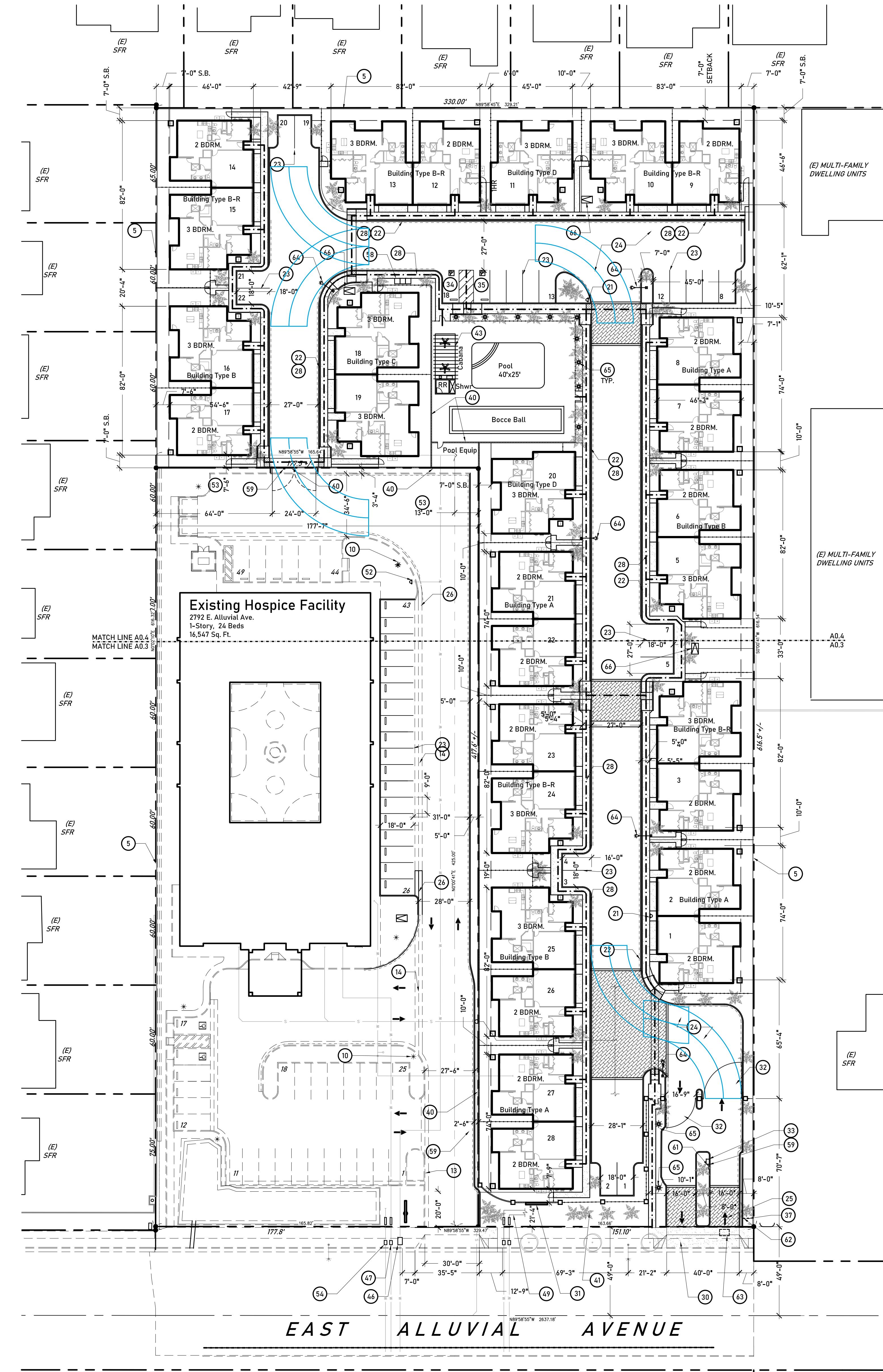


Exhibit A-1

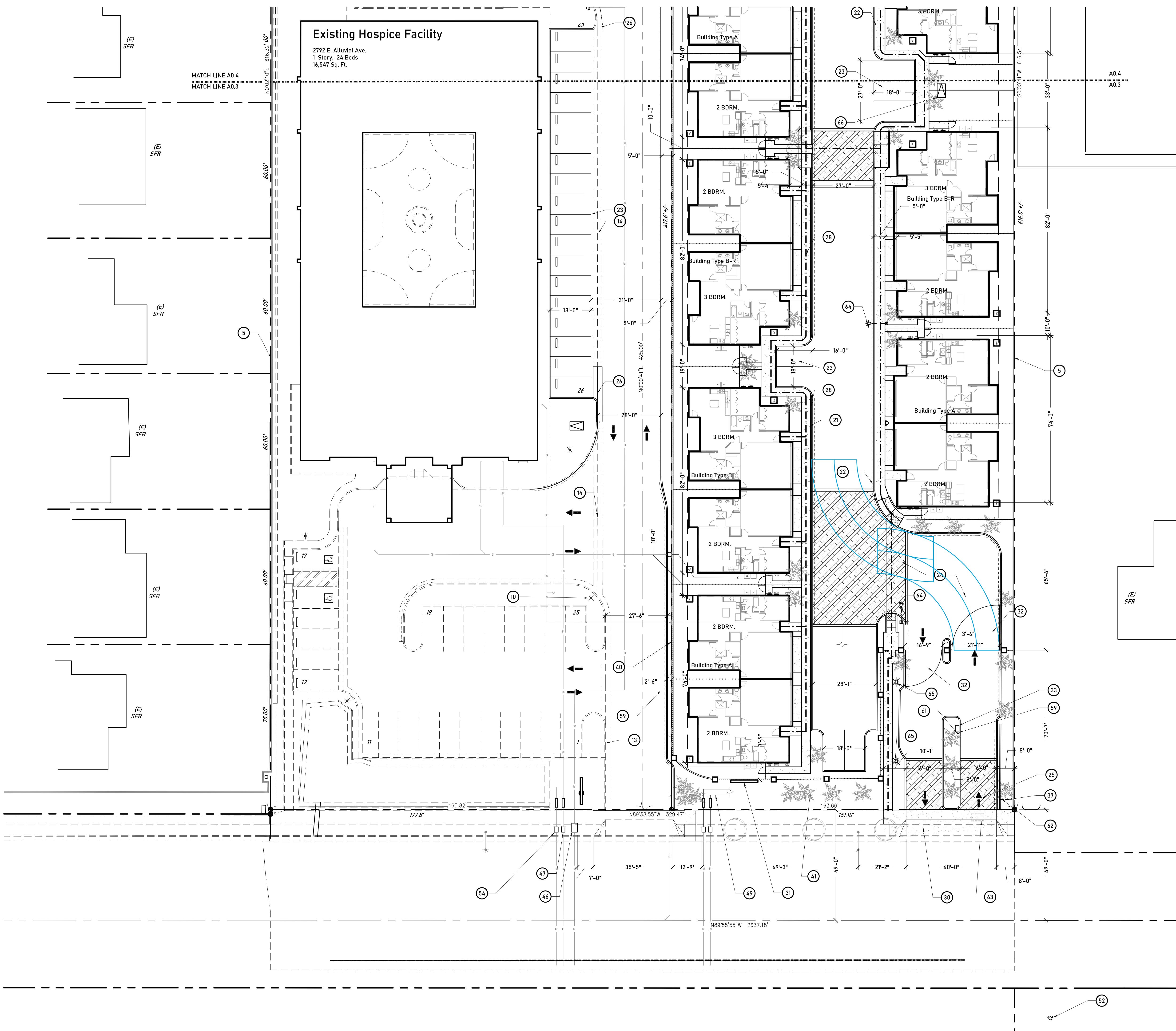
APPL. NO. P22-00795 EXHIBIT A-2 DATE 05/11/2022
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

Site Legend	
Symbol	Description
Existing Curb/Gutter	
Street Centerline	
Property Line	
Proposed Concrete Pavement	
(E) Area to demolished	
Proposed Asphalt Concrete	
Building Footprint	
CMU Wall	
SETBACK	
Curb/Gutter	
Path of Travel	
Demo	
Red curbs and NO PARKING FIRE LANE in 3-in. white letters every 50 feet o.c.	
Existing Street Tree Ginko Biloba (Maidenhair Tree)	
New Tree Phoenix Dactylifera (Date Palm)	



Keynotes	
Sym	Description
(1)	Existing 35' drive approach to be relocated & reduced to 30' wide.
(2)	Existing curb and gutter.
(3)	Existing city sidewalk.
(4)	Existing city street light.
(5)	Existing CMU wall.
(6)	Existing planter.
(7)	Existing stormwater retention.
(8)	Existing stormwater discharge.
(9)	Existing monument sign.
(10)	Existing on-site pole light.
(11)	Existing parking stall striping.
(12)	Existing paving.
(13)	Existing 6" concrete curb.
(14)	Existing concrete valley gutter.
(15)	Existing accessible parking stall.
(16)	Existing concrete wheel-stop.
(17)	Existing concrete sidewalk.
(18)	Existing courtyard.
(19)	Existing natural gas generator and enclosure.
(20)	Existing trash enclosure.
(21)	New fire hydrant. Connect to existing water line on adjacent property.
(22)	New 6" concrete rolled curb.
(23)	New parking stall striping per City of Fresno parking manual.
(24)	New pavement per City of Fresno standard specifications.
(25)	New painted directional arrows.
(26)	New concrete valley gutter.
(27)	New on-site light pole.
(28)	New concrete sidewalk. 5% max slope in direction of travel, 2% max cross slope.
(29)	Existing angle parking to be adjusted for 90 degree parking.
(30)	New 40' drive approach.
(31)	New monument sign on CMU fence.
(32)	New drive access gates with electric motor.
(33)	New keypad for gate access.
(34)	New van-accessible parking stall per California Building Code, ADA, and City of Fresno parking manual.
(35)	New accessible parking stall per California Building Code, ADA, and City of Fresno parking manual.
(36)	New van-accessible parking stall sign.
(37)	New accessible parking tow-away sign.
(38)	New accessible curb ramp and detectable warning strip.
(39)	New pool.
(40)	New 7' tall split-face CMU fence.
(41)	New 36" wide steel gate with security screen, lever and egress hardware. Provide police-fire bypass lock box with X1 core per Fresno Fire Department Policy 403.
(42)	New concrete landing - 2% max slope on any direction.
(43)	New 9' tall cabana with toilet room and shower.
(44)	New marked and painted fire lane per Fresno Fire Department standards.
(45)	Indicates line of existing pavement. Area to be demolished and re-graded to blend with new portion of the site.
(46)	Existing 8" Detector Check Valve.
(47)	Existing 2" Water Meter (Domestic).
(48)	Existing 2" RP device.
(49)	New 2" water loop for domestic water, fire sprinklers (NFPA 13R), and landscape irrigation to each unit. Note: Water loop sizing to be determined; larger services may be necessary if not enough water pressure.
(50)	Existing Fire Department Connection location.
(51)	New sewer trunk line to tie into existing sewer trunk line @ adjacent property.
(52)	Existing fire hydrant location.
(53)	Relocate existing property line.
(54)	Existing 2" Water Meter (Irrigation).
(55)	Demolish portion of existing curb and planter.
(56)	Demolish existing valley gutter.
(57)	Remove existing light pole. Salvage for re-use.
(58)	New cluster mailbox per USPS.
(59)	Fire XI bypass hardware &click to enter radio frequency gate opening hardware.
(60)	Emergency Access Only gate sign, both sides of gate.
(61)	Graphic address directory per development policy G-002.
(62)	CVC 2265B Fire lane tow away warning sign.
(63)	Existing AT&T underground vault to be relocated.
(64)	New Decorative LED pole light.
(65)	New decorative LED bollard light.
(66)	New PG&E transformer location.
(67)	Existing street tree.
(68)	Existing street tree to be removed.

APPL. NO. P22-00795 EXHIBIT A-3 DATE 05/11/2022
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT



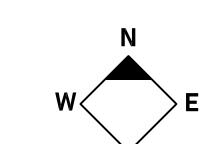
Site Legend	
Symbol	Description
Existing Curb/Gutter	
Street Centerline	
Property Line	
Proposed Concrete Pavement	
(E) Area to demolished	
Proposed Asphalt Concrete	
Building Footprint	
CMU Wall	
SETBACK	
Curb/Gutter	
Path of Travel	
Demo	
Red curbs and NO PARKING FIRE LANE in 3-in. white letters every 50 feet o.c.	
Existing Street Tree Ginko Biloba (Maidenhair Tree)	
New Tree Phoenix Dactylifera (Date Palm)	

Keynotes	
Sym	Description
①	Existing 35' drive approach to be relocated & reduced to 30' wide.
②	Existing curb and gutter.
③	Existing city sidewalk.
④	Existing city street light.
⑤	Existing CMU wall.
⑥	Existing planter.
⑦	Existing stormwater retention.
⑧	Existing stormwater discharge.
⑨	Existing monument sign.
⑩	Existing on-site pole light.
⑪	Existing parking stall striping.
⑫	Existing paving.
⑬	Existing 6" concrete curb.
⑭	Existing concrete valley gutter.
⑮	Existing accessible parking stall.
⑯	Existing concrete wheel-stop.
⑰	Existing concrete sidewalk.
⑱	Existing courtyard.
⑲	Existing natural gas generator and enclosure.
⑳	Existing trash enclosure.
㉑	New fire hydrant. Connect to existing water line on adjacent property.
㉒	New 6" concrete rolled curb.
㉓	New parking stall striping per City of Fresno parking manual.
㉔	New pavement per City of Fresno standard specifications.
㉕	New painted directional arrows.
㉖	New concrete valley gutter.
㉗	New on-site light pole.
㉘	New concrete sidewalk. 5% max slope in direction of travel, 2% max cross slope.
㉙	Existing angle parking to be adjusted for 90 degree parking.
㉚	New 40' drive approach.
㉛	New monument sign on CMU fence.
㉜	New drive access gates with electric motor.
㉝	New keypad for gate access.
㉞	New van-accessible parking stall per California Building Code, ADA, and City of Fresno parking manual.
㉟	New accessible parking stall per California Building Code, ADA, and City of Fresno parking manual.
㉟	New van-accessible parking stall sign.
㉟	New accessible parking tow-away sign.
㉟	New accessible curb ramp and detectable warning strip.
㉟	New pool.
㉟	New 7' tall split-face CMU fence.
㉟	New 36" wide steel gate with security screen, lever and egress hardware. Provide police-fire bypass lock box with X1 core per Fresno Fire Department Policy 403.
㉟	New concrete landing - 2% max slope in any direction.
㉟	New 9' tall cabana with toilet room and shower.
㉟	New marked and painted fire lane per Fresno Fire Department standards.
㉟	Indicates line of existing pavement. Area to be demolished and re-graded to blend with new portion of the site.
㉟	Existing 8" Detector Check Valve
㉟	Existing 2" Water Meter (Domestic)
㉟	Existing 2" RP device
㉟	New 2" water loop for domestic water, fire sprinklers (NFPA 13R), and landscape irrigation to each unit. Note: Water loop sizing to be determined; larger services may be necessary if not enough water pressure.
㉟	Existing Fire Department Connection location.
㉟	New sewer trunk line to tie into existing sewer trunk line @ adjacent property.
㉟	Existing fire hydrant location.
㉟	Relocate existing property line.
㉟	Existing 2" Water Meter (Irrigation)
㉟	Demolish portion of existing curb and planter.
㉟	Demolish existing valley gutter.
㉟	Remove existing light pole. Salvage for re-use.
㉟	New cluster mailbox per USPS.
㉟	Fire XI bypass hardware & click to enter radio frequency gate opening hardware.
㉟	Emergency Access Only gate sign, both sides of gate.
㉟	Graphic address directory per development policy G-002.
㉟	CVC 2265B Fire lane tow away warning sign.
㉟	Existing AT&T underground vault to be relocated.
㉟	New Decorative LED pole light.
㉟	New decorative LED bollard light.
㉟	New PG&E transformer location.
㉟	Existing street tree.
㉟	Existing street tree to be removed.

Proposed Site Plan (Partial South)

SCALE 1' = 20'

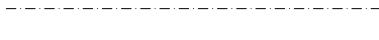
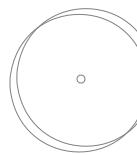
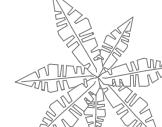
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DATE Feb 11, 2022
PROJECT NO. 21034
REVISION DATE

APPL. NO. P22-00795 EXHIBIT A-4 DATE 05/11/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

Site Legend

Symbol	Description
=====	Existing Curb/Gutter
----- - -----	Street Centerline
----- - - - -----	Property Line
	Proposed Concrete Pavement
	(E) Area to demolished
	Proposed Asphalt Concrete
=====	Building Footprint
=====	CMU Wall
----- - - - - -	SETBACK
=====	Curb/Gutter
•	Path of Travel
	Demo
	Red curbs and NO PARKING FIRE LANE in 3-in. white letters every 50 feet o.c.
	Existing Street Tree Ginko Bilboa (Maidenhair Tree)
	New Tree Phoenix Dactylifera (Date Palm)

Keynotes

Sym	Description
1	Existing 35' drive approach to be relocated & reduced to 30' wide.
2	Existing curb and gutter.
3	Existing city sidewalk.
4	Existing city street light.
5	Existing CMU wall.
6	Existing planter.
7	Existing stormwater retention.
8	Existing stormwater discharge.
9	Existing monument sign.
10	Existing on-site pole light.
11	Existing parking stall striping.
12	Existing paving.
13	Existing 6" concrete curb.
14	Existing concrete valley gutter.
15	Existing accessible parking stall.
16	Existing concrete wheel-stop.
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34	New van-accessible parking stall per California Building Code, ADA, and City of Fresno parking manual.
35	New accessible parking stall per California Building Code, ADA, and City of Fresno parking manual.
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54	Existing 2" Water Meter (Irrigation)
55	Demolish portion of existing curb and planter.
56	Demolish existing valley gutter.
57	Remove existing light pole. Salvage for re-use.
58	New cluster mailbox per USPS.
59	Fire X1 bypass hardware & click to enter radio frequency gate opening hardware.
60	Emergency Access Only gate sign, both sides of gate.
61	Graphic address directory per development policy G-002.
62	CVC 22658 Fire lane tow-away warning sign.
63	Existing AT&T underground vault to be relocated.
64	New Decorative LED pole light.
65	New decorative LED bollard light.
66	New PG&E transformer location.
67	Existing street tree.
68	Existing street tree to be removed.

Proposed Site Plan (Partial North)

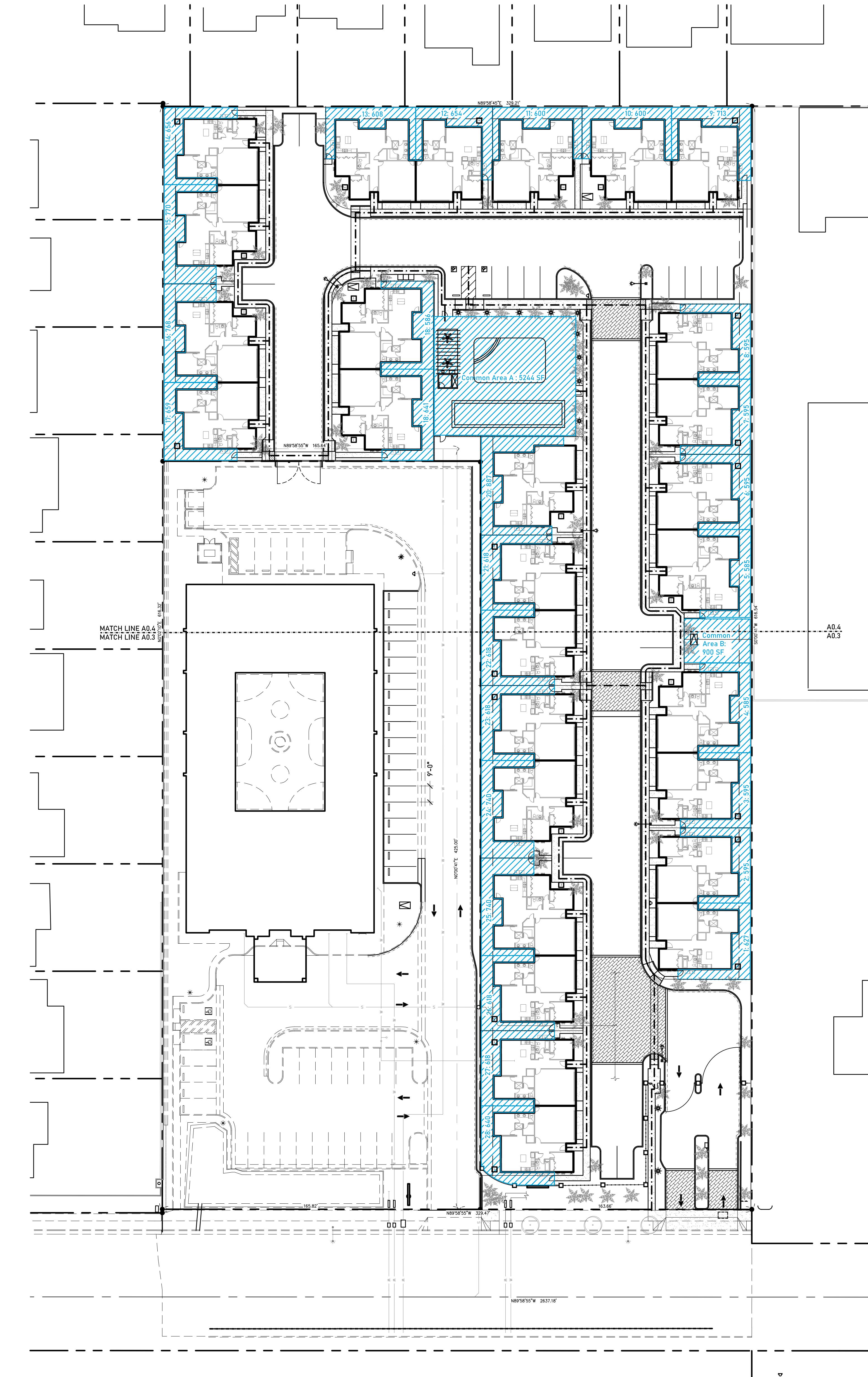
Proposed Site Plan (Partial North)

Propos

SCALE 1" = 20'

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APPL. NO. P22-00795 EXHIBIT A-5 DATE 05/11/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



Open Space	
Space No.	Area (SF)
1	627
2	5995
3	595
4	585
5	585
6	595
7	595
8	595
9	713
10	600
11	600
12	654
13	608
14	656
15	770
16	768
17	659
18	586
19	641
20	887
21	618
22	618
23	618
24	740
25	740
26	618
27	618
28	640
Subtotal	23524
Common A	5244
Common B	900
Total Open Space Provided	29668
Total Open Space Required	Overall Property Area: 128,819 @20% =25,764

Crawford Architecture & Planning

THE PALMS AT ALLUVIAL

2806 & 2820 E Alluvial Ave
Clovis, CA 93611

NOTES:

DATE	Feb 11, 2022
PROJECT NO.	21034
REVISION	DATE

Site Plan - Open Space

SCALE

Site Plan - Open Space

W

A0.5