

26. If archaeological and/or animal fossil material is encountered during project Construct parking lot in accordance with the City of surveying, grading, excavating, or construction, work shall stop immediately. Fresno Parking Manual and the City of Fresno Public Works 27. If there are suspected human remains, the Fresno County Coroner shall be Standards. immediately contacted. If the remains or other archaeological material is 2. All construction work on this project is subject to possibly Native American in origin, the Native American Heritage Commission (Phone interruption of the road system becomes impassable for 916-653-4082) shall be immediately contacted, and the California Fire Apparatus due to rain or other obstacles. Archaeological Inventory/Southern San Joaquin Valley Information al list Center 3. Two (2) means of ingress/egress must be maintained (Phone 805-644-2289) shall be contacted to obtain a referral list of during all phases of construction. recognized archaeologists. An Archaeological assessment shall be conducted for 4. Provide warning signs pertaining to parking in Fire Lane the project, the site shall be formally recorded, and recommendations made to the n accordance with Fire Department Standards City as to any further site investigation or site avoidance/preservation. 28. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall 5. Provide 'Hours of Operation' signs at all gate locations. be contacted to obtain a referral list of recognized paleontologists. An 6. Deed(S) of easement(s) for required dedication(s) shall assessment shall be conducted by a paleontologist and, if the paleontologist be prepared by the owner/developer's engineer and determines the material to be significant, it shall be preserved. submitted to the FIRE NOTES: City with verification of ownership PRIOR TO ISSUANCE OF 29. Automatic fire sprinkler system in the apartments building shall be installed per W. BULLARD AVE BUILDING PERMITS NEPA 13 OR 13R standards as approved by the Fire Department. 30. All valves controlling the water supply for automatic sprinklers and water flow . Repair all damaged and/or off-grade concrete street switches on all sprinkler system shall be electronically for integrity. 31. INTERIOR SPRINKLER FLOW ALARM: A single approved visual/audible water flow improvements as determined by the construction management, also all existing sidewalks in excess of 2%  $\langle 1 \rangle_{\uparrow}$ dives shall be installed per the City of Fresno Fire Department #45 max. cross slope must be brought into compliance prior to 32. SPRINKLER FLOW ALARM: An approved audible sprinkler flow alarm shall be 23'-T 3/4" (E)DRIVE APPROACH provided on the exterior of the building in an approved location 8. 2 Working days before commencing excavation An approved audible flow alarm to the occupants shall be provided to the interior operation within the street right-of-way and/or utility of each dwelling unit. Plans for the installation flow alarm shall be easements, all existing submitted for review and approval by the Sanger Fire Department prior to S89° 09' 30"E 200.0" underground facilities shall have been located by installation. 33. Provide approved Underground Services Alert (USA). Call 1-800-642-2444 33. UNDERGROUND FIRE SERVICE LINE INSTALLATION: Prior to installation, the 9. Underground all existing off-site overhead utilities applicant shall submit fire sprinkler underground water supply plans for review and within the limits of this site/map as per FMC Section 12-1011 approval and issuance of a permit by the Fresno Fire Department. Installation shall be preformed by a Calif. Licensed contractor. Resolution No. 78-522/88-229 34. Landscaping trees or shrubs located adjacent to the fire access drives shall **6** 10 Submit street lighting plans to Public Works be of the type that will not impede fire access due to their growth process Department, Traffic Engineering and Planning. 35. The applicant shall provide all weather access to the site during all phases of  $\langle 10 \rangle$ TYP. . Install street lights on all frontages to city standards construction per Fresno Fire Departments standard #29 or#30. 36. The Developer shall install 8" onsite water line. as per P.W. Std E-1/E.8 determined by the City traffic 9 - 3 37. All onsite water mains shall be 15' utility easements dedicated to the city. Engineer. Street lighting plans are required and must be 38. Any abandon septic systems and water wells shall be per city standards approved by the Public Works Department/Engineering 39. The Developer shall address all Fresno Metropolitan Flood Control District Services prior to commencement of the work. Requirements: (559) 456-3292 12. Any survey monuments within the area of construction 40. The Developer shall address all Fresno Irrigation District Requirements shall be preserved or reset by a person licensed to 41. The Aapplicant/Owner shall have a covenant recorded for the perpetural 23'-9 9/16" practice land surveying in the state of California manint4ence of the landscape and irrigation to be installed in public right of way. 18'-0" 25'-10 7/16" 13. Construct concrete sidewalks, curbs, gutters and 42. Lighting shall be shielded to prevent direct view adjacent residential driveway approaches to the public works standards 43. Any survey monuments within the area of constuction specifications. PHASE1 shall be preserved or reset by a person licensed to practice land surveying in the 15. A backflow prevention device may be required to be installed on the water service to protect the public water PROPOSED EXPANSION 44. repair all damaged and/or off grade concrete street sustem. A plumbina Permit is required to install the device. AND RÉMODEL BUILDING improvements, as determined by the Construction Management Engineer, prior to Contract the Department of Public Utilities, Water Division 4.500 SF PART OF THIS  $\langle 11 \rangle$  for determination of size, type, acceptable make/model 45. 2 Working days before excavation operations within the street right-of way and location. Back flow prevention devices shall be and/or utility easement, wall existing underground facilities shall have been located PERMIT by UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444 installed at the developer's expense by a qualified journeyman plumber who has been certified as competent CUP FIRE DEPARTMENT NOTES" for such installation by the Water Systems Manager backflow devices must be tested and accepted by the Water Division Prior to granting building final; the I.Provide approved police/fire bypass lock ("Best" padlock model 218700 developers responsible to contact the Water Division of series or electric cylinder switch model IW7B2) on drive access gate(s). Al minimum of 5 day prior to requesting final building electrified gates shall be equipped with the Best electric cylinder lock IW7B2. A Knox padlock may not be used in place of the Best padlock 6. Approval of this special permit may become null and model 218700. These locks can be purchased only through Sierra Lock \$ PHASE II void in the event that development is not completed in Glass, 1560 N. Palm Avenue, Fresno, CA 93728. PROPOSED BUILDING accordance with all the conditions and requirements 2. Electric gates shall be provided with battery back-up. imposed on this special permit, Zoning Ordinance, and all 4,641 SF PART OF FUTURE 3. Regardless of parking configurations, a minimum clear drive width of 20 Public Works Standards and Specifications. The Planning feet shall be required. The Fire Marshal (or designee) may require and Development Department shall not assume increases in these widths. (FFD Development Policy 403.002) responsibility for any deletions or omissions resulting from EXISTING 4. All gated residential developments require a "Click to Enter" system. the special permit review process or addition or When required, provide an approved visual recognition/feature sign at the 器 器 器 alterations to the construction plan not specifically "click to Enter" gate locations. submitted and reviewed and approved pursuant to this 5. Emergency access gates across entrances that have been designed for special permit or subsequent amendments or revision, use by fire and police personnel only shall be designated on the 17. No uses of land, buildings, or structures other than those properties site plan prior to construction of the complex. (FFD specifically approved pursuant to this site plan shall be Development Policy 403.005) The sign below is required on both sides of the gate: "FIRE LANE" (in 6 inch letters) "VEHICLES REMOVED AT OWNER'S  $|\delta$ . Trees shall be maintained in good health. However, EXPENSE" (in 2 inch letters) "FRESNO POLICE DEPARTMENT @ (559) trees may not be trimmed or pruned to reduce the natural 621-7000" (in 1 inch letters) height or overall crown of the tree, except as necessary 6. Provide note on site plan: Provide sign(s) (17 "x22" minimum) at all public for the health of the tree and public safety; or as may entrance drives to the property which state "Warning - Vehicles stopped, otherwise be approved by the Planning and Development parked or left standing in fire lanes will be immediately removed at owner's Department. expense - 22658(a) California Vehicle Code - Fresno Police Department 19. Landscaping must be in place before issuance of the 621-7000." certificate of occupancy 20. Prior to final inspection, a written certification signed 7. Emergency vehicle access shall be designated by painting the curb red (top and side) and stenciling "FIRE LANE NO PARKING" in 3-inch white by a landscape professional approved by the Director, letters on the most vertical curb, at least every 50 feet. If no curb is shall be submitted stating that the required landscaping present, a minimum 6-inch wide red stripe shall be painted along the edge and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Planning of the roadway with "FIRE LANE" in 3-inch white letters at least every 50 Division, Planning and Development Department. feet. (FFD Development Policy 403.005) \*\*\*Confirm areas to be 21. No structures of any kind may be installed or maintained designated as fire lanes. The entry to complex shall have the fire lanes within the above landscaped areas. No exposed utility marked as well as the areas between Phase II Buildings. Ensure the fire boxes, transformers, meters, pipina lane markings on the east side emergency access lane is marked on each (except the backflow prevention device), etc., are allowed side. to be located in the landscape areas of setbacks or on 8. Turns in private drives for fire apparatus access shall have minimum 44  $\sqrt{3}$ the street frontages of buildings. foot centerline turn radius. The turn radius cannot be met on the east side All transformers, etc., shall be shown on the site plan. The  $\,$  of the complex next to Phase II Building (4,370 sq. ft.). backflow device shall be screened by landscaping or such 9. Note on plan: All types of vehicle access shall maintain a minimum of 13 PHASE II other means as may be approved. feet, 6 inch vertical clearance over the entire width of the access. (FFD 22. Signs, other than directional signs, if applicable, are Development Policy 403.002) PROPOSED BUILDING not approved for installation as part of this special 10. Address Identification. For new and existing buildings, the fire code -(6)4,370 SF PART OF FUTURE permit. Should additional signs be official is authorized to require approved address or building area **BLDG PERMIT** required, the applicant must submit for a Sign Review identification signage as needed to readily determine the building or area Permit. Applications and requirements for submittal are of a building protected by fire department connections. FMC Section available at the Planning Division's 10-50912.2.3 Public Front counter. II. All gates across fire hose and equipment access points shall be a 23. All handicapped stalls shall be marked with the minimum of 4 foot clear width. There is only one pedestrian gate shown but international symbol of spaces and a warning that vehicles appears it does not meet this requirement.  $\rightarrow$ in violation of Section 10-1017 of the 12. All required fire hose and equipment access gates shall remain 20'-0" | Fresno Municipal Code shall be towed away. The unlocked or be provided with Police/Fire bypass locks. ("Best" padlock international symbol and tow-away warning shall be posted model 21B700 series). A Knox padlock may not be used. Police/Fire bypass  $\langle 13 \rangle \bar{\mathbf{Q}}$ (13) conspicuously on seven-foot poles. locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm 24. All handicapped parking stalls shall be placed adjacent to Avenue, Fresno, CA 93728. facility access ramps or in strategic areas where the 13. Interior sprinkler risers not located within five feet of an exterior door handicapped shall not have to wheel or walk behind parked

**Project Information** Use: NEW RESIDENTIAL CARE FACILITY 1 BUILDING (PHASE I) ALL SITE WORK PART OF PHASE I PERMIT (2) BUILDINGS (PHASE II) 2287 W. Bullard Ave. Project Address: Fresno, CA., A.P.N.: 415-033-44/BK #9 - PG 15 Bullard Lands Irrigated Subdivision #2 ZONING: RS-2 LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL 360 □ □□□d□□rd□103 Fr \_\_\_\_\_CA \_\_3 \_\_1 1 Applicable Codes: Title 19: CCR, Public Saftey, SFM Regulations 2019 California Administrative Code (CAC) Building: 2019 California Building Code (CBC) 2019 California Plumbing Code (CPC) Plumbing: Mechanical: 2019 California Mechanical Code (CMC) 2019 California Electrical Code (CEC) 2019 California Fire Code (CFC) Accessibility: 2019 California Building Code (Title 24, Part 2) 2019 California Energy Code (Title 24, Part 6) + 2019 Nonresidential (CEC) Energy Standards, Effective July 1, 2014 2019 California Green Building Standards (CEC PART 6) AND THE 2019 FIRE CODE ☐ITE PLAN □EYNOTE CONCRETE DRIVE APPROACH PER CITY OF FRESNO STDS. SITE LIGHTING TO BE APPROVED BY OWNER. REFER TO DETAIL 16/A1.2.
ASPHALT PAVING PER CITY OF FRESNO P.W. STDS P-41,P-42 AND P-43.
TRASH ENCLOSURE TYPE III PER CITY OF FRESNO STDS. REFER TO DETAILS 11,12,13,14,15 \$ 19/A1.2 LANDSCAPE PER CITY OF FRESNO STDS. CONCRETE FLATWORK, PROVIDE CONTROL JOINST AS SHOWN. REFER #6 & #7/AI.2 | Accessible ramp w/ truncated domes per city FRESNO STDS. REFER TO #1 \$ #2/A1.2 UNAUTHORIZED VEHICLES SIGNAGE REFER #3/AI.3. ACCESSIBLE PARKING AND SIGNAGE PER CITY OF MERCED STDS. REFER TO #2, #3 &#4/Al.2. 6" CONTINUOUS CONCRETE CURB, PAINTED RED PER FRESNO FIRE DEPARTMENT STANDARD.
6" CONTINUOUS CONCRETE CURB, PER CITY OF PEDESTRIAN PATH OF TRAVEL PER CITY OF | FRESNO STDS. | PEDESTRIAN PATH OF TRAVEL PER CITY OF FRESNO STOS. (E) CURB AND GUTTER TO BE UPGRADED PER CITY OF FRESNO STDS.
FIRE DEPARTMENT CONNECTION TO THE AUTOMATIC FIRE SPRINKLER SYSTEM ACCESSIBLE ROUTE TO TRASH ENCLOSURE. GRADE BREAK. REFER NOTE BELOW EXITING BLOCK WALL 6'-O" HIGH - TO REMAIN PROPOSED PW. STD P-91 (NO PARKING SIGN, PROPOSED LOCATION OF PIV/FDC ASSEMBLY EXISTING FIRE HYDRANT LOCATION TO REMAIN EXISTING CMU FENCE (6' HIGH) TO REMAIN UNO. EXISTING CURB/GUTTER \$ 10' FOOT COMMERCIAL SIDEMALK PATTERN PER PUBLIC WORKS STD P-5 TO FIRE RISER AND FIRE ALARM CONTROL UNIT APPROXIMATE LOCATION. CONTRACTOR TO VERIFY INDICATES GRADE DRAINAGE DIRECTION, SURFACE TO BE GRADED AWAY FROM THE FOUNDATION WALLS AND THE GRADE SHALL FALL A MINIMUM 6" WITHIN THE FIRST 10'-0" ITE CALC LATION SITE AREA: 64,400 SQ. FT. = 1.48 ACRES 12,992 SQ. FT. Landscape area: HARDSCAPE AREA: 23,574 SQ. FT. LAND/LANDSCAPE 12,992/64,400 = 20.17 % BLDG/LAND 13,511/64,400 = 21.0% PAR IN MMARY OTY. REO'D. QTY. PROV'D. STALL TYPE UNCOVERED- PARKING 23 STANDARD - 18'-0" X 9'-0" ACCESSIBLE 18'-0" x 9'-0" INCLUDED IN TOTAL TOTAL W. BULLARD AVE. PROJEC1 LOCATION W. MORRIS AVE W. MORRIS AVE. SITE PLAN 20'-l l/2" 20'-2 3/4" VICINITY MAP

**SNISAC** ДШ COMI RD AVI CA., H F DEVELOPME ANDRADE 287 W. BULLA ARE FOR: NEW

**REVISIONS** 

REV DESCRIPTION DATE

9/2/22

12/5/22

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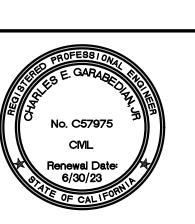
2615 TUOLUMNE ST.

FRESNO, CA. 93721

PH.#559-286-4605

FAX.#559-412-2044

PROJECT TITLE



PROJECT NUMBER: 22-015 DRAWING TITLE

SITE PLAN **PROPOSED** 

SCALE: AS NOTED PLOT DATE: 03/19/22 PROJECT MANAGER: CRR

SHEET NO. Al.I

☐ITE PLAN NOTE

so as not to cause a nuisance

Department of Public Works.

vehicles while traveling to or from handicapped parking stalls

display areas shall be hooded and so arranged and controlled

either to highway traffic or to the living environment. The amount

of light shall be provided according to the standards of the

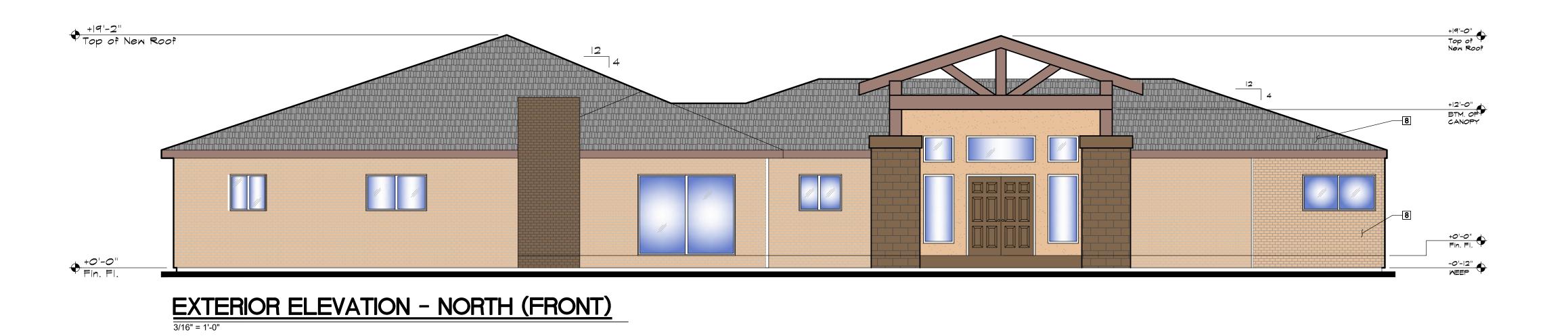
25. Lighting, where provided to illuminate parking, sales or

require an exterior wall mounted indicating control valve.

Corrected Exhibit - for Fire re-submitta

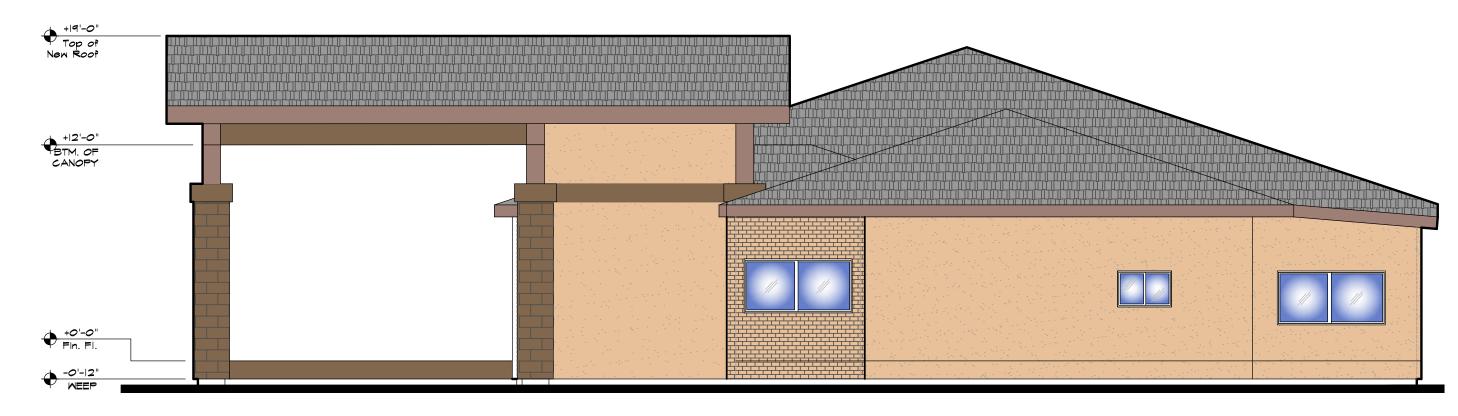
<sub>APPL NO.</sub>P22-03146 <sub>EXHIBIT</sub> A-1 <sub>DATE</sub> 12/08/22

FFD Policy Nos. 405.003 and 405.025



APPL. NO. P22-03146 EXHIBIT E-1 PLANNING REVIEW BY\_ TRAFFIC ENG.

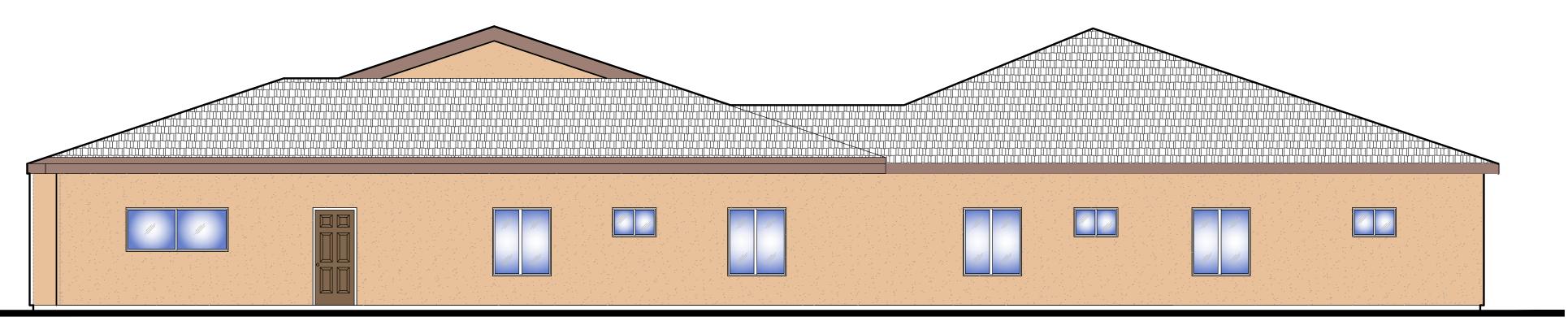
CITY OF FRESNO DARM DEPT



## EXTERIOR ELEVATION - WEST SIDE 3/16" = 1'-0"



EXTERIOR ELEVATION	- EAST SIDE
3/16" = 1'-0"	



EXTERIOR ELEVATION - SOUTH (REAR)
3/16" = 1'-0"

Description 1 (N) TILE ROOF SYSTEM, TO MATCH EXISTING (E) (E) CEMENT PLASTER FINISH TO REMAIN AND BE RE-PAINTED |3| | 1/8" cement plaster finish over (2) layers of grade D paper (N) DUAL GLAZED WINDOW FRAME, PER PLAN (E) BRICK VENEER TO REMAIN AND BE REPAINTED Keyed Notes

REV DESCRIPTION DATE GROUP

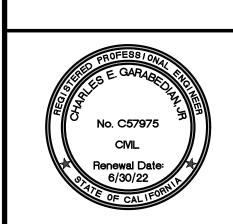
REVISIONS

CONSULTING CR CONSULTING GROUP

2615 TUOLUMNE ST., FRESNO, CA. 93721 PH.#559-286-4605 FAX.#559-412-2044 email: cesar@crconsultinggroup.net

PROJECT TITLE

OUSING



PROJECT NUMBER: 22-015 DRAWING TITLE

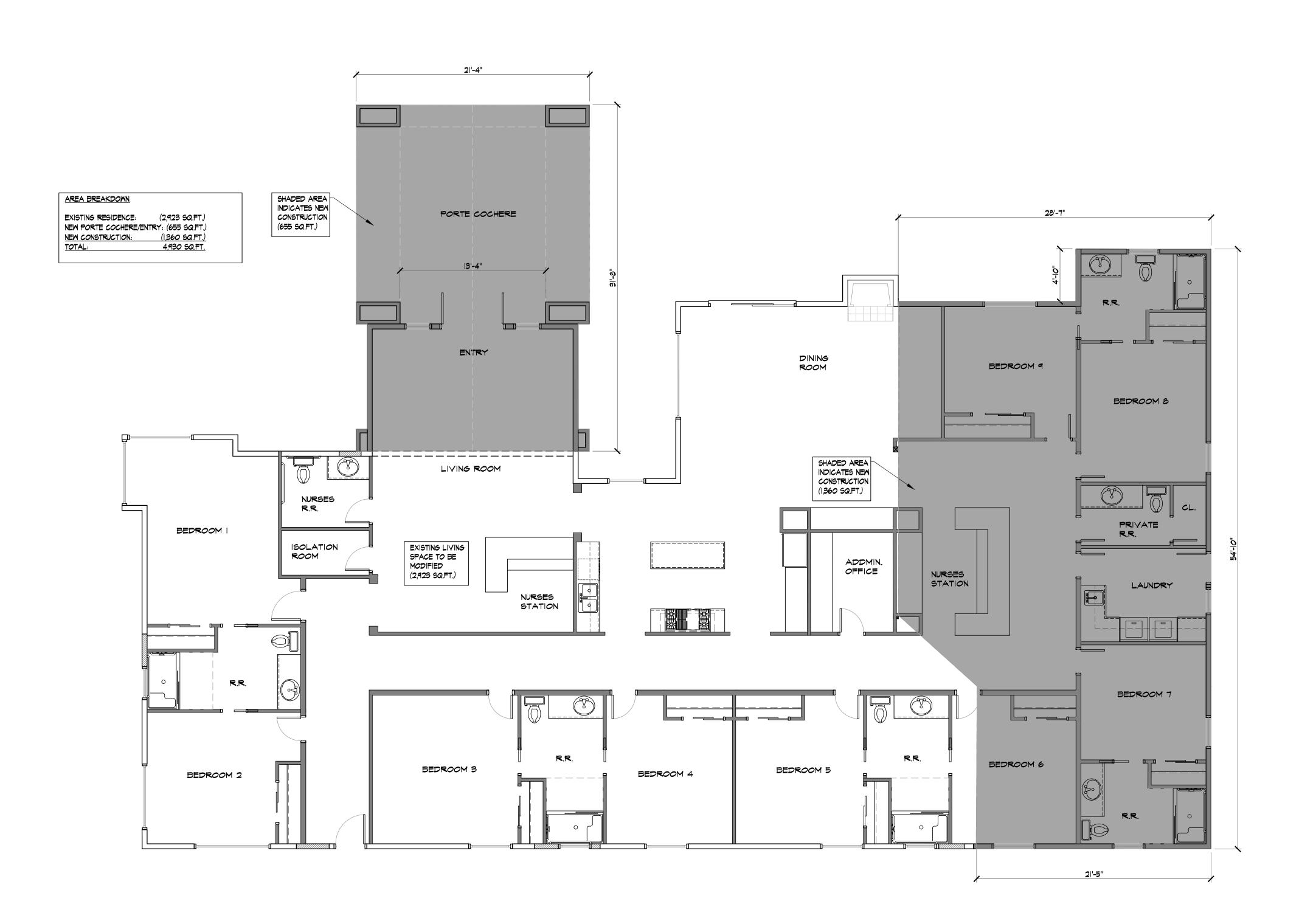
EXTERIOR ELEVATIONS

SCALE: AS NOTED PLOT DATE:

O3/19/22

PROJECT
MANAGER:

CRR

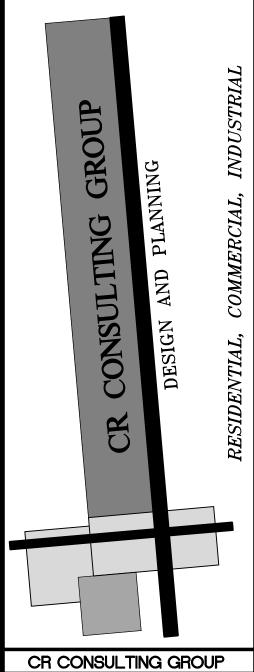




APPL. NO. <u>P22-03146</u> <u>EXHIBIT F1</u>	DATE_11/08/2022					
PLANNING REVIEW BY	DATE					
TRAFFIC ENG	DATE					
APPROVED BY	DATE					
CITY OF FRESNO DARM DEPT						

REVISIONS

REV DESCRIPTION DATE



2615 TUOLUMNE ST., FRESNO, CA. 93721 PH.#559-286-4605 FAX.#559-412-2044

PROJECT TITLE

OUSING

PANY Æ NEW



PROJECT NUMBER: 22-015 DRAWING TITLE

PROPOSED FLOOR PLAN

SHEET NO. SCALE: AS NOTED

PLOT DATE:

O3/19/22

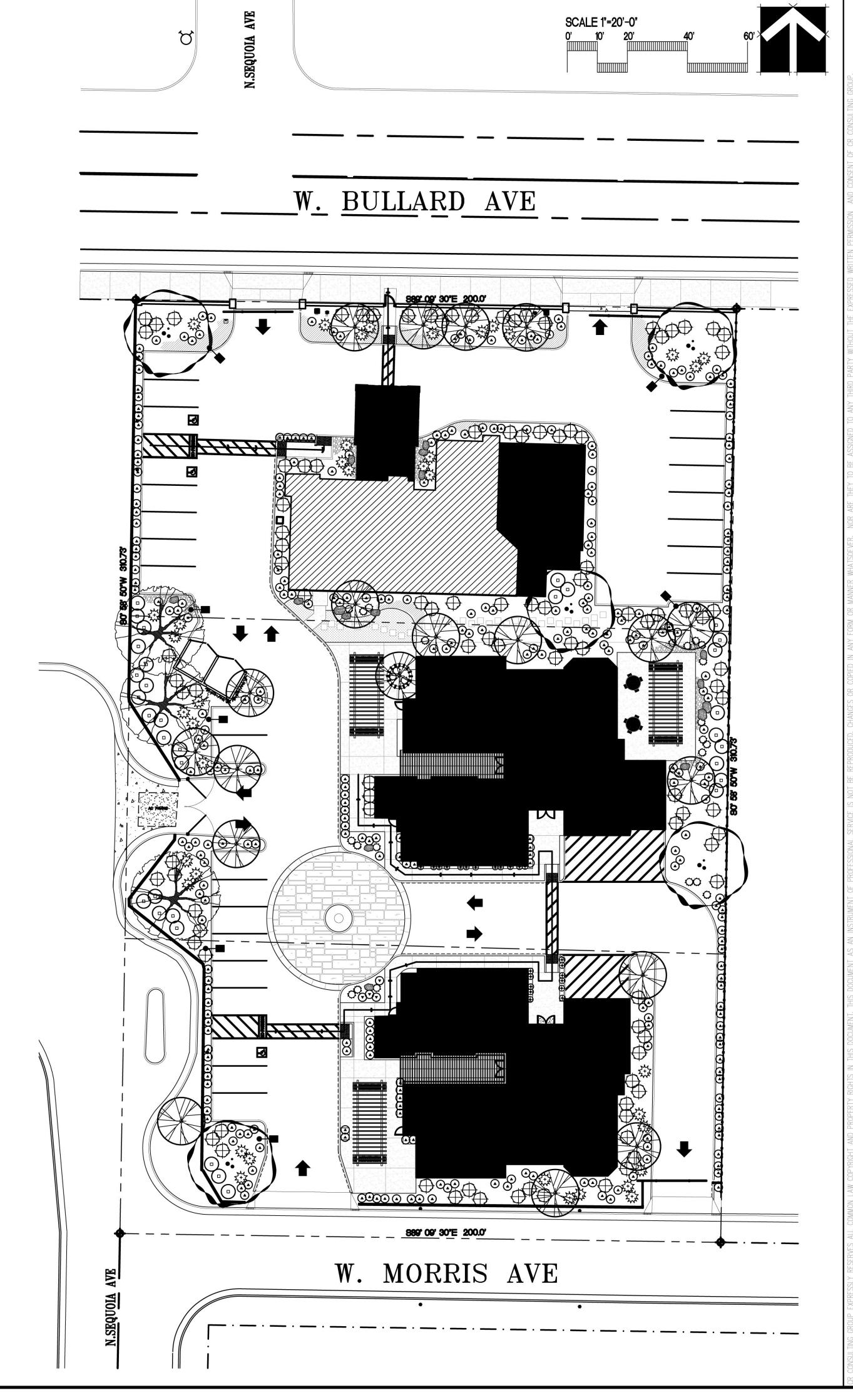
PROJECT
MANAGER: CRR

	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY/SIZE	WUCOLS WATER COV'RG CO' USE FACTOR AREA TO	V'RG TAL (S.F.)
				18 @ 24" BO		,
		SMALL BROADLEAF EVERGREEN TRE	SMALL BROADLEAF EVERGREEN TREES			
		ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE		LOW	
		SHADE CANOPY BROADLEAF EVERGE	8 @ 30" BOX			
(		OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	- G G 00 D0/	LOW	
		QUERCUS ILEX	HOLLY OAK		LOW	
				@ F C A I		
		SHRUBS	SHRUBS @ 5 GAL			
	\(\frac{1}{2}\)	CISTUS 'SUNSET'	MAGENTA ROCKROSE		LOW	
		DODONAEA VISCOSA	HOPBUSH		LOW	
		LEUCOPHYLLUM 'SILVER CLOUD'	SILVER CLOUD TEXAS RANGER		LOW	
		LIGUSTRUM 'TEXANUM'	GLOSSY PRIVET		LOW	
		NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER		LOW	
		RAPHIOLEPSIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORNE		LOW	
		ROSMARINUS 'TUSCAN BLUE'	UPRIGHT ROSEMARY		LOW	
		GRASSES/ACCENTS	@ 5 GAL			
	O M	AGAVE PARRYI	PARRY'S AGAVE		LOW	
	\$+ £	AGAVE 'SHARKSKIN'	SHARKSKIN AGAVE		LOW	
	\$\frac{1}{2}	CAREX DIVULSA	GRASSLAND SEDGE		LOW	
		PHORMIUM TENAX 'BRONZE'	BRONZE NEW ZEALAND FLAX	e.	LOW	
		GROUND COVERS		@ 1 GAL		
		SENECIO MANDRALISCAE	BLUE CHALKSTICKS		LOW	
		LANTANA MONTEVIDENSIS	PURPLE SPREADING LANTAN	A	LOW	
		VINES @ 5 GAL				
	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA LOW  INERTS					

SYNTHETIC TURF

RIVER WASH COBBLES 2-6" TO MATCH BOULDERS

SURFACE SELECT OUTCROP BOULDERS OR EQUAL



CR CONSULTING GROUP 2615 TUOLUMNE ST., FRESNO, CA. 93721 PH.#559-286-4605 FAX.#559-412-2044 email: cesar@croonsultinggroup.net

PROJECT TITLE



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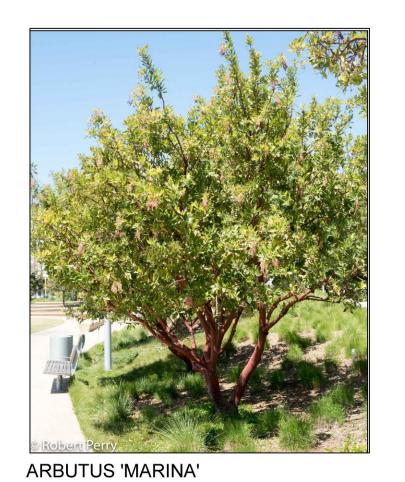
PLANTING PLAN

PLOT DATE:

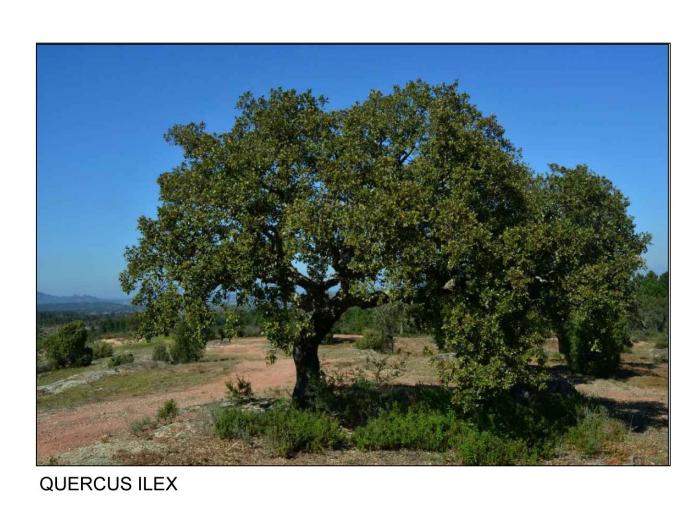
09/27/22

PROJECT
MANAGER:

CRR

























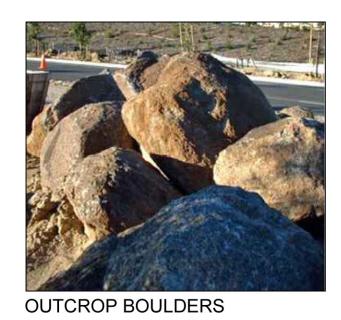


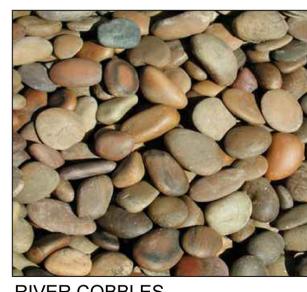




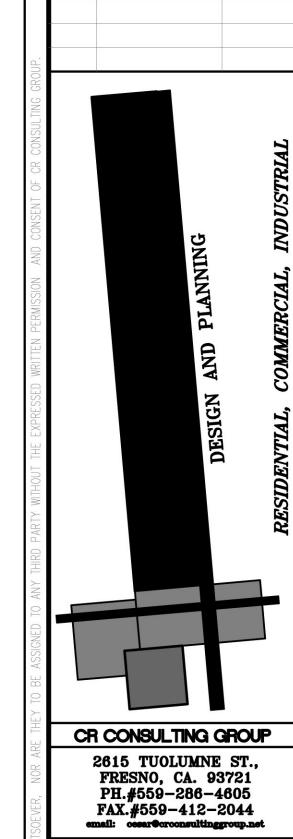








RIVER COBBLES



REVISIONS REV DESCRIPTION DATE

PROJECT TITLE



PROJECT NUMBER: 22-015 DRAWING TITLE

PLANT PALETTE

SHEET NO. SCALE: AS NOTED PLOT DATE:
09/27/22
PROJECT
MANAGET:
CRR