

**NOTES:**

- CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE. 621-6888
- THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
- ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKING VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
- ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED AND IF DISTURBED, SHALL BE RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE SPECIFICATIONS AND TYPES OF LIGHTING FIXTURES TO BE INSTALLED ON THE SITE SHALL BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMITS. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE FRESNO POLICE DEPARTMENT. LIGHTING TO BE PLACED ON BUILDINGS.
- ALL SIGN PROPOSALS TO BE SUBMITTED TO PLANNING DEPARTMENT FOR SEPARATE SIGN REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
- WITHIN THIS PROPERTY, REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. WITHIN THIS PROPERTY, ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
- NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- ALL TREES SHALL BE MAINTAINED IN GOOD HEALTH. 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 OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.

- A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
- SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALKS IS NOT PERMITTED WHEN THE AREA TO BE DRAINED EXCEEDS 1/4 ACRE SHOW METHOD OF CONVEYING ON-SITE STORM WATER TO STREET. DETAIL CATCH BASINS AND PIPE OR CHANNEL SIZES TO BE USED. PER PUBLIC WORKS STDS. P-22 & P-23.
- A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-5300 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE. BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444
- AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24), AN UNOBSTRUCTED 4-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
- RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.

- EACH CURB RAMP SHALL HAVE A DETECTABLE WARNING DEVICE AS PER PW STD. DWGS. P-32.
- DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 AND P-23.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-28 OR P-29 AND P-32
- APPROVAL OF THIS SPECIAL 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 PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS, TRASH AND RECYCLING, ETC.) MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- ALL PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION BY THE CITY OF FRESNO, DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.

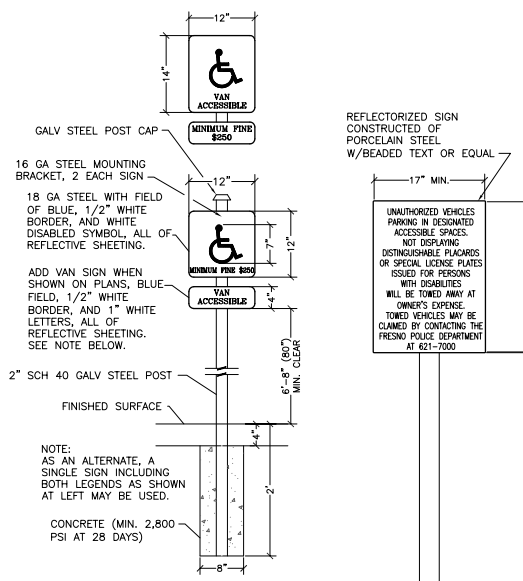
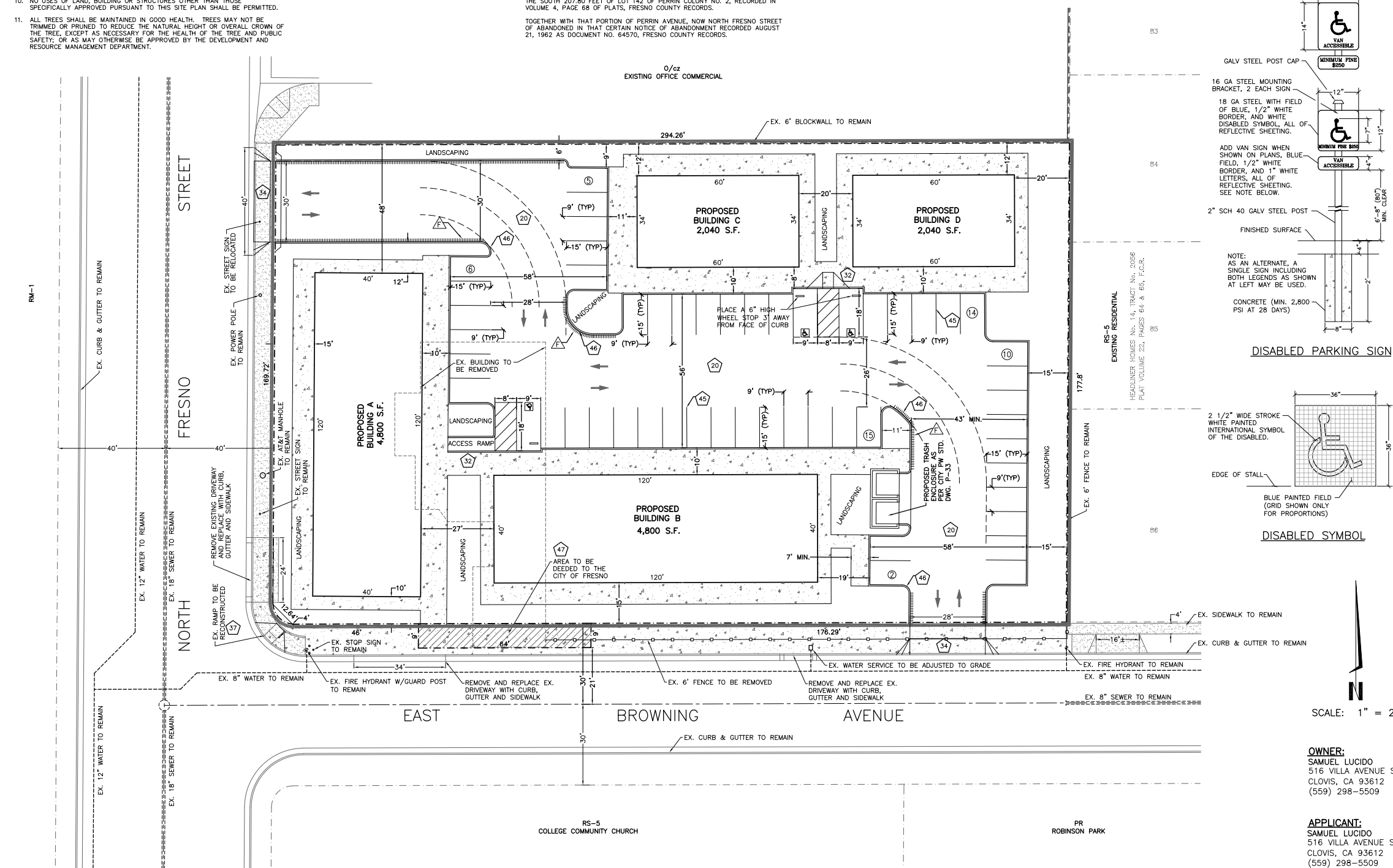
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING @ 621-8800, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL 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: 805/644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. 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/PRESERVATION.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES (MINIMUM 4" OF BASE ROCK OVER COMPACTED OR UNDISTURBED SOIL OR PER APPROVED ENGINEERING PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
- PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEMS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.

- WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPE EXCEEDING 2%.
- TRUNCATED DOMES TO BE PLACED ON THE FULL WIDTH AND LENGTH OF ALL ON-SITE CURB RAMPS.
- THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED IS A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELLED AT A 1:2 MAXIMUM SLOPE, AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80". THE ARCHITECT SHALL VERIFY EXISTING CONDITIONS AND DELINEATE ANY REQUIRED IMPROVEMENTS INCLUDING THOSE FOR CURB RAMPS PER CBC 1127B.5. THE ACCESSIBLE ROUTE TO THE PUBLIC SIDEWALK CAN BE A MAXIMUM OF 5% IN THE DIRECTION OF RUN WITH A 2% MAXIMUM CROSS SLOPE.
- CONSTRUCT COMMERCIAL DRIVEWAY APPROACH AS PER CITY STD. DWGS. P-2 & P-8
- INSTALL STREET LIGHTS ON ALL FRONTS TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.
- REMOVE AND DISPOSE OF OVERHEAD STREETLIGHT CONDUCTORS AND WOOD POLE TO AN APPROVED SITE. LUMINAIRE FIXTURE AND BRACKET SHALL BE SALVAGED TO THE CITY OF FRESNO STORAGE YARD. CALL 621-1312 48 HOURS IN ADVANCE. JOINT POLE WITH TRANSFORMER TO REMAIN.
- IF THE EXISTING CURB RAMP IS NOT TO CURRENT PUBLIC WORKS STANDARDS, MODIFY OR REPLACE CURB RAMP TO MEET CURRENT STANDARDS.

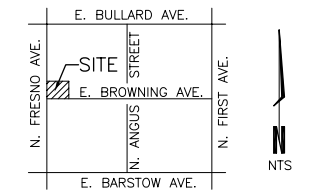
- WHERE MISSING, CONSTRUCT A 10' SIDEWALK TO PUBLIC WORKS STD. P-5.
- CONSTRUCT AN UNDERGROUND STREET LIGHTING SYSTEM TO PUBLIC WORKS STDS. E-1 & E-7.
- PROVIDE A 2' DEDICATION OF PROPERTY ALONG THE PROPOSED DRIVEWAY ON NORTH FRESNO STREET.
- DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PROVIDE A LEVEL ENDING WITH A SLOPE NOT EXCEEDING 1:48 AT ALL EXTERIOR DOORS PER CBC 11B-404.2.2 WITH MANEUVERING CLEARANCE EXTENDING 24" MIN. PAST THE STRIKE EDGE FOR A DISTANCE OF 60" MIN. ON THE FULL SIDE OF THE DOOR. FIG. 11B-404.2.4.1. EXTERIOR DOORS SHALL LEAD DIRECTLY TO THE PUBLIC WAY BY MEANS OF AN ACCESSIBLE ROUTE. CBC 1020.2.2; 11B-206.2.1.
- PROVIDE SIGNS (17"x22" MINIMUM) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE "WARNING-VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE--22659(c) CALIFORNIA VEHICLE CODE--FRESNO POLICE DEPARTMENT 621-2300".
- SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT.
- PROPOSED STRIPING PER CITY OF FRESNO PARKING MANUAL (TYP).
- CONSTRUCT 6" HIGH CURB.
- DEDICATE 9' OF PROPERTY FOR PUBLIC STREET PURPOSES.

**LEGAL DESCRIPTION:**

THE SOUTH 207.80 FEET OF LOT 142 OF PERRIN COLONY NO. 2, RECORDED IN VOLUME 4, PAGE 68 OF PLATS, FRESNO COUNTY RECORDS.  
TOGETHER WITH THAT PORTION OF PERRIN AVENUE, NORTH FRESNO STREET OF ABANDONED IN THAT CERTAIN NOTICE OF ABANDONMENT RECORDED AUGUST 21, 1962 AS DOCUMENT NO. 64570, FRESNO COUNTY RECORDS.



BUILDING AREA	RETAIL PARCEL
13,680 Sq. Ft.	
PARKING STALLS STANDARD ACCESSIBLE TOTAL	49
	3
	52
PARKING RATIO (STALLS PER 1000 Sq. Ft.)	3.80



- NOTE:**
- EXISTING PLANNED LAND USE: OFFICE
  - PROPOSED LAND USE: OFFICE
  - EXISTING ZONING: O/CZ
  - PROPOSED ZONING: O/CZ
  - PROJECT SITE AREA: GROSS AREA = 1.06 ACRES NET AREA = 1.06 ACRES

- LEGEND:**
- EXISTING PROPERTY LINE
  - CENTERLINE
  - EXISTING BLOCKWALL
  - EXISTING CURB & GUTTER
  - PROPOSED PROPERTY LINE
  - PROPOSED 6" CURB
  - PROPOSED PAINTED DIRECTIONAL ARROW
  - PROPOSED SITE LIGHT
  - FIRE LANE (PAINTED RED CURB WITH "FIRE LANE" IN 3" WHITE LETTERS)
  - INDICATES LOCATIONS OF "FIRE LANE" LETTERS

SCALE: 1" = 20'

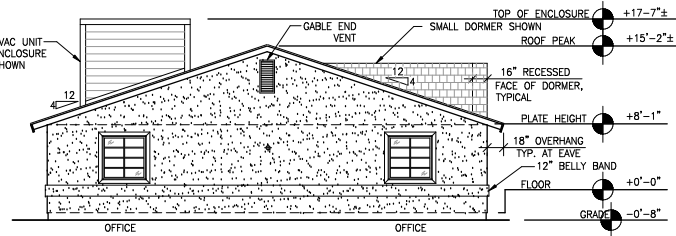
**OWNER:**  
SAMUEL LUCIDO  
516 VILLA AVENUE STE. #9  
CLOVIS, CA 93612  
(559) 298-5509

**APPLICANT:**  
SAMUEL LUCIDO  
516 VILLA AVENUE STE. #9  
CLOVIS, CA 93612  
(559) 298-5509

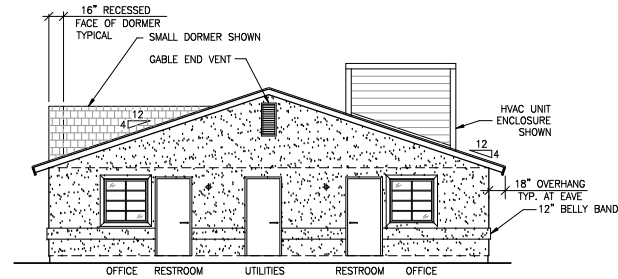
**SITE PLAN**  
5612 NORTH FRESNO STREET  
APN 418-021-14

**GARY G. GIANNETTA**  
CIVIL ENGINEERING & LAND SURVEYING  
1110 78<sup>th</sup> STREET  
FRESNO, CA 93721  
(559) 284-3590 FAX (559) 284-0696

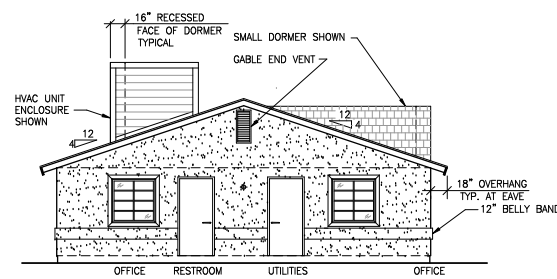
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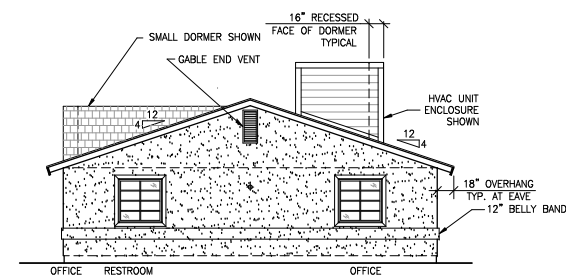
**BUILDING A NORTH ELEVATION**  
**BUILDING B WEST ELEVATION**  
**SCALE: 1/8"=1'-0"**



**BUILDING A SOUTH ELEVATION**  
**BUILDING B EAST ELEVATION**  
**SCALE: 1/8"=1'-0"**

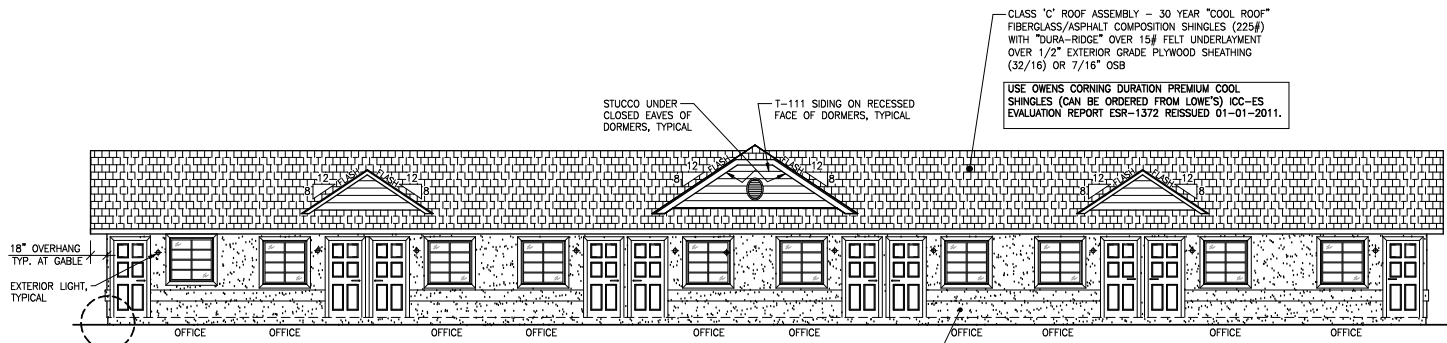


**BUILDING C EAST ELEVATION**  
**BUILDING D WEST ELEVATION**  
**SCALE: 1/8"=1'-0"**

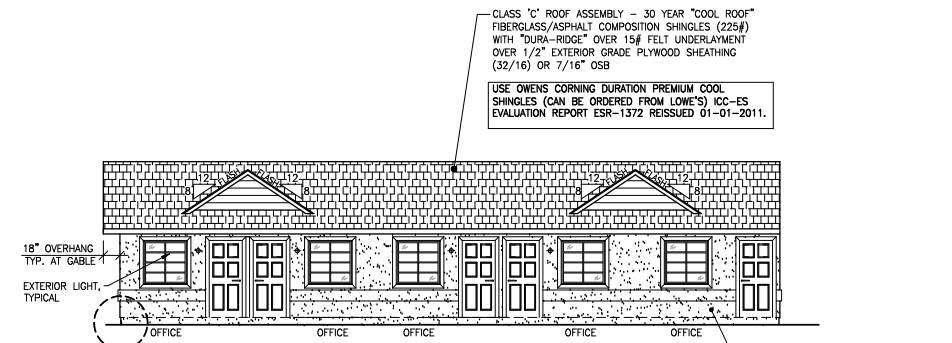


**BUILDING C WEST ELEVATION**  
**BUILDING D EAST ELEVATION**  
**SCALE: 1/8"=1'-0"**

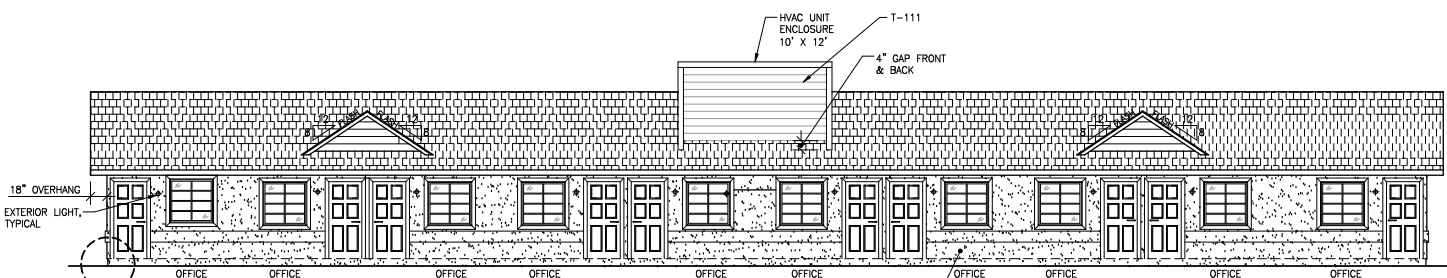
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 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT



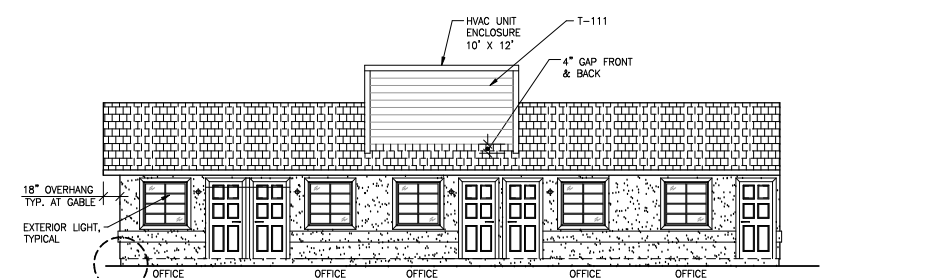
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**SCALE: 1/8"=1'-0"**



**BUILDING C NORTH ELEVATION**  
**BUILDING D NORTH ELEVATION SIM.**  
**SCALE: 1/8"=1'-0"**



**BUILDING A WEST ELEVATION**  
**BUILDING B NORTH ELEVATION SIM.**  
**SCALE: 1/8"=1'-0"**



**BUILDING C SOUTH ELEVATION**  
**BUILDING D SOUTH ELEVATION SIM.**  
**SCALE: 1/8"=1'-0"**

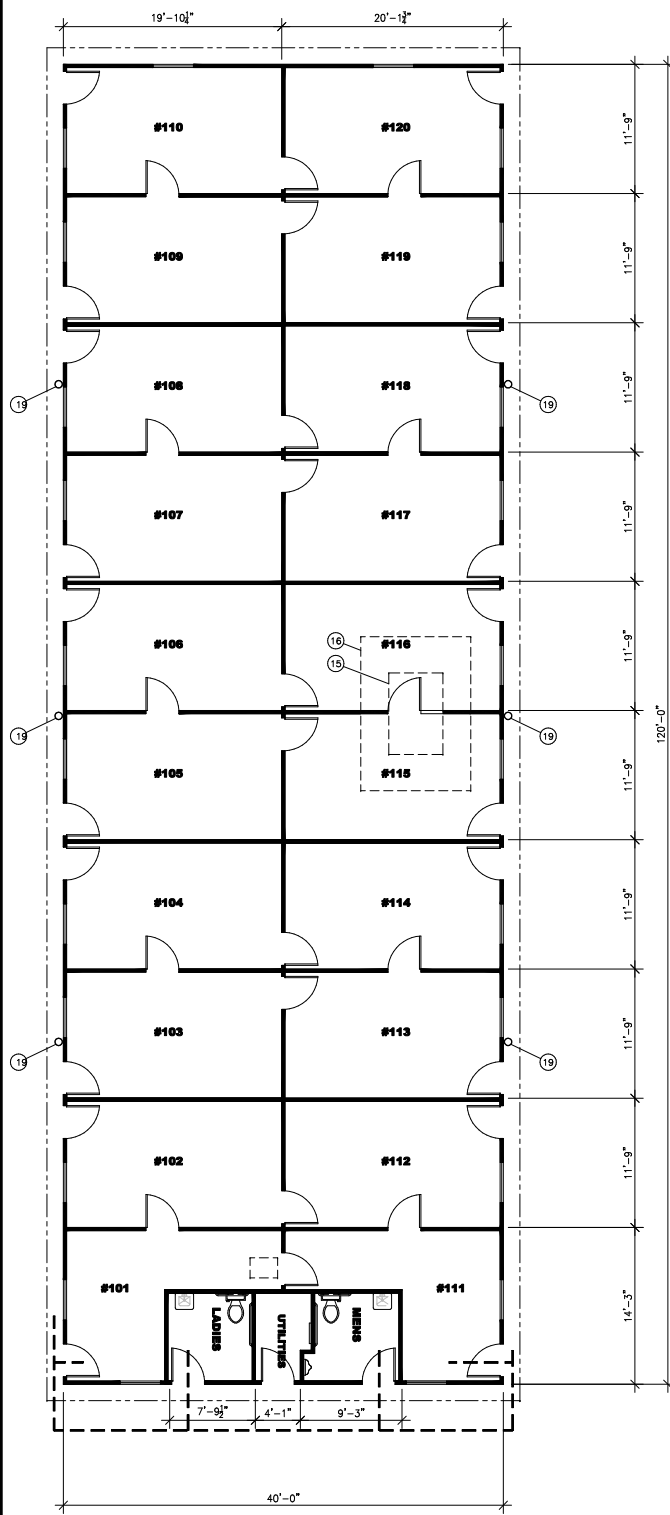
dr. by A. JOHNSON  
 date 07-31-2012  
 job no. D.C. #1771 63-243.dwg  
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**THE DRAWING CENTER**  
 456 CLOVIS AVE., SUITE 1  
 CLOVIS, CA 93612  
 TEL: (559) 925-7155  
 FAX: (559) 925-7156  
 E-mail: drawing@thedrawingcenter.net

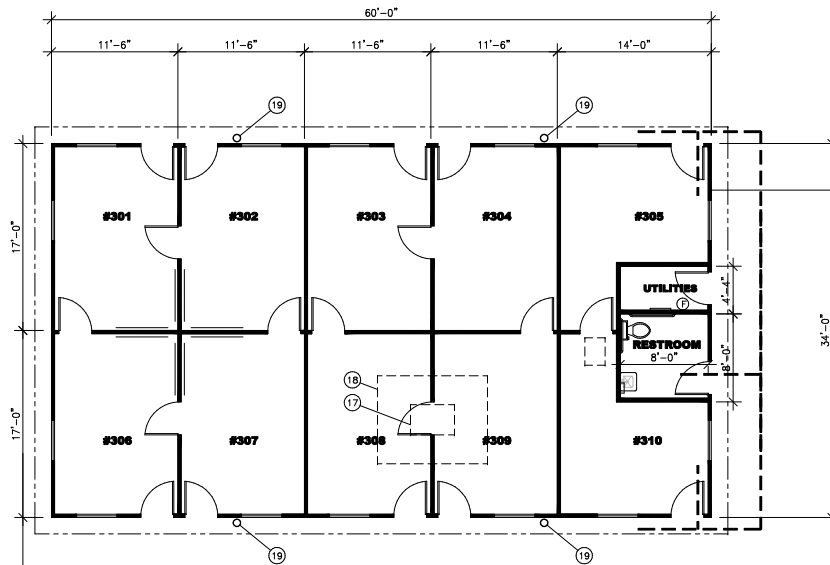
**NEW CONSTRUCTION FOR LUCIDO INVESTMENTS**  
 1533 7TH STREET SANGER, CA 93657

JOB LOCATION:

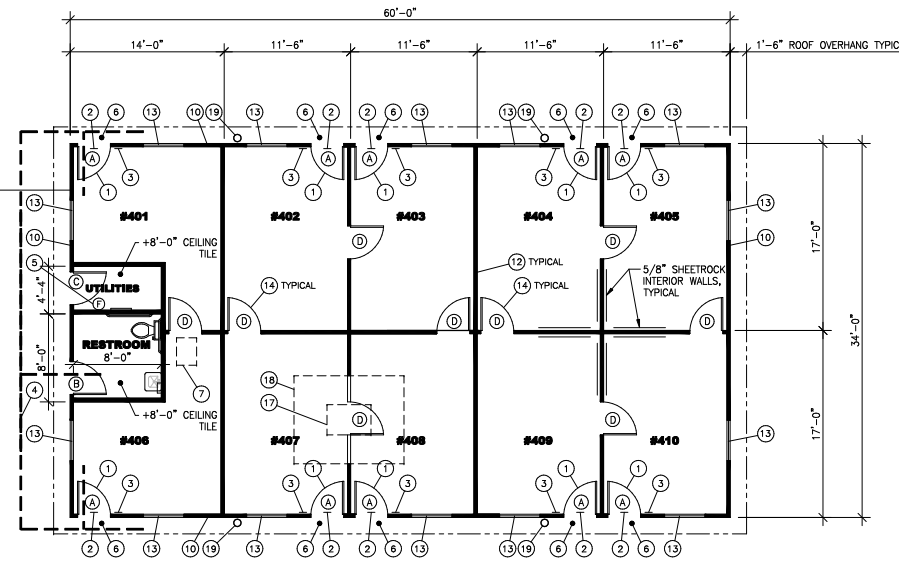
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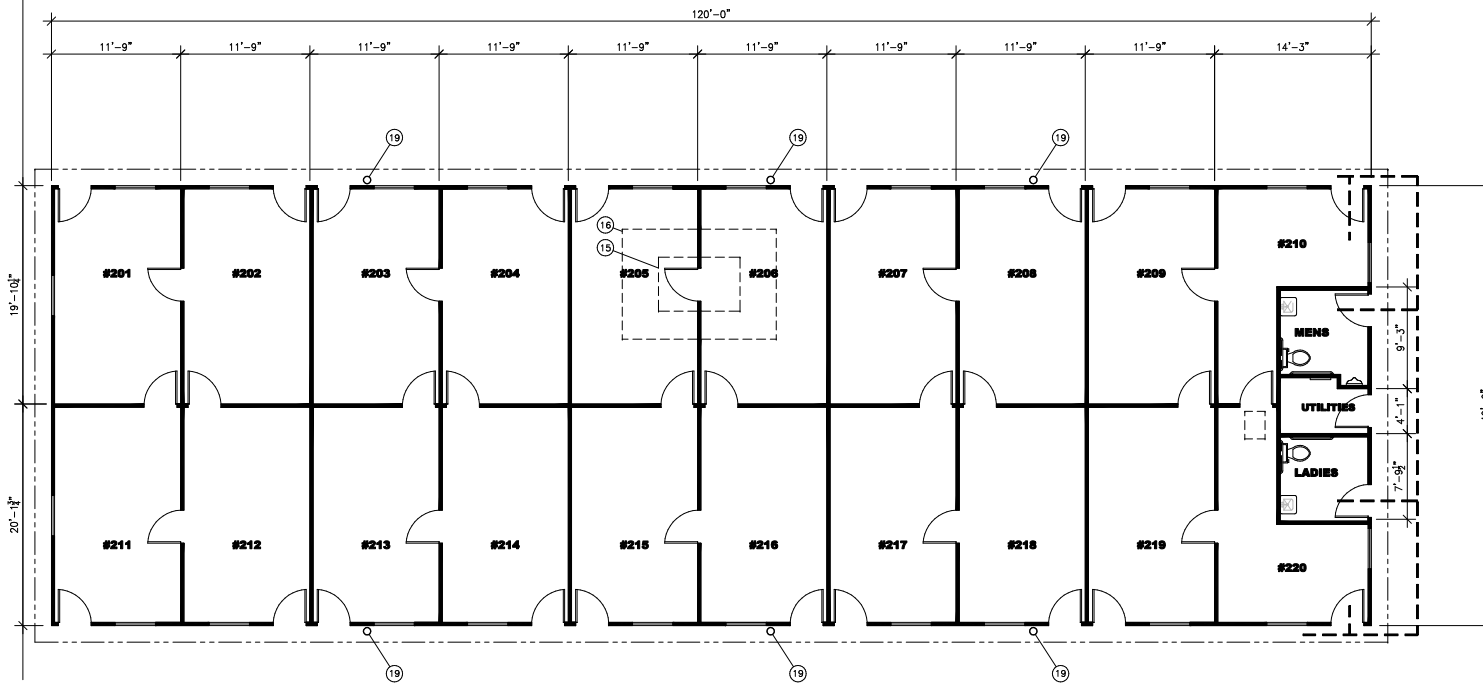
**FLOOR PLAN BUILDING A**  
SCALE: 1/8"=1'-0"



**FLOOR PLAN BUILDING C**  
SCALE: 1/8"=1'-0"



**FLOOR PLAN BUILDING D**  
SCALE: 1/8"=1'-0"



**FLOOR PLAN BUILDING B**  
SCALE: 1/8"=1'-0"

ALL ITEM NUMBERS AND NOTES SHOWN HERE PERTAIN TO ALL 4 BUILDINGS

+8'-0" CEILING  
5/8" SHEETROCK CEILING  
CARPET  
TYPICAL ALL SUITES

- KEY:**
- 3068 SOLID CORE ENTRY DOOR, NO DOOR CLOSER (EXCEPT RESTROOM, THIS DOOR REQUIRES A SELF-CLOSER), WITH 4X8 HEADER, DF#2, WITH ONE BEARING STUD AND ONE KING STUD AT EACH END OF HEADER. PROVIDE ENTRY DOOR CONDITIONS AS SHOWN IN FIGURE R ON SHEET H-1 AS WELL AS FIGURE E ON SHEET H-2. VERIFY 5 POUND MAX. PULL. INSTALL 10" HIGH STAINLESS STEEL PLATE AT BOTTOM OF DOOR. SEE DOOR NOTES 7.0 AND 7.1 ON SHEET A-2.1. THE LOCKING DEVICE MUST BE READILY DISTINGUISHABLE AS BEING LOCKED (CBC 1008.1.8.3).
  - PROVIDE SIGN OVER DOOR "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IN 1" HIGH LETTERS ON A CONTRASTING BACKGROUND.
  - TACTILE EXIT SIGN, MOUNTING HEIGHT, RAISED AND BRILLE CHARACTERS, PICTOGRAMS, FINISH AND CONTRAST, AND MOUNTING LOCATION (ON LATCH SIDE FOR SINGLE DOORS) MUST ALL COMPLY WITH ADA REQUIREMENTS. SEE FIGURE H ON SHEET H-1.
  - ACCESSIBLE PATH OF TRAVEL. NO VERTICAL OFFSET HIGHER THAN 1/4" UNLESS SLOPED WITH A 1/2" SLOPE AND THEN THE MAXIMUM HEIGHT CAN BE 1/2" HIGH. ALL MATS MUST BE SECURELY FASTENED TO THE FLOOR. IF MAT OR CARPETING FILE EXCEEDS 1/4", THEN EDGES MUST HAVE BEVELED TRIM, SAME SLOPE AS ABOVE, 44" MINIMUM CLEAR WIDTH.
  - THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED IS A BARRIER-FREE ROUTE, 48" MINIMUM IN WIDTH, WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELED AT A 1:2 MAXIMUM SLOPE, AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80". TYPICAL FOR ALL SUITES.
  - FIRE EXTINGUISHER 2A-10BC. LOCATE AS SHOWN. VERIFY LOCATION WITH FIRE DEPARTMENT. QTY. (3) PER BUILDING.
  - CONCRETE AREA LANDING, 60"x60" CLEAR MINIMUM WITH MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
  - ATTIC ACCESS 20"x30" MIN.
  - ELECTRIC 'ON DEMAND' HOT WATER HEATER FOR REST ROOM - SEE SHEET P-1.
  - ELECTRIC METER AND PANEL.
  - EXTERIOR WALL, 2X4 STUDS @ 16" O.C., DF#2, WITH R-13 BATT INSULATION.
  - THIS NUMBER NOT USED.
  - INTERIOR WALL, 2X4 STUDS @ 16" O.C., DF#2, WITH R-13 BATT INSULATION FOR SOUND DEADENING.
  - 4040 WINDOW WITH 4X8 HEADER, FIXED GLASS, DOUBLE PANEL, LOW E.
  - INTERIOR DOOR, SOLID CORE, 3068 WITH 4X8 HEADER, NO DOOR CLOSER, VERIFY 5 POUND MAXIMUM PULL. SEE DOOR NOTES 7.0 AND 7.1 ON SHEET A-2.1. SEE FIGURE R ON SHEET H-1.
  - ROOFTOP PACKAGED HVAC UNIT 10-TON.
  - ROOFTOP HVAC SCREEN 10' X 14'.
  - ROOFTOP PACKAGED HVAC UNIT 5-TON.
  - ROOFTOP HVAC SCREEN 8' X 10'.
  - RAINWATER DOWNSPOUT.

APPL. NO. P20-00595 EXHIBIT F DATE 02/25/2020  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT

dr. by J. JOHNSON  
 date 01-20-20  
 job no. 90-262.rdw  
 REVISIONS:

**THE DRAWING CENTER**  
 TEL: (559) 329-7153  
 FAX: (559) 329-7156  
 E-mail: drawing@abcglobal.net  
 456 CLOVIS AVE. SUITE 1  
 CLOVIS, CA 95612

**NEW CONSTRUCTION FOR LUCIDO INVESTMENTS**  
 FRESNO & BROWNING STREETS FRESNO, CA  
 JOB LOCATION:

sheet no. **A-2.0**  
 of \_\_\_\_\_



**Landscape Connection**

LIC.# 935734  
OFFICE: 6374 E. SHEPHERD AVE.  
CLOVIS, CA 93619  
MAIL: 1865 HERNDON AVE., STE K 409  
CLOVIS, CA 93611  
P: (559) 323-8139 F: (559) 323-7057

LANDSCAPE CONNECTION, INC.  
DESIGN BUILD

CHAD GIFFORD  
LANDSCAPE DESIGNER

**PROJECT TITLE: LUCIDO INVESTMENTS**  
5612 N. FRESNO ST.; FRESNO, CA 93710

**SHEET TITLE: PLANTING PLAN**

CHECK AND VERIFY ALL DIMENSIONS  
BEFORE PROCEEDING WITH THE WORK.  
REPORT DISCREPANCIES TO  
LANDSCAPE CONNECTION, INC.

SCALE: AS SHOWN  
DATE: 00-00-2020  
DRAWN BY: CG

REVISED DATE:

PROJECT NUMBER: 20-123

SHEET IDENTIFICATION NUMBER

**L-X**

SHEET X OF X

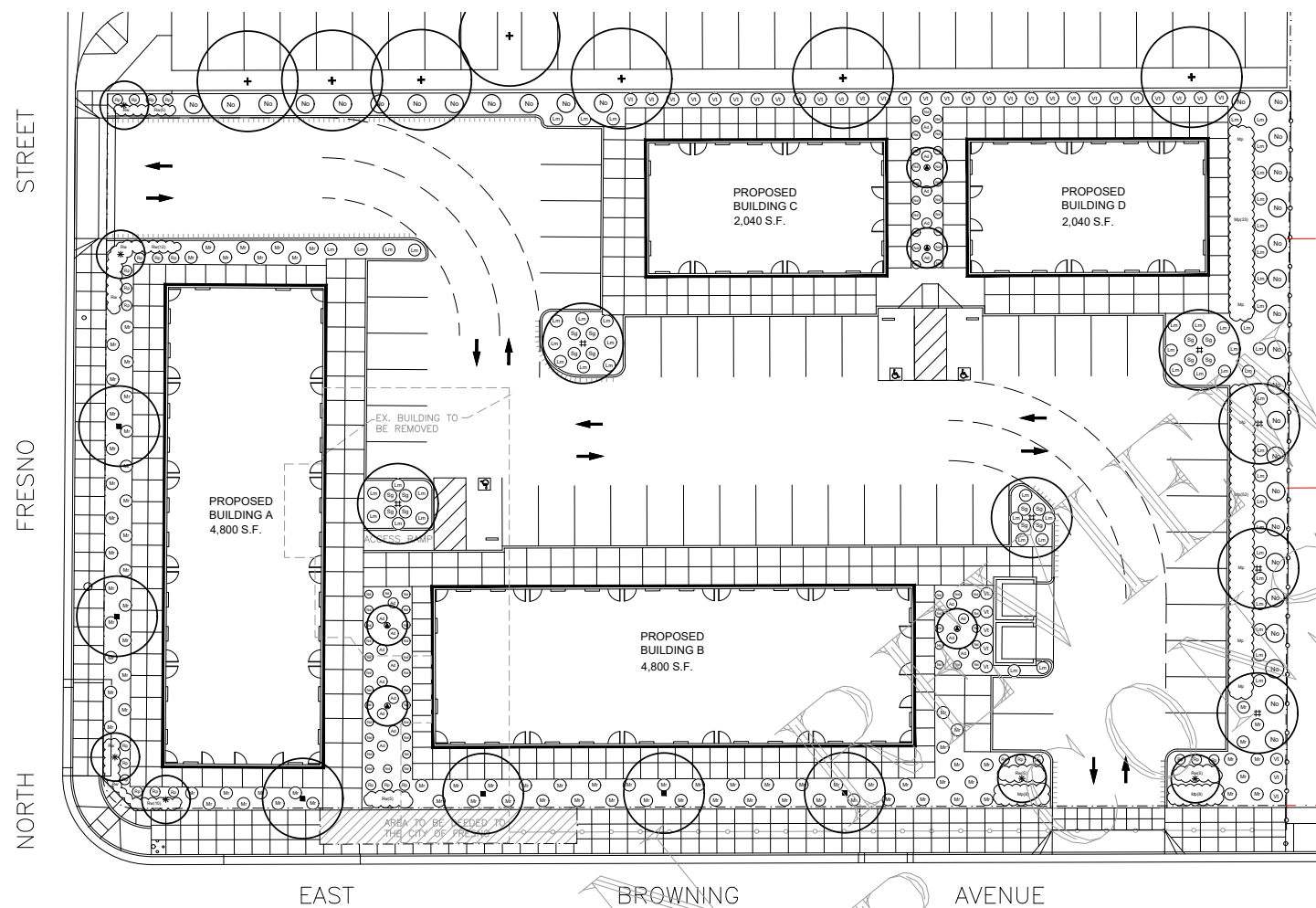
**PLANTING NOTES**

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON THE PLAN.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF LANDSCAPE CONNECTION, INC. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO THE FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- SEE DETAILS AND SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
- FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
- SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE CONNECTION, INC. FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE CONNECTION, INC. WILL RESULT IN CONTRACTOR'S RESPONSIBILITY TO RELOCATE THE MATERIALS AT NO EXPENSE TO OWNER.
- NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND SOIL PREPARED, AND THE WORK APPROVED BY LANDSCAPE CONNECTION, INC.
- ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DUE TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND RECONDITIONING THE EXISTING LANDSCAPE DAMAGED BY THIS CONSTRUCTION CONTRACT. REPLACEMENT AND RECONDITIONING THE EXISTING LANDSCAPE WILL INCLUDE BUT NOT BE NECESSARILY LIMITED TO: TURF ESTABLISHMENT (RIPPING, SOIL PREPARATION, SOIL CONDITIONING, FINE GRADING AND SEEDING); TREE, SHRUB, AND GROUNDCOVER REPLACEMENT, ETC.
- LANDSCAPE AREAS TO BE ROUGH GRADED PLUS OR MINUS A TENTH OF A FOOT.
- A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- THE LANDSCAPE CONTRACTOR SHALL PERFORM A SOILS ANALYSIS BY A REPUTABLE SOILS LAB. FOR BID PURPOSES APPLY COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA TO A DEPTH OF SIX INCHES INTO THE SOIL.

**PLANTING SCHEDULE**

SYMBOL	SIZE	BOTANICAL / COMMON NAME	WUCOLS
▲	15 GAL.	ACER PALMATUM / JAPANESE MAPLE, GREEN	MODERATE
+	15 GAL.	EXISTING TREE	MODERATE
	15 GAL.	PISTACIA CHINENSIS / CHINESE PISTACHE	LOW
*	15 GAL.	PRUNUS C. 'KRAUTER VESUVIUS' / PURPLE-LEAF PLUM	MODERATE
■	15 GAL.	ULMUS P. 'DRAKE' / CHINESE EVERGREEN ELM	MODERATE
<b>SHRUBS / GROUNDCOVERS</b>			
⊙	1 GAL.	ASPARAGUS D. 'MEYERS' / ASPARAGUS FERN	MODERATE
⊙	1 GAL.	LANTANA MONTEVIDENSIS / TRAILING LANTANA, PURPLE	LOW
⊙	1 GAL.	MUHLENBERGIA RIGENS / DEER GRASS	LOW
⊙	1 GAL.	MYOPORUM PARVIFOLIUM / MYOPORUM, WHITE (36" O.C.)	LOW
⊙	1 GAL.	NANDINA D. 'COMPACTA' / HEAVENLY BAMBOO	LOW
⊙	5 GAL.	NERIUM OLEANDER / OLEANDER, WHITE	LOW
⊙	1 GAL.	RHAPHIOLEPIS I. 'PINK LADY' / INDIAN HAWTHORN	MODERATE
⊙	1 GAL.	ROSA FLORIBUNDA WHITE MEDILAND / CARPET ROSE (36" O.C.)	MODERATE
⊙	5 GAL.	SALVIA G. 'HOT LIPS' / AUTUMN SAGE, RED & WHITE	LOW
⊙	5 GAL.	VIBURNUM T. 'SPRING BOUQUET' / LAURUSTINUS	MODERATE

BARK AREA	9,550 SF
PLANTED AREA	XX SF (DRIP & BUBBLERS)
BARK-ONLY AREA	XX SF (NON-IRRIG.)
TOTAL LANDSCAPE AREA	9,550 SF
TOTAL NON-IRRIG. AREA	XX SF



APPL. NO. P20-00595 EXHIBIT L DATE 02/25/2020

PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_

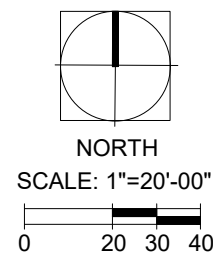
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO DARM DEPT

**PARKING LOT SHADE CALCULATIONS:**

% COVER	QTY	AREA (SF)	TOTAL AREA (SF)
30'-35' Trees (Existing Trees, Pistacia chinensis)	7	952	6,734
100%	4	481	1,924
15'-20' Trees (Prunus c. 'Krauter Vesuvius')	4	314	1,256
TOTAL PARKING LOT AREA = 18,950 SF			
TOTAL SHADE AREA = 9,914			
SHADE CALCULATION % = 52.3%			



NOT PLAN FOR