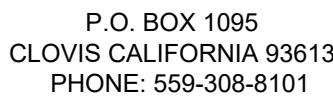


## Exhibit A



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228 SOUTH LILLIAN AVE.  
FRESNO, CA 93727  
Main: 559.286.1270 / Fax: n/a

REF DBC COMM 05/13/20

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ENGINEER'S SEAL

PROJECT ADDRESS

ESNO, CA 93722

Street Title

/FR SHEET

[illegible]

**A 001**

300010

**3484 W. SHIELDS AVENUE FRESNO, CA. 93722**  
**36 UNIT APARTMENT COMPLEX**

## SITE KEY NOTES

| #     | DESCRIPTION                                                                                                                                                                                                      |       |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| S1001 | EXISTING CITY CONCRETE CURB AND GUTTER.                                                                                                                                                                          |       |
| S1002 | EXISTING CITY CONCRETE SIDEWALK.                                                                                                                                                                                 | S1154 |
| S1005 | EXISTING ADJACENT PARKWAY                                                                                                                                                                                        | S1159 |
| S1006 | PROPOSED DRIVEWAY APPROACH PER CITY OF FRESNO STD. P-6 & P-2.                                                                                                                                                    |       |
| S1007 | PROPOSED STREET LIGHTING POLE PER PW STD. E-1 & E7A.                                                                                                                                                             |       |
| S1008 | DIRECTIONAL ARROW PAINTED ON PAVING TYPICAL AS INDICATED ON PLANS.                                                                                                                                               |       |
| S1012 | PROPOSED PARKING LOT ASPHALT CONCRETE PAVING OVER PREPARED BASE PER CITY OF FRESNO PUBLIC WORKS STANDARDS. P-21, P-22 & P-23.                                                                                    | S1162 |
| S1014 | PROPOSED 6'-0" HIGH WOOD FENCE AT PROPERTY LINE PER CITY OF FRESNO STDS.                                                                                                                                         |       |
| S1017 | 8'-0" WIDE ACCESSIBLE UNLOADING SPACE WITH WARPED CONCRETE WHEEL CHAIR RAMP AND STRIPING TO COMPLY WITH THE TITLE 24 ACCESSIBILITY STANDARDS.                                                                    | S1163 |
| S1018 | "ACCESSIBLE PARKING ONLY" SIGN POLE MOUNTED AT +80" ABOVE CURB WITH "VAN ACCESSIBLE" SIGNAGE BELOW PER TITLE 24 ACCESSIBILITY STANDARDS.                                                                         |       |
| S1020 | DELETED.                                                                                                                                                                                                         | S1175 |
| S1021 | CONCRETE CURB RAMP-MEDIUM BROOM FINISH. MAX. 1:12 SLOPE WITH TRUNCATED DOMES LOCATED AT THE BOTTOM OF THE SLOPE.                                                                                                 | S1176 |
| S1022 | LOCATION OF 6'-0" HIGH SPLIT FACED CONCRETE MASONRY TRASH ENCLOSURE. PROVIDE 6'-0" HIGH METAL GATES. P-33A & P-33B.                                                                                              | S1177 |
| S1023 | PLANTING AND IRRIGATION. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.                                                                                                                                      |       |
| S1024 | MONUMENT SIGN W/BASE. SIGN PORTION PROVIDED BY SIGN CONTRACTOR.                                                                                                                                                  | S1178 |
| S1025 | LOOP TYPE BIKE RACK SET IN CONCRETE BASE. PROVIDE SPACE FOR 3 BIKES, MIN.                                                                                                                                        | S1188 |
| S1026 | ACCESSIBLE PARKING STALLS, SIGNAGE, UNLOADING AISLE, AND RAMPS. VERIFY COMPLIANCE WITH CURRENT ACCESSIBILITY CODE.                                                                                               | S1189 |
| S1040 | 30'-0"x30'-0" VISIBILITY TRIANGLE TO HAVE NO ENCROACHMENTS OVER 3'-0" IN HEIGHT WITHIN ITS PERIMETERS.                                                                                                           | S1190 |
| S1069 | PROVIDE A 48" WIDE MARKED CROSSING (CROSSWALK) TO IDENTIFY A PATH INTENDED FOR PEDESTRIAN USE IN CROSSING A VEHICULAR WAY. CROSSWALK SHALL BE PAINTED WITH 3" WIDE STRIPES AT 36" O.C. WITH WHITE TRAFFIC PAINT. | S1191 |
| S1150 | MAIL-BOX.                                                                                                                                                                                                        | S1192 |
| S1151 | CARPART. PROVIDE 8'-2" MIN. VERTICAL CLEAR HEIGHT DIMENSION. CONTRACTOR TO PROVIDE SHOP DRAWING AND ENGINEERING FOR DEFERRED APPROVAL.                                                                           | S1193 |
| S1153 | 6'-0" TALL PAINTED WROUGHT IRON FENCE. REFER TO ARCHITECTURAL SITE DETAILS FOR ADDITIONAL INFORMATION. GATE CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ENGINEERING FOR DEFERRED APPROVAL.                           | S1194 |
|       |                                                                                                                                                                                                                  | S1195 |
|       |                                                                                                                                                                                                                  | S1196 |
|       |                                                                                                                                                                                                                  | S1197 |
|       |                                                                                                                                                                                                                  | S1198 |
|       |                                                                                                                                                                                                                  | S1199 |
|       |                                                                                                                                                                                                                  | S1200 |
|       |                                                                                                                                                                                                                  | S1201 |
|       |                                                                                                                                                                                                                  | S1202 |
|       |                                                                                                                                                                                                                  | S1203 |
|       |                                                                                                                                                                                                                  | S1204 |
|       |                                                                                                                                                                                                                  | S1205 |
|       |                                                                                                                                                                                                                  | S1206 |
|       |                                                                                                                                                                                                                  | S1207 |
|       |                                                                                                                                                                                                                  | S1208 |
|       |                                                                                                                                                                                                                  | S1209 |
|       |                                                                                                                                                                                                                  | S1210 |
|       |                                                                                                                                                                                                                  | S1211 |
|       |                                                                                                                                                                                                                  | S1212 |
|       |                                                                                                                                                                                                                  | S1213 |
|       |                                                                                                                                                                                                                  | S1214 |
|       |                                                                                                                                                                                                                  | S1215 |
|       |                                                                                                                                                                                                                  | S1216 |
|       |                                                                                                                                                                                                                  | S1217 |
|       |                                                                                                                                                                                                                  | S1218 |
|       |                                                                                                                                                                                                                  | S1219 |

| BUILDING 4 (single occupancy with accessory occupancies) |                                                                                                                                                                                       |                                                                     |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| DESCRIPTION                                              | TWO STORY                                                                                                                                                                             | Eq. 5-1:                                                            |
| OCCUPANCY                                                | R2                                                                                                                                                                                    | Aa = At + (NS x If)                                                 |
| CONSTRUCTION TYPE                                        | VB                                                                                                                                                                                    | At = 21,000                                                         |
| FIRE SPRINKLER                                           | NOFPA 13R (SM w/o height increase)                                                                                                                                                    | NS = 7,000                                                          |
| MAXIMUM HEIGHT                                           | 80 FEET (TABLE 504.3)                                                                                                                                                                 | If = 0 (No footage increase)                                        |
| ACTUAL BUILDING HEIGHT                                   | 32.5 FEET < 60 FEET                                                                                                                                                                   | Aa = 21,000 + (7000 x 0)                                            |
| ALLOWABLE # OF STORIES                                   | 2 (TABLE 504.4)                                                                                                                                                                       | Aa = 21,000 (PER STORY)                                             |
| STORIES                                                  | 2                                                                                                                                                                                     |                                                                     |
| ALLOWABLE AREA<br>(No area increase)                     | 21,000 PER STORY (TABLE 506.2)                                                                                                                                                        |                                                                     |
|                                                          | 63,000 SF PER BUILDING                                                                                                                                                                |                                                                     |
| BUILDING AREA PER STORY                                  | 2,536 < 2,536                                                                                                                                                                         | TOTAL ALLOWABLE BUILDING AREA, 63,000 S.F.                          |
| GROSS AREA                                               | 10,876 S.F. < 63,000 S.F.                                                                                                                                                             |                                                                     |
| FIRE RESISTANCE RATING                                   | 0-HOUR (CBC 2022 TABLE 602)                                                                                                                                                           |                                                                     |
|                                                          | Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1 hour. See site. | Total Conditioned Area Per Story = 2,536 S.F.                       |
|                                                          | A-2000, A-2100 & A-2100.                                                                                                                                                              | Total Conditioned Area Per building = 5,072 S.F.                    |
|                                                          |                                                                                                                                                                                       | Deck Area Per building = 288 S.F. (72 S.F. Per Unit)                |
|                                                          |                                                                                                                                                                                       | Breezeway Area = 2,078 S.F.                                         |
|                                                          |                                                                                                                                                                                       | Total Area Under Roof = 5,072 + 288 + 95 = 5,455 S.F. < 63,000 S.F. |

| BUILDING 5 (single occupancy with accessory occupancies) |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                             |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION                                              | 1. TWO STORY                                                                                                                                                                                                                                     | Eq. 5-1:                                                                                                                                                                                                                                                    |
| OCCUPANCY                                                | R2                                                                                                                                                                                                                                               | Aa = 21 (000)                                                                                                                                                                                                                                               |
| CONSTRUCTION TYPE                                        | V-B                                                                                                                                                                                                                                              | Aa = At + (NS x If)                                                                                                                                                                                                                                         |
| FIRE SPRINKLER                                           | NFPA 13R (SM w/o height increase)                                                                                                                                                                                                                | At = 21 (000)                                                                                                                                                                                                                                               |
| MAXIMUM HEIGHT                                           | 80 FEET (TABLE 504.3)                                                                                                                                                                                                                            | NS = 7 (000)                                                                                                                                                                                                                                                |
| ACTUAL BUILDING HEIGHT                                   | 32.5 FEET < 80 FEET                                                                                                                                                                                                                              | If = 0 (No footage increase)                                                                                                                                                                                                                                |
| ALLOWABLE # OF STORIES                                   | 3 (TABLE 504.4)                                                                                                                                                                                                                                  | Aa = 21(000 + 7000 x 0)                                                                                                                                                                                                                                     |
| STORIES                                                  | 2                                                                                                                                                                                                                                                | Aa = 21(00) (PER STORY)                                                                                                                                                                                                                                     |
| ALLOWABLE AREA<br>(No area increase)                     | 21,000 PER STORY (TABLE 506.2)<br>63,000 S.F. PER BUILDING                                                                                                                                                                                       |                                                                                                                                                                                                                                                             |
| BUILDING AREA PER STORY                                  | 2,536 < 21,000                                                                                                                                                                                                                                   | TOTAL ALLOWABLE BUILDING AREA, 63,000 S.F.                                                                                                                                                                                                                  |
| GROSS AREA                                               | 10,876 S.F. < 63,000 S.F.                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                             |
| FIRE RESISTANCE RATING                                   | 0-HOUR (CBC 2022 TABLE 602)<br>Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See site.<br>A-2000, A-2100 & A-2100. | Total Conditioned Area Per Story = 2,536 S.F.<br>Total Conditioned Area Per building = 5,072 S.F.<br>Deck Area Per building = 288 S.F. (72.8 % Per Unit)<br>Breezeway Area = 95 S.F.<br>Total Area Under Roof = 5,072 + 288 + 95 = 5,455 S.F. < 63,000 S.F. |

| BUILDING 6 (single occupancy with accessory occupancies) |                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIPTION                                              | TWO STORY                                                                                                                                                                                                                                                | Eq. 5-1:                                                                                                                                                                                                                                                                                          |
| OCCUPANCY                                                |                                                                                                                                                                                                                                                          | $Aa = At + (Ns \times f)$                                                                                                                                                                                                                                                                         |
| CONSTRUCTION TYPE                                        | VBFA                                                                                                                                                                                                                                                     | $At = 2000$                                                                                                                                                                                                                                                                                       |
| FIRE SPRINKLER                                           | NFPA 13R (SM w/ height increase)                                                                                                                                                                                                                         | $Ns = 7,000$                                                                                                                                                                                                                                                                                      |
| MAXIMUM HEIGHT                                           | 80 FEET (TABLE 504.3)                                                                                                                                                                                                                                    | If = 0 (No footage increase)                                                                                                                                                                                                                                                                      |
| ACTUAL BUILDING HEIGHT                                   | 32.5 FEET + 60 FEET                                                                                                                                                                                                                                      | $Aa = 21000 + (7000 \times 0)$                                                                                                                                                                                                                                                                    |
| ALLOWABLE # OF STORES                                    | 2 (TABLE 504.4)                                                                                                                                                                                                                                          | $Aa = 21000$ (PER STORY)                                                                                                                                                                                                                                                                          |
| STORIES                                                  | 2                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                   |
| ALLOWABLE AREA<br>(No area increase)                     | 21,000 PER STORY (TABLE 506.2)<br>63,000 S.F. PER BUILDING                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                   |
| BUILDING AREA PER STORY                                  | 2,536 ± 21,000                                                                                                                                                                                                                                           | TOTAL ALLOWABLE BUILDING AREA, 63,000 S.F.                                                                                                                                                                                                                                                        |
| GROSS AREA                                               | 10,876 S.F. < 63,000 S.F.                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                   |
| FIRE RESISTANCE RATING                                   | 0-HOUR (CBC 2022 TABLE 602)<br><br>Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1 hour. See site.<br><br>A-2000, A-2100 & A-2100. | <p>Total Conditioned Area Per Story = 7,136 S.F.</p> <p>Total Conditioned Area Per building = 14,272 S.F.</p> <p>Deck Area Per building = 1312 S.F. (82 S.F. Per Unit)</p> <p>Breezeway Area = 2,078 S.F.</p> <p>Total Area Under Roof = 14,272 + 1312 + 2,078 = 17,662 S.F. &lt; 63,000 S.F.</p> |

| BUILDING 7 (single occupancy with accessory occupancies) |                                                                                                                                                                                       |                                                                          |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| DESCRIPTION                                              | SINGLE STORY                                                                                                                                                                          | Eq. 5-1:                                                                 |
| OCCUPANCY                                                | B-1                                                                                                                                                                                   | Aa = At + (NS x If)                                                      |
| CONSTRUCTION TYPE                                        | VB                                                                                                                                                                                    | At = 21,000                                                              |
| FIRE SPRINKLER                                           | NON-SPRINKLERED                                                                                                                                                                       | NS = 7,000                                                               |
| MAXIMUM HEIGHT                                           | 40 FEET (TABLE 504.3)                                                                                                                                                                 | If = 0 (No frontage increase)                                            |
| ACTUAL BUILDING HEIGHT                                   | 32.5 FEET < 60 FEET                                                                                                                                                                   | Aa = 21,000 + (7,000 x 0)                                                |
| ALLOWABLE # OF STORIES                                   | 3 (TABLE 504.4)                                                                                                                                                                       | Aa = 21,000 (PER STORY)                                                  |
| STORIES                                                  | 1                                                                                                                                                                                     |                                                                          |
| ALLOWABLE AREA                                           | 9,000 PER STORY (TABLE 506.2)                                                                                                                                                         |                                                                          |
| BUILDING AREA PER STORY                                  | 2,536 < 9,000                                                                                                                                                                         | TOTAL ALLOWABLE BUILDING AREA, 63,000 S.F.                               |
| GROSS AREA                                               | 10,876 S.F. < 63,000 S.F.                                                                                                                                                             |                                                                          |
| FIRE RESISTANCE RATING                                   | 2-HOUR (CBC 2022 TABLE 602)                                                                                                                                                           |                                                                          |
|                                                          | Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See site. | Total Conditioned Area Per Story = 7,136 S.F.                            |
|                                                          | A-2000, A-2100 & A-2100.                                                                                                                                                              | Total Conditioned Area Per building = 14,272 S.F.                        |
|                                                          |                                                                                                                                                                                       | Deck Area Per building = 1312 S.F. (82 S.F. Per Unit)                    |
|                                                          |                                                                                                                                                                                       | Breezeway Area = 2,078 S.F.                                              |
|                                                          |                                                                                                                                                                                       | Total Area Under Roof = 14,272 + 1,312 + 2,078 = 17,662 S.F. < 63,000 S. |

| BUILDING 1 (single occupancy with accessory occupancies) |                                                                                                                                                                                       |                                            |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| DESCRIPTION                                              | 1. TWO STORY                                                                                                                                                                          | Eq. 5-1:                                   |
| OCCUPANCY                                                | R2                                                                                                                                                                                    | $A_a = A_t + (N_S \times H)$               |
| CONSTRUCTION TYPE                                        | -VB                                                                                                                                                                                   | $N_S = 1,000$                              |
| FIRE SPRINKLER                                           | NO FPA 13R (SM w/o height increase)                                                                                                                                                   | $I_f = 0$ (No footage increase)            |
| MAXIMUM HEIGHT                                           | 60 FEET (TABLE 504.3)                                                                                                                                                                 | $A_a = 21000 + (7000 \times 0)$            |
| ACTUAL BUILDING HEIGHT                                   | 32.5 FEET < 60 FEET                                                                                                                                                                   | $A_a = 21000$ (PER STORY)                  |
| ALLOWABLE # OF STORIES                                   | 2 (TABLE 504.4)                                                                                                                                                                       |                                            |
| STORIES                                                  | 2                                                                                                                                                                                     |                                            |
| ALLOWABLE AREA (No area increase)                        | 21,000 PER STORY (TABLE 506.2)                                                                                                                                                        |                                            |
| ACTUAL BUILDING AREA PER STORY                           | 63,000 S.F. PER BUILDING                                                                                                                                                              |                                            |
| GROSS AREA                                               | 2 x 336 = 21,000 S.F.                                                                                                                                                                 | TOTAL ALLOWABLE BUILDING AREA, 63,000 S.F. |
| FIRE RESISTANCE RATING                                   | 0-1076 S.F. < 63,000 S.F.                                                                                                                                                             |                                            |
|                                                          | 0-HOUR (CBC 2022 TABLE 602)                                                                                                                                                           |                                            |
|                                                          | Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1 hour. See site. |                                            |
|                                                          | A-2000, A-2100 & A-2100.                                                                                                                                                              |                                            |
|                                                          | Total Conditioned Area Per Story = 2,536 S.F.                                                                                                                                         |                                            |
|                                                          | Total Conditioned Area Per building = 5,072 S.F.                                                                                                                                      |                                            |
|                                                          | Deck Area Per building = 288 S.F. (728 S.F. Per Unit)                                                                                                                                 |                                            |
|                                                          | Breezeway Area = 2,078 S.F.                                                                                                                                                           |                                            |
|                                                          | Total Area Under Roof = 5,072 + 288 + 95 = 5,455 S.F. < 63,000 S.F.                                                                                                                   |                                            |

| BUILDING 2 (single occupancy with accessory occupancies) |                                                                                                                                                                                       |                                                                |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| DESCRIPTION                                              | TWO STORY                                                                                                                                                                             | Eq. 5-1:                                                       |
| OCCUPANCY                                                | R2                                                                                                                                                                                    | Aa = At + (Ns x If)                                            |
| CONSTRUCTION TYPE                                        | VFA                                                                                                                                                                                   | At = 21000                                                     |
| FIRE SPRINKLER                                           | NFPA 13R (SM w/o height increase)                                                                                                                                                     | Ns = 0                                                         |
| MAXIMUM HEIGHT                                           | 60 FEET (TABLE 604.3)                                                                                                                                                                 | If = 0 (No footage increase)                                   |
| ACTUAL BUILDING HEIGHT                                   | 32.5 FEET < 60 FEET                                                                                                                                                                   | Aa = 21000 + (7004 x 0)                                        |
| ALLOWABLE # OF STORIES                                   | 3 (TABLE 604.3)                                                                                                                                                                       | Aa = 21000 (PER STORY)                                         |
| STORIES                                                  |                                                                                                                                                                                       |                                                                |
| ALLOWABLE AREA (No area increase)                        | 21,000 PER STORY (TABLE 506.2)                                                                                                                                                        |                                                                |
|                                                          | 63,000 SF PER BUILDING                                                                                                                                                                |                                                                |
| BUILDING AREA PER STORY                                  | > 536 < 21,000                                                                                                                                                                        | TOTAL ALLOWABLE BUILDING AREA, 63,000 S.F.                     |
| GROSS AREA                                               | > 10,876 S.F. < 63,000 S.F.                                                                                                                                                           |                                                                |
| FIRE RESISTANCE RATING                                   | 0-HOUR (CBC 2202 TABLE 602)                                                                                                                                                           |                                                                |
|                                                          | Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See site. | Total Conditioned Area Per Story = 2,536 S.F.                  |
|                                                          | A-2000, A-2100 & A-2100.                                                                                                                                                              | Total Conditioned Area Per building = 5,072 S.F.               |
|                                                          |                                                                                                                                                                                       | Deck Area Per building = 288 S.F. (288 S.F. Per Unit)          |
|                                                          |                                                                                                                                                                                       | Breezeway Area = 2,078 S.F.                                    |
|                                                          |                                                                                                                                                                                       | Total Area Under Roof = 5,072 + 228 = 5,455 S.F. < 63,000 S.F. |

| BUILDING 3 (single occupancy with accessory occupancies) |                                                                                                                                                                                       |                                            |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| DESCRIPTION                                              | TWO STORY                                                                                                                                                                             | Eq. 5-1:                                   |
| OCCUPANCY                                                | R2                                                                                                                                                                                    | $A_a = A_t + (NS \times f)$                |
| CONSTRUCTION TYPE                                        | VB                                                                                                                                                                                    | $A_t = 21,000$                             |
| FIRE SPRINKLER                                           | NFPA 13R (SM w/o height increase)                                                                                                                                                     | $NS = 7,000$                               |
| MAXIMUM HEIGHT                                           | 60 FEET (TABLE 504.3)                                                                                                                                                                 | If = 0 (No footage increase)               |
| ACTUAL BUILDING HEIGHT                                   | 32.5 FEET < 60 FEET                                                                                                                                                                   | $A_a = 21,000 + (7,000 \times 0)$          |
| ALLOWABLE # OF STORIES                                   | 2 (TABLE 504.4)                                                                                                                                                                       | $A_a = 21,000$ (PER STORY)                 |
| STORIES                                                  | 2                                                                                                                                                                                     |                                            |
| ALLOWABLE AREA<br>(No area increase)                     | 21,000 PER STORY (TABLE 506.2)                                                                                                                                                        |                                            |
|                                                          | 63,000 SF PER BUILDING                                                                                                                                                                |                                            |
| BUILDING AREA PER STORY                                  | 2,536 < 21,000                                                                                                                                                                        | TOTAL ALLOWABLE BUILDING AREA, 63,000 S.F. |
| GROSS AREA                                               | 10,876 S.F. < 63,000 S.F.                                                                                                                                                             |                                            |
| FIRE RESISTANCE RATING                                   | 0-HOUR (CBC 2022 TABLE 602)                                                                                                                                                           |                                            |
|                                                          | Where the fire separation distance is greater than or equal to 5 feet but less than 10 feet the exterior walls shall have a fire resistance rating of not less than 1-hour. See site. |                                            |
|                                                          | A-2000, A-2100 & A-2100.                                                                                                                                                              |                                            |
|                                                          | Total Conditioned Area Per Story = 2,536 S.F.                                                                                                                                         |                                            |
|                                                          | Total Conditioned Area Per building = 5,072 S.F.                                                                                                                                      |                                            |
|                                                          | Deck Area Per building = 288 S.F. (Per Unit)                                                                                                                                          |                                            |
|                                                          | Breezeway Area = 2,078 S.F.                                                                                                                                                           |                                            |
|                                                          | Total Area Under Roof = 5,072 + 288 + 95 = 5,445 S.F. < 63,000 S.F.                                                                                                                   |                                            |

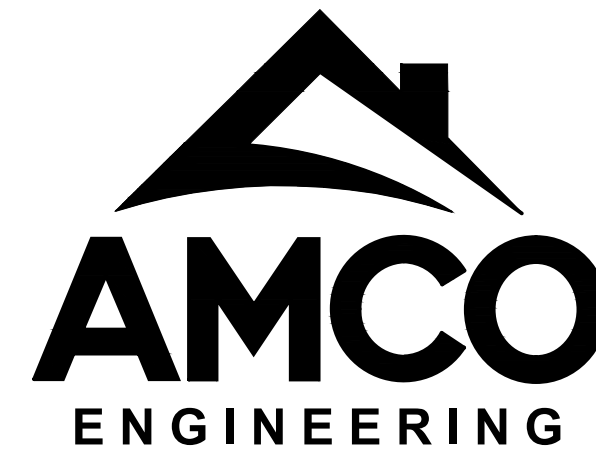
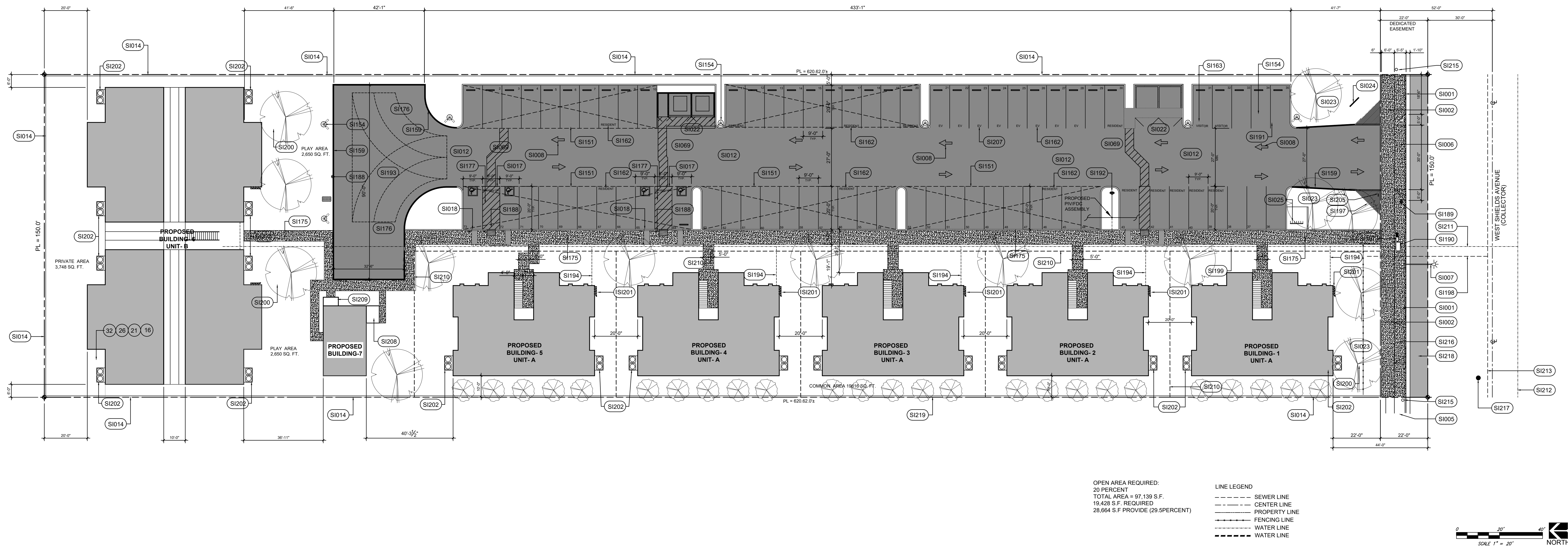
APPL. NO. P24-04504 EXHIBIT A-2 DATE 10/29/05

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

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

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

CITY OF FRESNO DARM DEPT



P.O. BOX 1095  
CLOVIS CALIFORNIA 93613  
PHONE: 559-308-8101

JAMES N. COZAD, P.E.

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SUKHMINDER SINGH  
PAWANDEEP KAUR

228 SOUTH LILLIAN AVE.  
FRESNO, CA 93727  
Main: 559.286.1270 / Fax: n/a

DRAWINGS PREPARED FOR:

SUKHMINDER SINGH  
PAWANDEEP KAUR

[illegible]

ENGINEER'S SEAL

CITY STAMP

PROJECT ADDRESS

3484 W. SHIELDS AVENUE  
FRESNO, CA 93722

SHEET TITLE

## SITE PLAN

JOB #AMG047  
SCALE: 1" = 20'  
DRAWN BY: AM  
APPROVED BY: JC  
DATE: MAY/2024

SHEET NO.  
A-002

OFFICE:AMGAMCO0012



P.O. BOX 1095  
CLOVIS CALIFORNIA 93613  
PHONE: 559-308-8101

JAMES N. COZAD, P.E.

AMCO ENGINEERING

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Main: 559.286.1270 / Fax: n/a

DRAWINGS PREPARED FOR:

SUKHMINDER SINGH  
PAWANDEEP KAUR

REVISIONS

| NO. | DESCRIPTION  | DATE     |
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| 1   | PER DRC COMM | 05/13/23 |
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ENGINEER'S SEAL

CITY STAMP

PROJECT ADDRESS

3484 W. SHIELDS AVENUE  
FRESNO, CA 93722

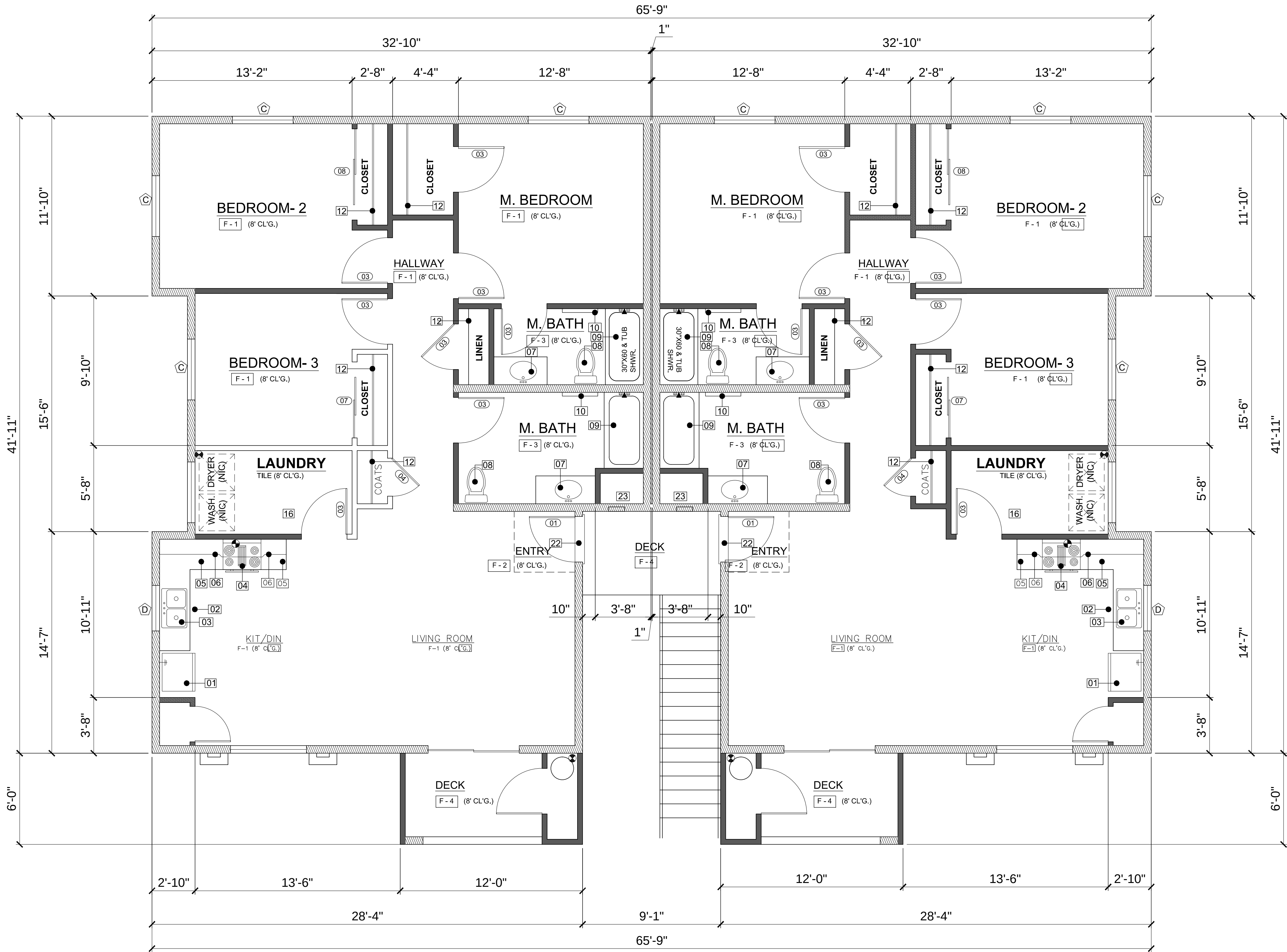
SHEET TITLE

FIRST FLOOR  
PLAN  
BUILDING 1-5

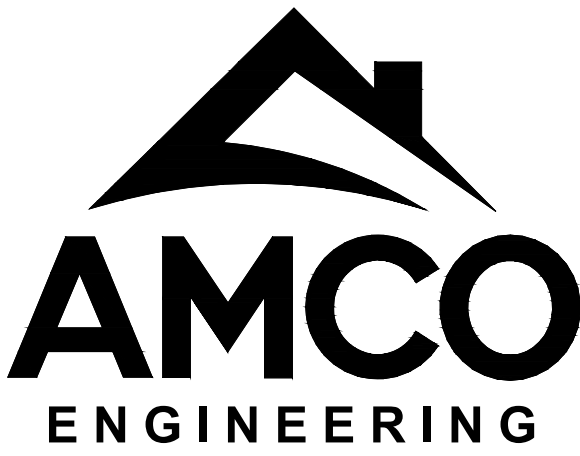
JOB #AMG047  
DRAWN BY: AM  
APPROVED BY: JC  
DATE: MAY/2024

SHEET NO.  
A-100

OFFICE:AMGAMCO0012



APPL. NO. P24-04504 EXHIBIT F-1 DATE 9/26/25  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRESNO DARM DEPT



P.O. BOX 1095  
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PHONE: 559-308-8101

JAMES N. COZAD, P.E.

AMCO ENGINEERING

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SUKHMINDER SINGH  
PAWANDEEP KAUR

228 SOUTH LILLIAN AVE.  
FRESNO, CA 93727  
Main: 559.286.1270 / Fax: n/a

DRAWINGS PREPARED FOR:

SUKHMINDER SINGH  
PAWANDEEP KAUR

REVISIONS

| NO. | DESCRIPTION  | DATE     |
|-----|--------------|----------|
| 1   | PER DRC COMM | 05/13/23 |
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CITY STAMP

PROJECT ADDRESS

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FRESNO, CA 93722

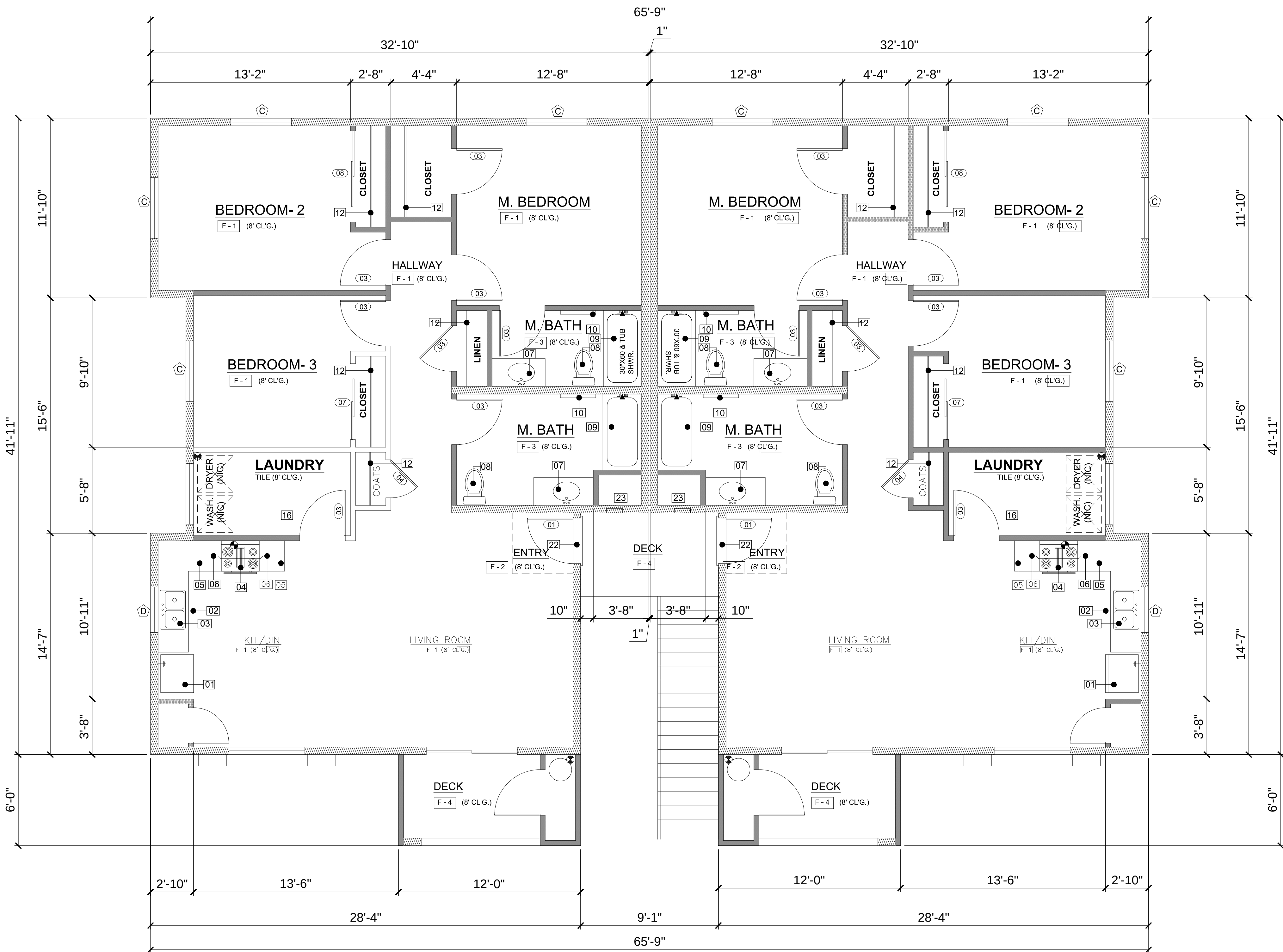
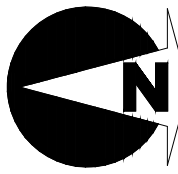
SHEET TITLE

SECOND FLOOR  
PLAN  
BUILDING 1-5

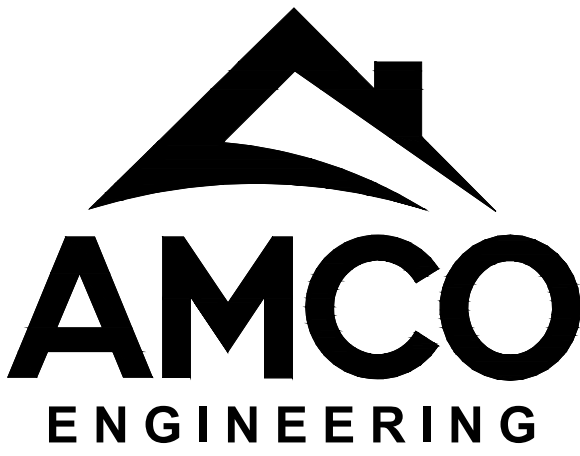
JOB #AMG047  
DRAWN BY: AM  
APPROVED BY: JC  
DATE: MAY/2024

SHEET NO.  
A-200

OFFICE:AMGAMCO0012



APPL. NO. P24-04504 EXHIBIT F-2 DATE 6/26/25  
PLANNING REVIEW BY DATE  
TRAFFIC ENG. DATE  
APPROVED BY DATE  
CITY OF FRESNO DARM DEPT



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PAWANDEEP KAUR**

REVISIONS

| NO. | DESCRIPTION  | DATE     |
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| 1   | PER DRC COMM | 05/13/23 |
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CITY STAMP

PROJECT ADDRESS

3484 W. SHIELDS AVENUE  
FRESNO, CA 93722

SHEET TITLE

**FIRST FLOOR  
PLAN  
BUILDING 6**

JOB #AMG047

SCALE: 3/16" = 1'-0"

DRAWN BY: AM

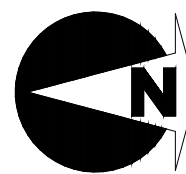
APPROVED BY: JC

DATE: MAY/2024

SHEET NO.

**A-300**

OFFICE:AMGAMCO0012



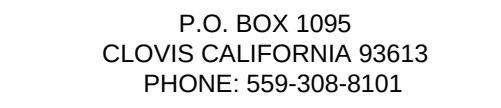
APPL. NO. P24-04504 EXHIBIT F-3 DATE 6/26/25

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT



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DRAWINGS PREPARED FOR:

[illegible]

ENGINEER'S SEAL

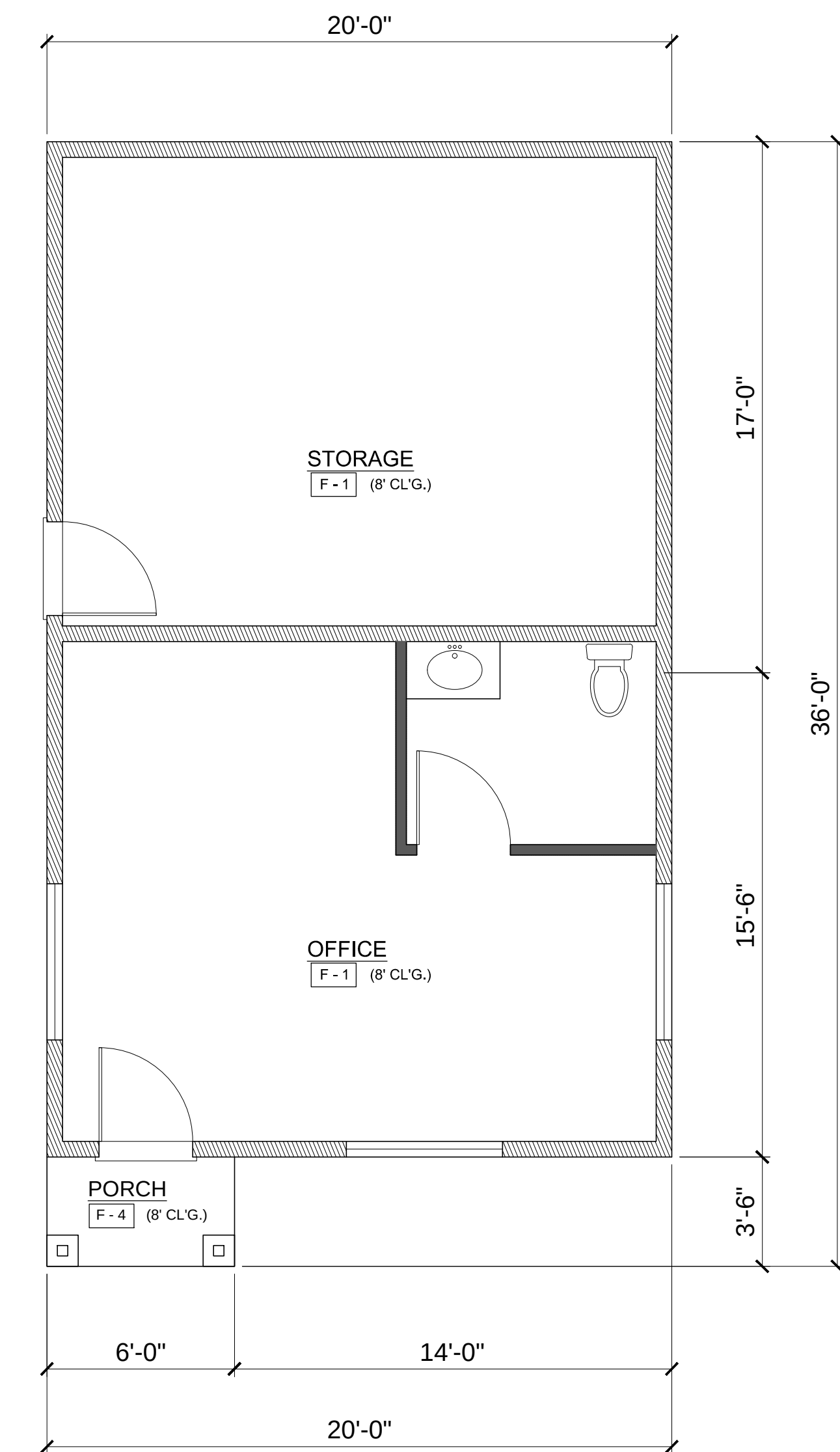
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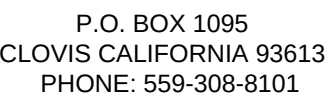
PROJECT ADDRESS

3484 W. SHIELDS AVENUE  
FRESNO, CA 93722

HEET TITLE

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| JOB #AMG047<br>SCALE: 1/4" = 1'-0"<br>DRAWN BY: AM<br>APPROVED BY: JC<br>DATE: MAY/2024<br>OFFICE:AMGAMCO0012 | SHEET NO.<br><br><b>A-700</b> |
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FRESNO, CA 93727  
in: 559.286.1270 / Fax: n

DRAWINGS PREPARED FOR:

## REVISIONS

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ENGINEER'S SEAL

CITY STAMP

PROJECT ADDRESS

SHEET TITLE

JOB #AMG047  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: AM  
 APPROVED BY: JC  
 DATE: MAY/2024

SHEET NO.

A-500

OFFICE:AMGAMCO0012

APPL. NO. P24-04504 EXHIBIT E-1 DATE 6/26/25

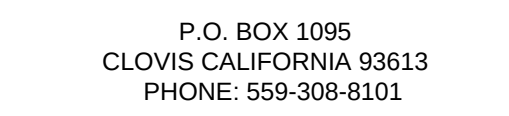
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_

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

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

CITY OF FRESNO DARM DEPT





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DRAWINGS PREPARED FOR:

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ENGINEER'S SEAL

ITY STAMP

PROJECT ADDRESS

HEET TITLE

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| SCALE: 1/4" = 1'-0" |                               |
| RAWN BY: AM         |                               |
| APPROVED BY: JC     |                               |
| DATE: MAY/2024      |                               |
| OFFICE:AMGAMCO0012  |                               |

32'-5" RIDGE

ARCHITECTURAL SERIES  
COMP. ROOF SHINGLES  
TYPICAL

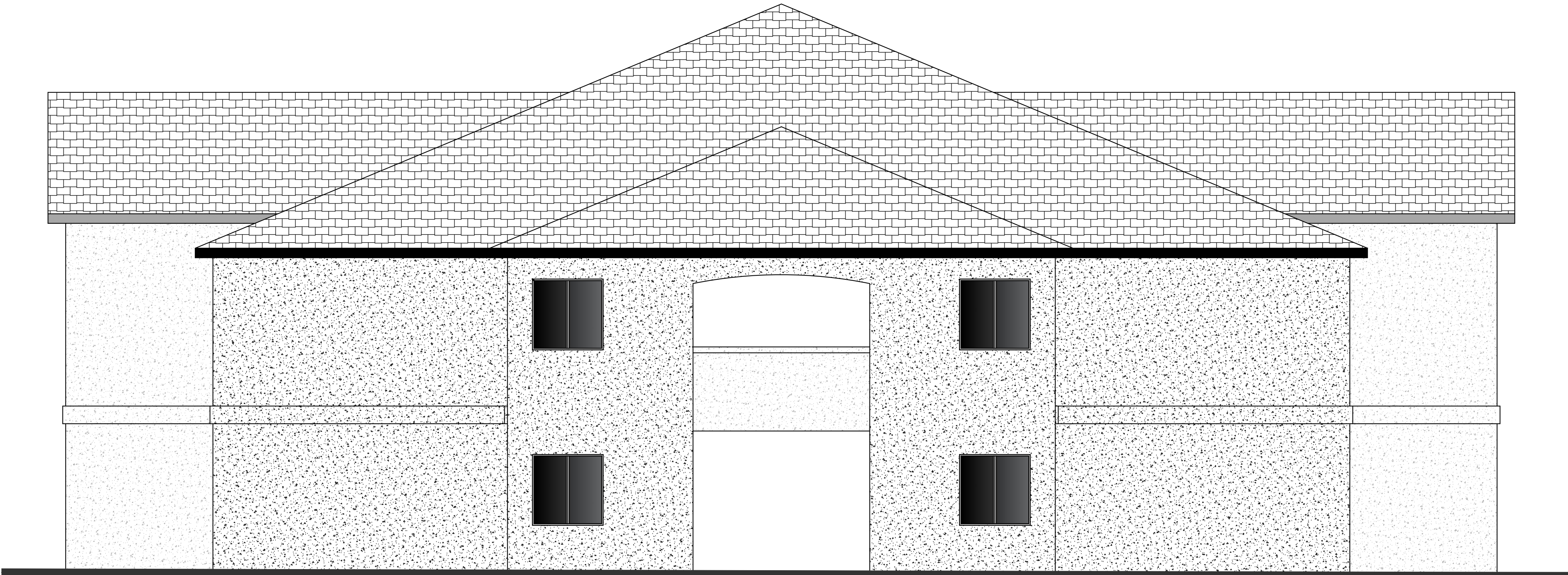
L7'-3" PLATE

3'-1" PLATE

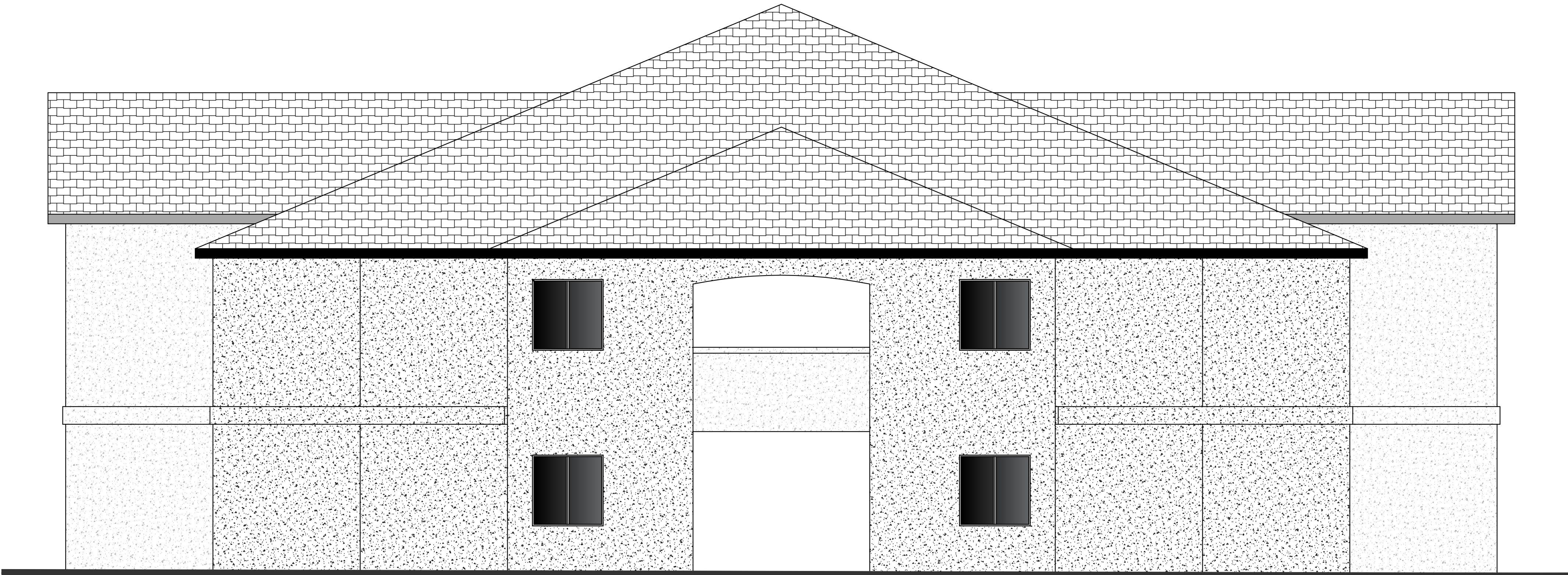
SOUTH/FRONT

NORTH/BACK

APPL. NO. P24-04504 EXHIBIT E-2 DATE 6/26/25  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY OF FRESNO DARM DEPT**



EAST/RIGHT



WEST/LEFT

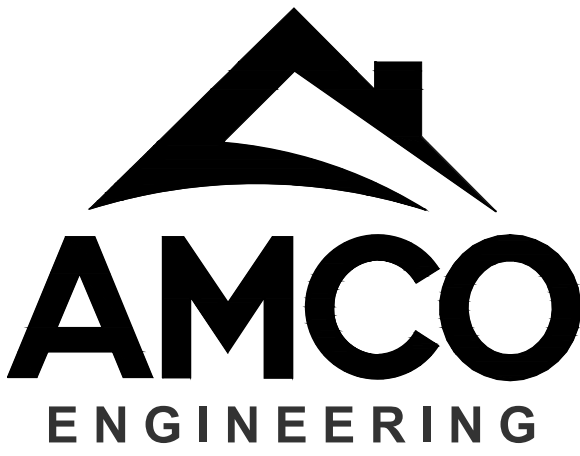
APPL. NO. P24-04504   EXHIBIT E-3   DATE 5/26/25

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

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

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

CITY OF FRESNO DARM DEPT



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PAWANDEEP KAUR

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Main: 559.286.1270 / Fax: n/a

DRAWINGS PREPARED FOR:

SUKHMINDER SINGH  
PAWANDEEP KAUR

| REVISIONS |              |          |
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| NO.       | DESCRIPTION  | DATE     |
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ENGINEER'S SEAL

CITY STAMP

PROJECT ADDRESS

3484 W. SHIELDS AVENUE  
FRESNO, CA 93722

SHEET TITLE

EXTERIOR  
ELEVATIONS  
BUILDING 6

JOB #AMG047  
SCALE: 1/4" = 1'-0"  
DRAWN BY: AM  
APPROVED BY: JC  
DATE: MAY/2024

SHEET NO.

A-600.1

OFFICE:AMGAMC00012



| TREE LEGEND |                                                                 |         |      |           |
|-------------|-----------------------------------------------------------------|---------|------|-----------|
| SYM.        | SCIENTIFIC NAME / COMMON NAME                                   | SIZE    | QTY. | WATER USE |
|             | Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache | 15 gal. | 13   | Low       |
|             | Cercis canadensis mexicana / Mexican Redbud                     | 15 gal. | 2    | Low       |
|             | Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle | 15 gal. | 10   | Low       |

- 1) PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY AND INSTALL QUANTITIES. CONTRACTOR TO VERIFY AND INSTALL QUANTITIES AS SHOWN ON PLAN.
- 2) CONTRACTOR TO PROVIDE AND PLACE 2" OF SHREDDED BARK MULCH IN ALL PLANTED AREAS.
- 3) NO TREES OR SHRUBS SHALL BE PLANTED ADJACENT TO FIRE DEPARTMENT CONNECTIONS. SEE CIVIL PLANS FOR LOCATIONS.
- 4) ALL TREES WITHIN 15' OF LEACH FIELDS TO BE PLANTED IN DEEP ROOT PLANTERS.

| PLANT LEGEND                                                                  |                                                                       |        |           |      |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------|--------|-----------|------|
| SYM.                                                                          | SCIENTIFIC NAME / COMMON NAME                                         | SIZE   | WATER USE | QTY. |
|                                                                               | Lantana x 'New Gold' / New Gold Lantana                               | 1 gal. | Low       | 146  |
|                                                                               | Olea europaea 'Little Ollie' TM / Little Ollie Olive                  | 5 gal. | Low       | 163  |
|                                                                               | Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush | 5 gal. | Low       | 123  |
|                                                                               | Prunus caroliniana 'Monus' / Bright 'N Tight Carolina Cherry Laurel   | 5 gal. | Low       | 52   |
|                                                                               | Muhlenbergia capillaris 'White Cloud' / White Cloud Muhly Grass       | 1 gal. | Low       | 73   |
| <div> 6560 SF CELEBRATION BERMUDA BY AG SOD FARMS FRESNO 1-888-800-8483</div> |                                                                       |        |           |      |

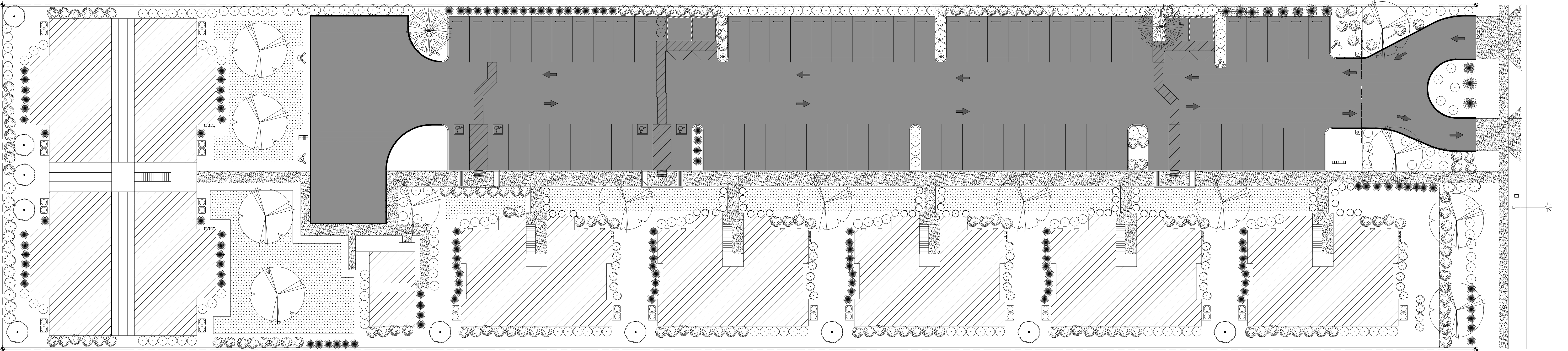
APPL. NO. P24-04504 EXHIBIT L DATE 9/26/25

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT



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PAWANDEEP KAUR

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DRAWINGS PREPARED FOR:

SUKHMINDER SINGH  
PAWANDEEP KAUR

| REVISIONS |              |          |
|-----------|--------------|----------|
| NO.       | DESCRIPTION  | DATE     |
|           | PER DRC COMM | 05/13/23 |
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ENGINEER'S SEAL

CITY STAMP

PROJECT ADDRESS

3484 W. SHIELDS AVENUE  
FRESNO, CA 93722

SHEET TITLE

LANDSCAPE  
PLAN

JOB #AMG047  
SCALE: 1" = 20'  
DRAWN BY: AM  
APPROVED BY: JC  
DATE: MAY/2024

SHEET NO.  
L-01

OFFICE:AMGAMCO0012

12/26/2024 4:01:26 PM, DSR\PRINTSET\_V2.DWG