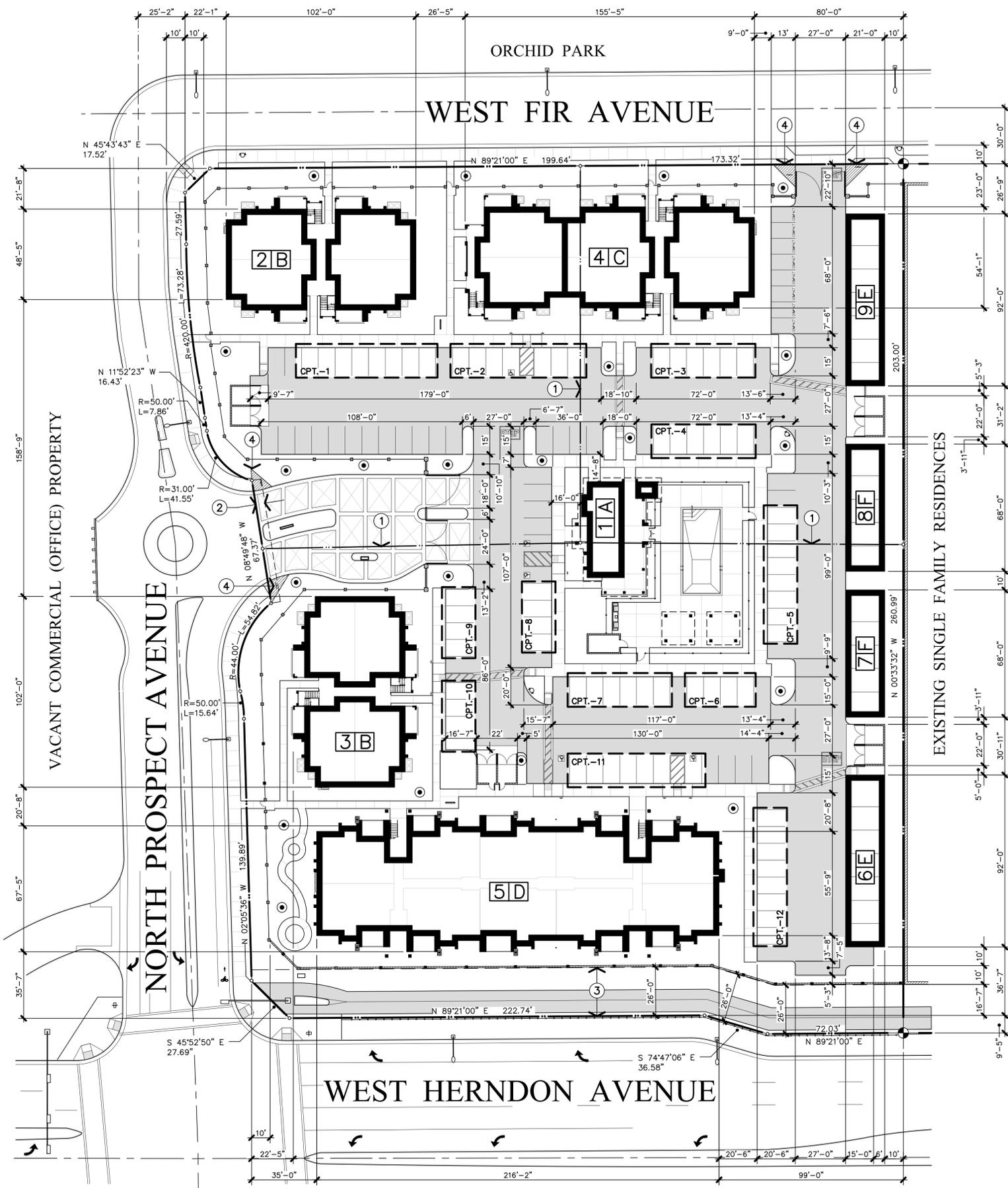


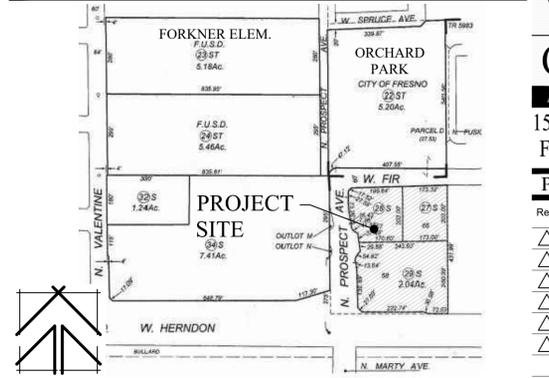
Exhibit H



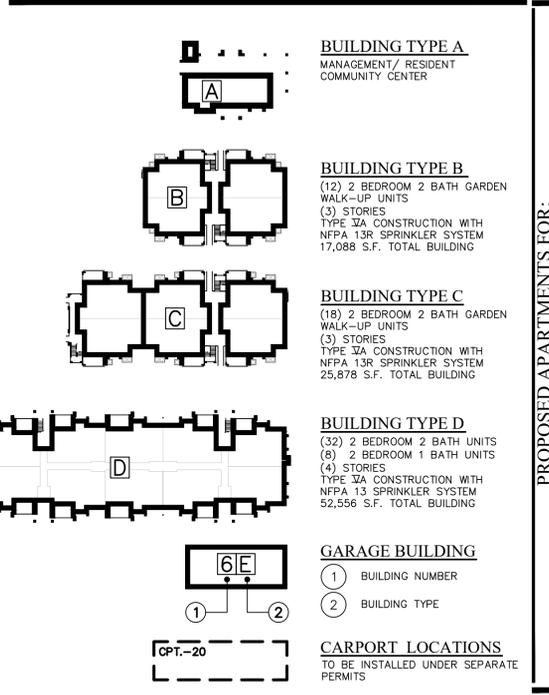
STATISTICS

AGENCY JURISDICTION	CITY OF FRESNO
PROJECT ADDRESS	NORTH PROSPECT AVENUE FRESNO, CALIFORNIA
LEGAL DESCRIPTION	LOTS 66, 67 AND 67 OF TRACT NO. 5983 IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA
ASSESSOR'S PARCEL(S)	500-20-027S, 028S & 029S
COMMUNITY PLAN	BULLARD
PRELIMINARY REVIEW NO.	P20-00410
CURRENT ZONING	RM-2
PROPOSED PROJECT:	82 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 3.7 NET ACRES INCLUDING COMMUNITY BUILDING AND SITE AMENITIES
TOTAL SITE AREA	161,172 S.F. (3.7 ACRES)
SITE DENSITY	
a. ALLOWED DENSITY	30.00 UNITS PER ACRE
b. PROPOSED DENSITY	22.16 UNITS PER ACRE
SITE COVERAGE	
a. BUILDING	54,293 S.F. (33.6%)
b. PAVING	42,044 S.F. (26.1%)
c. LANDSCAPE	64,835 S.F. (40.3%)
d. OPEN SPACE	
1. REQUIRED (WITH ALLOWED REDUCTION DUE TO PUBLIC PARK WITHIN 400 FEET)	18,132 S.F. (11.25%)
2. PROVIDED	22,475 S.F. (13.90%)
UNIT STATISTICS	
a. (8) UNIT TYPE 1	2 BEDROOM 2 BATH GARDEN WALK UP
b. (8) UNIT TYPE 2	2 BEDROOM 2 BATH GARDEN WALK UP
c. (16) UNIT TYPE 3	2 BEDROOM 2 BATH GARDEN WALK UP
d. (8) UNIT TYPE 4	2 BEDROOM 1 BATH GARDEN WALK UP
e. (42) UNIT TYPE 5	2 BEDROOM 2 BATH GARDEN WALK UP
f. (82) TOTAL RESIDENTIAL UNITS	
SITE COVERAGE	
a. RESIDENTIAL BUILDINGS	
1. BUILDINGS TYPE 'B'	34,176 S.F.
2. (17,088 S.F. PER BUILDING)	
BUILDINGS TYPE 'C'	25,878 S.F.
(25,878 S.F. PER BUILDING)	
3. BUILDINGS TYPE 'D'	54,727 S.F.
(54,727 S.F. PER BUILDING)	
4. TOTAL RESIDENTIAL BUILDINGS	114,781 S.F.
b. NON-RESIDENTIAL BUILDINGS	
1. COMMUNITY BUILDING 'A'	1,907 S.F.
2. GARAGES	3,864 S.F.
a. GARAGE TYPE 'T'	2,856 S.F.
b. GARAGE TYPE 'F'	
3. CARPORTS	11,052 S.F.
TOTAL BUILDING AREA	133,268 S.F.
c. GROUND FLOOR BUILDING AREA	53,101 S.F.
OCCUPANCY GROUP(S)	
a. BUILDING TYPE 'A'	B
b. BUILDINGS TYPE 'B', 'C' AND 'D'	R-2
c. GARAGES	U-1
d. CARPORTS	U-1
CONSTRUCTION TYPE(S)	
a. BUILDING TYPE 'A'	VB
b. BUILDINGS TYPE 'B' AND 'C'	V-A WITH NFPA 13R AUTOMATIC SPRINKLER SYSTEM
c. BUILDING TYPE 'D'	V-A WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM
d. GARAGES	VB
e. CARPORTS	VB
PARKING	
a. COVERED STALLS	REQUIRED: 82 STALLS PROVIDED: 27 STALLS
1. GARAGES	72 STALLS
2. CARPORTS	
b. OPEN STALLS	44 STALLS
1. STANDARD STALLS	47 STALLS
2. COMPACT STALLS	154 STALLS
c. TOTAL PARKING	132 STALLS
d. ACCESSIBLE STALLS	
1. ASSIGNED COVERED STALLS	2 STALLS
2. OPEN / GUEST STALLS	3 STALLS

REFERENCE MAP



BUILDING LEGEND



SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	EXISTING STREET LIGHT EXISTING POLE MOUNTED STREET LIGHT PER CITY OF FRESNO PUBLIC WORKS STANDARDS TO REMAIN
	POLE-MOUNTED SITE LIGHT POLE-MOUNTED SITE LIGHT LOCATIONS. POLE LIGHTS SHALL NOT BE INSTALLED WITHIN AREAS OF VEHICLE OVERHAND AS NOTED IN DETAIL 1, SHEET PA-1.1
	TRASH ENCLOSURE(S) INDICATES LOCATION OF TRASH ENCLOSURES TO BE INSTALLED PER CITY OF FRESNO PUBLIC WORKS STANDARDS
	FIRE HYDRANT LOCATION(S) INDICATES LOCATION OF EXISTING AND PROPOSED FIRE HYDRANTS PER CITY OF FRESNO PUBLIC WORKS STANDARDS

NOTES

- A KNOX BOX AND KNOX GATE LOCKS SHALL BE PROVIDED AT THE SITE PEDESTRIAN ENTRANCE GATES PER CFC 2019 SECTION 501.1. VERIFY THE LOCATION WITH THE FRESNO CITY ENGINEER AND FIRE DEPARTMENT PRIOR TO INSTALLATION.
- NO RETAINING WALLS ARE ANTICIPATED IN THE PROPOSED CONSTRUCTION PROJECT. IN THE EVENT THAT SITE CONDITIONS REQUIRE THE USE OF RETAINING WALLS, THE APPLICANT SHALL SUBMIT SITE PLANS AND ELEVATIONS FOR THE CITY ENGINEER TO REVIEW AND APPROVE PRIOR TO CONSTRUCTION.
- FINAL LOCATIONS FOR ELECTRICAL TRANSFORMERS HAVE NOT AS YET BEEN PROVIDED BY THE LOCAL UTILITY AT THIS TIME. ONCE FINAL LOCATIONS ARE PROVIDED, PROPOSED LANDSCAPE SCREENING SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION.
- ALL PEDESTRIAN AND VEHICULAR GATES SHALL BE PROVIDED WITH GATE LOCKS / MECHANISMS FOR FIRE AND POLICE DEPARTMENT ACCESS. COORDINATE THE REQUIREMENTS WITH THE CITY OF FRESNO FIRE AND POLICE DEPARTMENTS.
- UPON COMPLETION OF ALL CONSTRUCTION, ALL ASPHALT PAVING SHALL BE SWEEP CLEAN, SEALED AND RESTRIPE AS REQUIRED TO PROVIDE AN "AS-NEW" APPEARANCE.
- 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
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- TWO (2) 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.
- REFER TO SHEET PA-1.2 FOR ADDITIONAL SITE NOTES AND CONDITIONS.

KEYNOTES

- EXISTING PARCEL LINE(S) TO BE ABANDONED UNDER LOT MERGER NO. PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- EXISTING 5'-0" WIDE PEDESTRIAN EASEMENT TO REMAIN
- EXISTING 26'-0" WIDE BICYCLE / PEDESTRIAN EASEMENT TO REMAIN
- INDICATES THE LOCATION(S) OF 12' x 12' (CLEAR) VISIBILITY TRIANGLES TO BE PROVIDED AT ALL DRIVE APPROACHES.

THE VINCENT COMPANY ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date

PROPOSED APARTMENTS FOR:
LAND VALUE
MANAGEMENT
 NEC WEST HERNDON & NORTH PROSPECT AVENUE
 FRESNO, CALIFORNIA



Issues:	Date:
<input type="checkbox"/> DESIGN REVIEW	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BACK CHECK	
<input type="checkbox"/> PERMITS	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1"=30'-0"

Project Name: HERNDON & PROSPECT
FRESNO, CA.

Project Number: 200305
Plot Date: 05.26.21

Sheet Number: **PA1**

APPL. NO. P21-00989 EXHIBIT ZZZZZZZZDATE 06/02/2021

PLANNING REVIEW BY _____ DATE _____

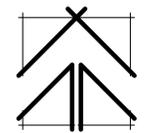
TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

DIMENSIONED SITE PLAN

1" = 30'-0"

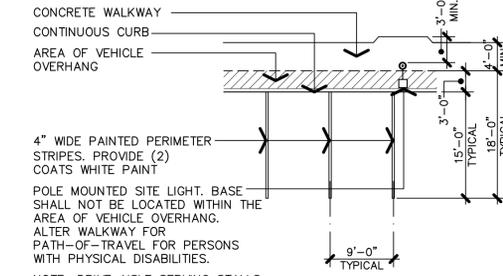


Z:\2020\00000005 - Herndon and Prospect Apartments\PA1 - Dimensioned Site Plan.dwg, 5/26/2021 8:39:22 AM, svnc

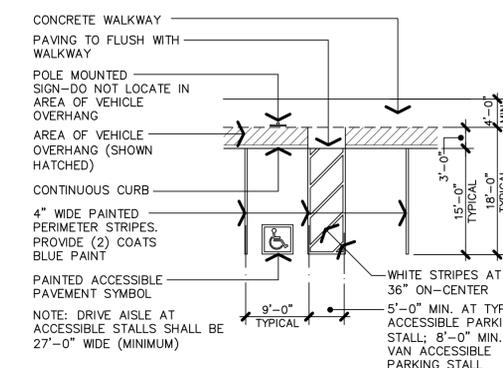
KEYNOTES

- 1 EXISTING RIGHT-OF-WAY IMPROVEMENTS ALONG STREET FRONTAGE INCLUDING CAST-IN-PLACE CONCRETE CURB, GUTTER, STREETLIGHTS, AND ASPHALT PAVING TO CITY OF FRESNO PUBLIC WORKS STANDARDS P-5, P-50, E-1 AND E-7. INSTALL TRAIL PER PUBLIC WORKS STANDARDS P-59 AND P-60 TO REMAIN.
- 2 EXISTING STREET TYPE APPROACH WITH VALLEY GUTTER AND ACCESSIBLE CURB RAMPS PER CITY OF FRESNO PUBLIC WORKS STANDARD P-77 TO REMAIN.
- 3 INSTALL 27'-0" WIDE COMMERCIAL DRIVE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-2 AND P-6.
- 4 EXISTING OFF-SITE ACCESSIBLE CURB RAMPS PER TITLE 24 CCR ACCESSIBILITY AND CITY OF FRESNO PUBLIC WORK STANDARD P-30 AND P-32 TO REMAIN.
- 5 INDICATES THE LOCATION OF EXISTING STREET FIRE HYDRANT INSTALLED PER CITY OF FRESNO PUBLIC WORKS STANDARDS TO REMAIN / TYPICAL.
- 6 INDICATES THE LOCATION OF EXISTING STREET LIGHT(S) INSTALLED PER CITY OF FRESNO PUBLIC WORKS STANDARDS TO REMAIN / TYPICAL.
- 7 INDICATES THE LOCATION OF EXISTING TRAFFIC SIGNAL(S) INSTALLED PER CITY OF FRESNO PUBLIC WORKS STANDARDS TO REMAIN / TYPICAL.
- 8 INDICATES THE LOCATION OF EXISTING MEDIAN ISLAND / TRAFFIC DIVERTER INSTALLED PER CITY OF FRESNO PUBLIC WORKS STANDARDS TO REMAIN / TYPICAL.
- 9 INDICATES THE LOCATION OF EXISTING STREET BARRICADE INSTALLED PER CITY OF FRESNO PUBLIC WORKS STANDARDS TO REMAIN / TYPICAL.
- 10 INDICATES THE LOCATION OF EXISTING 26'-0" WIDE BICYCLE, PEDESTRIAN AND LANDSCAPE EASEMENT WITH THE 12'-0" WIDE TRAIL CONSTRUCTED PER CITY OF FRESNO PUBLIC WORKS STANDARD P-60.
- 11 EXISTING RIGHT-OF-WAY IMPROVEMENTS ALONG THE HERNDON AVENUE STREET FRONTAGE TO INCLUDE CAST-IN-PLACE CONCRETE CURB, GUTTER, STREETLIGHTS, AND ASPHALT PAVING TO CITY OF FRESNO PUBLIC WORKS STANDARDS P-5, P-50, E-1 AND E-8 TO REMAIN.
- 12 EXISTING 4'-0" HIGH WROUGHT IRON FENCE ALONG TRAIL PER CITY OF FRESNO PUBLIC WORKS STANDARDS TO REMAIN.
- 13 EXISTING IRRIGATION BACKFLOW PREVENTER PER CITY OF FRESNO PUBLIC WORKS STANDARDS TO REMAIN.
- 14 EXISTING 6'-0" HIGH SOLID GROUTED REINFORCED CONCRETE MASONRY WALL AT PROPERTY LINE / TYPICAL.
- 15 INDICATES LOCATION OF 6'-0" HIGH WROUGHT IRON FENCE WITH CRIMP TOP PICKETS AND CEMENT PLASTER PILASTERS AT 30'-0" ON-CENTER.
- 16 INSTALL 4'-0" WIDE x 6'-0" HIGH WROUGHT IRON PEDESTRIAN GATE WITH LEVER TYPE LOCKSET MASTER KEYPED TO TENANT ENTRANCE DOORS / TYPICAL. DOORS SHALL NOT SWING INTO PUBLIC EASEMENTS.
- 17 INDICATES LOCATION OF 6'-0" HIGH CONCRETE MASONRY ENTRANCE SIGNAGE WALL WITH STUCCO FINISH AND PRE-CAST CONCRETE CAP. COORDINATE THE WORK WITH DETAIL 4, SHEET PA-1.3.
- 18 INDICATES LOCATION OF 16'-0" WIDE x 6'-0" HIGH WROUGHT IRON GATE WITH AUTOMATIC OPENER TO REMAIN OPEN DURING DAYLIGHT HOURS. INSTALLATION SHALL COMPLY WITH CITY OF FRESNO PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS / TYPICAL.
- 19 INDICATES LOCATION OF (2) 12'-0" WIDE x 6'-0" HIGH WROUGHT IRON GATE WITH AUTOMATIC OPENERS TO REMAIN OPEN DURING DAYLIGHT HOURS. INSTALLATION SHALL COMPLY WITH CITY OF FRESNO PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS.
- 20 INDICATES LOCATION OF (2) 13'-0" WIDE x 6'-0" HIGH WROUGHT IRON GATE FOR EMERGENCY VEHICLE ACCESS ONLY. INSTALLATION SHALL COMPLY WITH CITY OF FRESNO PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS.
- 21 INDICATES THE LOCATION OF GATE CONTROLLER PEDESTAL WITH PROJECT DIRECTORY MAP. COORDINATE THE INSTALLATION WITH DETAILS 6 AND 7, SHEET PA-1.3.
- 22 INDICATES THE LOCATION OF PROJECT MONUMENT SIGN TO BE REVIEWED UNDER SEPARATE SIGNAGE PERMIT.
- 23 INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7" ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK WHERE "RIGHT TURN ONLY" SIGN ALSO REQUIRED AT SAME LOCATION. INSTALL 30" x 36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST.
- 24 INSTALL "ACCESSIBLE PARKING WARNING" SIGNAGE AT ENTRANCES TO PROJECT SITE AS REQUIRED BY TITLE 24 C.C.R. ACCESSIBILITY REQUIREMENTS. MOUNT SIGN AT +80 INCHES ABOVE FINISHED GRADE.
- 25 6 INCH CONTINUOUS CONCRETE CURB / TYPICAL.
- 26 6 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL 4 INCH THICK CONCRETE WALK AND GUTTER (WHERE NOTED) / TYPICAL.
- 27 DASHED LINE INDICATES LOCATION(S) OF CURBS TO BE PAINTED RED AND MARKED "FIRE LANE - NO PARKING". LETTERS SHALL BE WHITE, 3 INCHES HIGH AND SPACED AT 50'-0" ON-CENTER PER CITY OF FRESNO FIRE DEPARTMENT STANDARDS / TYPICAL.
- 28 4'-0" WIDE x 4 INCH THICK CAST-IN-PLACE CONCRETE WALKS APPLIED OVER COMPACTED NATIVE SOIL. WALKS SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL OR 2% MAXIMUM CROSS-SLOPE. PROVIDE 7" WIDE WALKS ADJACENT TO PAVING.
- 29 INDICATES THE LOCATION OF ON-SITE DEPRESSED WALK ACCESSIBLE CURB RAMP(S) PER TITLE 24 CCR ACCESSIBILITY STANDARDS.
- 30 INDICATES THE LOCATION OF ACCESSIBLE RETURNED CURB RAMP PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
- 31 ASPHALTIC CONCRETE PAVING OVER CLASS II AGGREGATE BASE OVER NATIVE SOIL COMPACTED TO 90%. COORDINATE PAVING SECTION(S) WITH GRADING AND DRAINAGE PLAN. THE PROJECT SOILS REPORT AND PW STANDARDS P-21, P-22, AND P-23 / TYPICAL.
- 32 4 INCH WIDE WHITE PAINTED STRIPING PER CITY OF FRESNO PUBLIC WORKS STANDARDS. REFER TO DETAIL 1, SHEET A-1.1 FOR ADDITIONAL INFORMATION / TYPICAL AT PARKING STALLS.
- 33 INDICATES LOCATION OF ACCESSIBLE PARKING STALL WITH 8'-0" WIDE VAN ACCESSIBLE UNLOADING AREA AND CURB RAMP. INSTALL SIGNAGE AND MARKINGS AS REQUIRED BY TITLE 24 CCR ACCESSIBILITY REQUIREMENTS. PROVIDE VAN ACCESSIBLE SIGNAGE WHERE THE LOADING ZONE IS ON THE PASSENGER SIDE OF THE VEHICLE.
- 34 INDICATES LOCATION OF ACCESSIBLE PARKING STALL WITH 5'-0" WIDE VAN ACCESSIBLE UNLOADING AREA AND CURB RAMP. INSTALL SIGNAGE AND MARKINGS AS REQUIRED BY TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
- 35 INDICATES LOCATION OF ACCESSIBLE CARPORT STALL WITH 8'-0" WIDE VAN ACCESSIBLE UNLOADING AREA AND CURB RAMP. PROVIDE 8'-2" VERTICAL CLEARANCE AT STALL AND UNLOADING ZONE. CARPORT STALL WILL BE ASSIGNED AND DO NOT REQUIRE SIGNAGE TO BE INSTALLED.
- 36 INSTALL 4'-0" WIDE PAINTED CROSSWALK AT ACCESSIBLE PATH-OF-TRAVEL. THE MAXIMUM SLOPE AT PAVING SHALL BE 5% WITH A 2% MAXIMUM CROSS SLOPE.
- 37 INDICATES LOCATION PAINTED DIRECTIONAL ARROWS PER CITY OF FRESNO PUBLIC WORKS STANDARDS.
- 38 INDICATES LOCATION PAINTED TRAFFIC SIGNAGE PER CITY OF FRESNO PUBLIC WORKS STANDARDS.
- 39 INDICATES LOCATION OF 22'-0" WIDE x 10'-8" DEEP TYPE I TRASH/RECYCLING ENCLOSURE WITH SPLIT-FACED CONCRETE MASONRY WALLS TO +6'-0" PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-33 AND P-34 / TYPICAL.
- 40 INDICATES LOCATION OF 22'-0" WIDE x 10'-8" DEEP TYPE II TRASH/RECYCLING ENCLOSURE WITH SPLIT-FACED CONCRETE MASONRY WALLS TO +6'-0" PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-33 AND P-34 / TYPICAL.
- 41 INSTALL BICYCLE RACK WITH SPACE FOR 6 BICYCLES AND PROVIDE WITH CONCRETE PAD WITH 4'-0" WIDE CLEARANCE ON ALL 4 SIDES.
- 42 COORDINATE THE INSTALLATION OF AMENITIES AT THE DOG PARK WITH THE LANDSCAPE DRAWINGS.
- 43 LANDSCAPE AREAS. COORDINATE WORK WITH LANDSCAPE PLANS

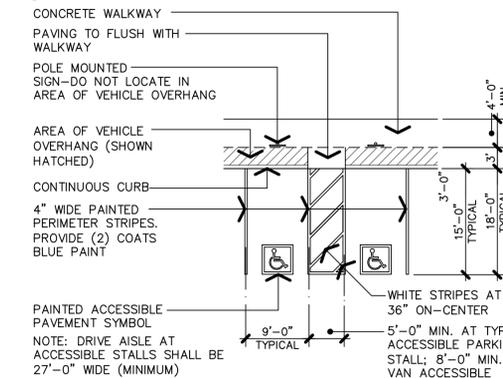
- 44 INDICATES THE LOCATION OF POOL AREA ARBOR(S). COORDINATE WITH THE COMMUNITY AREA PLAN, SHEET PA-5
- 45 INDICATES THE LOCATION OF THE SWIMMING POOL TO BE INSTALLED UNDER SEPARATE PERMIT
- 46 INDICATES LOCATION OF SWIMMING POOL DECKING. PROVIDE 6'-0" HIGH WROUGHT IRON FENCE / ENCLOSURE
- 47 INDICATES THE LOCATION OF THE BUILT-IN BAR-B-QUE UNITS. COORDINATE INSTALLATION REQUIREMENTS WITH DETAIL 4, SHEET PA-1.5.
- 48 INDICATES LOCATION OF SWIMMING POOL EQUIPMENT ENCLOSURE WITH 6'-0" HIGH CONCRETE MASONRY ENCLOSURE FENCE AND 4'-0" WIDE x 6'-0" HIGH CORRUGATED STEEL GATE AS INDICATED. COORDINATE THE INSTALLATION WITH DETAILS AND THE SWIMMING POOL INSTALLER.



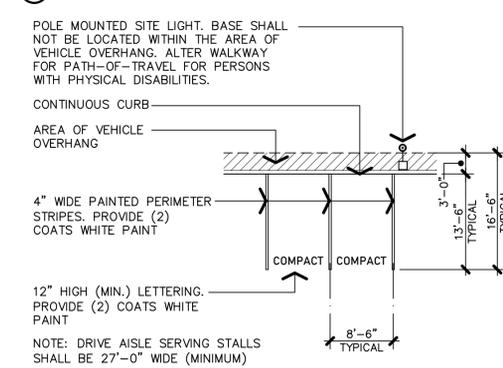
A AT CURB CONDITION STANDARD PARKING STALL



B AT CURB CONDITION ACCESSIBLE PARKING STALL



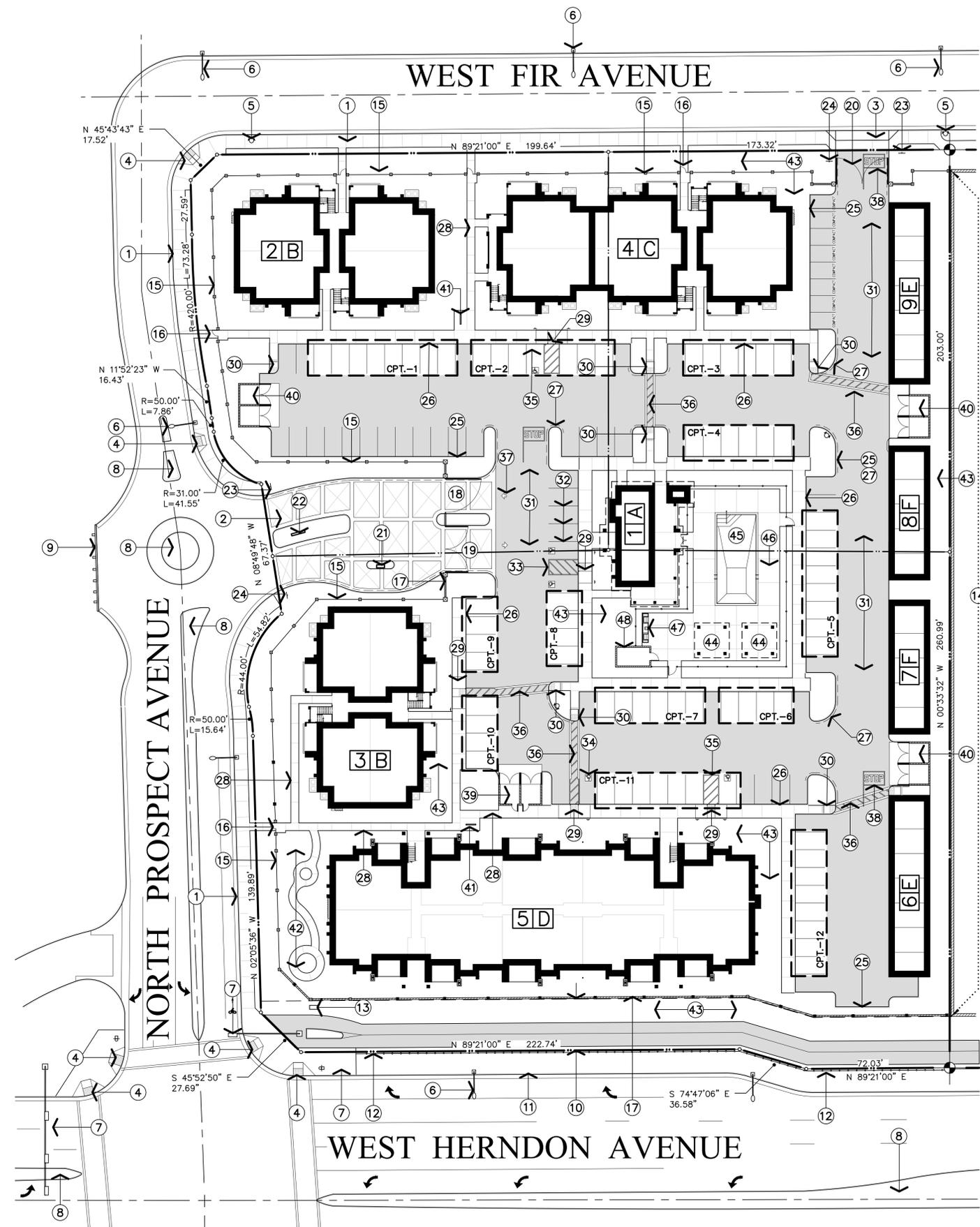
C DOUBLE STALL AT CURB CONDITION ACCESSIBLE PARKING STALL



D AT CURB CONDITION COMPACT PARKING STALL



1 TYPICAL PARKING STALL DIMENSIONS



APPL. NO. P21-00989	EXHIBIT A-2	DATE 06/02/2021
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

NOTED SITE PLAN

1" = 30'-0"

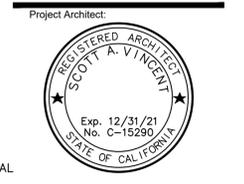
THE VINCENT COMPANY

ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date

PROPOSED APARTMENTS FOR: LAND VALUE MANAGEMENT

NEC WEST HERNDON & NORTH PROSPECT AVENUE
FRESNO, CALIFORNIA



Issues:	Date:
<input type="checkbox"/> DESIGN REVIEW	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BACK CHECK	
<input type="checkbox"/> PERMITS	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1"=30'-0"

Project Name: HERNDON & PROSPECT
FRESNO, CA.

Project Number: 200305
Plot Date: 05.25.21

Sheet Number: _____

PA1.1

Of _____ Sheets _____

Z:\2020\00000005 - Herndon and Prospect Apartments\PA1.1 - Noted Site Plan.dwg, 5/26/2021 8:40:27 AM, svincent

ACCESSIBILITY NOTES

- PROVIDE A 6" x 6" DECAL WITH THE INTERNATIONAL ACCESSIBILITY SYMBOL ON A CONTRASTING BACKGROUND AT ALL PRIMARY ENTRANCES TO THE COMMUNITY BUILDING PER TITLE 24 CCR ACCESSIBILITY STANDARDS.
- ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS, ETC., PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED SO AS TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
- GRAB BARS SHALL HAVE A DIAMETER OF WIDTH OF THE GRIPPING SURFACE TO BE 1-1/4" TO 1-1/2" OR OF A SHAPE THAT PROVIDES AN EQUIVALENT GRIPPING SURFACE. IF MOUNTED ADJACENT TO WALLS, PROVIDE 1-1/2" OF SPACE BETWEEN THE WALL AND GRAB BAR. GRAB BARS, FASTENERS AND MOUNTING DEVICES SHALL HAVE THE STRUCTURAL STRENGTH TO WITHSTAND A 250 POUND LOAD APPLIED TO THE GRAB BAR.
- TOWEL, SANITARY NAPKIN, WASTE RECEPTACLE AND/OR OTHER DISPENSING FIXTURES SHALL HAVE THE OPENINGS / DISPENSING POINTS NO MORE THAN 40 INCHES ABOVE FINISHED FLOORS.
- DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MINIMUM AND 48" MAXIMUM ABOVE FINISHED FLOOR. ALL DOOR HARDWARE SHALL BE LEVER TYPE COMPLYING WITH TITLE 24 CCR ACCESSIBILITY STANDARDS.
- EXIT DOORS SHALL OPEN WITH A MAXIMUM EFFORT OF 5.0 POUNDS FOR EXTERIOR DOORS; 5.0 POUNDS FOR INTERIOR DOORS.
- IN PUBLIC BUILDINGS, PROVIDE ON DOORWAYS LEADING TO SANITARY FACILITIES SIGNAGE AS NOTED IN DETAIL 3, SHEET T-4 AND AS FOLLOWS:
 - UNISEX ROOM: A 12" EQUILATERAL TRIANGLE WITH VERTEX POINTING UP ON A 12" DIAMETER CIRCLE.
 - MEN'S RESTROOM: A 12" EQUILATERAL TRIANGLE WITH VERTEX POINTING UPWARD.
 - WOMEN'S RESTROOM: A 12" DIAMETER CIRCLE.
 - ALL RESTROOMS: PROVIDE APPROVED BRAILLE SIGNAGE ON STRIKE SIDE OF DOOR.
- ALL SIGNS SHALL BE 1/4 INCH THICK AND SHALL BEAR THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON A CONTRASTING BACKGROUND. REFER TO DETAIL 9, SHEET T-3 FOR ADDITIONAL REQUIREMENTS.
- HOT WATER PIPING AND DRAINS UNDER LAVATORIES SHALL BE INSULATED PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
- FAUCET CONTROLS SHALL COMPLY WITH THE PROVISIONS OF TITLE 24, CCR ACCESSIBILITY REQUIREMENTS.
- AT EACH ENTRANCE TO ON-SITE PARKING, A 17"x22" (MINIMUM) SIGN SHALL BE PLACED TO READ: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESS SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY CONTACTING THE CITY OF FRESNO POLICE DEPARTMENT PATROL SUPPORT DIVISION AT (562) 621-2500.
- AT ALL ACCESSIBLE / ADAPTABLE UNITS OUTLETS AND SWITCHES ARE TO BE INSTALLED WITH THE BOTTOM OF BOX AT MINIMUM OF 15" ABOVE FINISHED FLOOR AND THE TOP OF BOX AT A MAXIMUM OF 48" ABOVE FINISH FLOOR EXCEPT ABOVE 24" DEEP BASE CABINETS WHERE OUTLETS ARE TO BE INSTALLED WITH THE TOP OF BOX AT 44" (MAXIMUM) AT FORWARD APPROACH OR 48" MAXIMUM AT SIDE APPROACH.
- THE MAXIMUM CROSS-SLOPE OF ALL LANDINGS, RAMPS, AND/OR WALKS SHALL BE 1/4" INCH PER FOOT / TYPICAL.
- NO THUMB LATCHES OR KEVED CYLINDER DEAD BOLTS ARE ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER / TYPICAL.
- ALL ACCESSIBLE PARKING SPACES SHALL BE PLACED ADJACENT TO FACILITIES ACCESS RAMPS OR IN STRATEGIC AREAS WHERE PERSONS WITH PHYSICAL DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED CARS WHILE TRAVELING TO/FROM STALLS OR RAMPS.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY POSTED CONSPICUOUSLY ON A 7-FOOT POLE.
- DISABLED ACCESS WATER CLOSE FLUSHMETER VALVE HANDLES SHALL BE MOUNTED TO THE WIDE SIDE OF THE WATER CLOSET.
- IF FRONT LOADING WASHERS AND DRYERS ARE NOT PROVIDED IN ADAPTABLE UNITS, MANAGEMENT SHALL PROVIDE ASSISTIVE DEVICES, AT THE TENANT'S REQUEST, TO FACILITATE THE USE OF TOP LOADING MACHINES.
- DOORS AT ACCESSIBLE TOILET COMPARTMENTS WITH SIDE DOORS SHALL BE PROVIDED WITH 34 INCH CLEAR WIDTH OPENINGS (36 INCH DOORS) AUTOMATIC SELF-CLOSING DEVICES, AND LOOP OR "U" SHAPING HANDLES BELOW THE LATCHES.

FIRE SPRINKLER NOTES

- INSTALL A RESIDENTIAL AUTOMATIC FIRE PROTECTIVE SPRINKLER SYSTEM THROUGHOUT THE BUILDINGS B AND C (R-2 OCCUPANCY GROUP). THE SYSTEM SHALL BE A WET SYSTEM AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION PAMPHLET NFPA 13-R, CALIFORNIA BUILDING CODE, AND LOCAL AGENCY REQUIREMENTS.
- INSTALL AN AUTOMATIC FIRE PROTECTIVE SPRINKLER SYSTEM THROUGHOUT BUILDING D (R-2 OCCUPANCY GROUP). THE SYSTEM SHALL BE A WET SYSTEM AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION PAMPHLET NFPA 13, CALIFORNIA BUILDING CODE, AND LOCAL AGENCY REQUIREMENTS.
- A LICENSED AUTOMATIC LIFE-SAFETY FIRE SPRINKLER CONTRACTOR (C-16 LICENSE) SHALL PROVIDE COMPLETE HYDRAULIC CALCULATIONS AND DESIGN DRAWINGS FOR THE SYSTEM TO BE INSTALLED. ALL SHOP DRAWINGS ARE TO BE SUBMITTED TO AND APPROVED BY THE CITY OF FRESNO, FIRE PREVENTION DEPARTMENT AND LOCAL BUILDING AUTHORITY PRIOR TO STARTING ANY WORK ON THE SYSTEM.
- PROVIDE MONITORING AND ALARM SWITCHES AT SHUT-OFF VALVE.
- FIRE SPRINKLER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH NFPA 13 AND REPORTS SHALL BE SUBMITTED TO THE LOCAL FIRE PREVENTION AUTHORITY AND THE ARCHITECT.
- INSTALL UNDERGROUND PIPING AS RECOMMENDED BY NFPA 13.
- APPROVED CENTRAL STATION SUPERVISION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PER CALIFORNIA FIRE CODE REQUIREMENTS. OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION (OVER THE COUNTER) FOR FIRE SPRINKLER ALARM SUPERVISION.
- THE GENERAL CONTRACTOR AND SPRINKLER CONTRACTOR SHALL COORDINATE THE PROTECTION OF ROOF "CRICKETS" (WHERE APPLICABLE). PROVIDE A MINIMUM 18" x 24" ACCESS PANEL FOR THE FIRE SPRINKLER RISER IN ALL APARTMENT BUILDINGS.
- PROVIDE A LOCK BOX IN AN APPROVED LOCATION FOR THE FIRE DEPARTMENT ACCESS TO THE FIRE SPRINKLER RISER WITH THE LOCKED ACCESS PANEL.
- SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OF FIRE SPRINKLER SYSTEMS AS NOTED ABOVE. INSTALLATIONS MUST ALSO COMPLY WITH FRESNO FIRE DEPARTMENT POLICY SECTION 405. FRESNO FIRE DEPARTMENT POLICES CAN BE FOUND ON THE FIRE DEPARTMENT WEBSITE UNDER COMMUNITY AND PROFESSIONAL SERVICES, FIRE DEPARTMENTS DEVELOPMENT POLICES.
- OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION (OVER THE COUNTER) FOR FIRE SPRINKLER ALARM SUPERVISION. SUPERVISION IS REQUIRED ON ALL FIRE SPRINKLER SYSTEMS WITH 20 OR MORE SPRINKLER HEADS. 2019 CFO, SECTION 903.4 INSTALLATIONS MUST ALSO COMPLY WITH FPD POLICY SECTIONS 405 AND 407. FPD POLICES CAN BE FOUND ON THE FIRE DEPARTMENT WEBSITE UNDER COMMUNITY AND PROFESSIONAL SERVICES, FIRE DEPARTMENT DEVELOPMENT POLICES.
- SPRINKLERS SHALL BE INSTALLED UNDER EXTERIOR ROOFS OR CANOPIES EXCEEDING 4 FEET IN WIDTH. EXCEPTION: SPRINKLERS ARE PERMITTED TO BE OMITTED WHERE THE CANOPY OR ROOF IS OF NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE CONSTRUCTION.

APPL. NO. P21-00989 EXHIBIT A-3 DATE 06/02/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AS ADOPTED BY:
 - CALIFORNIA BUILDING CODE; (2019 CBC).
 - CALIFORNIA ELECTRIC CODE; (2019 CEC).
 - CALIFORNIA PLUMBING CODE; (2019 CPC).
 - CALIFORNIA MECHANICAL CODE; (2019 CMC).
 - TITLE 24 CCR.; CALIFORNIA ENERGY CONSERVATION REGULATIONS.
 - CALIFORNIA FIRE CODE; (2019 CFC).
 - CALIFORNIA GREEN BUILDING STANDARDS CODE; (2019 CGBCS).
- EACH CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE PREMISES AND SHALL VERIFY THE WORK TO BE DONE AND EXISTING CONDITIONS, THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY AND ALL DISCREPANCIES PRIOR TO SUBMITTING BIDS AND/OR COMMENCING THE WORK.
- ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER, AND MUST BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL LOCAL GOVERNING AGENCIES TO THE SATISFACTION OF THE BUILDING INSPECTOR, ARCHITECT AND OWNER.
- ALL MATERIALS, EQUIPMENT AND SYSTEMS CALLED FOR ON THE PLANS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S MOST RECENT SPECIFICATIONS.
- CONTRACTOR'S SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES AND SHALL REMOVE ALL UNUSED MATERIALS AND DEBRIS, AND LEAVE THE PREMISES IN A CLEAN CONDITION.
- ANY AND ALL SUBSTITUTIONS TO THE MATERIALS AND/OR EQUIPMENT SPECIFIED MUST BE APPROVED BY THE ARCHITECT. CONTRACTOR'S SHALL SUBMIT REQUESTS AT THE TIME OF BID SUBMISSION.
- DIMENSIONS SHOWN ON THE PLANS ARE FACE-OF-STUD TO FACE-OF-STUD; FACE-OF-STUD TO CENTERLINE-OF-STUD; OR CENTERLINE-OF-STUD TO CENTERLINE-OF-STUD.
- ALL INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS, INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS, SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH UBC STANDARD 8-1.
- WARRANTIES AND GUARANTEES:** UNLESS OTHERWISE SPECIFIED, THE MINIMUM WARRANTY PERIOD SHALL BE ONE YEAR FROM THE DATE OF THE RECORDING OF THE NOTICE-OF-COMPLETION:
 - WATERPROOFING / MOISTURE MEMBRANES 3 YEARS
 - FLASHING AND SHEET METAL 2 YEARS
 - CAULKING / SEALANTS 1 YEAR
 - ROOFING / SEALANTS 1 YEAR
 - HVAC EQUIPMENT 1 YEAR
- TEST AND INSPECTIONS:**
 - SPECIAL INSPECTION SHALL BE REQUIRED FOR HIGH STRENGTH BOLTING, MASONRY WALL CONSTRUCTION, AND CONCRETE IN EXCESS OF 2500 PSI COMPRESSIVE STRENGTH. THE TESTING AGENCY SHALL BE APPROVED BY THE LOCAL BUILDING AUTHORITY PRIOR TO CONSTRUCTION.
 - SUBMIT TO THE CITY OF FRESNO THE ORIGINAL GLU-LAM CERTIFICATES WITH THE JOB ADDRESS AND SCHEDULE AN INSPECTION OF THE GLU-LAMINATED BEAMS PRIOR TO INSTALLATION.
 - ALL STRUCTURAL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS. SUBMIT COPIES OF THE WELDER'S CERTIFICATES TO THE LOCAL GOVERNING AUTHORITY FOR APPROVAL PRIOR TO COMMENCING FABRICATION.
- THE DOCUMENTS ATTACHED HEREWITHE WERE PREPARED BY SCOTT A. VINCENT, ARCHITECT. THE REGULATIONS HAVE BEEN REVIEWED AND THE CALCULATIONS GENERALLY COMPLY WITH THE ENERGY CONSERVATION STANDARDS OF TITLE 24 CCR.
- ALL TESTING BY INDEPENDENT AGENCIES AND/OR SUBCONTRACTORS AS INDICATED IN THESE CONDITIONS OR ALTERATIONS SHALL BE AT THE OWNER (TYPICAL ALL TRADES). SUCH TESTING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - SOIL PROCTOR AND DENSITY TESTS; COMPACTION TESTS
 - ASPHALTIC CONCRETE PAVING BASE COMPACTION AND ROLLING TESTS
 - SHOP AND FIELD WELDING INSPECTIONS
 - OFF-SITE COMPACTION, PAVING AND CONCRETE TESTS PER GOVERNING AGENCY REQUIREMENTS
 - GRADING OPERATIONS INSPECTION
- EXIT DOORS AT COMMERCIAL BUILDINGS SHALL BE OPENABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE OR EFFORT, OR THE USE OF A KEY. POST A SIGN WITH 1 INCH HIGH ON A CONTRASTING BACKGROUND TO READ: "THIS DOOR SHALL REMAIN UNLOCKED DURING BUSINESS HOURS" OVER PRIMARY EXIT DOORS.
- NO THUMB LATCHES OR KEVED CYLINDER DEAD BOLTS ARE ALLOWED ON DOORS WITHIN COMMERCIAL BUILDINGS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER FROM INSIDE THE AREA SERVED.
- ALL DECORATIVE MATERIAL SHALL BE NON-COMBUSTIBLE OR APPROVED FLAME RETARDANT TREATED MATERIALS. (CCR, TITLE 19, 3.08)
- THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG SUBCONTRACTORS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DIVIDE AND COORDINATE THE WORK.
- IT IS THE INTENTION OF THESE PLANS AND SPECIFICATIONS TO COVER ALL THINGS REQUIRED TO MAKE COMPLETE AND OPERATIVE SYSTEMS. THE GENERAL CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT, MISCELLANEOUS SERVICES, ETC. REQUIRED TO ACCOMPLISH THIS RESULT. ANYTHING WHICH MAY BE REASONABLY CONSTRUED AS A NECESSARY PART OF THE INSTALLATION IS TO BE INCLUDED WHETHER SPECIFICALLY SHOWN OR MENTIONED. THE VINCENT COMPANY, ARCHITECTS WILL PROVIDE ANY INTERPRETATIONS NECESSARY, WHEN REQUESTED, FOR THE CONTRACTOR TO PROPERLY ESTIMATE THE PROJECT.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS OR DETAILS ARE NOT CLEAR, OR DISCREPANCIES EXIST ON THE DRAWINGS AND/OR SPECIFICATIONS, CONTACT THE ARCHITECT IMMEDIATELY.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ARCHITECT TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- ENTRANCE DOORS TO UNITS SHALL COMPLY WITH THE CITY OF FRESNO MINIMUM RESIDENTIAL SECURITY REQUIREMENTS PROVIDED:
 - DEAD BOLT OR VISION PANEL
 - PEEP HOLE AT ALL EXTERIOR DOORS
 - STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW WITH (2)-#8 x 2" SCREWS.
 - WINDOWS TO MEET THE MINIMUM STANDARDS AS ESTABLISHED BY THE CBC STANDARDS.
- PROVIDE A MINIMUM 24"-10 LB PORTABLE FIRE EXTINGUISHER (ONE EXTINGUISHER FOR EVERY 3000 S.F. WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET).
- PROVIDE FIRE LANES, FIRE HYDRANTS, APPROVED GATED ACCESS, AND FIRE DEPARTMENT ACCESS TO ALL BUILDINGS WITHIN 150 FEET OF A PAVED SURFACE.
- THE CONTRACTOR SHALL PROVIDE TO THE OWNER AN OPERATION AND MAINTENANCE MANUAL. (CAL GREEN SECTION 4.410.1)
- THE CONTRACTOR SHALL COVER ALL DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION.

SITE NOTES

- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT DIVISION PRIOR TO OCCUPANCY.
- ALL UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. CONTACT CITY TRAFFIC ENGINEER FOR INFORMATION REGARDING REIMBURSEMENTS RELATIVE TO RELOCATING TRAFFIC SIGNAL UTILITIES. FIRE HYDRANTS WILL BE REQUESTED BY CITY FORCES. THE DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 498-1412 TO ARRANGE AND COORDINATE WORK.
- THERE SHALL BE NO ON-SITE WATER RETENTION, NOR SHALL THERE BE DRAINAGE ONTO ADJACENT PROPERTIES.
- ALL ON-SITE WATER SHALL BE DRAINED TO ON-SITE DRAINAGE INLETS, COLLECTED THERE AND CONVEYED UNDER SIDEWALK IN AN APPROPRIATE MANNER TO EXIT AT THE FACE-OF-CURE PER CITY OF FRESNO PUBLIC WORKS STANDARD P-36.
- TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND UTILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-842-2444.
- TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- FIRE HYDRANTS SHALL BE TESTED, PAINTED AND APPROVED AND ALL SURFACE ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. THE 4-1/2" OUTLET SHALL FACE THE ACCESS LANE.
- DEED DOCUMENTS FOR THE REQUIRED DEDICATIONS MUST CONFORM TO THE FORMAT SPECIFIED BY THE CITY AND SHALL BE PREPARED BY THE APPLICANT'S ENGINEER. THE COST OF DEED DOCUMENT PROCESSING AND RECORDATION FEE MUST BE PAID AT THE TIME OF DEED SUBMITTAL AND SUBMITTED WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- 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.
- A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED TO BE INSTALLED ON THE WATER SERVICE TO PROTECT THE PUBLIC WATER SYSTEM. A PLUMBING PERMIT IS REQUIRED TO INSTALL THE DEVICE. CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (RON SIMONS, 621-5333) FOR DETERMINATION OF SIZE, TYPE, ACCEPTABLE MAKE/MODEL AND LOCATION. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE BY QUALIFIED JOURNEMAN PLUMBER WHO HAS BEEN CERTIFIED AS COMPETENT FOR SUCH INSTALLATION BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRABING BUILDING FINAL. THE DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5-DAYS PRIOR TO REQUESTING FINAL BUILDING INSPECTION.
- APPROVAL OF THIS SPECIAL PERMIT MAY BE COME 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. THIS SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED, BASED UPON THE OPERATION STATEMENT PROVIDED BY THE APPLICANT. THE OPERATION STATEMENT IS MATERIAL TO THE ISSUANCE OF THIS SPECIAL PERMIT. UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY REQUIRE OPERATION INCONSISTENT WITH THE OPERATION STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIRED IF THE OPERATION OF THIS ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT WITH THE OPERATION STATEMENT. FAILURE TO OPERATE IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENFORCEMENT REMEDY AVAILABLE UNDER LAW. THE DEVELOPER AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ANY CONDITIONS OR ALTERATIONS TO THE SPECIAL PERMIT NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPED AREAS, NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPT THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTSAGES 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.
- 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 DEVELOPMENT DEPARTMENT.
- LANDSCAPING 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 LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A 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 IRRIGATIONS PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPARTMENT.
- FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THE ADEQUATE OFF-STREET PARKING IS PROVIDED.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 101-107 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- ALL ACCESSIBLE 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 PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS FOR ILLUMINATION OF PUBLIC WORKS.
- ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED BUILDING(S). PROVIDE A SET OF DRAWINGS, WITH DESCRIPTIVE INFORMATION, INCLUDING, MATERIALS, DESIGN AND COLOR TO ALLOW FOR A PRELIMINARY ASSESSMENT OF THE FUTURE SIGNAGE. IT IS RECOMMENDED THAT YOU PROVIDE A COPY OF THE SIGNAGE EARLY IN THE PROJECT PROCESS TO ALLOW FOR STAFF COMMENT.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS A PART OF THIS SPECIAL PERMIT.
- SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- 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/SOUTH SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHEOLOGICAL 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.
- IF ANIMAL FOSSIL REMAINS 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.

SITE NOTES

- OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED AREA UNLESS APPROVED BY THAT DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- IF VIDEO SURVEILLANCE CAMERAS ARE REQUIRED OR INSTALLED, PROVIDE SIGNS UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THE PUBLIC THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.
- UNDERGROUND ALL EXISTING OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE / MAP AS PER FMC SECTION 12-1011, AND RES. NO. 78-522/88-229
- TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
- INSTALL 17" x 22" (MINIMUM) SIGNS AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATES "WARNING-VEHICLES STOPPED, PARKED, OR LEFT STANDING IN THE FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNERS EXPENSE-22658 CALIFORNIA VEHICLE CODE-FRESNO POLICE DEPARTMENT 621-2300."
- PROVIDE POLICE / FIRE BYPASS LOCKS ("BEST" PADLOCK MODEL 21B700 SERIES OR CYLINDER LOCK 1W7B2) ON DRIVE ACCESS GATES. ALL ELECTRIFIED GATES SHALL BE EQUIPPED WITH THE "BEST" ELECTRIC CYLINDER LOCK 1W7B2 AND "CLICK TO ENTER" SYSTEM. A KNOX PADLOCK MAY NOT BE USED IN PLACE OF THE "BEST" PADLOCK MODEL 21B700. THESE LOCKS CAN BE PURCHASED ONLY THROUGH SIERRA LOCK AND GLASS, 1560 N. PALM AVENUE, FRESNO, CA 93728.
- ELECTRIC GATES SHALL BE PROVIDED WITH BATTERY BACK-UP.
- 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.
- INSTALL ON-SITE HYDRANTS WITH A MINIMUM 8 INCH MAIN AND A FIRE FLOW OF 1500 GPM FOR PUBLIC AND PRIVATE HYDRANTS FOR MULTI-FAMILY DWELLINGS ARE SPACED AT A MAXIMUM OF 450 FEET APART.
- ALL SURFACE ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED IN A SERVICEABLE CONDITION PRIOR TO AND DURING ALL PHASES OF CONSTRUCTION
- SUBMIT POOL AND SPA DRAWINGS AND CALCULATIONS, INCLUDING DETAILS OF PROPOSED LIFT FOR DISABLED PERSONS ACCESS TO SPA AND POOL, TO THE CITY OF FRESNO BUILDING DEPARTMENT AND COUNTY OF FRESNO BUILDING DEPARTMENT FOR REVIEW, APPROVAL, AND PERMITS.
- ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 POUND VEHICLES.
- THE GENERAL CONTRACTOR SHALL CALL FOR A SUBGRADE INSPECTION PRIOR TO PLACEMENT OF ASPHALTIC PAVING.
- THE NATIVE SOIL SHALL BE STRIPPED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. REMOVE ALL VEGETATION AND DEBRIS FROM SITE. COMPACT SITE TO 90% OF MAXIMUM DRY DENSITY. ALL LOOSE FILL SHALL BE COMPACTED TO 90%.
- ANY CHANGES IN ELEVATION SHALL BE BY MEANS OF RAMPS. RAMPS SHALL NOT EXCEED A SLOPE OF 1:12. PROVIDE HANDRAILS AND WHEELSTOP CURBS AT RAMPS EXCEEDING 6 INCH VERTICAL ELEVATION CHANGE.
- PROVIDE VISIBLE ADDRESS WITH 12 INCH (MINIMUM) HIGH NUMBERS ON THE STREET SIDE OF BUILDINGS MORE THAN 50 FEET FROM THE STREET AND 6 INCH HIGH (MINIMUM) NUMBERS ON THE STREET SIDE OF BUILDINGS 50 FEET OR LESS FROM THE STREET PER FRESNO CITY DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT POLICY PRIOR TO FINAL INSPECTION.
- PROVIDE ORIENTATION MAPS AT ALL DRIVEWAY ENTRANCES TO THE PROJECT.
- PROVIDE LEVER HARDWARE COMPLYING WITH TITLE 24 STANDARDS AT ALL EXTERIOR GATES.

ENVELOPE NOTES

- INSTALLED INSULATING MATERIAL:
 - ALL INSTALLED INSULATING MATERIAL SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
- ALL INSULATING MATERIALS:
 - ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF SECTIONS 720 OF THE MOST RECENTLY ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
- EXTERIOR JOINTS:
 - ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE FROM THE PUBLIC OR PRIVATE AREAS SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED.
- SITE CONSTRUCTED DOORS, WINDOWS AND SKYLIGHTS:
 - ALL SITE CONSTRUCTED DOORS, WINDOWS AND SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED (EXCEPT FOR UNFRAMED GLASS DOORS AND FIRE DOORS).
- MANUFACTURED DOORS AND WINDOWS:
 - ALL MANUFACTURED DOORS AND WINDOWS SHALL HAVE AIR INFILTRATION RATES CERTIFIED BY THE MANUFACTURER UNDER 2-5316(A) AFTER JULY 1, 1993. MANUFACTURED FENESTRATION PRODUCTS MUST BE LABELED FOR U-VALUE ACCORDING TO NFRC PROCEDURES.
- ALL PRODUCTS, INCLUDING FLASHING AND SEALANTS, SHALL BE CHEMICALLY COMPATIBLE AND INSTALLED WITHIN THE TEMPERATURE RANGE AND SPEED RECOMMENDED BY THE MANUFACTURER. WATER-RESISTIVE BARRIER, FLASHING AND SEALANT SHALL BE FROM A SINGLE MANUFACTURER.
- VERTICAL LAPS OF WATER-RESISTIVE BARRIERS SHALL NOT BE ALLOWED ABOVE OR BELOW WINDOWS, AND WITHIN 16 INCHES OF JAMBS (SIMILAR FOR DOORS). PAPER-BACKED LATH, IF USED, MAY PRESENT A PARTICULAR INSTALLATION CHALLENGE IN MEETING THIS RECOMMENDATION.
- THERMAL / ACOUSTIC INSULATION IS RECOMMENDED AROUND WINDOW AND DOOR FRAME VOIDS (AT ROUGH OPENINGS BETWEEN SHIMS). BATT INSULATION AND / OR DOW-EXPANSION URETHANE FOAM SUCH AS "DOW GREAT STUFF DOOR & DOW-EXPANSION "DUPONT WINDOW & DOOF FOAM ARE ACCEPTABLE PRODUCTS.
- EXTERIOR WALL MOUNTED VENTS, ELECTRICAL PANELS, UTILITY VAULTS, FIRE EXTINGUISHER CABINETS, SCUPPERS, AND OTHER FLANGED SURFACE-MOUNTED ASSEMBLIES SHOULD BE FLASHED AS A WINDOW. WHERE FASTENERS PENETRATE THE EXTERIOR ENVELOPE, HOLES SHALL BE PRE-DRILLED AND FILLED WITH SEALANT PRIOR TO DRIVING.
- INCIDENTAL EXTERIOR WALL-MOUNTED ITEMS AND PENETRATIONS SUCH AS DOWNSPOUTS, HOSE BIBBS, ELECTRICAL PANELS, ETC. SHALL BE FLASHED SO AS TO BE WATERTIGHT. WHERE FASTENERS PENETRATE THE EXTERIOR ENVELOPE, HOLES SHALL BE PRE-DRILLED AND FILLED WITH SEALANT PRIOR TO DRIVING.

INSULATION NOTES

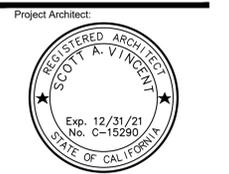
- ALL WEATHER STRIPPING, CAULKING, AND SEALING OF EXTERIOR DOORS, WINDOWS, AND BUILDING ENVELOPE OPENINGS, AS REQUIRED BY THE STANDARDS, SHALL BE SUBJECT TO FIELD INSPECTION.
- AFTER INSTALLING THE INSULATION, THE INSTALLER SHALL POST, IN A CONSPICUOUS LOCATION IN THE BUILDING, AN "INSULATION CERTIFICATE" SIGNED BY THE INSTALLER AND THE BUILDER, STATING THAT THE INSULATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-5.3 OF THE CALIFORNIA ADMINISTRATIVE CODE.
- PROVIDE CERTIFIED INSULATION MATERIALS.
- THE INSULATION SHALL CONFORM THE FLAME-SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE MOST CURRENTLY ADOPTED EDITION OF THE CBC.
- WHEN LOOSE FILL INSULATION IS INSTALLED, THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT MUST CONFORM TO THE INSULATION MANUFACTURER'S INSTALLED DESIGN DENSITY PER SQUARE FOOT AT THE MANUFACTURER'S LABELED R-VALUE.
- ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUIITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

ABBREVIATIONS

ABOVE ACOUSTIC(AL)	ABV. ACOUST.,ACT.	JAMB JOINT	JB. JT.
ADJUSTABLE	ADJ.	LAMINATE LAVATORY	LAM. LAV.
AIR CONDITIONING	A/C	LEFT HAND	L.H.
ALUMINUM	AL.	LINEOLEUM	LINO. LG.
ANCHOR BOLT	ARCH. AB.	MACHINE BOLT	M.B.
ARCHITECTURAL	ARCH.	MACHINE SCREW	M.S.
ASPHALT CONCRETE	ASPH.	MANUFACTURER	MFG.
BEAM	BM.	MATERIAL	MATL.
BENCH MARK	BM.	MAXIMUM	MAX.
BETWEEN	BTWN.	MECHANICAL	MECH.
BLOCK	BLK.	MEDIUM	MED.
BOTTOM	BTM.,BTMM.	MEMBRANE	MBNE.
BUILDING	BLDG.	METAL	MTL.
CABINET	CAB.	MICROWAVE	MICRO.
CADMIUM	CAD.	MILLIMETER	MM.
CARPET	CARP.	MINIMUM	MIN.
CARRIAGE BOLT	C.B.	MISCELLANEOUS	MISC.
CAST IRON	C.I.	MULLION	MULL.
CEILING	C.C.G.		
CEILING DIFFUSER	C.D.	NOT IN CONTACT	N.I.C.
CEILING GRILLE	C.G.	NOT TO SCALE	N.T.S.
CEILING REGISTER	C.R.	NUMBER	NO., #
CEMENT	C.M.		
CENTERLINE	C.L.	OPPOSITE HAND	O.H.
CERAMIC TILE	C.T.	OPPOSITE	OPP.
CIRCUIT	C.C.	OPEN CENTER	O.C.
CLEANOUT	CLEAR.	OPENING	OPG.
CLEAR	C.W.	OUTSIDE DIAMETER/	O.D.
COLD WATER	C.W.	DIMENSION	D.H.
COLUMN	COL.	OVAL HEAD	O.H.
COMBUSTION/COMBUSTION	COMP.		
COMPOSITION	COMP.	OVER (ON)	O/V.
CONC.	CONC.	OVERFLOW	O/F.
CONCRETE MASONRY UNIT	C.M.U.		
CONCRETE	CONC.	PAINT	PT.
CONNECTION	C.N.	PAIR	PR.
CONSTRUCTION	CONSTR.	PLASTIC	PL.
CONSTRUCTION JOINT	C.J.	PLATE	PLT.
CONT.	CONT.	PLUMBING	PLB.
CONTRACTOR	CONTR.	PLYWOOD	P.WD.
COUNTERSINK	CSK.	POINT	PT.
DEPTH	D.	POUND	LB., #
DETAIL	DET., DTL.	POUND PER SQUARE FOOT	P.S.F.
DIAGONAL	DIAG.	POUND PER SQUARE INCH	P.S.I.
DIPPER	DIP.		
DIRECTION	DIR.	QUARTER	QTR.
DISPENSER/DISPOSAL	DISP.	RADIUS	R., RAD.
DIVISION	DIV.	RAINWATER LEADER	R.W.L.
DOOR	DR.	RECEPTACLE	RECEPT.
DOUBLE	DBL.	REFRIGERATOR	REF.
DOWN	DN.	REINFORCING	REINF.
DROPPED OUT	DRO.	REMOVABLE	REMOV.
DRAWING	DRWG.	REQUIRED	REQ'D.
DRINKING FOUNTAIN	D.F.	RESILIENT	RES.
		REVISE/REVISION	REV.
		RIGHT HAND	R.H.
		ROOF DRAIN	R.D.
		RUBBER TOPSET BASE	R.T.B.
		SCHEDULE	SCH.
		SEAT COVER DISPENSER	S.C.D.
		SECTION	SECT.
		SHEATHING	SHTG.
		SHEET	SHT.
		SHEET METAL & AIR CONDITIONING	S.M.T.
		CONTRACTOR NATIONAL ASSOCIATION	SMACNA.
		SHEET METAL SCREWS	S.M.S.
		SIMILAR	SIM.
		SINK	

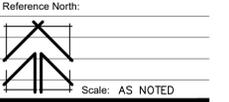
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PROPOSED APARTMENTS FOR:
LAND VALUE MANAGEMENT
NEC WEST HERNDON & NORTH PROSPECT AVENUE
FRESNO, CALIFORNIA

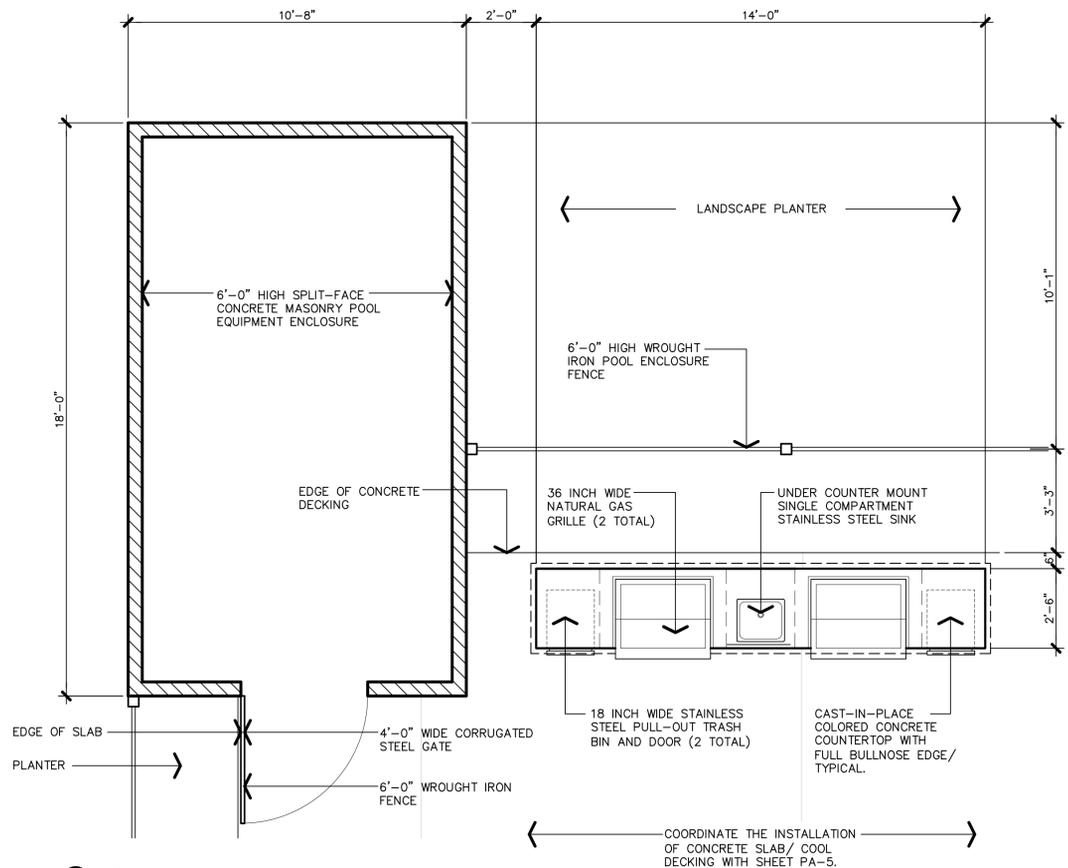


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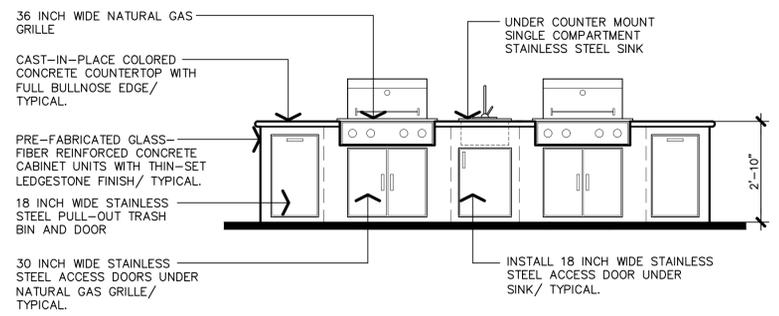
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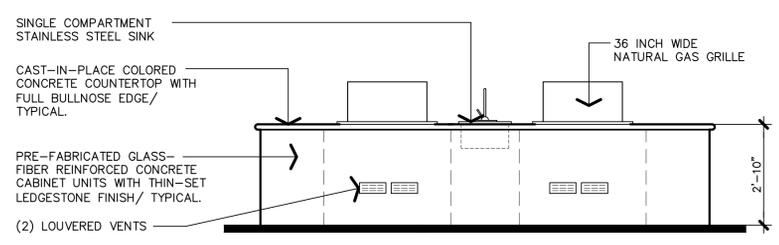
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FRESNO, CA.
Project Number: 200305
Plot Date: 12.16.20
Sheet Number:



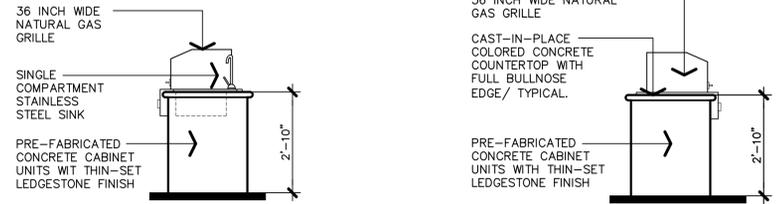
(A) PLAN VIEW



(B) FRONT ELEVATION

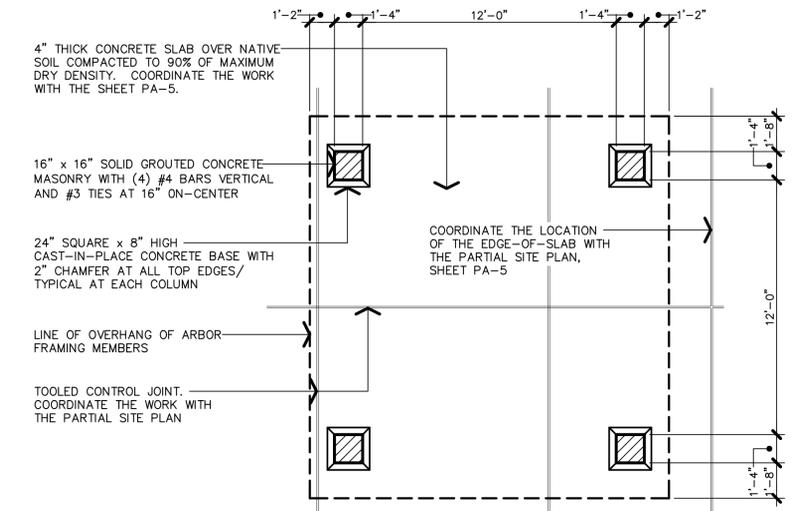


(C) REAR ELEVATION

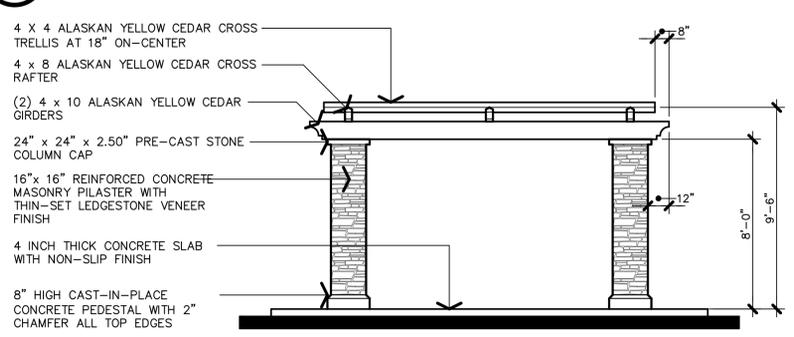


(D) RIGHT ELEVATION

(E) LEFT ELEVATION

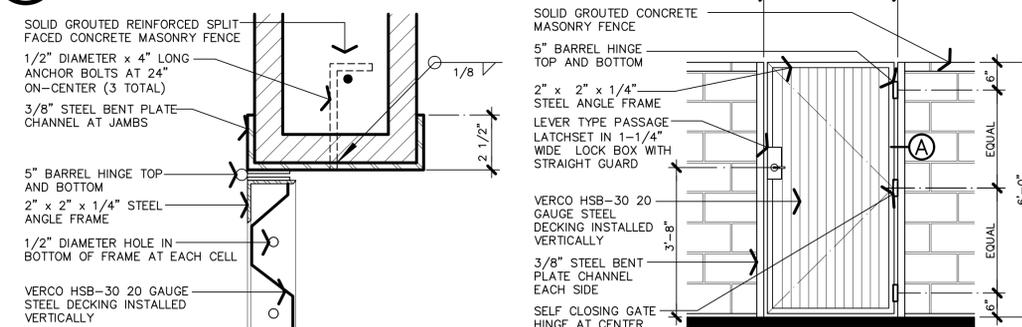


(1) POOL AREA ARBOR FLOOR PLAN 1/4" = 1'-0"



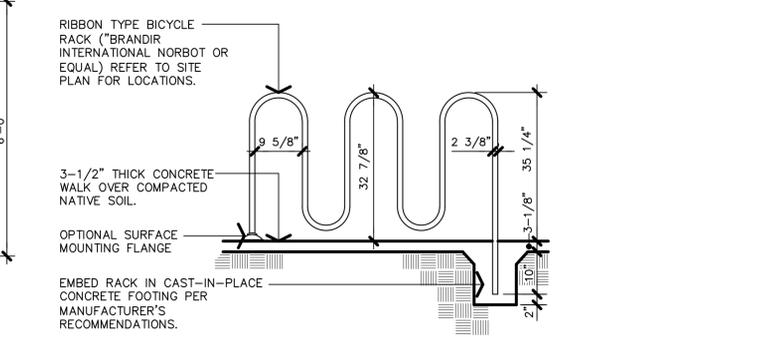
(2) POOL AREA ARBOR END ELEVATION 1/4" = 1'-0"

(8) POOL AREA RESIDENT BAR-B-QUE DETAILS 3/8" = 1'-0"

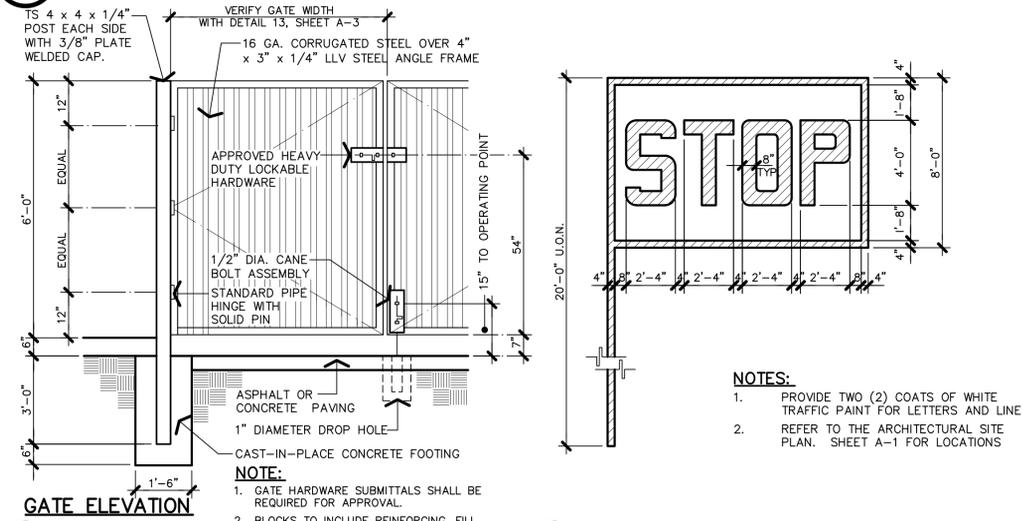


(A) ATTACHMENT DETAIL

(B) GATE ELEVATION

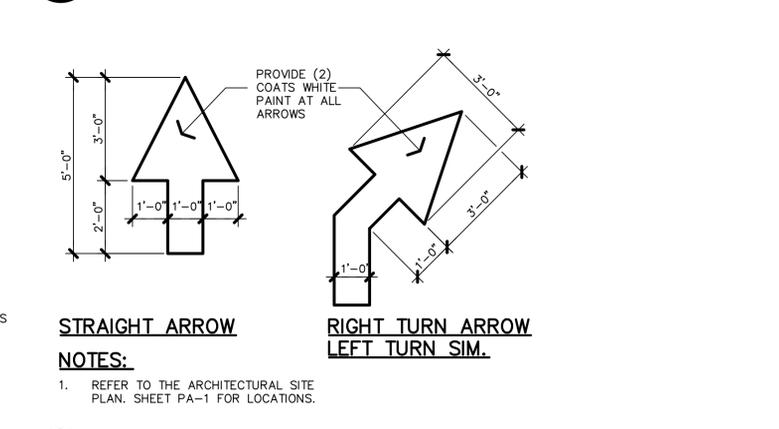


(5) BICYCLE RACK DETAIL

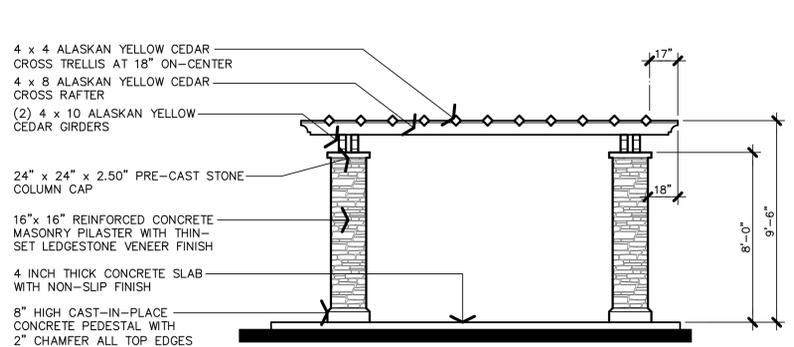


(9) METAL PEDESTRIAN GATE

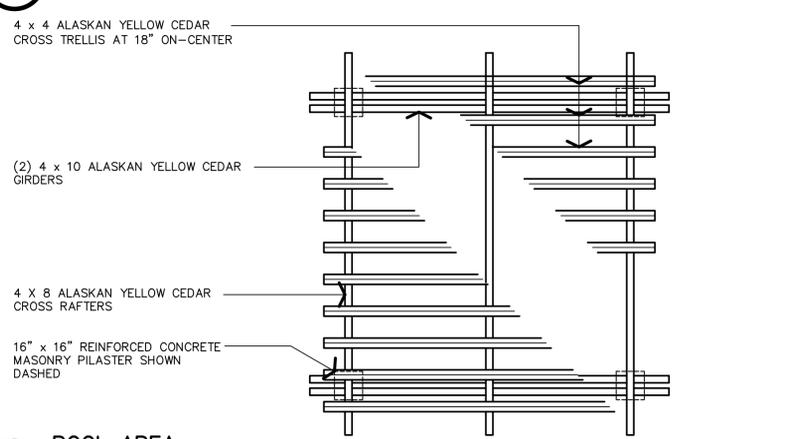
(7) PAINTED PAVEMENT SIGNAGE



(6) PAINTED TRAFFIC ARROWS

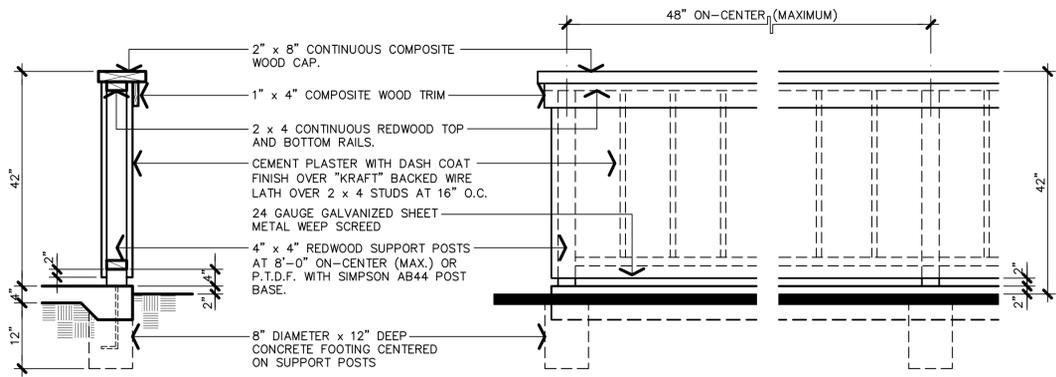


(3) POOL AREA ARBOR FRONT / REAR ELEVATION 1/4" = 1'-0"

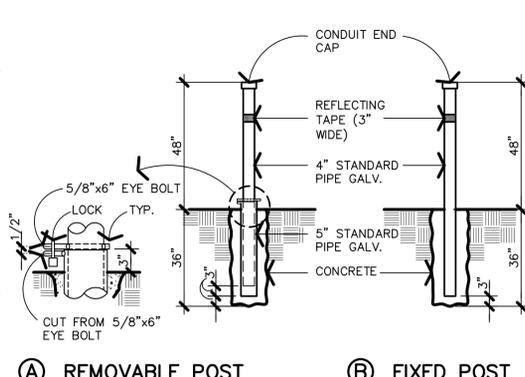


(4) POOL AREA ARBOR FRAMING PLAN 1/4" = 1'-0"

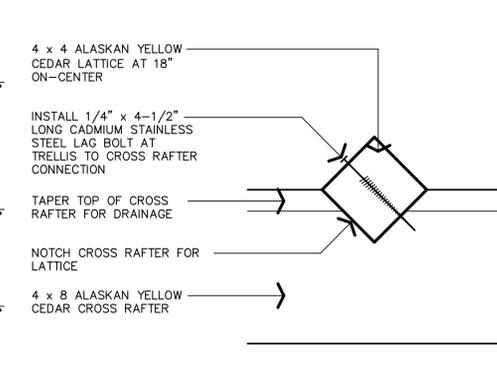
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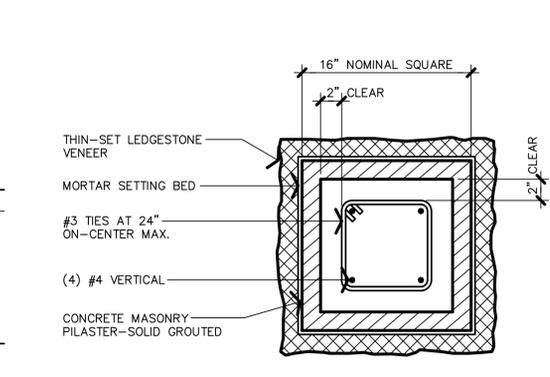
15 PATIO ENCLOSURE FENCE ELEVATION



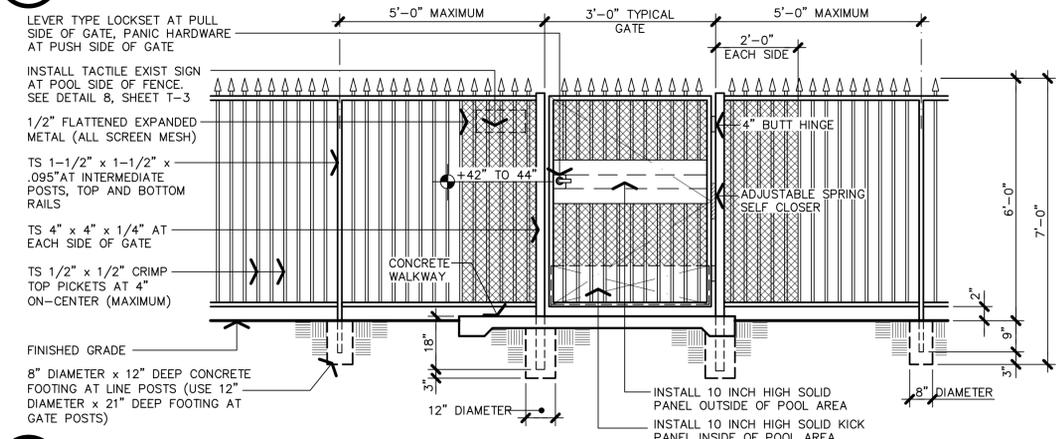
9 BARRIER POST DETAILS



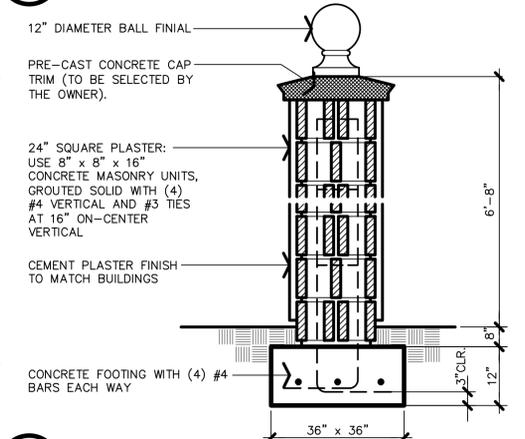
5 TRELLIS TO BEAM DETAIL



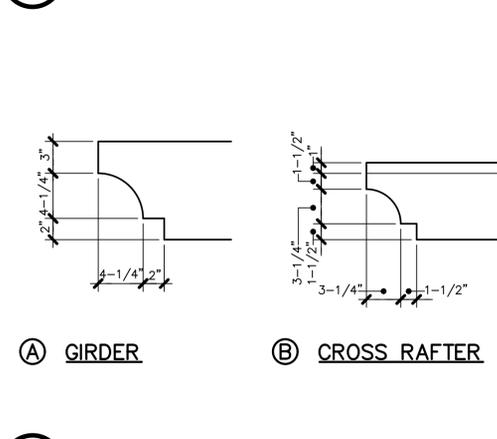
1 PILASTER SECTION



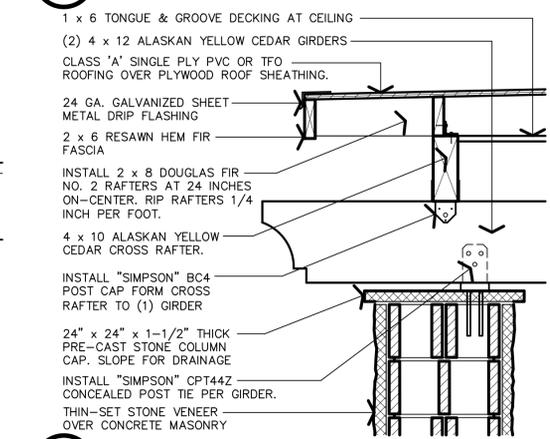
16 SWIMMING POOL ENCLOSURE FENCE-ELEVATION



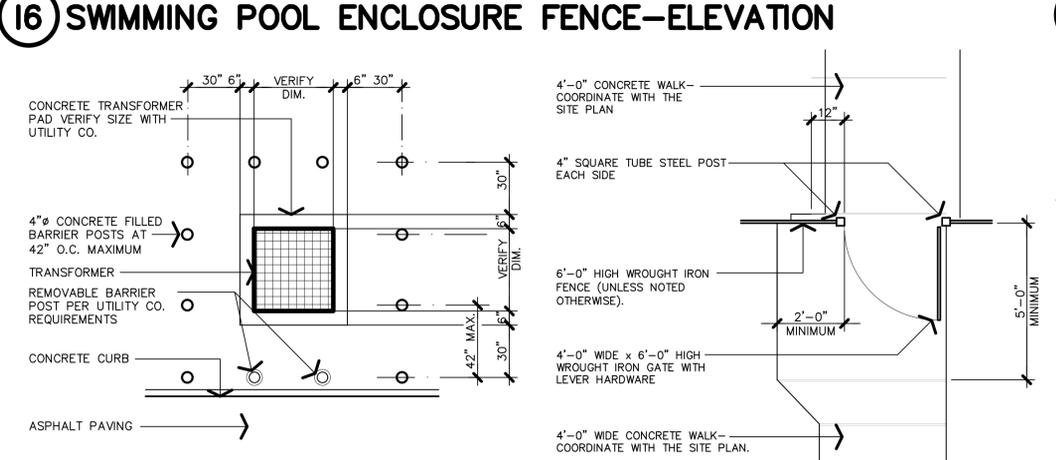
10 PILASTER SECTION



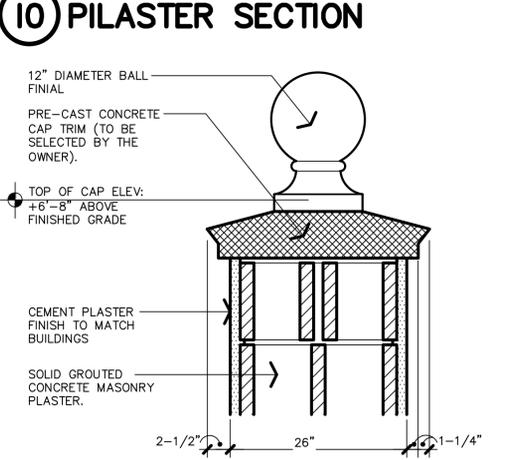
6 BEAM END DETAILS



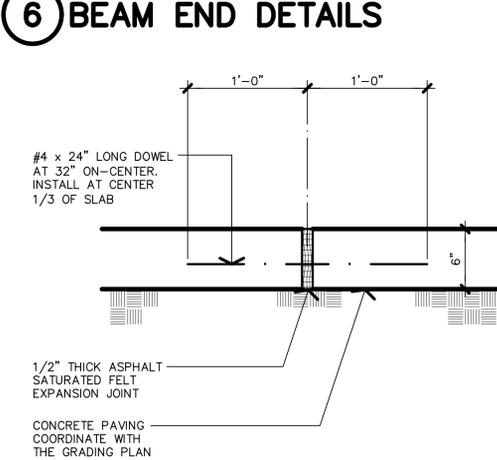
2 RAFTER TO PILASTER



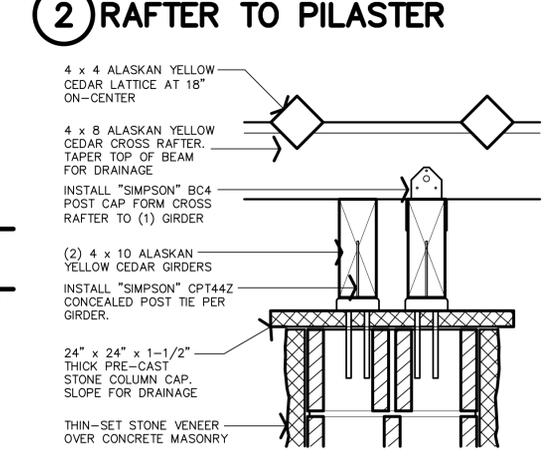
17 TRANSFORMER PAD and **13 GATE CLEARANCES**



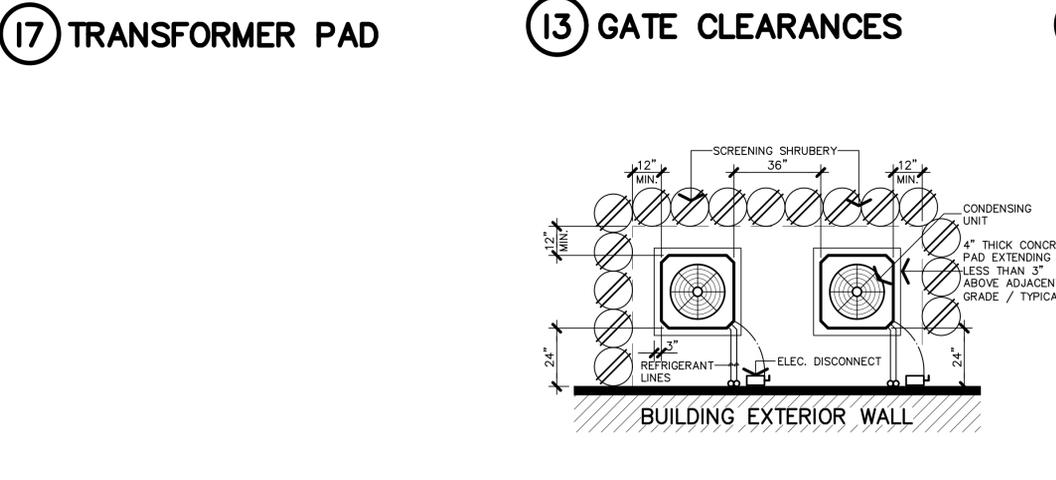
11 PILASTER CAP DETAIL



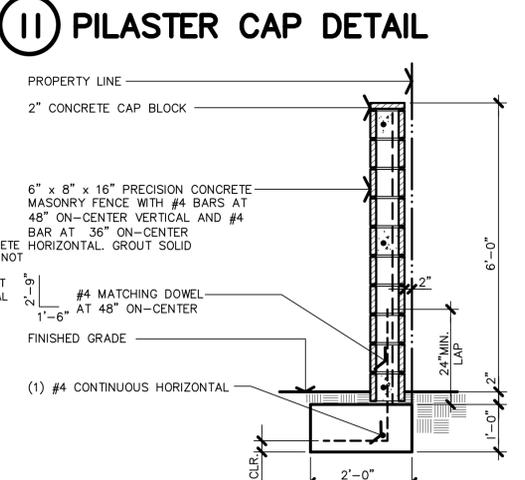
7 EXPANSION JOINT



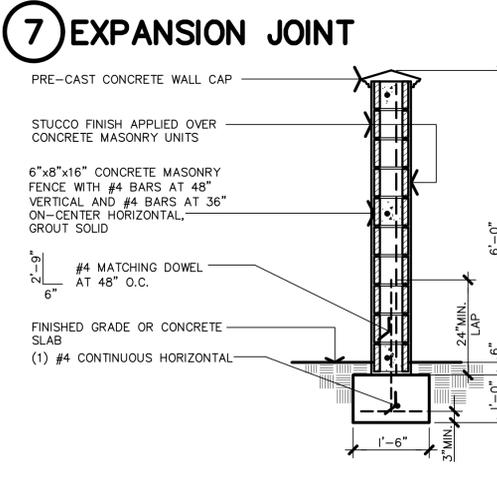
3 RAFTER TO PILASTER



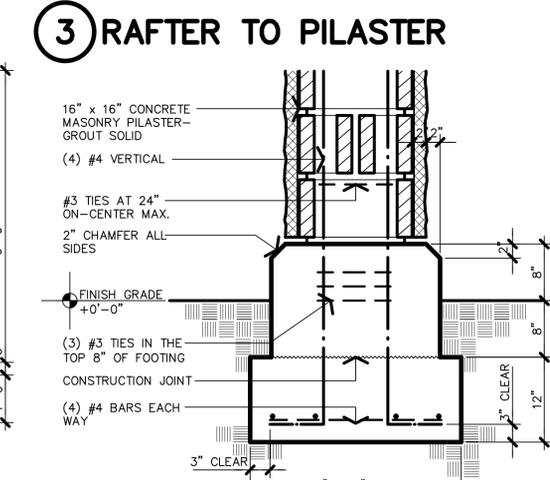
14 CONDENSING UNIT SCREENING & CLEARANCES



12 PERIMETER MASONRY FENCE SECTION



8 AT SITE ENTRANCE/POOL EQUIPMENT MASONRY FENCE SECTION



4 PILASTER FOOTING DETAIL

THE VINCENT COMPANY ARCHITECTS, INC.
 1500 West Shaw, Ste. 304
 Fresno, California 93711
 Phone: 559.225.2602

Revisions: _____ Date: _____

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PROPOSED APARTMENTS FOR:

LAND VALUE MANAGEMENT

NEC WEST HERNDON & NORTH PROSPECT AVENUE
 FRESNO, CALIFORNIA

Project Architect:



Issues: _____ Date: _____

DESIGN REVIEW

PLAN CHECK

BACK CHECK

PERMITS

CONSTRUCTION

AS BUILT

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Reference North:

Scale: AS NOTED

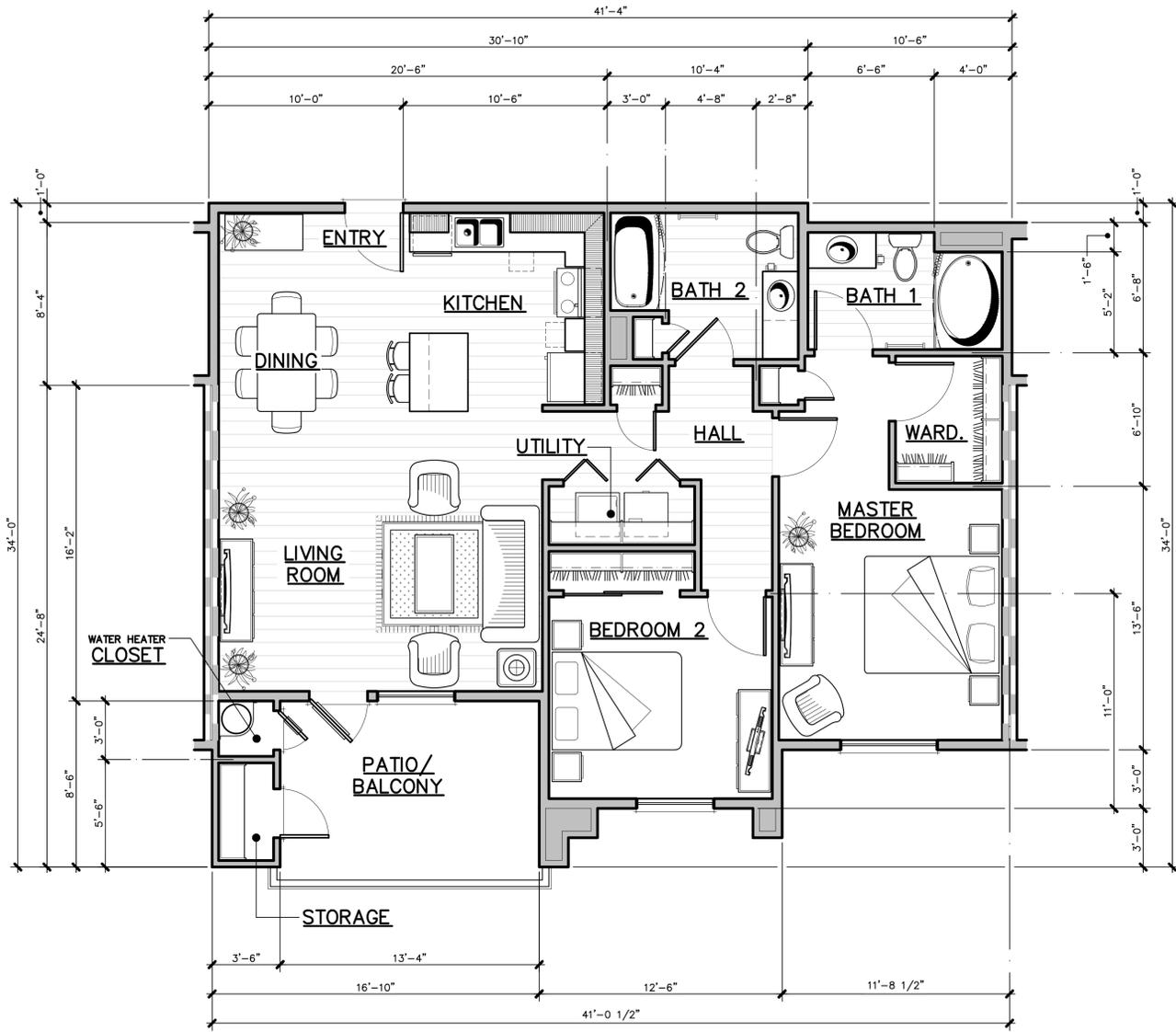
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 FRESNO, CA

Project Number: 200305
 Plot Date: 12.16.20
 Sheet Number: _____

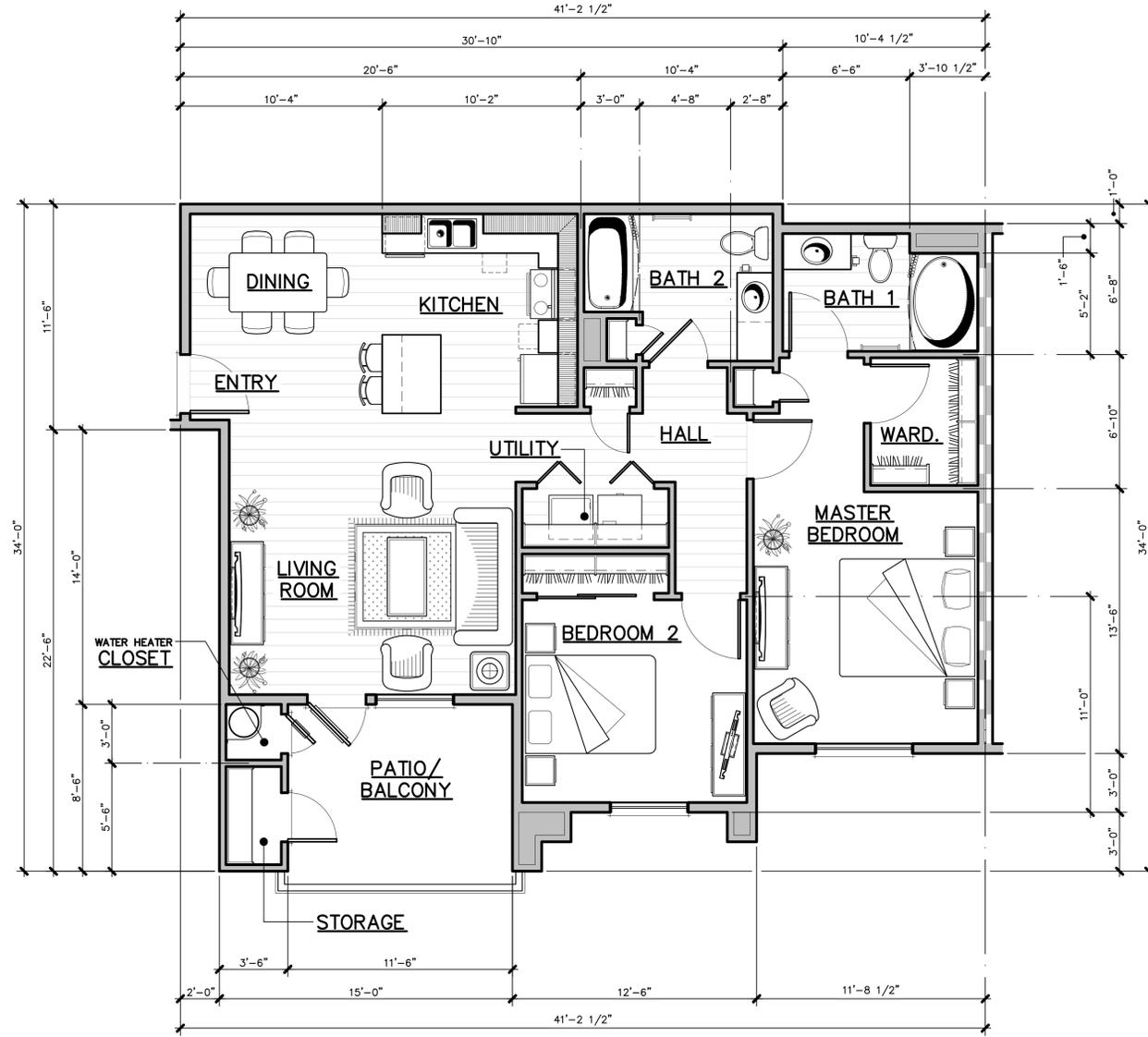
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TYPE 2
2 BEDROOM 2 BATH
1,159 S.F.



TYPE 1
2 BEDROOM 2 BATH
1,135 S.F.

UNIT FLOOR PLANS

1/4" = 1'-0"

APPL. NO. P21-00989 EXHIBIT F DATE 06/02/2021
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

THE VINCENT COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

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 FRESNO, CALIFORNIA

Project Architect:



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Scale: 1/4" = 1'-0"

Project Name: HERNDON & PROSPECT

FRESNO, CA.

Project Number: 200305

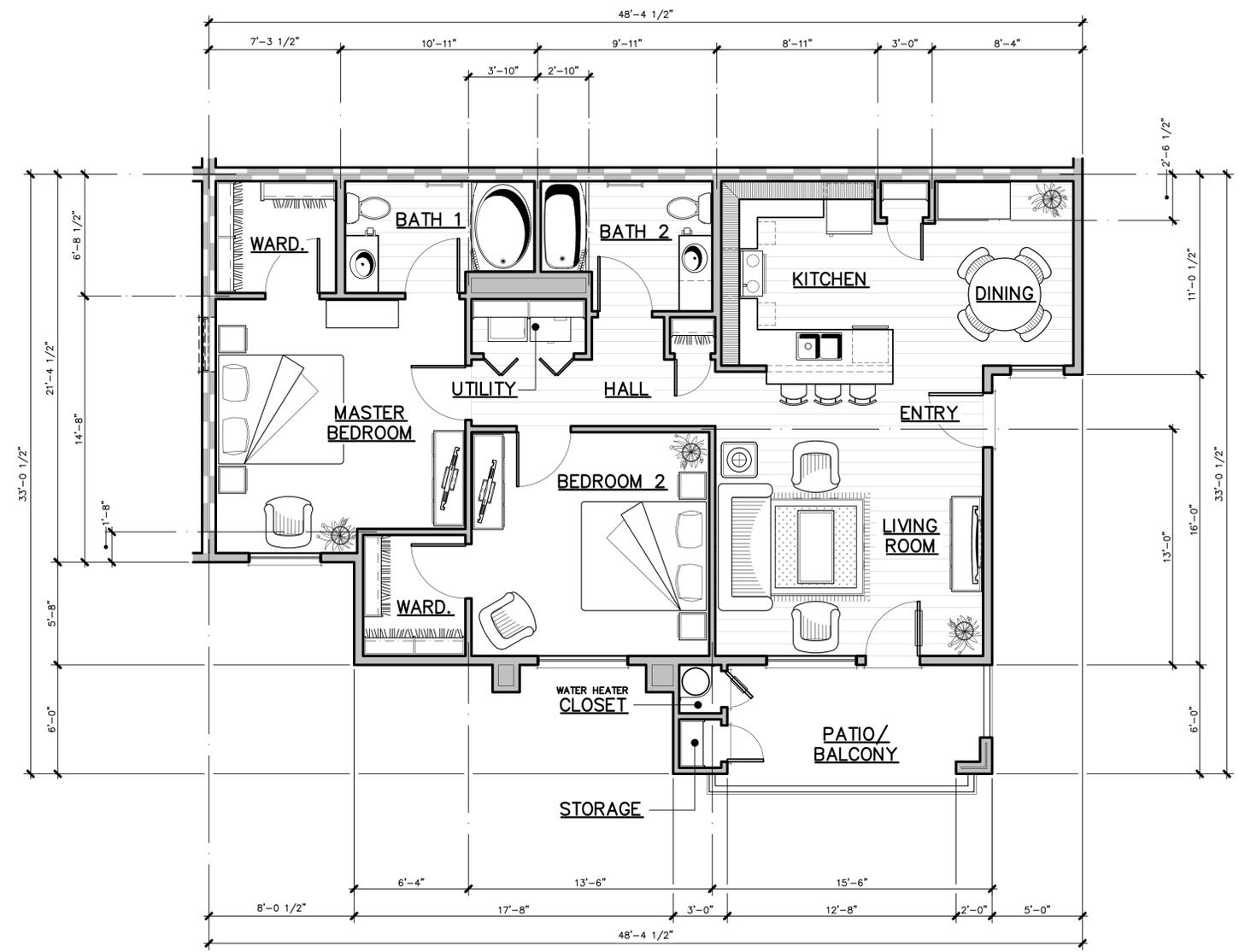
Plot Date: 12.16.20

Sheet Number:

PA2

Of . Sheets .

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TYPE 5
2 BEDROOM 2 BATH
1,180 S.F.

**UNIT
FLOOR PLAN** 1/4" = 1'-0"

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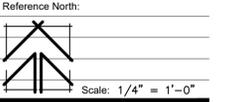
**LAND VALUE
MANAGEMENT**

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FRESNO, CALIFORNIA



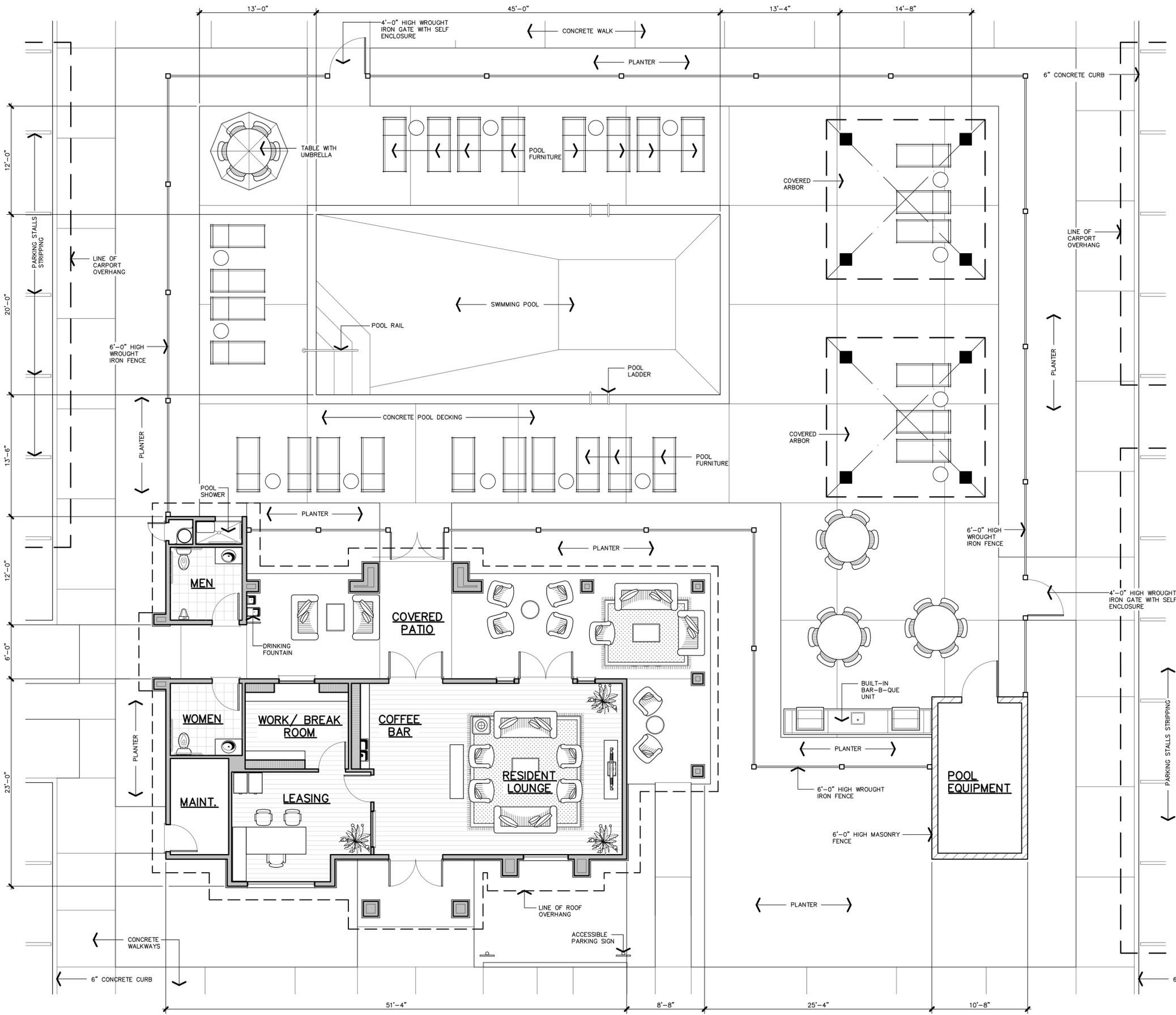
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Project Name: HERNDON & PROSPECT
FRESNO, CA.
Project Number: 200305
Plot Date: 12.16.20

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BUILDING STATISTICS

PROPOSED USE	MANAGEMENT / RESIDENT COMMUNITY CENTER
OCCUPANCY GROUP	B
a. RESIDENT LOUNGE / COFFEE BAR	B
b. LEASING / WORK / BREAKROOM	B
c. TOILETS	S-2
d. MAINTENANCE	S-2
CONSTRUCTION TYPE	V-B
AREA CALCULATIONS	
a. RESIDENT LOUNGE / COFFEE BAR	589 SQ.FT.
b. LEASING / WORK / BREAKROOM	313 SQ.FT.
c. TOILETS / MAINTENANCE	279 SQ.FT.
d. COVERED PORCH / PATIO	726 SQ.FT.
e. TOTAL BUILDING AREA	1,907 SQ.FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. INTERIOR BEARING WALLS	NON-RATED
c. INTERIOR NON-BEARING WALLS	NON-RATED
d. CEILING / ROOF ASSEMBLY	NON-RATED
e. EXTERIOR OPENINGS	NON-RATED
OCCUPANCY SEPARATION	
a. B TO S-2 OCCUPANCY GROUPS	NONE REQUIRED PER CBC SECTIONS 503.1.2 AND 508.3

THE VINCENT COMPANY

ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
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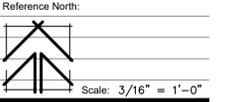
LAND VALUE MANAGEMENT

NEC WEST HERNDON & NORTH PROSPECT AVENUE
FRESNO, CALIFORNIA



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- DESIGN REVIEW
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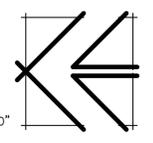
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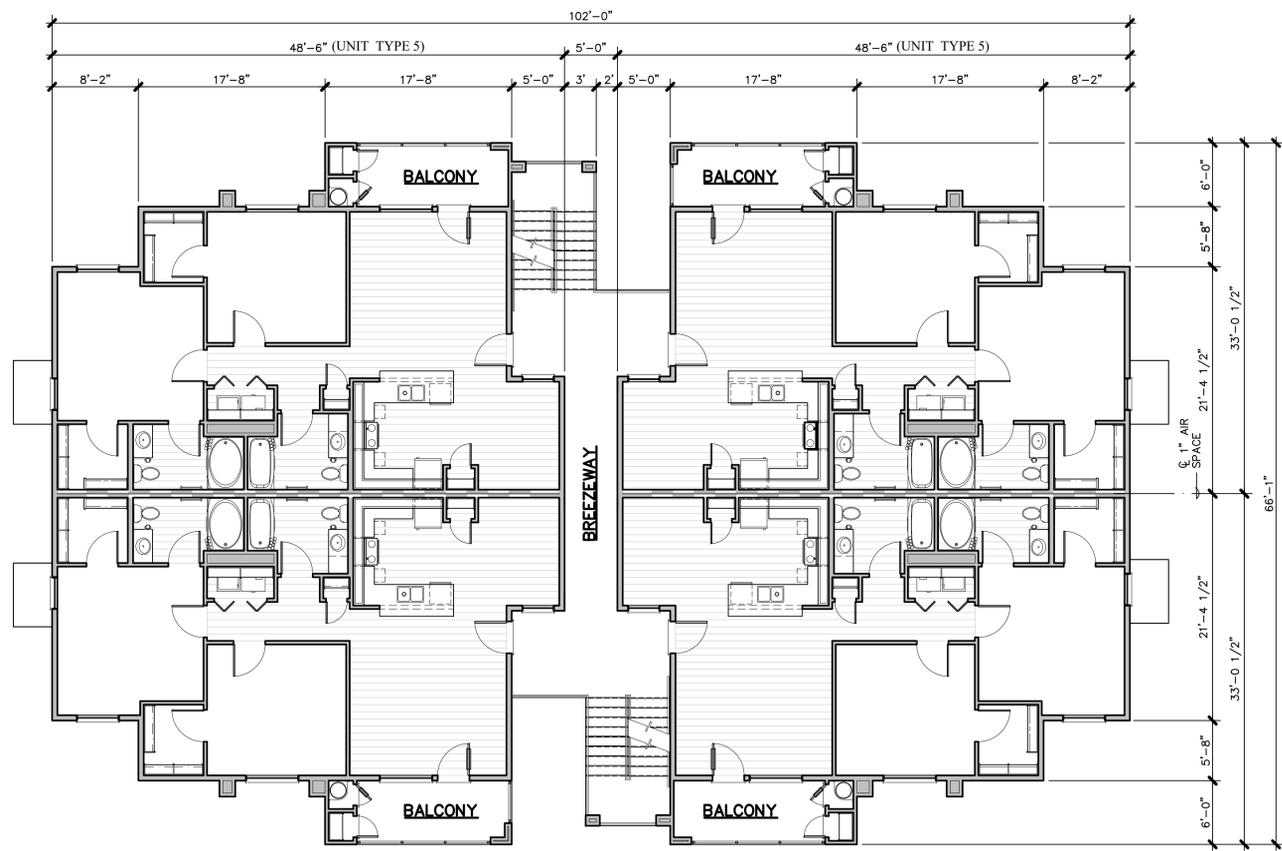
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BUILDING 'A' FLOOR PLAN

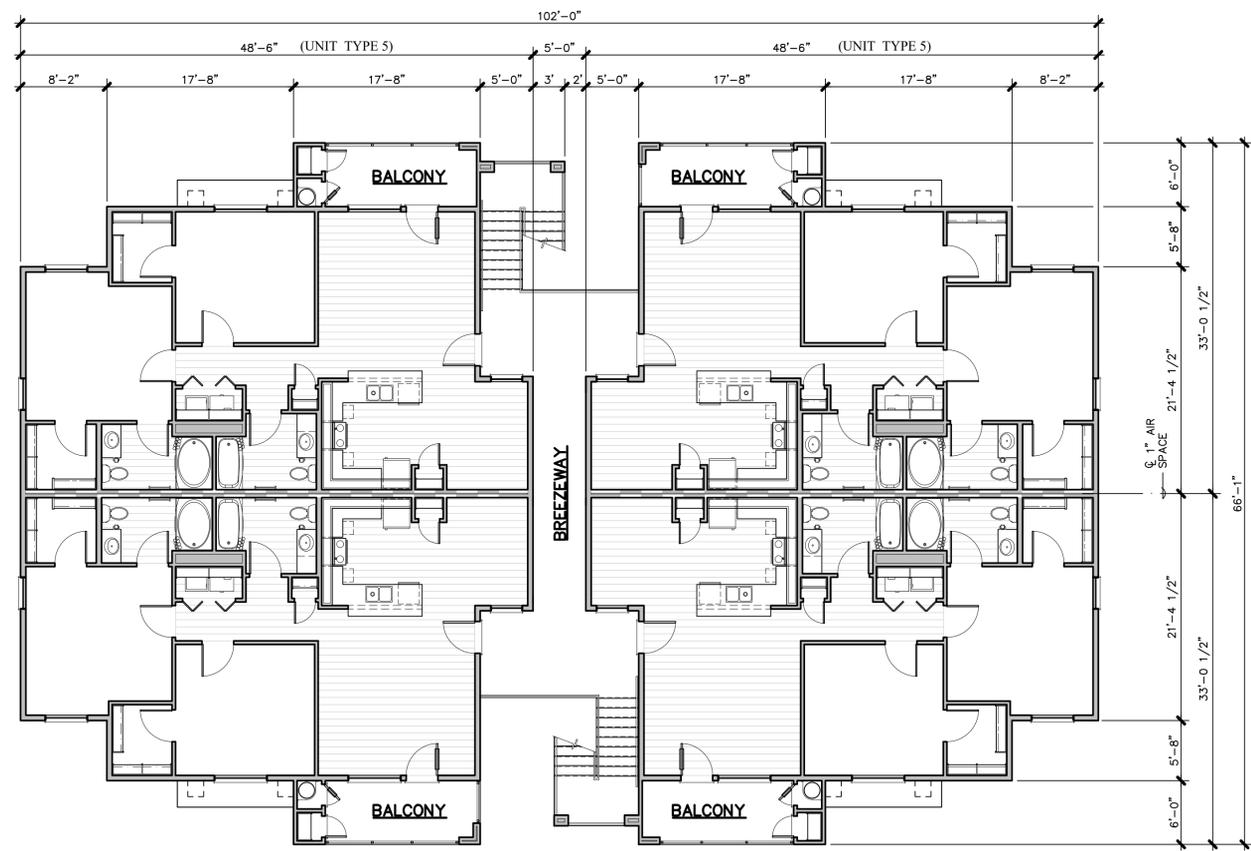
3/16" = 1'-0"



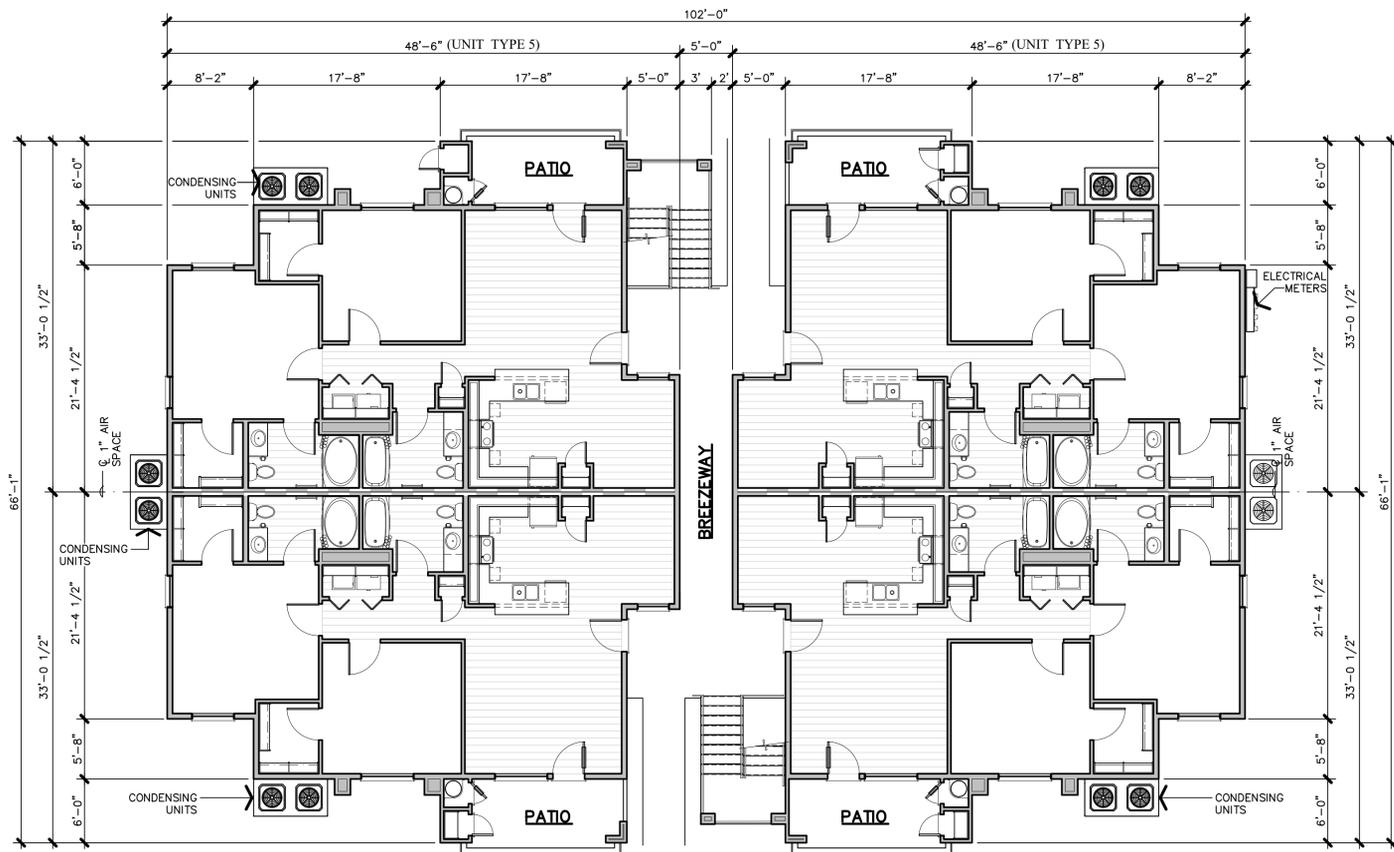
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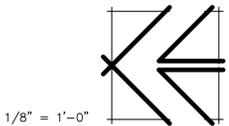


THIRD



GROUND

BUILDING 'B' COMPOSITE PLANS



BUILDING STATISTICS

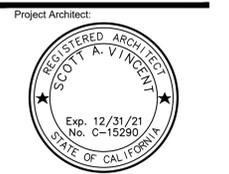
BUILDING UNIT MIX	(12) UNITS TYPE "5" 2 BEDROOMS 2 BATHROOMS WALK-UP UNIT 1,180 SQ. FT./UNIT
OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	V-A WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA	
a. GROUND FLOOR	
1. RESIDENTIAL UNITS	4,720 SQ. FT.
2. COVERED PORCH/ PATIOS	676 SQ. FT.
3. BREEZEWAY	300 SQ. FT.
b. SECOND FLOOR	
1. RESIDENTIAL UNITS	4,720 SQ. FT.
2. COVERED PORCH/ PATIOS	676 SQ. FT.
3. BREEZEWAY	300 SQ. FT.
c. THIRD FLOOR	
1. RESIDENTIAL UNITS	4,720 SQ. FT.
2. COVERED PORCH/ PATIOS	676 SQ. FT.
3. BREEZEWAY	300 SQ. FT.
TOTAL BUILDING AREA	17,088 SQ. FT.
MAXIMUM ALLOWABLE AREA	
a. PER FLOOR PER CBC TABLE 506.2	12,000 SQ. FT.
b. TOTAL ALLOWABLE AREA FOR 3 STORY BUILDING	24,000 SQ. FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 & 15-1.3 PER CBC TABLE 720.1(2))
b. INTERIOR BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))
c. INTERIOR NON-BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))
d. CEILING/ROOF ASSEMBLY	ONE HOUR RATED (G.A. FILE NO. RC-2603)
e. FLOOR/CEILING ASSEMBLY	TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-5508) STC RATING = 55 TO 59
g. SHAFT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

**THE
VINCENT
COMPANY**

ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

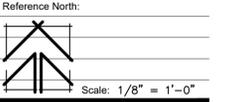
Revisions	Date

PROPOSED APARTMENTS FOR:
**LAND VALUE
MANAGEMENT**
NEC WEST HERNDON & NORTH PROSPECT AVENUE
FRESNO, CALIFORNIA



Issues:	Date:
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Reference North:
Project Name: HERNDON & PROSPECT
FRESNO, CA.
Project Number: 200305
Plot Date: 12.16.20

Sheet Number:
PA6
Of . . . Sheets . . .

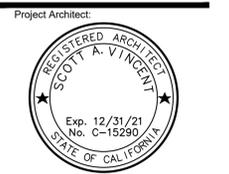
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PROPOSED APARTMENTS FOR:

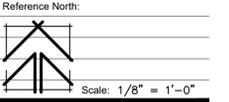
LAND VALUE MANAGEMENT

NEC WEST HERNDON & NORTH PROSPECT AVENUE
FRESNO, CALIFORNIA



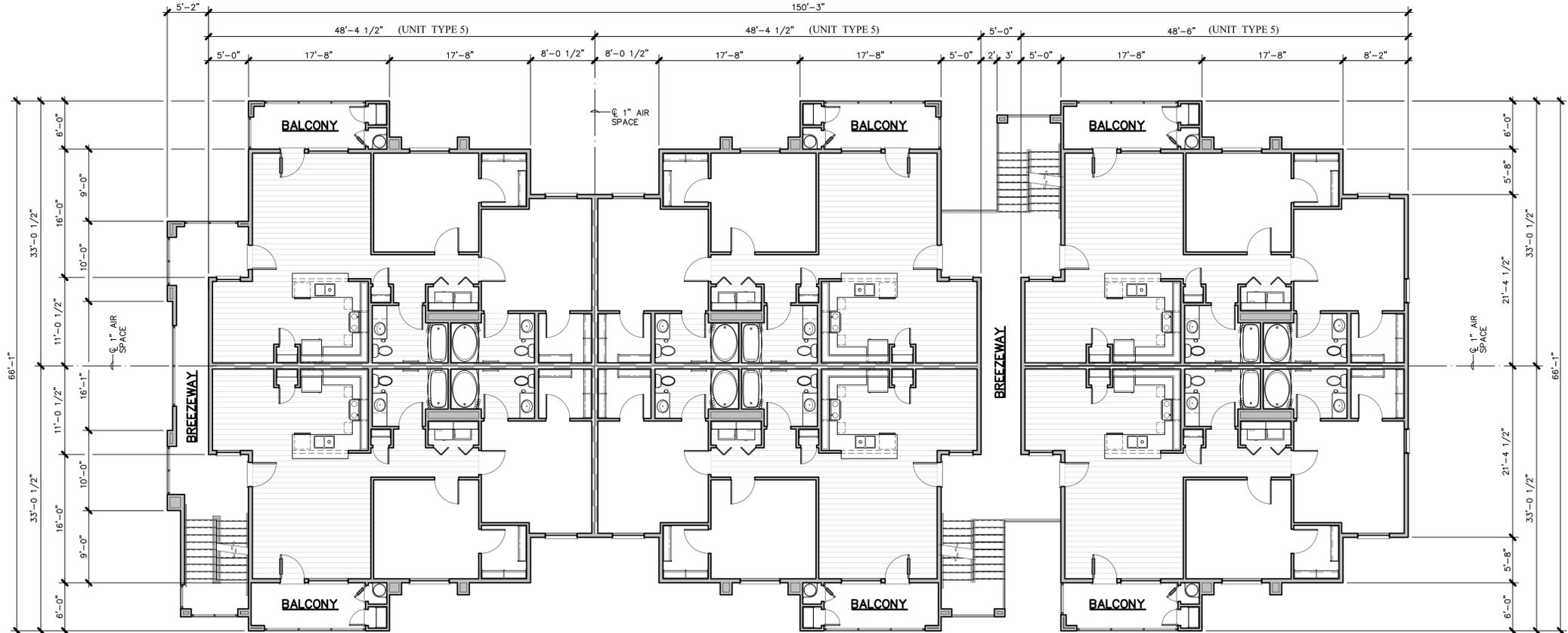
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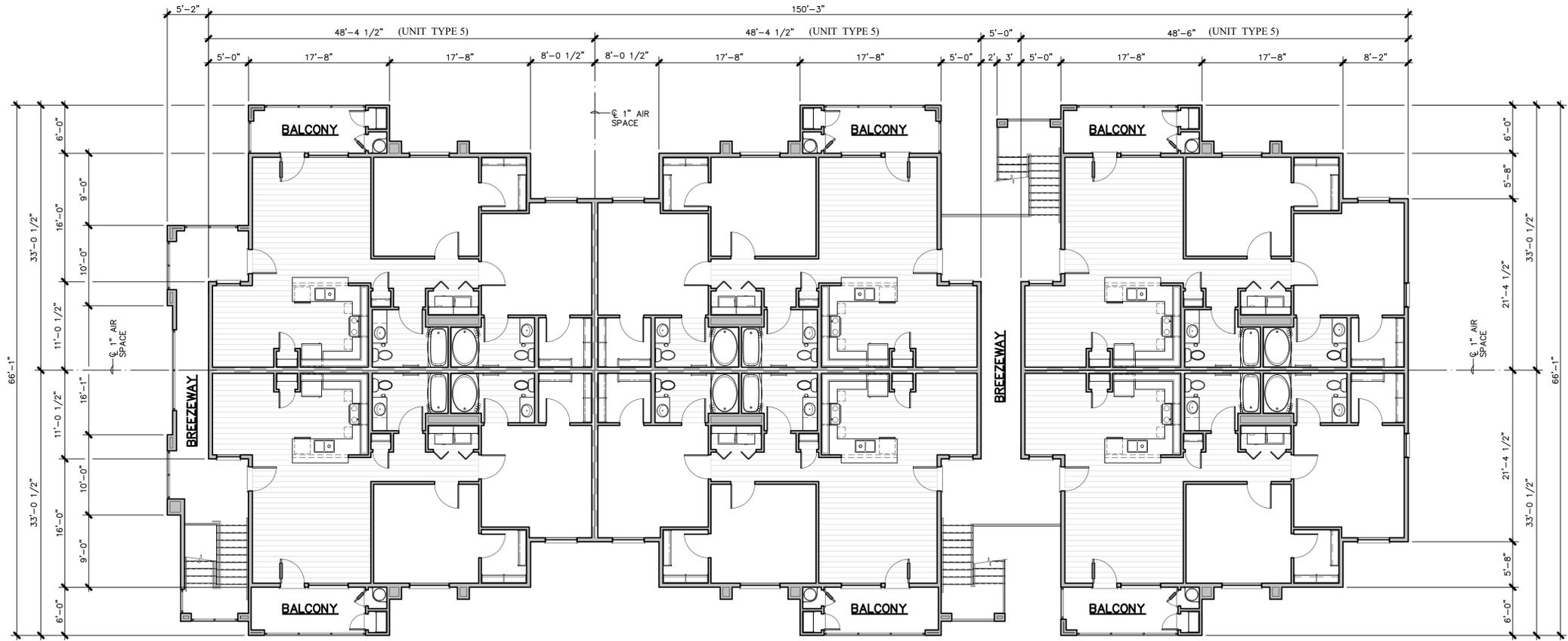


Project Name: HERNDON & PROSPECT
FRESNO, CA.
Project Number: 200305
Plot Date: 05.25.21

Sheet Number:
PA8
Of . . . Sheets . . .



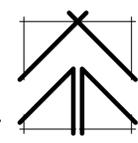
SECOND



BUILDING 'C' COMPOSITE PLANS

THIRD

1/8" = 1'-0"



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PROPOSED APARTMENTS FOR:
LAND VALUE MANAGEMENT
NEC WEST HERNDON & NORTH PROSPECT AVENUE
FRESNO, CALIFORNIA



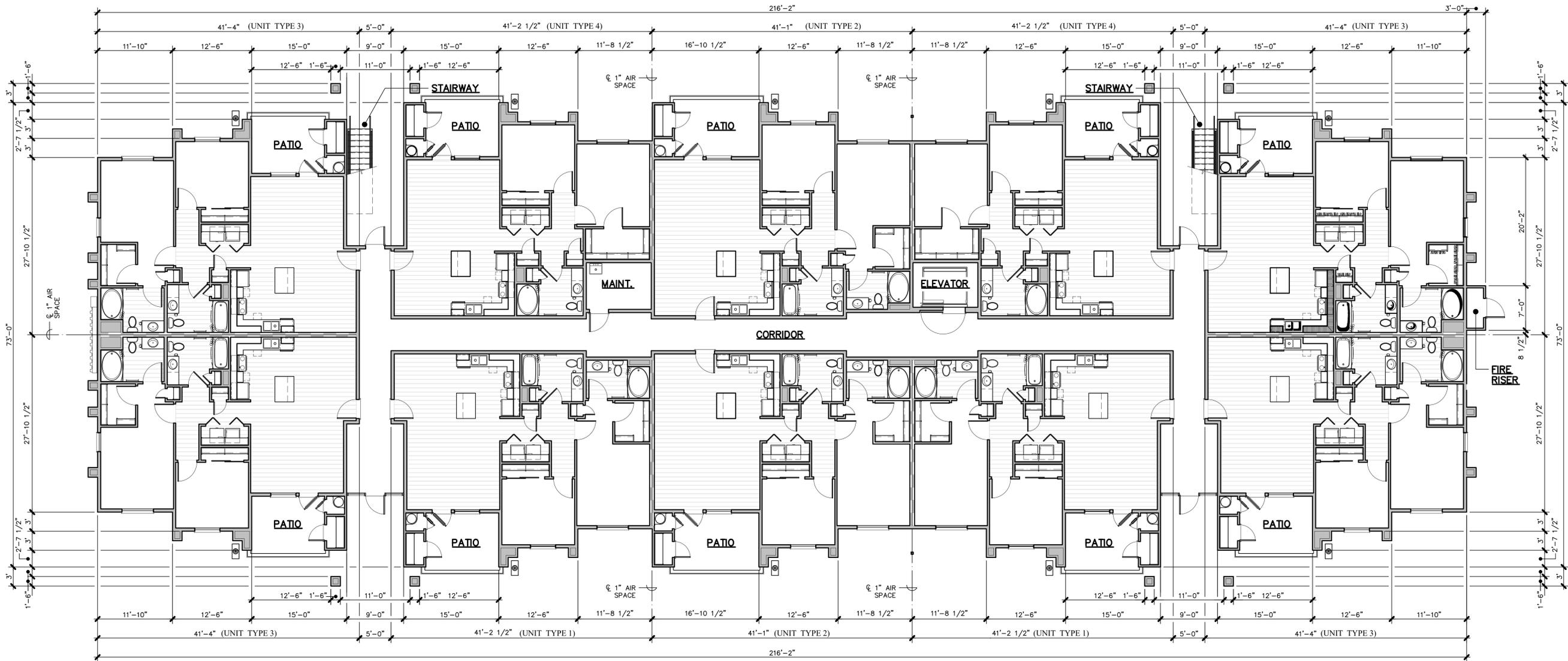
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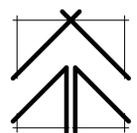
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FRESNO, CA.
Project Number: 200305
Plot Date: 12.16.20
Sheet Number:
PA9
Of . . . Sheets . . .



GROUND

BUILDING 'D' COMPOSITE PLAN

1/8" = 1'-0"



BUILDING STATISTICS

BUILDING UNIT MIX		MAXIMUM ALLOWABLE AREA	
(8) UNITS TYPE "1" 2 BEDROOMS 2 BATHROOMS WALK-UP UNIT 1,135 SQ. FT./UNIT		a. PER FLOOR PER CBC TABLE 506.2	36,000 SQ. FT.
(8) UNITS TYPE "2" 2 BEDROOMS 2 BATHROOMS WALK-UP UNIT 1,159 SQ. FT./UNIT		b. TOTAL ALLOWABLE AREA FOR 4 STORY BUILDING	72,000 SQ. FT.
(16) UNITS TYPE "3" 2 BEDROOMS 2 BATHROOMS WALK-UP UNIT 1,149 SQ. FT./UNIT		FIRE RESISTANCE REQUIREMENTS	
(8) UNITS TYPE "4" 2 BEDROOMS 1 BATHROOM WALK-UP UNIT 1,049 SQ. FT./UNIT		a. EXTERIOR WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 & 15-1.3 PER CBC TABLE 720.1(2))
OCCUPANCY GROUP		b. INTERIOR BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))
CONSTRUCTION TYPE		c. INTERIOR NON-BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))
V-A WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM		d. CEILING/ROOF ASSEMBLY	ONE HOUR RATED (G.A. FILE NO. RC-2603)
BUILDING AREA		e. FLOOR/CEILING ASSEMBLY	TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
a. GROUND FLOOR		f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-5508) STC RATING = 55 TO 59
1. RESIDENTIAL UNITS	11,282 SQ. FT.	g. SHAFT ENCLOSURES	NONE OCCUR
2. COVERED PORCH/ PATIOS	1,330 SQ. FT.	h. EXTERIOR OPENINGS	NON-RATED
3. CORRIDOR	1,164 SQ. FT.		
4. STAIRWAY	660 SQ. FT.		
5. ELEVATOR/ MAINTENANCE	160 SQ. FT.		
b. SECOND FLOOR			
1. RESIDENTIAL UNITS	11,282 SQ. FT.		
2. COVERED PORCH/ PATIOS	1,055 SQ. FT.		
3. CORRIDOR	960 SQ. FT.		
4. MAINTENANCE	80 SQ. FT.		
c. THIRD FLOOR			
1. RESIDENTIAL UNITS	11,282 SQ. FT.		
2. COVERED PORCH/ PATIOS	1,055 SQ. FT.		
3. CORRIDOR	960 SQ. FT.		
4. MAINTENANCE	80 SQ. FT.		
d. FOURTH FLOOR			
1. RESIDENTIAL UNITS	11,282 SQ. FT.		
2. COVERED PORCH/ PATIOS	1,055 SQ. FT.		
3. CORRIDOR	960 SQ. FT.		
4. MAINTENANCE	80 SQ. FT.		
TOTAL BUILDING AREA	54,727 SQ. FT.		

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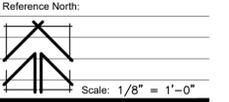
**LAND VALUE
MANAGEMENT**

NEC WEST HERNDON & NORTH PROSPECT AVENUE
FRESNO, CALIFORNIA



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

Project Name: HERNDON & PROSPECT
FRESNO, CA.

Project Number: 200305
Plot Date: 12.16.20

Sheet Number:

PA10

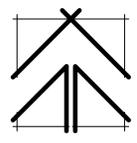
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SECOND

**BUILDING 'D'
COMPOSITE PLAN**

1/8" = 1'-0"



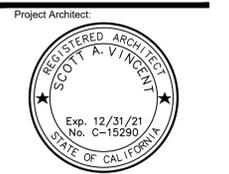
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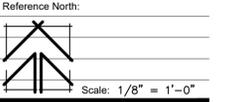
**LAND VALUE
MANAGEMENT**

NEC WEST HERNDON & NORTH PROSPECT AVENUE
FRESNO, CALIFORNIA



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Project Name: HERNDON & PROSPECT
FRESNO, CA.

Project Number: 200305
Plot Date: 12.16.20

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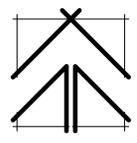
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THIRD

**BUILDING 'D'
COMPOSITE PLAN**

1/8" = 1'-0"



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PROPOSED APARTMENTS FOR:

LAND VALUE MANAGEMENT

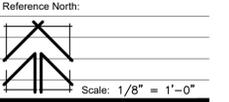
NEC WEST HERNDON & NORTH PROSPECT AVENUE
 FRESNO, CALIFORNIA

Project Architect:



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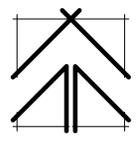
Project Number: 200305
 Plot Date: 12.16.20



FOURTH

**BUILDING 'D'
 COMPOSITE PLAN**

1/8" = 1'-0"



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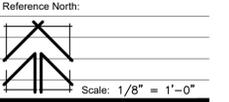
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PROPOSED APARTMENTS FOR:
LAND VALUE MANAGEMENT
 NEC WEST HERNDON & NORTH PROSPECT AVENUE
 FRESNO, CALIFORNIA



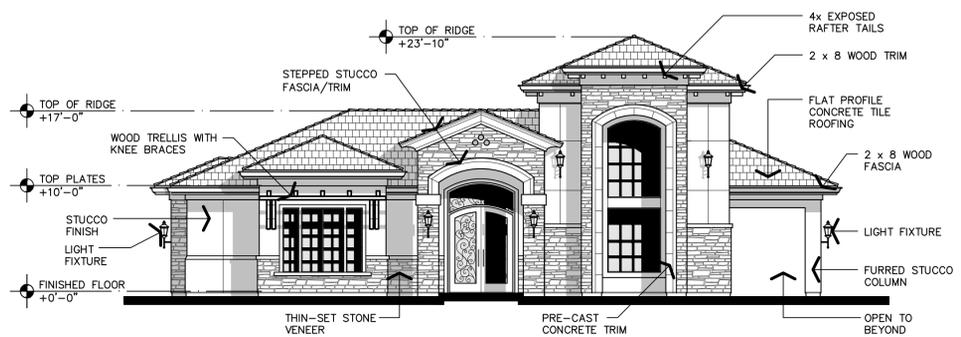
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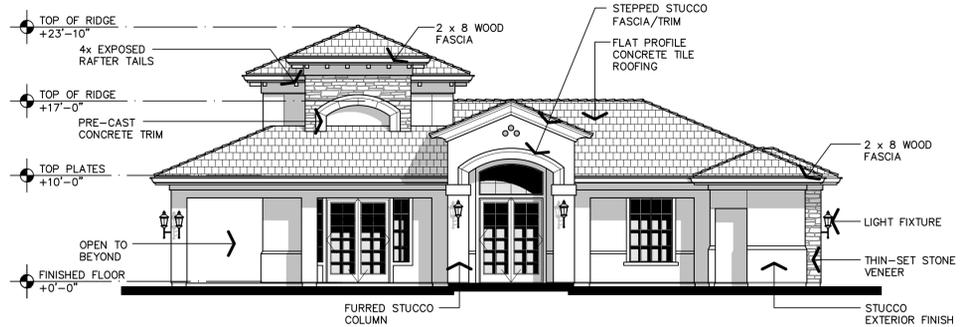


Project Name: HERNDON & PROSPECT
FRESNO, CA.
Project Number: 200305
Plot Date: 12.16.20

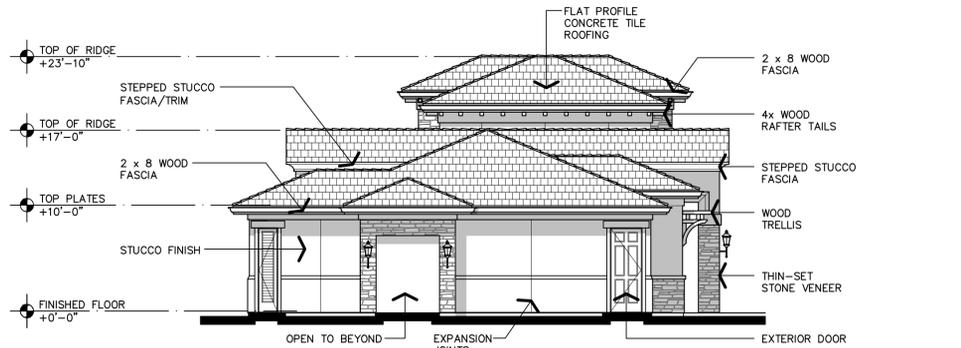
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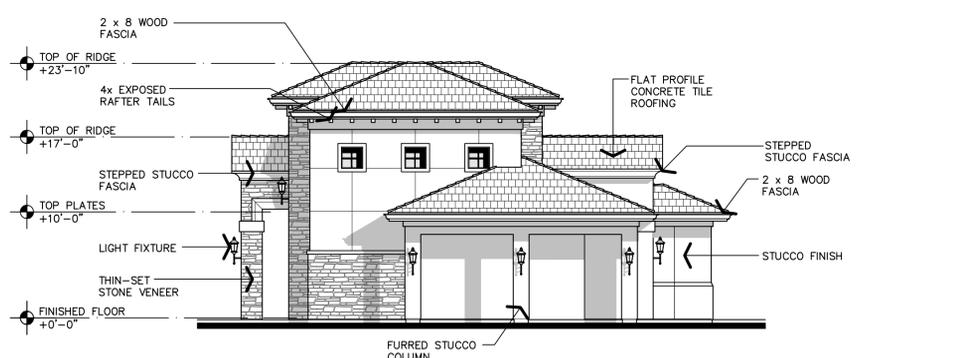
BUILDING 'A' - FRONT



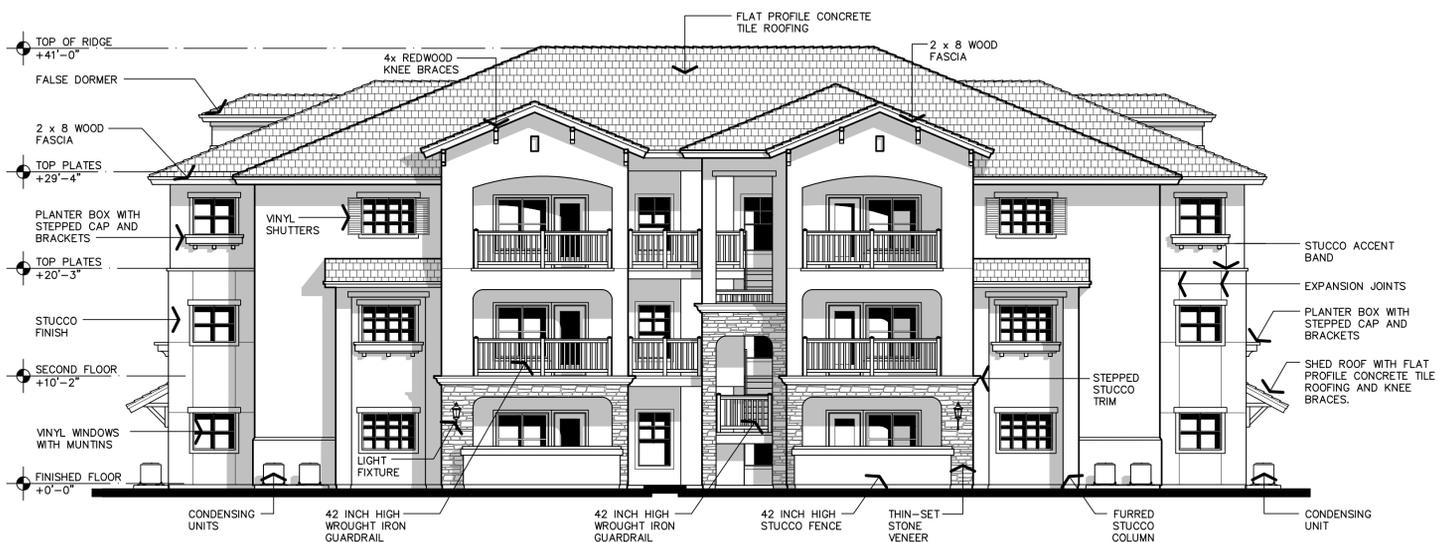
BUILDING 'A' - REAR



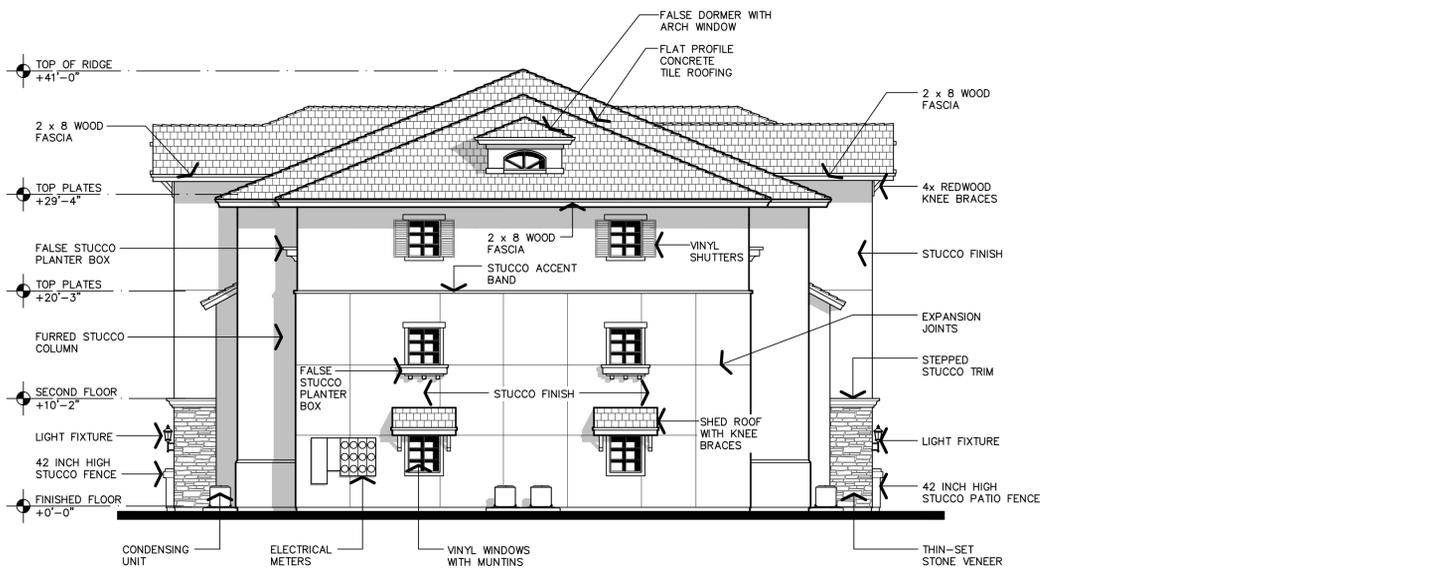
BUILDING 'A' - LEFT



BUILDING 'A' - RIGHT



BUILDING 'B' - FRONT / REAR



BUILDING 'B' - END

APPL. NO. P21-00989 EXHIBIT E DATE 06/02/2021
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

EXTERIOR ELEVATIONS

1/8" = 1'-0"

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BUILDING 'C' - FRONT

EXTERIOR ELEVATIONS

1/8" = 1'-0"

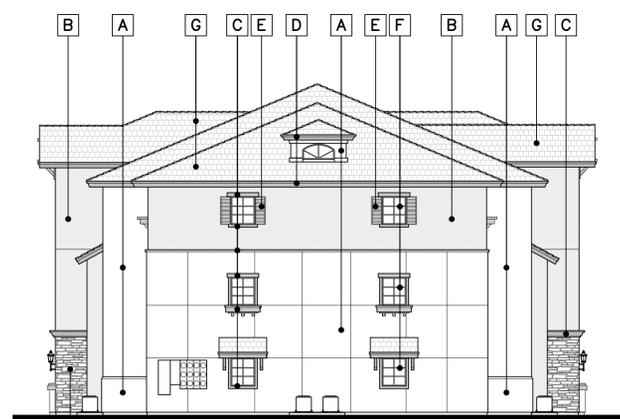
TYPICAL EXTERIOR COLORS



TYPICAL FRONT / REAR ELEVATION

COLOR SCHEDULE

SYMBOL	KEY	DESCRIPTION
[White Box]	A	STUCCO - BASE WALL COLOR COLOR TO MATCH SHERWIN WILLIAMS 'MODERATE WHITE' SW 6140
[Light Gray Box]	B	STUCCO - ACCENT WALL COLOR TO MATCH SHERWIN WILLIAMS 'MACADAMIA' SW 6142
[Medium Gray Box]	C	DOOR & WINDOW TRIMS, PLANTER BOXES, ACCENT TRIMS & BANDS COLOR TO MATCH SHERWIN WILLIAMS 'DAPPER TAN' SW 6144
[Dark Gray Box]	D	FASCIA, KNEE BRACES, RAILINGS, FLASHING & DOWNSPOUTS COLOR TO MATCH SHERWIN WILLIAMS 'URBANE BRONZE' SW 7048
[White Box]	E	DOORS & VINYL SHUTTERS COLOR TO MATCH SHERWIN WILLIAMS 'LOYAL BLUE' SW 6510
[White Box]	F	VINYL WINDOWS FACTORY BRIGHT WHITE
[Patterned Box]	G	FLAT PROFILE TILE ROOF EAGLE ROOFING PRODUCTS "BEL AIR" SERIES, COLOR: NO. 4502 "ARCADIA"
[Patterned Box]	H	THIN-SET STONE VENEER EL DORADO STONE "DURANGO" SERIES, COLOR: "MOUNTAIN LEDGE"



TYPICAL END ELEVATION

COLOR NOTES:

- COLORS SHOWN ARE INDICATED ON BUILDING TYPE 'B'. COLORS FOR BUILDING TYPES 'C' AND 'D' WILL BE SIMILAR PATTERNS AND WILL MATCH THE COLORS AS INDICATED.
- COLORS FOR BUILDING TYPE 'A' WILL BE SIMILAR PATTERNS AND WILL MATCH THE COLORS INDICATED ABOVE.
- STUCCO COLORS CAN BE INTEGRAL STUCCO COLORS OR PAINTED WITH ELASTOMERIC PAINT AS REQUIRED TO MATCH THE SPECIFIED COLORS. SAMPLES SHALL BE SUBMITTED TO CONFIRM THE FINAL COLORS BEING INSTALLED.

THE VINCENT COMPANY

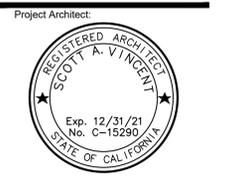
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

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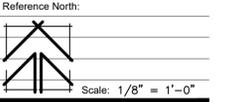
LAND VALUE MANAGEMENT

NEC WEST HERNDON & NORTH PROSPECT AVENUE
FRESNO, CALIFORNIA



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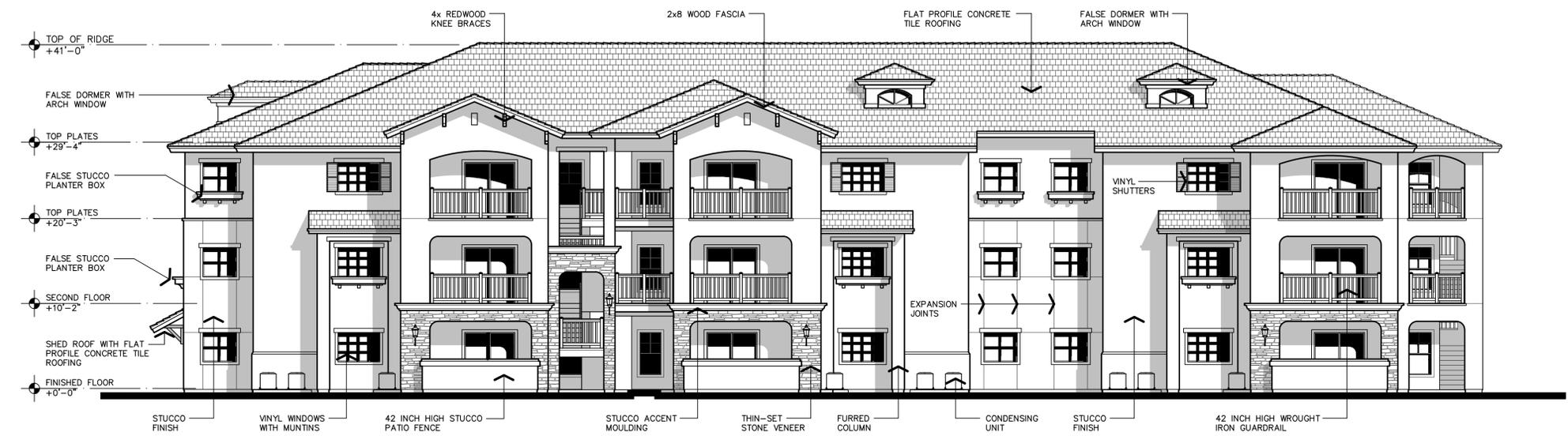
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FRESNO, CA.
Project Number: 200305
Plot Date: 05.17.21

Sheet Number:
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Of . . . Sheets . . .

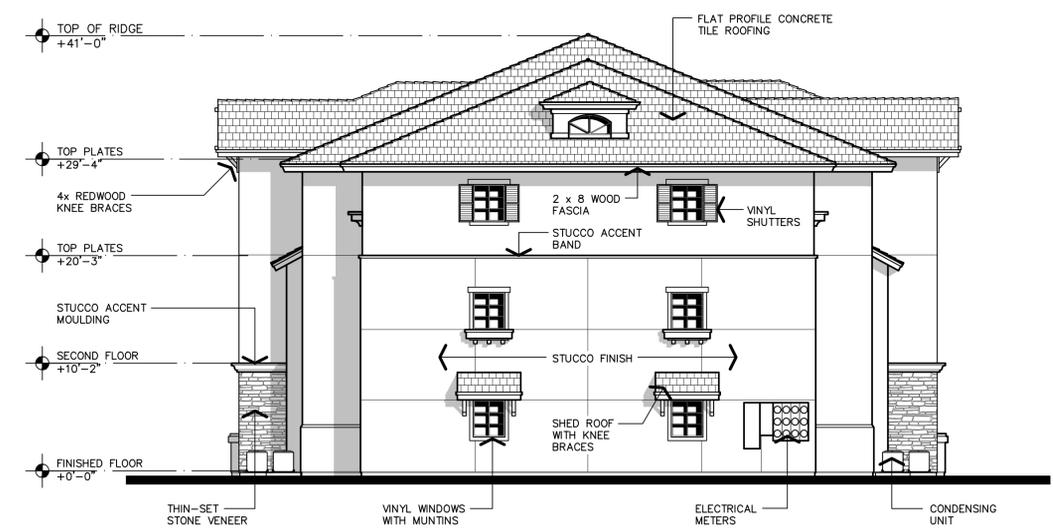
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BUILDING 'C' - REAR

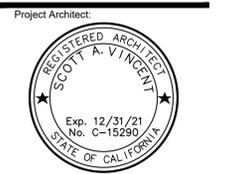


BUILDING 'C' - LEFT



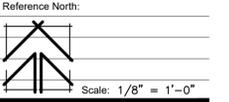
BUILDING 'C' - RIGHT

PROPOSED APARTMENTS FOR:
**LAND VALUE
MANAGEMENT**
 NEC WEST HERNDON & NORTH PROSPECT AVENUE
 FRESNO, CALIFORNIA



Issues:	Date:
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Reference North:
 Scale: 1/8" = 1'-0"
 Project Name: HERNDON & PROSPECT
 FRESNO, CA.
 Project Number: 200305
 Plot Date: 05.25.21

Sheet Number:
PA14.1
 Of . . . Sheets . . .

**EXTERIOR
ELEVATIONS**

1/8" = 1'-0"

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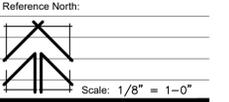
Revisions	Date
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PROPOSED APARTMENTS FOR:
LAND VALUE MANAGEMENT
 NEC WEST HERNDON & NORTH PROSPECT AVENUE
 FRESNO, CALIFORNIA



- Project Architect:
- Issues: _____ Date: _____
- DESIGN REVIEW
 - PLAN CHECK
 - BACK CHECK
 - PERMITS
 - CONSTRUCTION
 - AS BUILT

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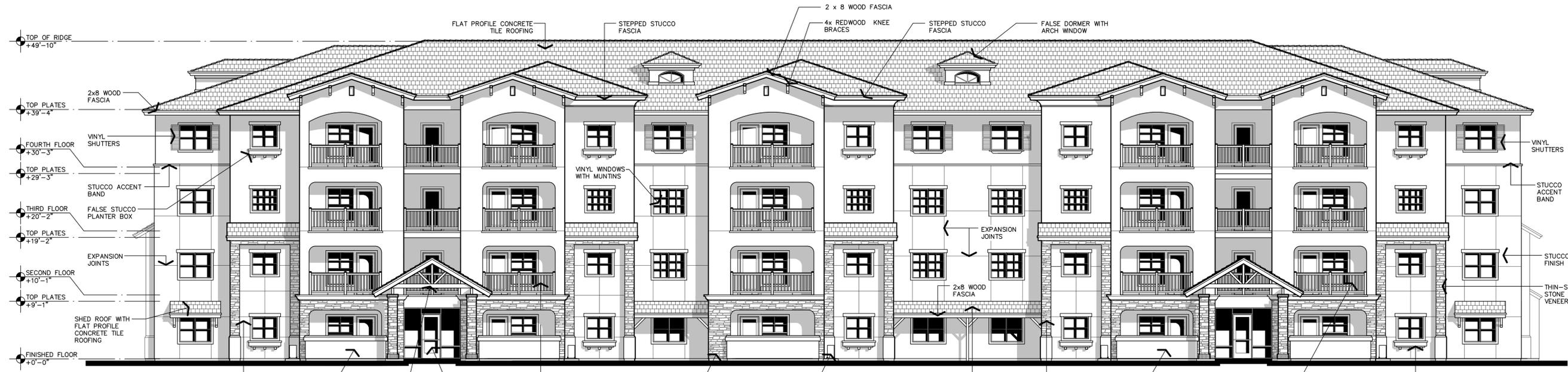


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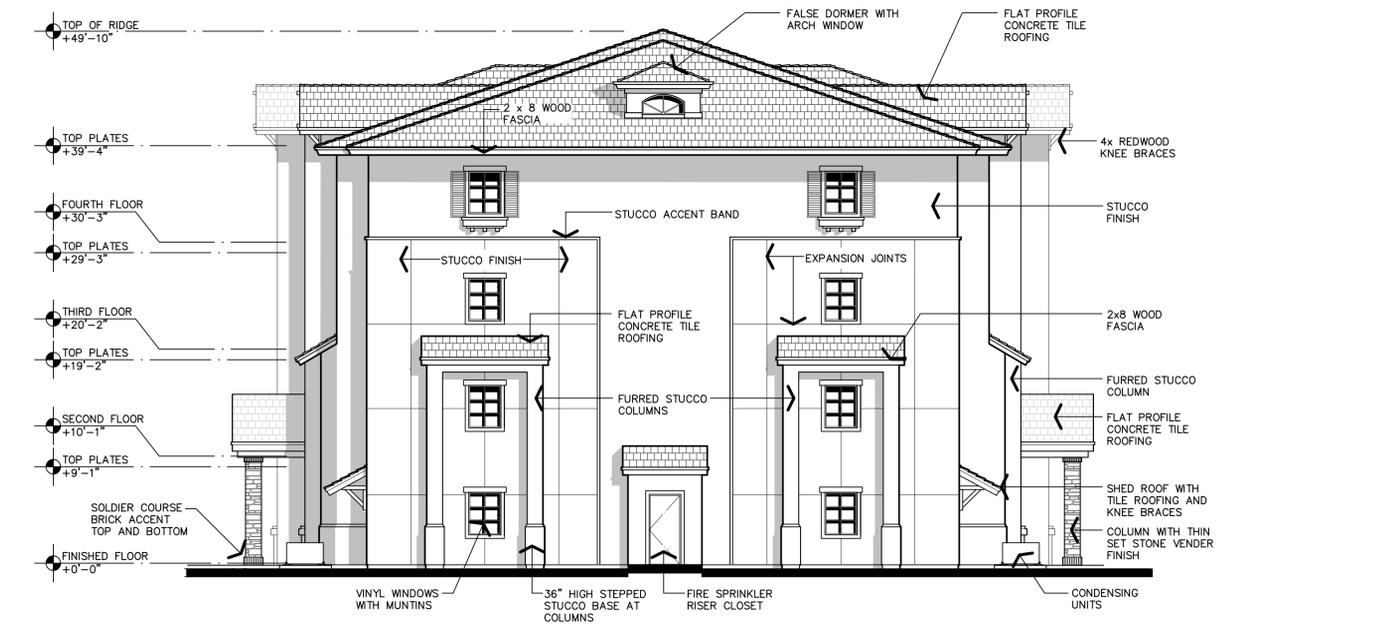
Project Name: HERNDON & PROSPECT
FRESNO, CA.

Project Number: 200305
Plot Date: 12.17.20
Sheet Number: _____

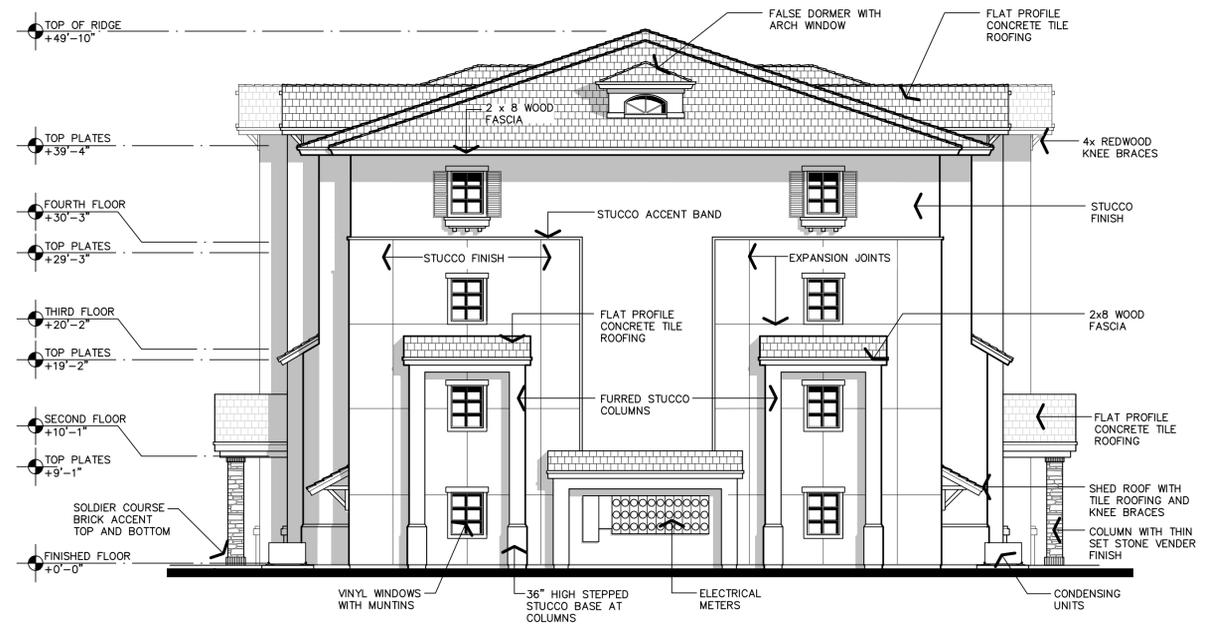
PA15
Of . . . Sheets . . .



BUILDING 'D' - FRONT/REAR



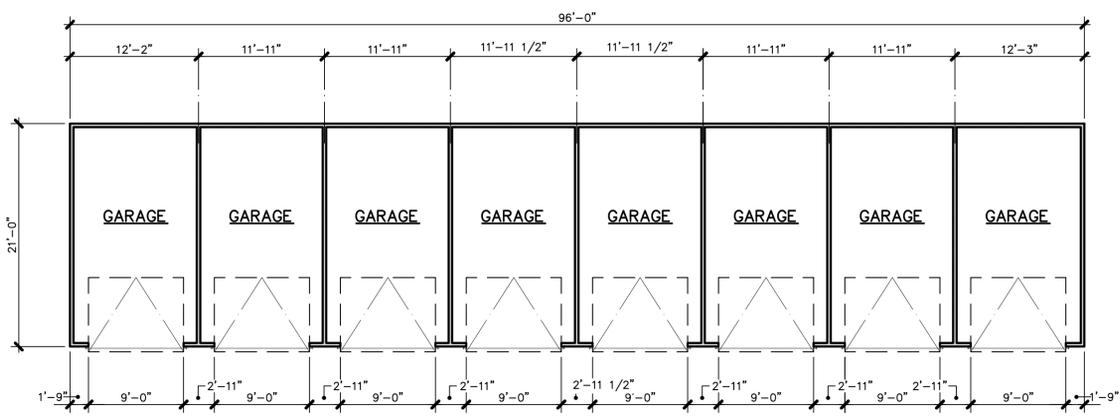
BUILDING 'D' - LEFT



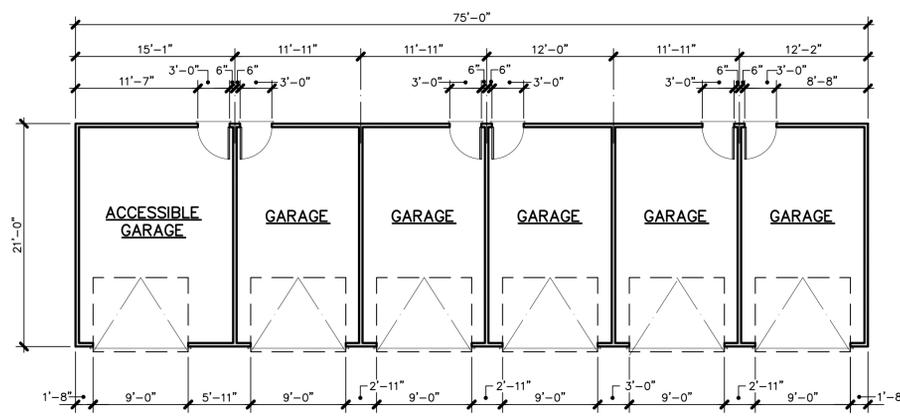
BUILDING 'D' - RIGHT

EXTERIOR ELEVATIONS
1/8" = 1'-0"

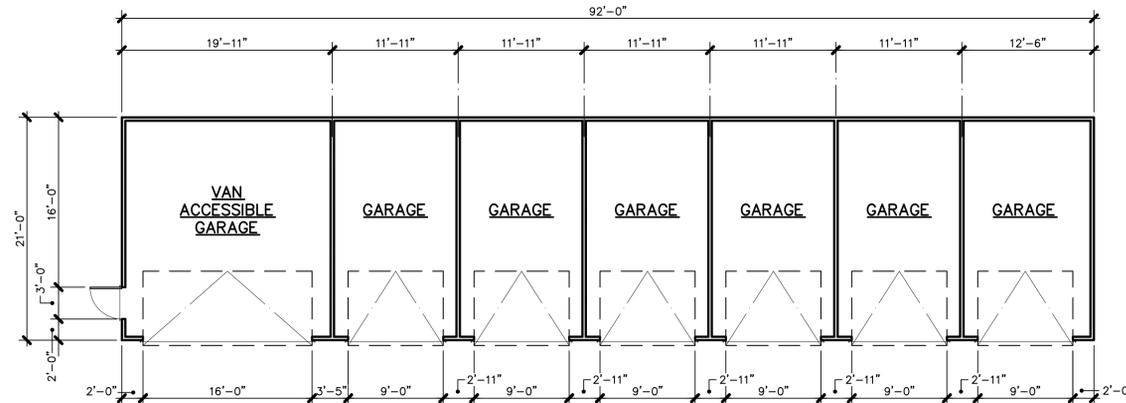
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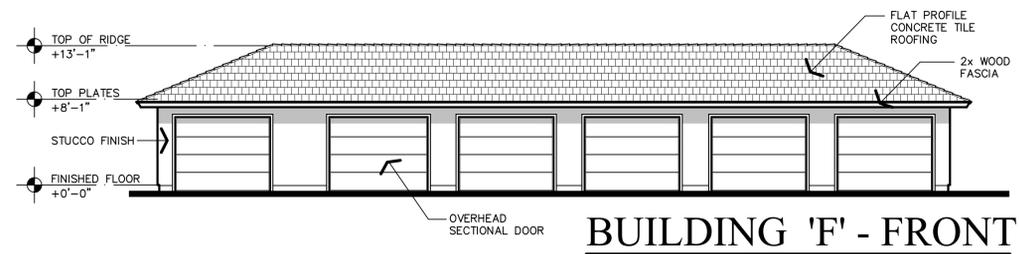
**BUILDING 'E'
FLOOR PLAN**



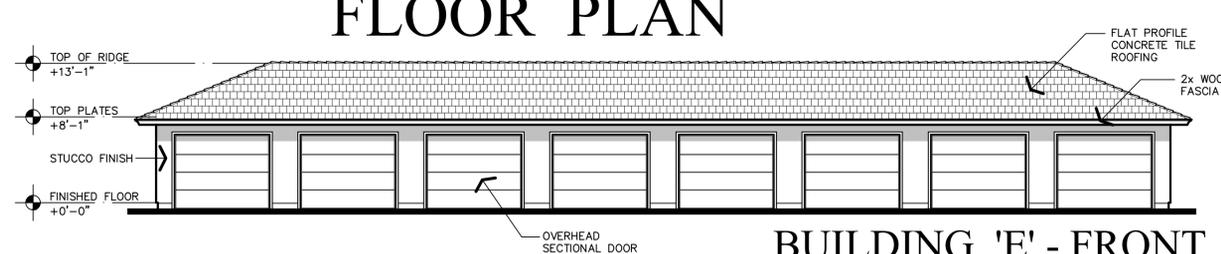
**BUILDING 'F'
FLOOR PLAN**



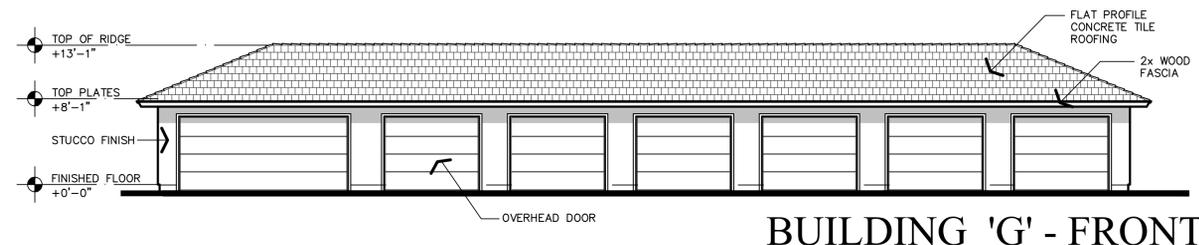
**BUILDING 'G'
FLOOR PLAN**



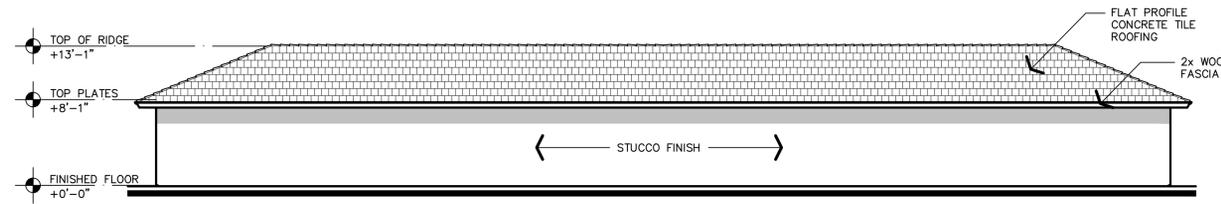
BUILDING 'F' - FRONT



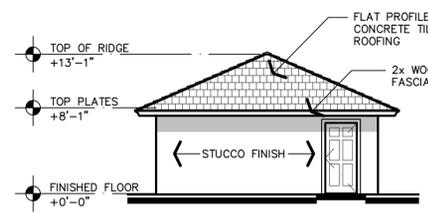
BUILDING 'E' - FRONT



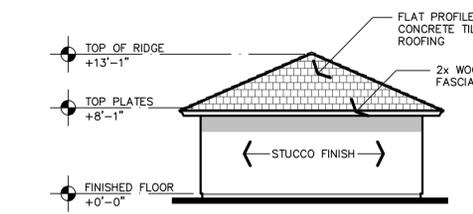
BUILDING 'G' - FRONT



BUILDING 'E' - REAR
BUILDINGS 'F' AND 'G' SIMILAR



BUILDING 'G' - END



BUILDING 'E' - END
BUILDINGS 'F' AND 'G' SIMILAR

BUILDINGS 'E', 'F' & 'G'

1/8" = 1'-0"

BUILDING STATISTICS

BUILDING E	
BUILDING UNIT MIX	(8) SINGLE STALL GARAGES
OCCUPANCY GROUP	U-1
CONSTRUCTION TYPE	V-B
BUILDING AREA	2,016 SQ. FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. CEILING/ROOF ASSEMBLY	NON-RATED
c. INTERIOR WALLS	NON-RATED
d. EXTERIOR OPENINGS	NON-RATED
BUILDING F	
BUILDING UNIT MIX	(5) SINGLE STALL GARAGES (1) ACCESSIBLE STALL GARAGE
OCCUPANCY GROUP	U-1
CONSTRUCTION TYPE	V-B
BUILDING AREA	1,575 SQ. FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. CEILING/ROOF ASSEMBLY	NON-RATED
c. INTERIOR WALLS	NON-RATED
d. EXTERIOR OPENINGS	NON-RATED
BUILDING G	
BUILDING UNIT MIX	(6) SINGLE STALL GARAGES (1) ACCESSIBLE STALL GARAGE
OCCUPANCY GROUP	U-1
CONSTRUCTION TYPE	V-B
BUILDING AREA	1,932 SQ. FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. CEILING/ROOF ASSEMBLY	NON-RATED
c. INTERIOR WALLS	NON-RATED
d. EXTERIOR OPENINGS	NON-RATED

THE VINCENT COMPANY

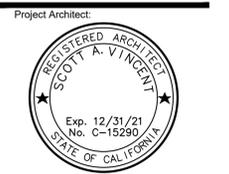
ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions	Date
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PROPOSED APARTMENTS FOR:

LAND VALUE MANAGEMENT

NEC WEST HERNDON & NORTH PROSPECT AVENUE
FRESNO, CALIFORNIA



Issues:	Date:
<input type="checkbox"/> DESIGN REVIEW	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BACK CHECK	
<input type="checkbox"/> PERMITS	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS BUILT	

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Reference North:

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

Project Name: HERNDON & PROSPECT
FRESNO, CA.

Project Number: 200305
Plot Date: 12.16.20
Sheet Number:

PA16

Of . . . Sheets . . .

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LAND VALUE MANAGEMENT
HERNDON & NORTH PROSPECT





LAND VALUE MANAGEMENT
HERNDON & NORTH PROSPECT



