

**Exhibit D – Exhibits (Site Plan, Elevations, Floor Plans, and Landscape Plan)**



16. If pre archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
27. 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 Informational all list Center (Phone 805-644-2284) shall be contacted to obtain a referral list of recognized paleontologists. If 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.
28. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved.
- FIRE NOTES:**
29. Automatic fire sprinkler system in the apartments building shall be installed per NFPA 13 or IBCR standards as approved by the Fire Department.
30. All valves controlling the water supply for automatic sprinklers and water flow switches on all sprinkler system shall be electronically for integrity.
31. INTERIOR SPRINKLER FLOW ALARM: A single approved visual/audible water flow dives shall be installed per the City of Fresno Fire Department #45
32. SPRINKLER FLOW ALARM: An approved audible sprinkler flow alarm shall be provided on the exterior of the building in an approved location.
- An approved audible flow alarm to the occupants shall be provided to the interior of each dwelling unit. Plans for the installation flow alarm shall be submitted for review and approval by the Sanger Fire Department prior to installation.
33. Provide approved
33. UNDERGROUND FIRE SERVICE LINE INSTALLATION: Prior to installation, the applicant shall submit fire sprinkler underground water supply plans for review and approval and issuance of a permit by the Fresno Fire Department. Installation shall be performed by a Calif. Licensed contractor.
34. The Developer shall address all fire access drives adjacent to the fire access drives shall be of the type that will not impede fire access due to their growth process.
35. The applicant shall provide all weather access to the site during all phases of construction per Fresno Fire Department standard #29 or #30.
36. The Developer shall install 8" onsite water line.
37. All onsite water mains shall be 15" utility easements dedicated to the city.
39. Any abandon septic systems and water wells shall be per city standards
39. The Developer shall address all Fresno Metropolitan Flood Control District Requirements: (354) 456-3242
40. The Developer shall address all Fresno Irrigation District Requirements.
41. The Applicant/Owner shall have a covenant recorded for the perpetual maintenance of the landscape and irrigation to be installed in public right of way.
42. Lighting shall be shielded to prevent direct view adjacent residential properties.
43. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the state of California.
44. All repair all damaged and/or off grade concrete street Improvements, as determined by the Construction Management Engineer, prior to occupancy.
45. 2 Working days before excavation operations within the street right-of-way and/or utility easement, all existing underground facilities shall have been located by UNDERGROUND SERVICES ALERT (USA). Call 1-800-642-2444

1. Provides approved Police/Fire bypass locks ("Best" padlock model 21B700 series or electric cylinder switch model INTB2) on drive access gate(s). A electrified gates shall be equipped with the Best electric cylinder lock INTB2. A Knox padlock may not be used in place of the Best padlock model 21B700. These locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93722.
2. Electric gates shall be provided with battery back-up.
3. Regardless of parking configurations, a minimum clear drive width of 20 feet shall be required. The Fire Marshal (or designee) may require increases in these widths. (FFD Development Policy 403.002)
4. All gated residential developments require a "Click to Enter" system. When required, provide an approved visual recognition/feature sign at the "click to Enter" gate locations.
5. Emergency access gates across entrances that have been designed for use by fire and police personnel only shall be designated on the properties site plan prior to construction of the complex. (FFD 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 EXPENSE" (in 2 inch letters) "FRESNO POLICE DEPARTMENT @ (554) 621-7000" (in 1 inch letters)
6. Provide note on site plan: Provide sign(s) (1" 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 expense - 22658(a) California Vehicle Code - Fresno Police Department 621-7000."
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 letters on the most vertical curb, at least every 50 feet. If no curb is present, a minimum 6-inch wide red stripe shall be painted along the edge of the roadway with "FIRE LANE" in 3-inch white letters at least every 50 feet. (FFD Development Policy 403.005) \*\*\*Confirm areas to be designated as fire lanes. The entry to complex shall have the fire lanes marked as well as the areas between Phase II Buildings. Ensure the fire lane markings on the east side emergency access lane is marked on each side.
8. Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius. The turn radius cannot be met on the east side of the complex next to Phase II Building (4370 sq. ft.).
9. Note on plan: All types of vehicle access shall maintain a minimum of 13 feet, 6 inch vertical clearance over the entire width of the access. (FFD Development Policy 403.002)
10. Address Identification. For new and existing buildings, the fire code official is authorized to require approved address or building area identification signage as needed to readily determine the building or area of a building protected by fire department connections. FMC Section 10-50912.2.5
11. All gates across fire hose and equipment access points shall be a minimum of 4 foot clear width. There is only one pedestrian gate shown but appears it does not meet this requirement.
12. All required fire hose and equipment access gates shall remain unlocked or be provided with Police/Fire bypass locks. ("Best" padlock model 21B700 series). A Knox padlock may not be used. Police/Fire bypass locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93722.
13. Interior sprinkler risers not located within five feet of an exterior door require an exterior wall mounted indicated control valve. FFD Policy Nos. 405.003 and 405.025.

## ITE PLAN NOTE



□ ITE PLAN □ EYNOTE □

- ## □ITE CALC□LATION□

## PARADIGM SUMMARY

W. BULLARD AVE.

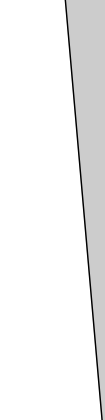
W. MORRIS AVE.

N. SEQUOIA DR.

N. FORKNER AVE.

VICINITY MAP

SCALE: AS NOTED	SHEET NO.
PLOT DATE: 03/19/22	A1.1
PROJECT MANAGER: CRR	



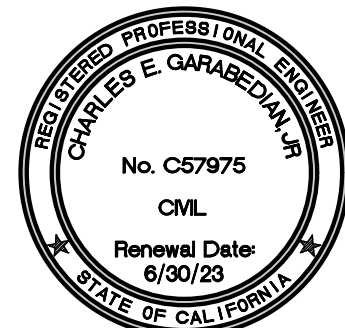
**CR CONSULTING GROUP**  
DESIGN AND PLANNING

**CR CONSULTING GROUP**

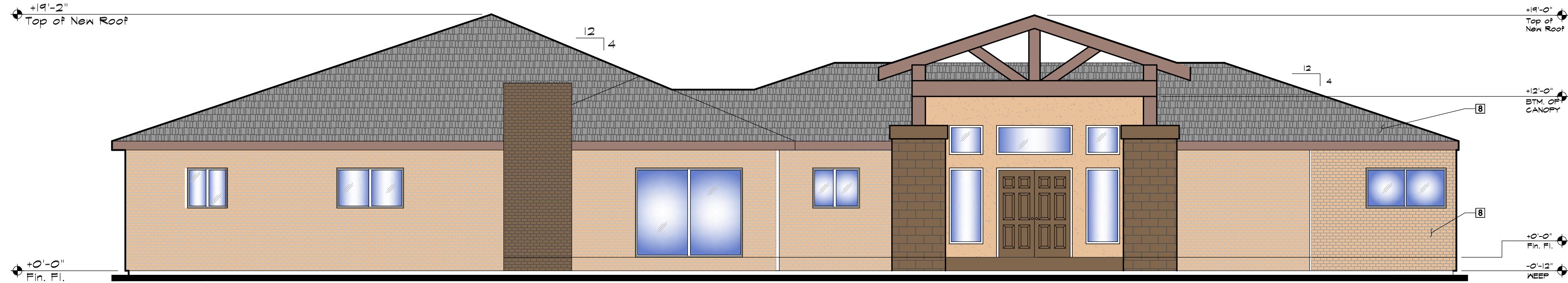
2615 TUOLUMNE ST.,  
FRESNO, CA. 93721  
PH. #559-286-4605  
FAX. #559-412-2044

email: [cesar@crconsultinggroup.net](mailto:cesar@crconsultinggroup.net)

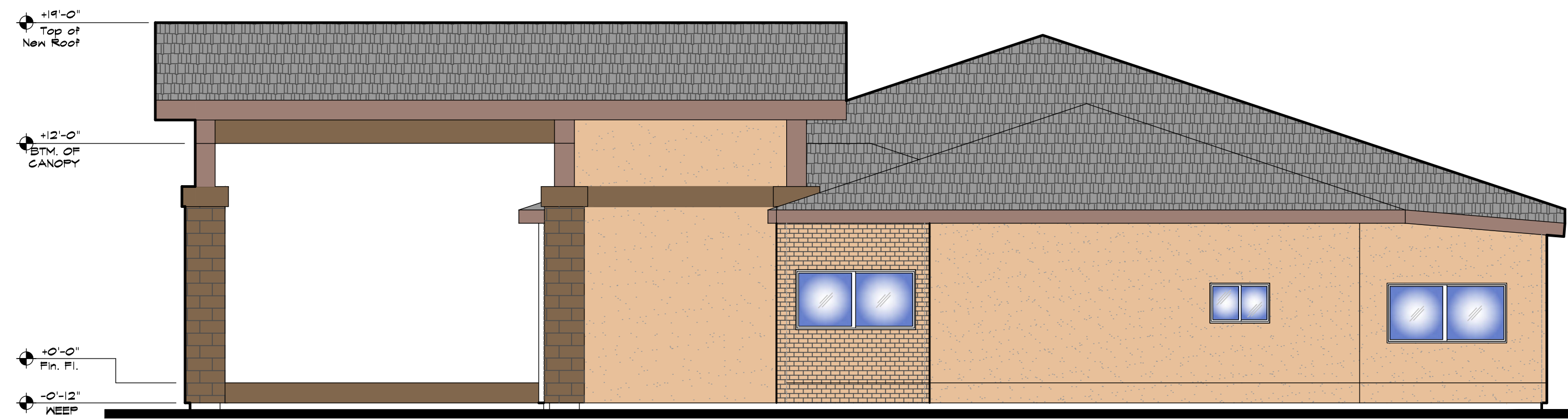
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DEVELOPMENT  
FOR: ANDRADE COMPANY  
2287 W. BULLARD AVE.  
FRESNO, CA.,**



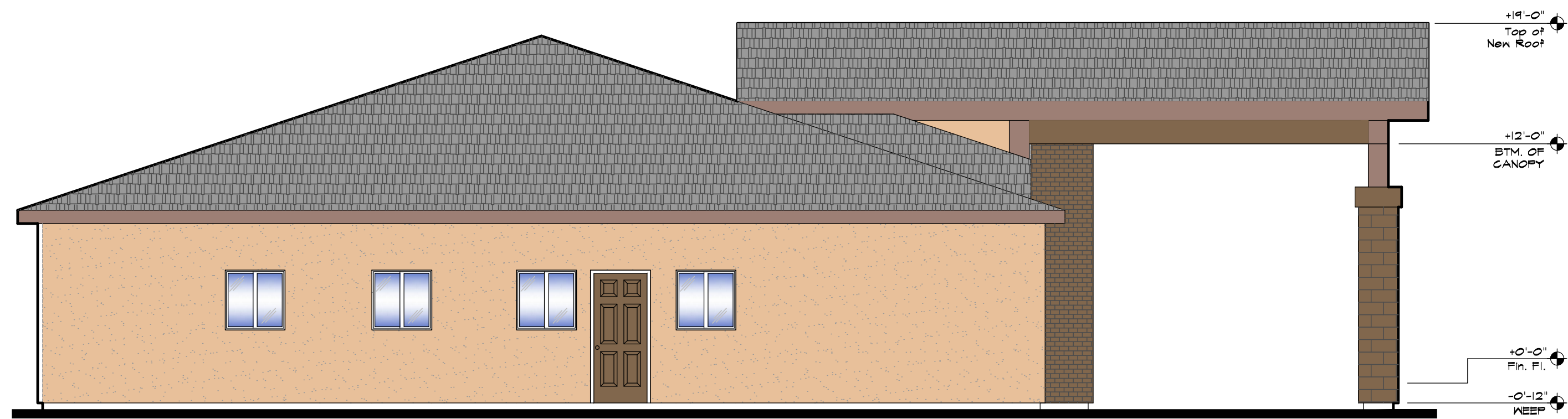




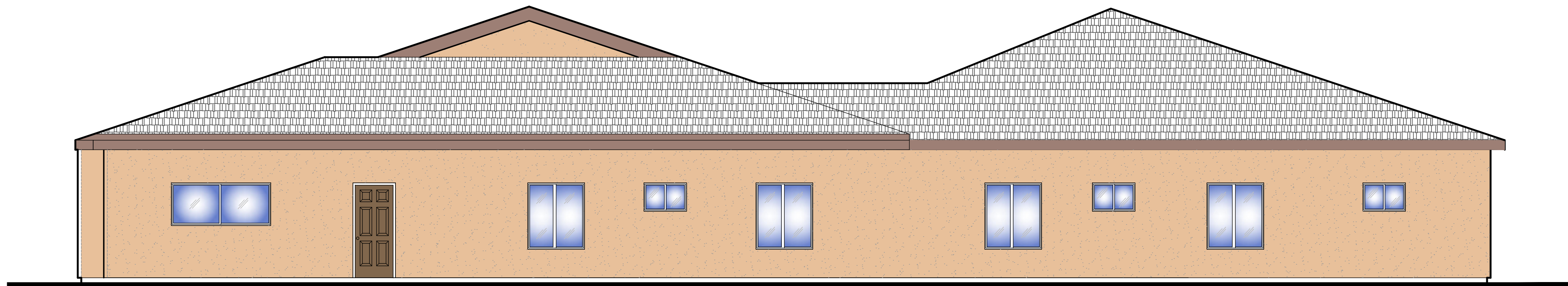
**EXTERIOR ELEVATION - NORTH (FRONT)**  
3/16" = 1'-0"



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



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

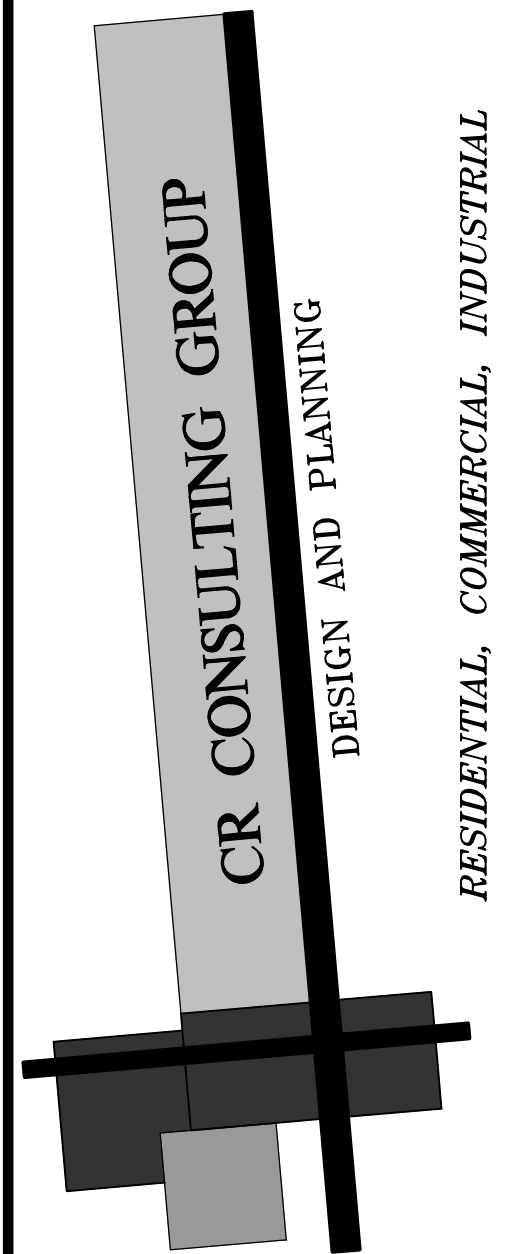


**EXTERIOR ELEVATION - SOUTH (REAR)**  
3/16" = 1'-0"

APPL. NO. P22-03146 EXHIBIT E-1 DATE 11/08/2022  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRESNO DARM DEPT

No.	Description
1	(N) TILE ROOF SYSTEM, TO MATCH EXISTING (E)
2	(E) CEMENT PLASTER FINISH TO REMAIN AND BE RE-PAINTED
3	1/8" CEMENT PLASTER FINISH OVER (2) LAYERS OF GRADE D PAPER
4	(E) WINDOW FRAME TO REMAIN
5	(N) DUAL GLAZED WINDOW FRAME, PER PLAN
6	(E) BRICK VENEER TO REMAIN AND BE REPAINTED
7	(N) BRICK VENEER
8	
Keyed Notes	

REVISIONS		
REV	DESCRIPTION	DATE



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

PROJECT TITLE

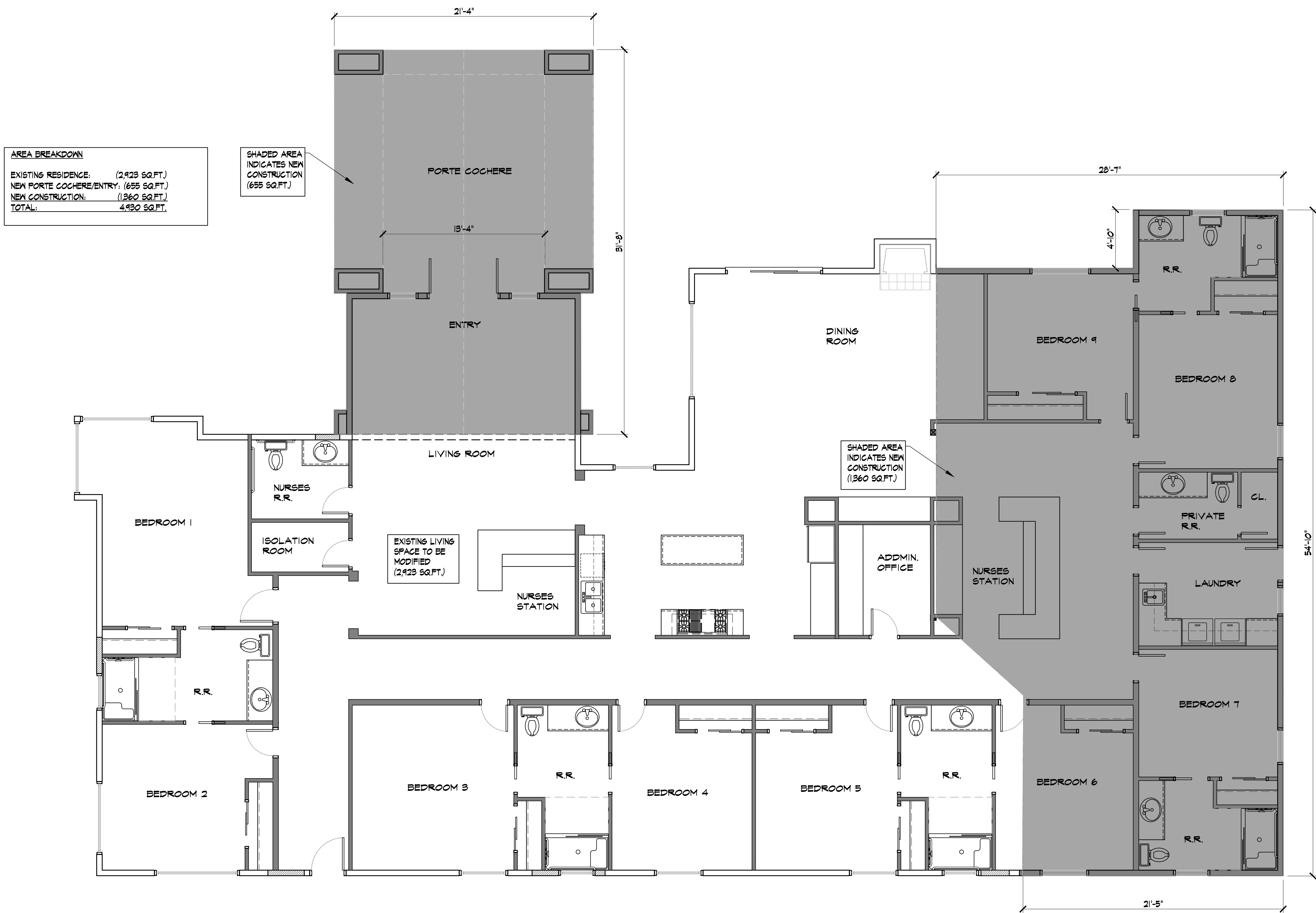
NEW CARE FACILITY HOUSING  
DEVELOPMENT  
FOR: ANDRADE COMPANY  
2287 W. BULLARD AVE.  
FRESNO, CA.,



PROJECT NUMBER: 22-015  
DRAWING TITLE

EXTERIOR  
ELEVATIONS

SCALE: AS NOTED  
PLOT DATE: 03/19/22  
PROJECT MANAGER: CRR  
SHEET NO.: A3.1



**PROPOSED FLOOR PLAN**

3/16" = 1'-0"

APPL. NO. P22-03146 EXHIBIT F1 DATE 11/08/2022

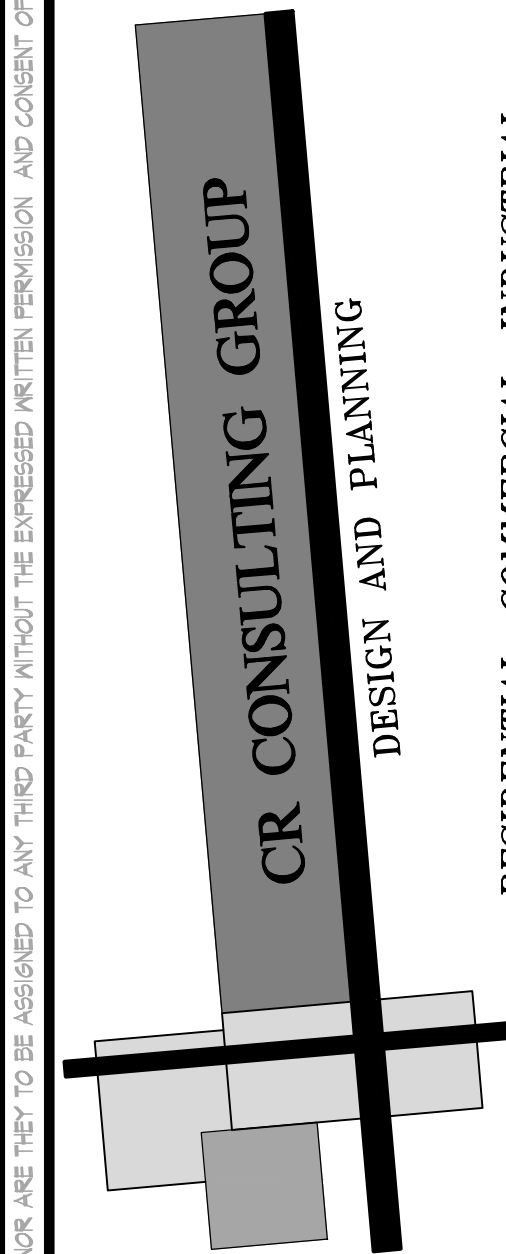
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_

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

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

CITY OF FRESNO DARM DEPT

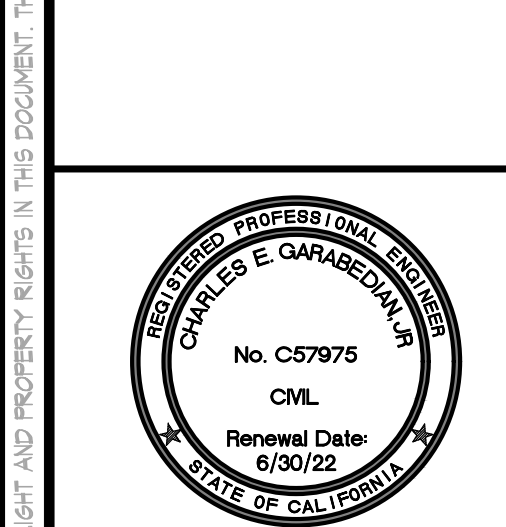
REVISIONS		
REV	DESCRIPTION	DATE



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

PROJECT TITLE

**NEW CARE FACILITY HOUSING  
DEVELOPMENT**  
**FOR: ANDRADE COMPANY**  
2287 W. BULLARD AVE.  
FRESNO, CA.,



PROJECT NUMBER: **22-015**  
DRAWING TITLE

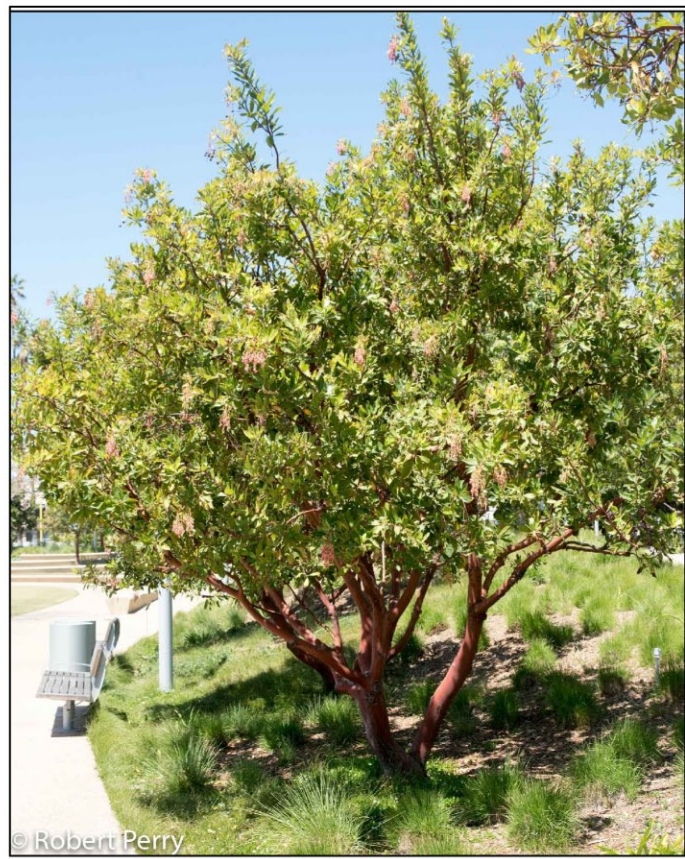
**PROPOSED  
FLOOR PLAN**

SCALE: AS NOTED	SHEET NO.
PLOT DATE: 03/19/22	<b>A2.1</b>
PROJECT MANAGER: CRR	









ARBUTUS 'MARINA'



OLEA EUROPAEA



QUERCUS ILEX



CISTUS 'SUNSET'



DODONAEA VISCOSA



LEUCOPHYLLUM 'SILVER CLOUD'



LIGUSTRUM JAP. 'TEXANUM'



NERIUM 'PETITE PINK'



RAPHIOLEPSIS UNBELLATA 'MINOR'



ROSMARINUS OFFICINALIS 'TUSCAN BLUE'



AGAVE PARRYI



AGAVE SHARKSKIN



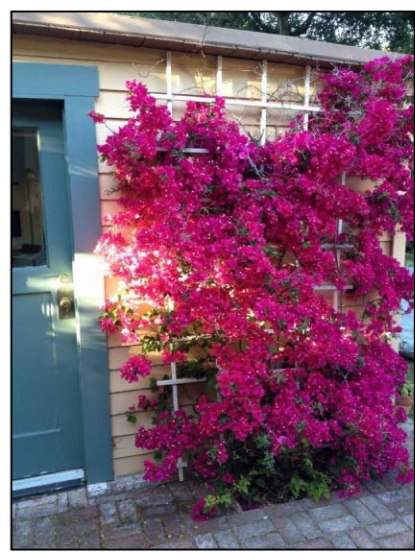
CAREX DIVULSA



PHORMIUM TENAX 'BRONZE'



SENECIO MANDRALISCAEA



ESPALIER'D BOUGAINVILLEA



SYNTHETIC TURF

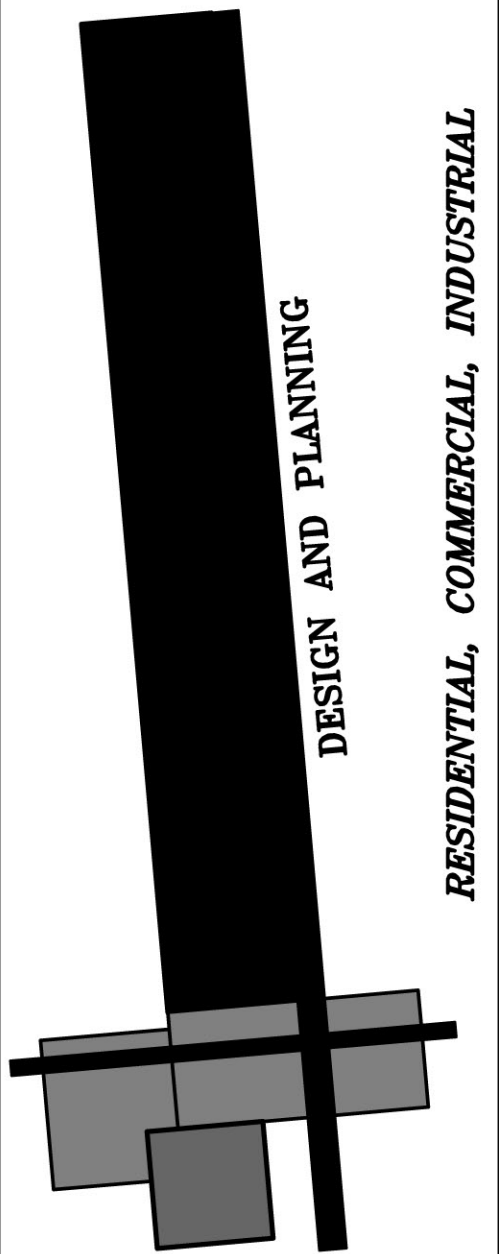


OUTCROP BOULDERS



RIVER COBBLES

REVISIONS		
REV	DESCRIPTION	DATE
Δ		



CR CONSULTING GROUP		
2815 TUOLUMNE ST., FRESNO, CA. 93721 PH.#569-286-4805 FAX.#569-412-2044 email: crr@crconsultinggroup.net		
PROJECT TITLE		

NEW CARE FACILITY HOUSING  
DEVELOPMENT  
FOR: ANDRADE COMPANY  
2287 W. BULLARD AVE  
FRESNO, CA,



PROJECT NUMBER: 22-015
DRAWING TITLE

PLANT  
PALETTE

SCALE AS NOTED	SHEET NO.
PLOT DATE 09/27/22	LP.2
PROJECT MANAGER: CRR	