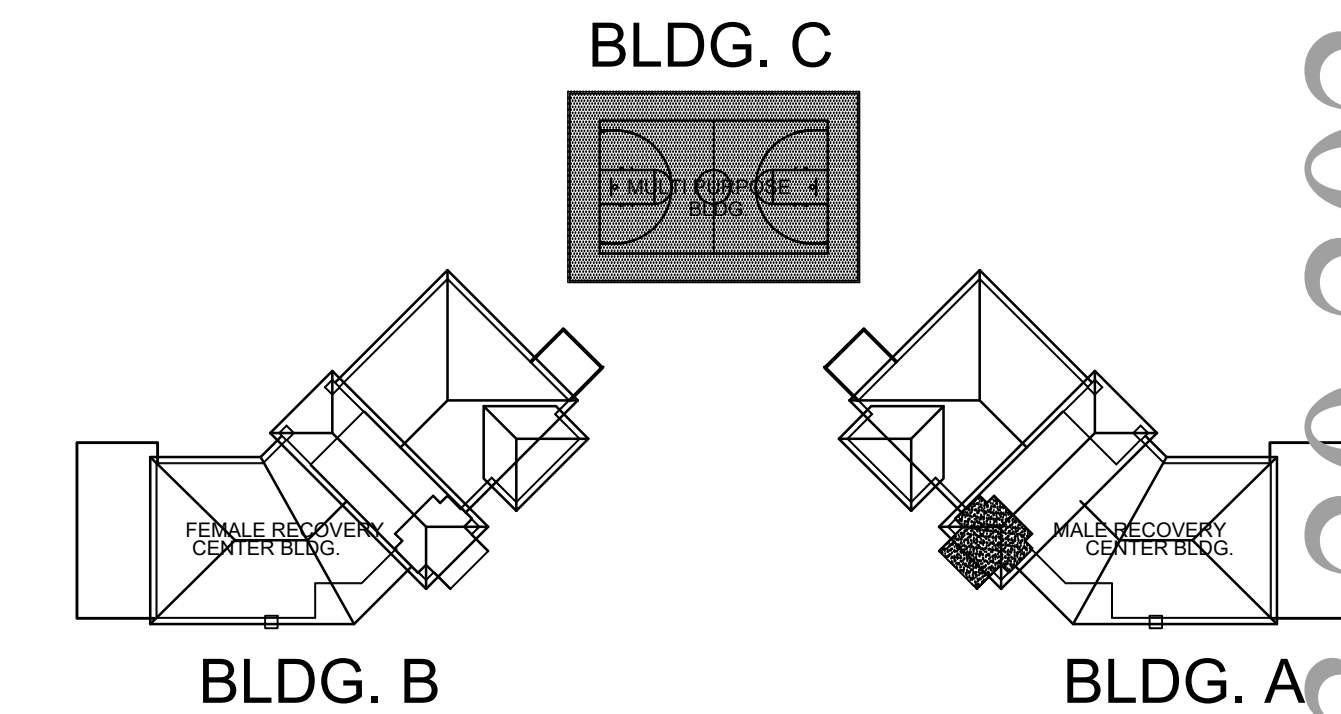
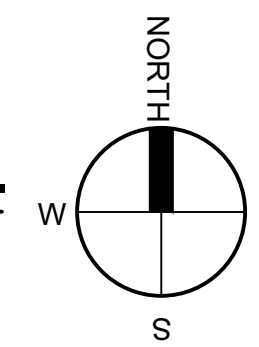
THE FOLLOWING KEYNOTES SHALL APPLY WHERE INDICATED ON THIS SHEETS:

- 1 COMPOSITE SHINGLE ROOF ASSEMBLY.  
- SEE EXTERIOR ELEVATIONS AND ROOF PLAN FOR MATERIALS AND SPECIFICATIONS.
- 2 STUCCO ASSEMBLY INDICATES 7/8" THK. CEMENT PLASTER FINISH OVER 2 LAYERS OF GRADE 'D' BACKED WIRE LATH / LIGHT SAND FINISH.
- 3 EXTERIOR WINDOW & WINDOW TRIM.  
- PROVIDE SMOOTH TROWEL FINISH.
- 4 FASCIA - 2 X 8 WD FACIA.
- 5 INDICATES CONTINUOUS GALVANIZED SHEET METAL GUTTERS AND DOWNSPOUTS.  
- REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR.  
- PROVIDE SPLASH BLOCK AT BASE OF DOWNSPOUT
- 6 EXPOSED WOOD HEADER AT ENTRY PATIO.  
- SEE STRUCTURAL DRAWINGS.
- 7 INDICATES EXPANSION JOINT (TYPICAL AS SHOWN)
- 8 DECORATIVE CORBEL / OUTRIGGER.  
- MANUF. TO BE DETERMINED.
- 9 FOAM TRIM AT OPENING. REFER TO COLOR/MATERIAL LEGEND FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
- 10 HARDY BOARD WOOD TRIM. REFER.
- 11 DOORS - SEE DOOR SCHEDULE.
- 12 WINDOWS - SEE WINDOW SCHEDULE.
- 13 EL DORADO STONE VENEER OR EQUIVALENT.  
VERIFY OWNER / DESIGNER
- 14 GABLE END VENT.  
VERIFY OWNER / DESIGNER
- 15 STUCCO JOINT. HORIZONTAL / VERTICAL.
- 16 1 5/8" CASING STARTER BEAD. MIN. .019" (NO. 26 GAUGE) CORROSION-RESISTANT TRIEP SCREED WITH 1/8" WEEPHOLES AND A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" SHALL BE PROVIDED AT, OR BELOW THE FOUNDATION LINE ON ALL EXTERIOR STUD WALLS WITH CEMENT PLASTER
- 17 HARDY BOARD & BATTEN.
- 18 ARTISAN SQ. CHANNEL SIDINGS.
- 19 DECORATIVE STAGECOACH LIGHT FIXTURE. VERIFY DESIGN



FLOOR PLAN - MULTI PURPOSE BLDG.

SCALE: 1/8" = 1' - 0"

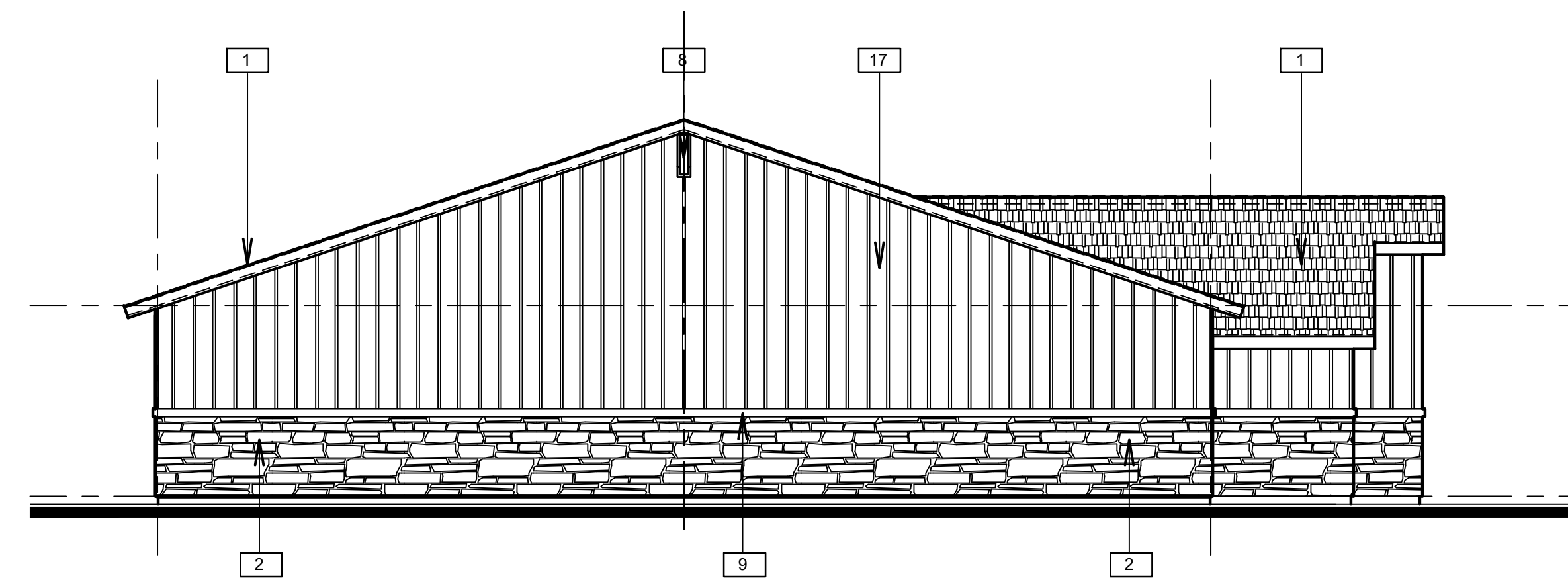


BLDG. C

BLDG. B

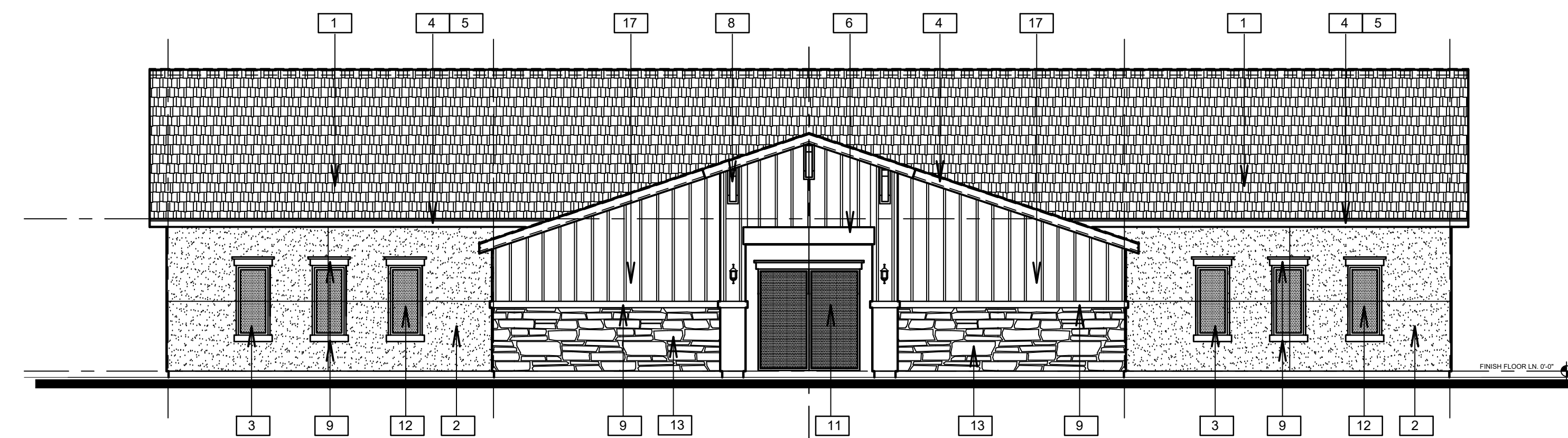
BLDG. A

KEY PLAN



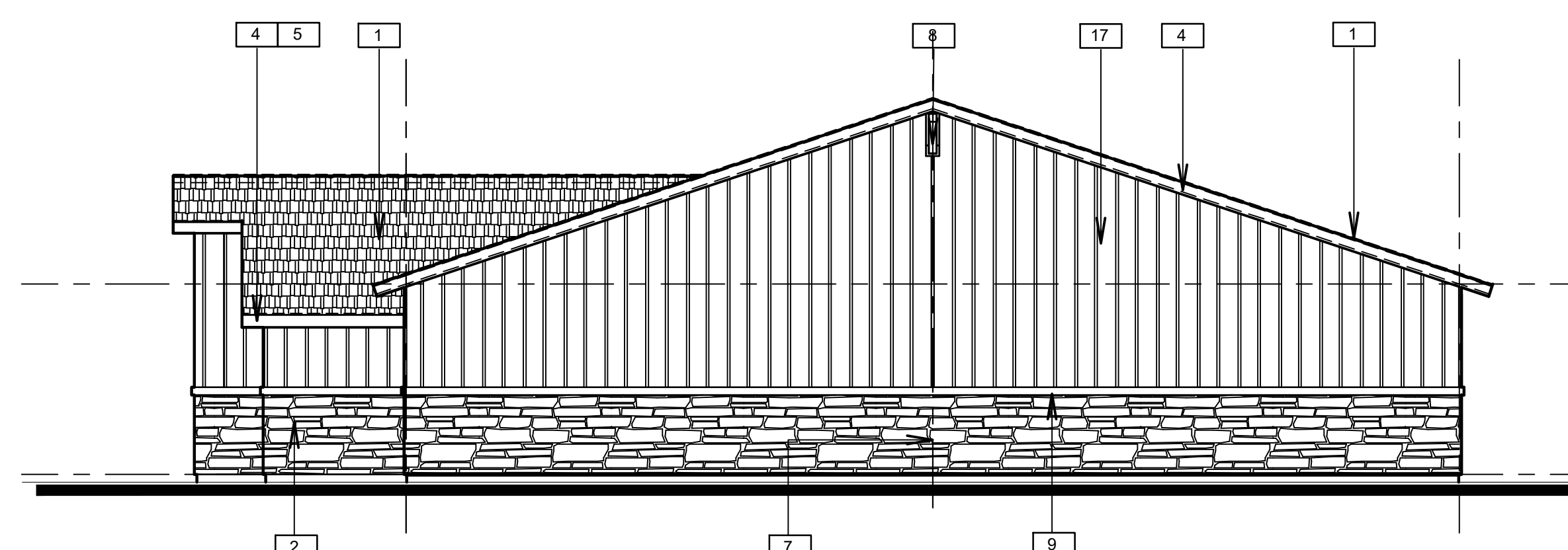
FRONT ELEVATION - MULTI PURPOSE BLDG.

SCALE: 1/8" = 1' - 0"



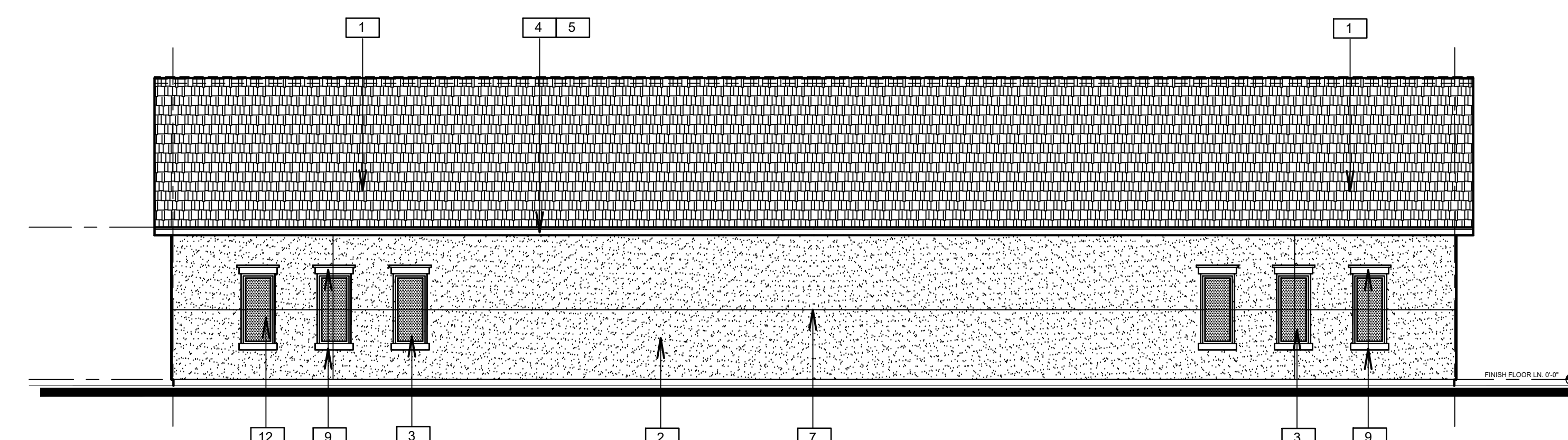
FRONT ELEVATION - MULTI PURPOSE BLDG.

SCALE: 1/8" = 1' - 0"



FRONT ELEVATION - MULTI PURPOSE BLDG.

SCALE: 1/8" = 1' - 0"



FRONT ELEVATION - MULTI PURPOSE BLDG.

SCALE: 1/8" = 1' - 0"

PRELIM DESIGN 03 20 2024