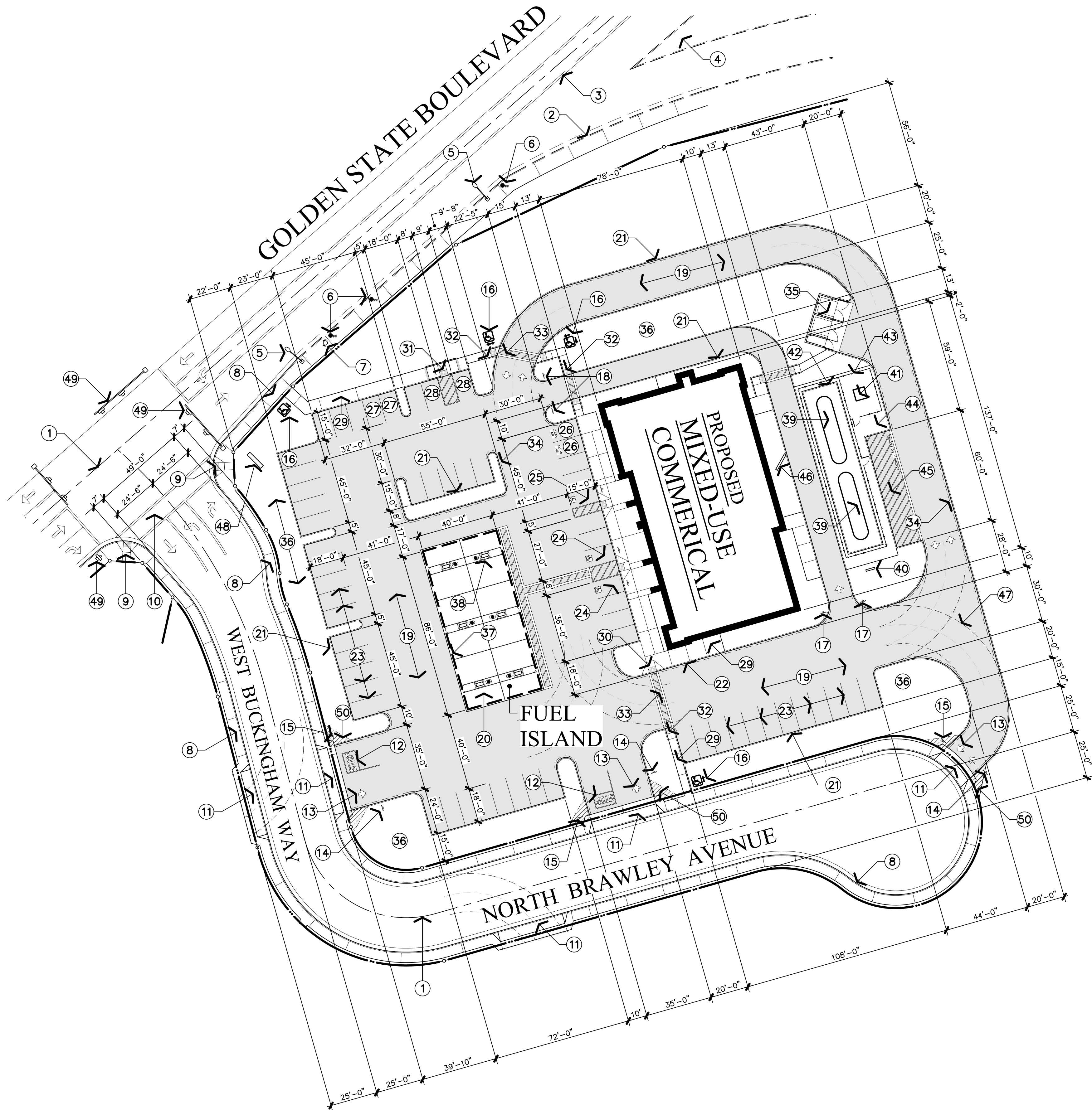
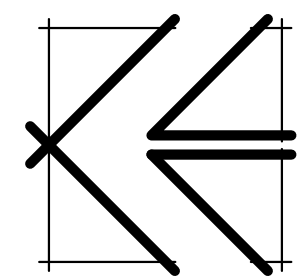


Exhibit D - Exhibits



PARTIAL SITE PLAN 'A'

1" = 30'-0"

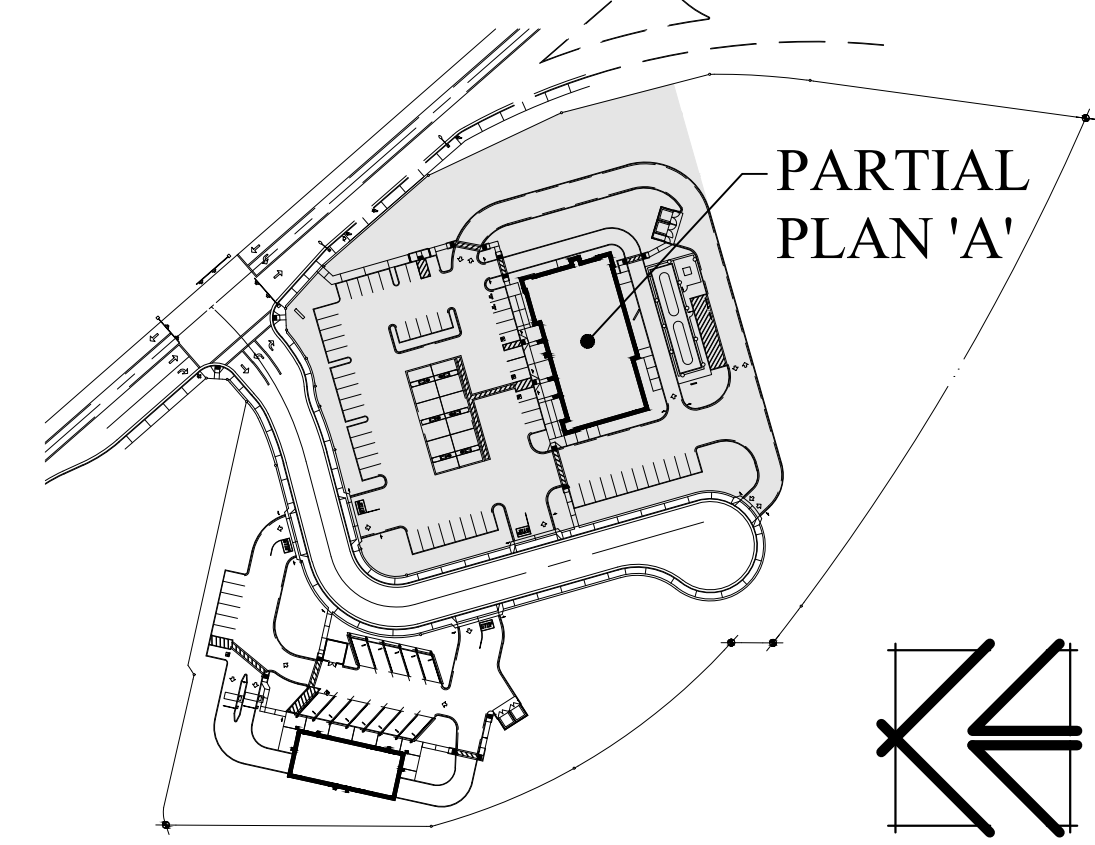


KEYNOTES

- 1 INDICATES THE CENTER OF THE STREET.
- 2 EXISTING CONCRETE CURB AND GUTTER PER CITY OF FRESNO PUBLIC WORKS STANDARDS TO REMAIN/ TYPICAL.
- 3 EXISTING PAINTED TRAFFIC LANE(S) PER CITY OF FRESNO PUBLIC WORKS STANDARDS TO REMAIN/ TYPICAL.
- 4 EXISTING CONCRETE MEDIAN ISLAND PER CITY OF FRESNO PUBLIC WORKS STANDARDS TO REMAIN/ TYPICAL.
- 5 EXISTING STREET LIGHT(S) INSTALLED PER CITY OF FRESNO PUBLIC WORKS STANDARDS E-1 AND E-7 TO REMAIN/ TYPICAL.
- 6 EXISTING POWER POLE(S) TO REMAIN. COORDINATE THE WORK WITH THE LOCAL UTILITY COMPANY/ TYPICAL.
- 7 EXISTING OFF-SITE FIRE HYDRANT INSTALLED PER CITY OF FRESNO PUBLIC WORKS STANDARDS TO REMAIN/ TYPICAL.
- 8 INSTALL RIGHT-OF-WAY IMPROVEMENTS ALONG STREET FRONTAGE TO INCLUDE CAST-IN-PLACE CONCRETE CURB, GUTTER, SIDEWALK, AND ASPHALT PAVING PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-5, P-50, E-1 AND E-7/ TYPICAL.
- 9 INSTALL CONCRETE CURB RAMP(S) PER CITY OF FRESNO PUBLIC WORKS STANDARD P-28 AS INDICATED ON THE APPROVED OFF-SITE IMPROVEMENT PLANS/ TYPICAL.
- 10 INSTALL WHITE PAINTED PEDESTRIAN CROSS WALK(S) PER CITY OF FRESNO PUBLIC WORKS STANDARDS/ TYPICAL.
- 11 INSTALL NEW COMMERCIAL STREET-TYPE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-2 AND P-4. PROVIDE PEDESTRIAN EASEMENT TO THE CITY OF FRESNO AS REQUIRED TO MAINTAIN A 4'-0" WIDE PATH-OF-TRAVEL AT THE SIDEWALK / TYPICAL.
- 12 INSTALL WHITE PAINTED TRAFFIC SIGNAGE PER CITY OF FRESNO PUBLIC WORKS STANDARDS/ TYPICAL.
- 13 INSTALL WHITE PAINTED DIRECTIONAL ARROWS PER CITY OF FRESNO PUBLIC WORKS STANDARDS/ TYPICAL.
- 14 AT EACH ENTRANCE TO OFF-SITE PARKING, A 17" x 22" (MINIMUM) SIGN SHALL BE PLACED TO READ: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE 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 AT 621-7000" / TYPICAL.
- 15 INDICATES THE LOCATION OF 30" STATE STANDARD "STOP" SIGN(S). SIGN SHALL BE MOUNTED ON A 2 INCH DIAMETER GALVANIZED POST WITH THE BOTTOM OF THE SIGN AT 7'-0" ABOVE ADJACENT FINISHED GRADE/ TYPICAL.
- 16 INDICATES THE LOCATION OF POLE MOUNTED DIRECTIONAL SIGNAGE INDICATING THE ACCESSIBLE PATH-OF-TRAVEL/ TYPICAL.
- 17 INDICATES THE LOCATION OF 24" HIGH x 24" WIDE "DRIVE THRU ENTRANCE" SIGN MOUNTED ON A 2 INCH DIAMETER GALVANIZED POST WITH THE BOTTOM OF SIGN AT 2'-0" ABOVE ADJACENT FINISHED GRADE.
- 18 INSTALL POLE MOUNTED "DO NOT ENTER" SIGN MOUNTED WITH THE BOTTOM OF SIGN AT 8'-0" ABOVE FINISHED GRADE. LETTERS SHALL BE BLACK ON A REFLECTORIZED WHITE BACKGROUND.
- 19 INSTALL ASPHALTIC CONCRETE PAVING OVER CLASS II AGGREGATE BASE OVER NATIVE SOIL COMPACTED TO 90% PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-21, P-22 AND P-23 (SHOWN SHADED). THE SUBGRADE SHALL BE PREPARED AS INDICATED IN THE PROJECT SOILS REPORT/ TYPICAL.
- 20 INSTALL CONCRETE PAVING OVER COMPACTED NATIVE SOIL AT FUEL ISLANDS. PROVIDE #4 BARS AT 18 INCHES ON-CENTER EACH WAY AT THE CENTER 1/3 OF THE PAVING.
- 21 INSTALL 6 INCH CONTINUOUS CONCRETE CURB/ TYPICAL.
- 22 INSTALL 6 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL 4 INCH THICK CONCRETE WALK-OVER COMPACTED NATIVE SOIL/ TYPICAL.
- 23 INSTALL 4 INCH WIDE WHITE PAINTED STRIPING AT 9'-0" ON-CENTER PER CITY OF FRESNO PUBLIC WORKS STANDARDS. REFER TO DETAIL 1, SHEET PA-4 FOR ADDITIONAL INFORMATION/ TYPICAL AT PARKING STALLS.
- 24 INDICATES THE LOCATION OF VAN ACCESSIBLE PARKING SPACE WITH 8'-0" WIDE UNLOADING ZONE. PROVIDE PAINTED AND POLE MOUNTED SIGNAGE/ TYPICAL.
- 25 INDICATES THE LOCATION OF ACCESSIBLE PARKING SPACE WITH 5'-0" WIDE UNLOADING ZONE. PROVIDE PAINTED AND POLE MOUNTED SIGNAGE/ TYPICAL.
- 26 INDICATES LOCATION OF PAINTED TRAFFIC SIGNAGE IDENTIFYING STALLS RESERVED FOR CLEAN AIR VEHICLES AS NOTED IN DETAIL 1, SHEET PA-4/ TYPICAL.
- 27 INDICATES LOCATION OF FUTURE ELECTRIC VEHICLE PARKING STALLS AS NOTED IN DETAIL 2, SHEET PA-4/ TYPICAL.
- 28 INDICATES LOCATION OF FUTURE ELECTRIC VEHICLE ACCESSIBLE PARKING STALLS WITH 8'-0" WIDE UNLOADING ZONE. PROVIDE PAINTED AND POLE MOUNTED SIGNAGE PER CITY OF FRESNO PUBLIC WORKS STANDARDS/ TYPICAL.
- 29 INSTALL 4 INCH THICK CAST-IN-PLACE CONCRETE WALKWAY WITH NON-SLIP FINISH (AS SELECTED BY THE OWNER) APPLIED OVER COMPACTED NATIVE SOIL. PROVIDE 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL WITH A 2% MAXIMUM CROSS-SLOPE.
- 30 INSTALL CAST-IN-PLACE CONCRETE ACCESSIBLE CURB RAMP PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS. PROVIDE 3'-0" DEEP x WIDTH OF RAMP TRUNCATED DOME PATTERN AT TRANSITION TO VEHICULAR PATHWAYS/ TYPICAL.
- 31 INSTALL DEPRESSED WALK ACCESSIBLE CURB RAMP PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS. PROVIDE 3'-0" DEEP x WIDTH OF RAMP TRUNCATED DOME PATTERN AT TRANSITION TO VEHICULAR PATHWAYS/ TYPICAL.
- 32 INSTALL ACCESSIBLE RETURNED CURB RAMP PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS. PROVIDE 3'-0" DEEP x WIDTH OF RAMP TRUNCATED DOME PATTERN AT TRANSITION TO VEHICULAR PATHWAYS/ TYPICAL.
- 33 INSTALL 4'-0" WIDE (MINIMUM) PAINTED CROSSWALK WITH 5% MAXIMUM SLOPE AND 2% MAXIMUM CROSS-SLOPE IN THE DIRECTION OF TRAVEL/ TYPICAL.
- 34 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.
- 35 INDICATES LOCATION OF TRASH AND RECYCLING ENCLOSURE WITH REINFORCED CONCRETE MASONRY WALLS AND STEEL GATES PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-33 AND P-34/ TYPICAL.
- 36 LANDSCAPE AREAS. COORDINATE THE WORK WITH THE LANDSCAPE DRAWINGS / TYPICAL.
- 37 INDICATES THE EDGE OF FUEL ISLAND CANOPY (SHOWN DASHED) TO BE INSTALLED UNDER SEPARATE PERMIT. COORDINATE THE WORK WITH THE FUEL EQUIPMENT AND BRAND STANDARDS.
- 38 INDICATES LOCATION(S) OF MULTI-PUMP FUEL DISPENSING UNITS. COORDINATE THE WORK WITH THE FUEL EQUIPMENT VENDOR AND BRAND STANDARDS.
- 39 INDICATES THE LOCATION OF FUTURE ABOVE-GROUND FUEL TANKS TO BE INSTALLED UNDER SEPARATE PERMITS. COORDINATE THE WORK WITH THE FUEL EQUIPMENT VENDOR/ TYPICAL.
- 40 INDICATES THE LOCATION OF FUTURE FUEL TANK VENT PIPES TO BE INSTALLED UNDER SEPARATE PERMITS. COORDINATE THE WORK WITH THE FUEL EQUIPMENT VENDOR.

- 41 INDICATES PROPOSED LOCATION OF THE HIRT VAPOR PROCESSOR TO BE INSTALLED PER FRESNO COUNTY HEALTH DEPARTMENT STANDARDS. COORDINATE THE WORK WITH THE FUEL EQUIPMENT VENDOR.
- 42 INDICATES THE LOCATION OF 6" WIDE x 18" HIGH (ABOVE SLAB) REINFORCED CONCRETE MASONRY CONTAINMENT CURB AT FUEL TANK ENCLOSURE.
- 43 INDICATES THE LOCATION OF 6'-0" HIGH CHAIN LINK FENCE WITH VINYL SLATS AT FUEL TANK ENCLOSURE. PROVIDE (2) 4'-0" WIDE x 6'-0" HIGH GATES WITH LOCKING HASP AS REQUIRED FOR ACCESS / TYPICAL.
- 44 COORDINATE THE INSTALLATION OF THE REINFORCED CONCRETE SLAB AND FOUNDATIONS FOR THE ABOVE GROUND FUEL TANKS WITH THE FUEL EQUIPMENT VENDOR AND TANK MANUFACTURER'S REQUIREMENTS/ TYPICAL.
- 45 INDICATES THE LOCATION OF LOADING ZONE (14' x 40' MINIMUM WITH 14'-0" VERTICAL CLEARANCE). INSTALL PAINTED STRIPING AND 12 INCH HIGH LETTERS STATING "LOADING ZONE - NO PARKING" PER CITY OF FRESNO PUBLIC WORKS STANDARDS.
- 46 INDICATES THE LOCATION OF MENU / ORDER BOARD AT DRIVE-THRU. COORDINATE THE INSTALLATION REQUIREMENTS WITH THE SIGNAGE VENDOR.
- 47 INDICATES THE LOCATION OF 34'-0" INSIDE TURNING RADIUS; 44'-0" CENTERLINE RADIUS; AND 54'-0" OUTSIDE RADIUS FOR EMERGENCY VEHICLE ACCESS PER CITY OF FRESNO FIRE DEPARTMENT STANDARDS.
- 48 INDICATES THE LOCATION OF THE PROPOSED PROJECT POLE SIGN WITH FUEL PRICING TO BE INSTALLED UNDER SEPARATE REVIEW AND PERMIT.
- 49 INSTALL TRAFFIC SIGNAL(S) PER CITY OF FRESNO PUBLIC WORKS STANDARDS/ TYPICAL.
- 50 INDICATES 12' x 12' CLEAR VISION ZONES AT DRIVE APPROACHES (SHOWN HATCHED).

KEY PLAN



THE VINCENT COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

Revisions	Date

PROPOSED COMMERCIAL DEVELOPMENT

THE YARD at GOLDEN STATE

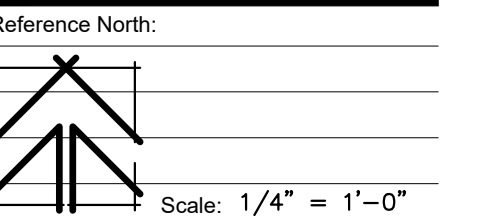
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FRESNO, CALIFORNIA

Project Architect:



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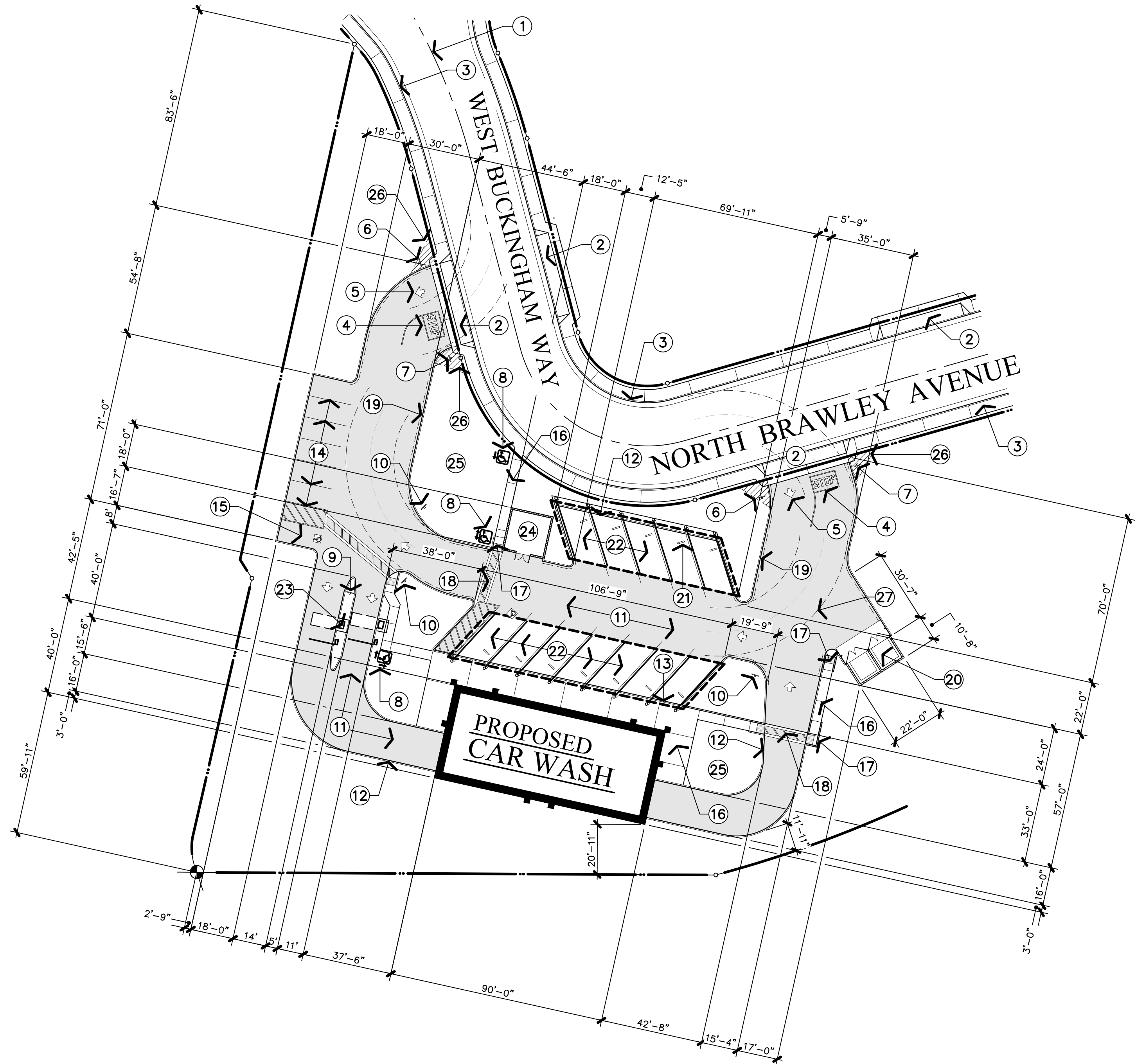


Project Name: THE YARD
FRESNO, CALIFORNIA

Project Number: 0210103
Plot Date: 06.15.23

PA2

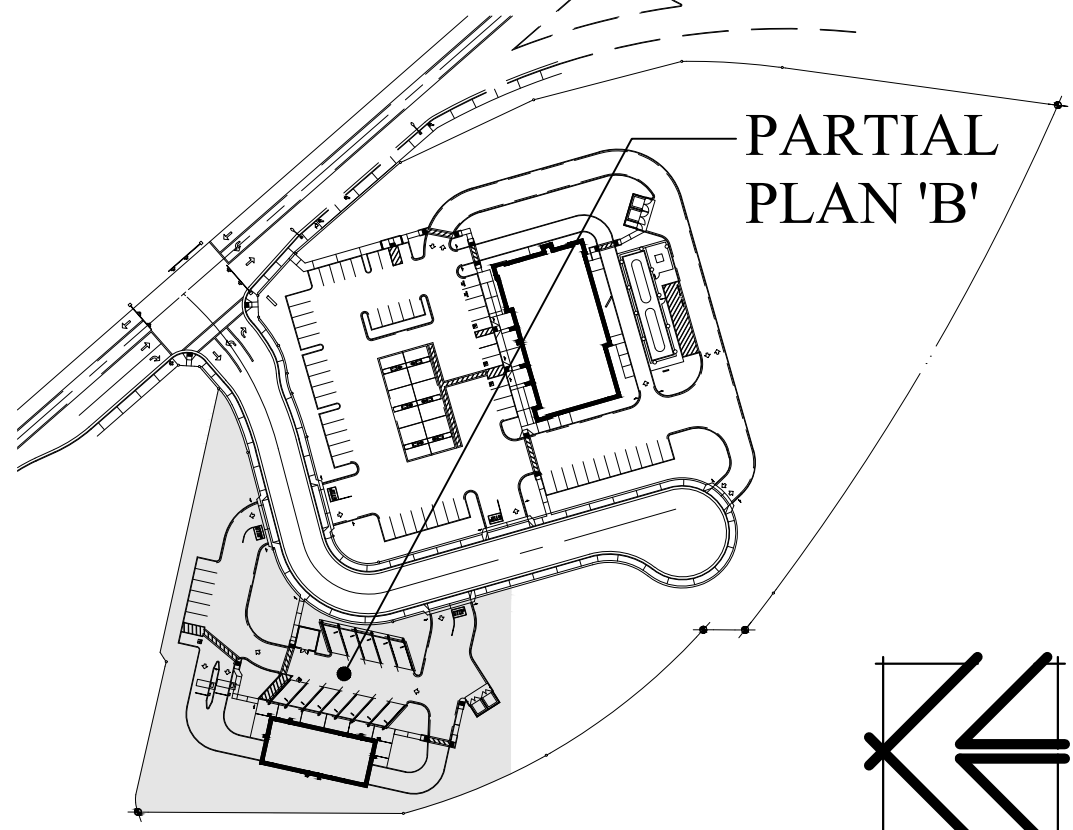
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PARTIAL SITE PLAN 'B'

1" = 30'-0"

KEY PLAN



① VACUUM BAY AWNINGS



② PAY-POINT AWNINGS



KEYNOTES

- ① INDICATES THE CENTER OF THE STREET.
- ② INSTALL NEW COMMERCIAL STREET-TYPE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-2 AND P-4. PROVIDE PEDESTRIAN EASEMENT TO THE CITY OF FRESNO AS REQUIRED TO MAINTAIN A 4'-0" WIDE PATH-OF-TRAVEL AT THE SIDEWALK / TYPICAL.
- ③ INSTALL RIGHT-OF-WAY IMPROVEMENTS ALONG STREET FRONTAGE TO INCLUDE CAST-IN-PLACE CONCRETE CURB, GUTTER, SIDEWALK, AND ASPHALT PAVING PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-5, P-50, E-1 AND E-7/ TYPICAL.
- ④ INSTALL WHITE PAINTED TRAFFIC SIGNAGE PER CITY OF FRESNO PUBLIC WORKS STANDARDS/ TYPICAL.
- ⑤ INSTALL WHITE PAINTED DIRECTIONAL ARROWS PER CITY OF FRESNO PUBLIC WORKS STANDARDS/ TYPICAL.
- ⑥ AT EACH ENTRANCE TO OFF-SITE PARKING, A 17" x 22" (MINIMUM) SIGN SHALL BE PLACED TO READ: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE 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 AT 621-7000" / TYPICAL.
- ⑦ INDICATES THE LOCATION OF 30" STATE STANDARD "STOP" SIGN(S). SIGN SHALL BE MOUNTED ON A 2 INCH DIAMETER GALVANIZED POST WITH THE BOTTOM OF SIGN 7'-9" ABOVE ADJACENT FINISHED GRADE / TYPICAL.
- ⑧ INDICATES THE LOCATION OF POLE MOUNTED DIRECTIONAL SIGNAGE INDICATING THE ACCESSIBLE PATH-OF-TRAVEL/ TYPICAL.
- ⑨ INDICATES THE LOCATION OF 24" HIGH x 24" WIDE "CAR WASH ENTRANCE" SIGN MOUNTED ON A 2 INCH DIAMETER GALVANIZED POST WITH THE BOTTOM OF SIGN AT 2'-0" ABOVE ADJACENT FINISHED GRADE.
- ⑩ INSTALL POLE MOUNTED "DO NOT ENTER - EXIT ONLY" SIGN MOUNTED WITH THE BOTTOM OF SIGN AT 8'-0" ABOVE WALK. LETTERS SHALL BE BLACK ON A REFLECTORIZED WHITE BACKGROUND.
- ⑪ INSTALL ASPHALTIC CONCRETE PAVING OVER CLASS II AGGREGATE BASE OVER NATIVE SOIL COMPACTED TO 90% PER CITY OF FRESNO PUBLIC WORKS STANDARDS (SHOWN SHADED). THE SUBGRADE SHALL BE PREPARED AS INDICATED IN THE PROJECT SOILS REPORT/ TYPICAL.
- ⑫ INSTALL 6 INCH CONTINUOUS CONCRETE CURB/ TYPICAL.
- ⑬ INSTALL 6 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL 4 INCH THICK CONCRETE WALK OVER COMPACTED NATIVE SOIL/ TYPICAL.
- ⑭ INSTALL 4 INCH WIDE WHITE PAINTED STRIPING AT 9'-0" ON-CENTER PER CITY OF FRESNO PUBLIC WORKS STANDARDS/ TYPICAL AT PARKING STALLS.
- ⑮ INDICATES THE LOCATION OF VAN ACCESSIBLE PARKING SPACE WITH 8'-0" WIDE UNLOADING ZONE LOCATED ON THE PASSENGER SIDE OF THE STALL. PROVIDE PAINTED POLE MOUNTED SIGNAGE PER CITY OF FRESNO PUBLIC WORKS STANDARDS/ TYPICAL.
- ⑯ INSTALL 4 INCH THICK CAST-IN-PLACE CONCRETE WALKWAY WITH NON-SLIP FINISH (AS SELECTED BY THE OWNER) APPLIED OVER COMPACTED NATIVE SOIL. PROVIDE 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL WITH A 2% MAXIMUM CROSS-SLOPE.
- ⑰ INSTALL ACCESSIBLE RETURNED CURB RAMP PER TITLE 24 CSR ACCESSIBILITY REQUIREMENTS. PROVIDE 3'-0" DEEP x WIDTH OF RAMP TRUNCATED DOME PATTERN AT TRANSITION TO VEHICULAR PATHWAYS/ TYPICAL.
- ⑱ INSTALL 4'-0" WIDE (MINIMUM) PAINTED CROSSWALK WITH 5% MAXIMUM SLOPE AND 2% MAXIMUM CROSS-SLOPE IN THE DIRECTION OF TRAVEL/ TYPICAL.
- ⑲ 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.
- ⑳ INDICATES LOCATION OF TRASH AND RECYCLING ENCLOSURE WITH REINFORCED CONCRETE MASONRY WALLS AND STEEL GATES PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-33 AND P-34/ TYPICAL.
- ㉑ INDICATES LOCATIONS OF 6' x 36" PRE-CAST CONCRETE WHEEL STOPS/ TYPICAL.
- ㉒ COORDINATE THE INSTALLATION OF VACUUM STATIONS WITH AWNING COVERS WITH THE CAR WASH EQUIPMENT VENDOR/ TYPICAL.
- ㉓ COORDINATE THE INSTALLATION OF PAY-POINT STATIONS WITH AWNING COVERS WITH THE CAR WASH EQUIPMENT VENDOR/ TYPICAL.
- ㉔ INSTALL 6'-0" HIGH REINFORCED SPLIT-FACED CONCRETE MASONRY VACUUM EQUIPMENT ENCLOSURE WITH (2) 4'-0" WIDE x 6'-0" HIGH CORRUGATED STEEL GATES. COORDINATE THE INSTALLATION OF VACUUM EQUIPMENT WITH THE CAR WASH EQUIPMENT VENDOR.
- ㉕ LANDSCAPE AREAS. COORDINATE THE WORK WITH THE LANDSCAPE DRAWINGS / TYPICAL.
- ㉖ INDICATES 12' x 12' CLEAR VISION ZONES AT DRIVE APPROACHES (SHOWN HATCHED).
- ㉗ INDICATES THE LOCATION OF 34'-0" INSIDE TURNING RADIUS; 44'-0" CENTERLINE RADIUS; AND 54'-0" OUTSIDE RADIUS FOR EMERGENCY VEHICLE ACCESS PER CITY OF FRESNO FIRE DEPARTMENT STANDARDS.

THE VINCENT COMPANY

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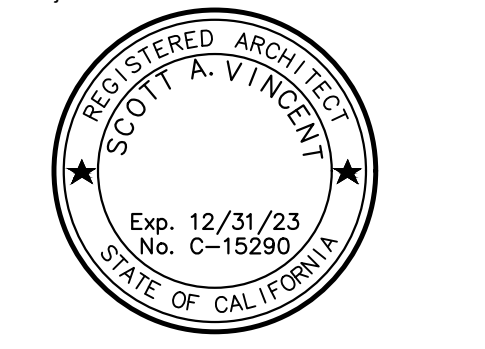
Revisions	Date

PROPOSED COMMERCIAL DEVELOPMENT

THE YARD at GOLDEN STATE

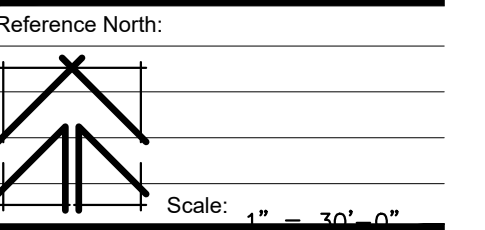
4011 WEST ASHLAN AVENUE
FRESNO, CALIFORNIA

Project Architect:



Issuances:	Date:
● DESIGN REVIEW	06.16.23
○ PLAN CHECK	
○ BACK CHECK	
○ PERMITS	
○ CONSTRUCTION	
○ AS BUILT	

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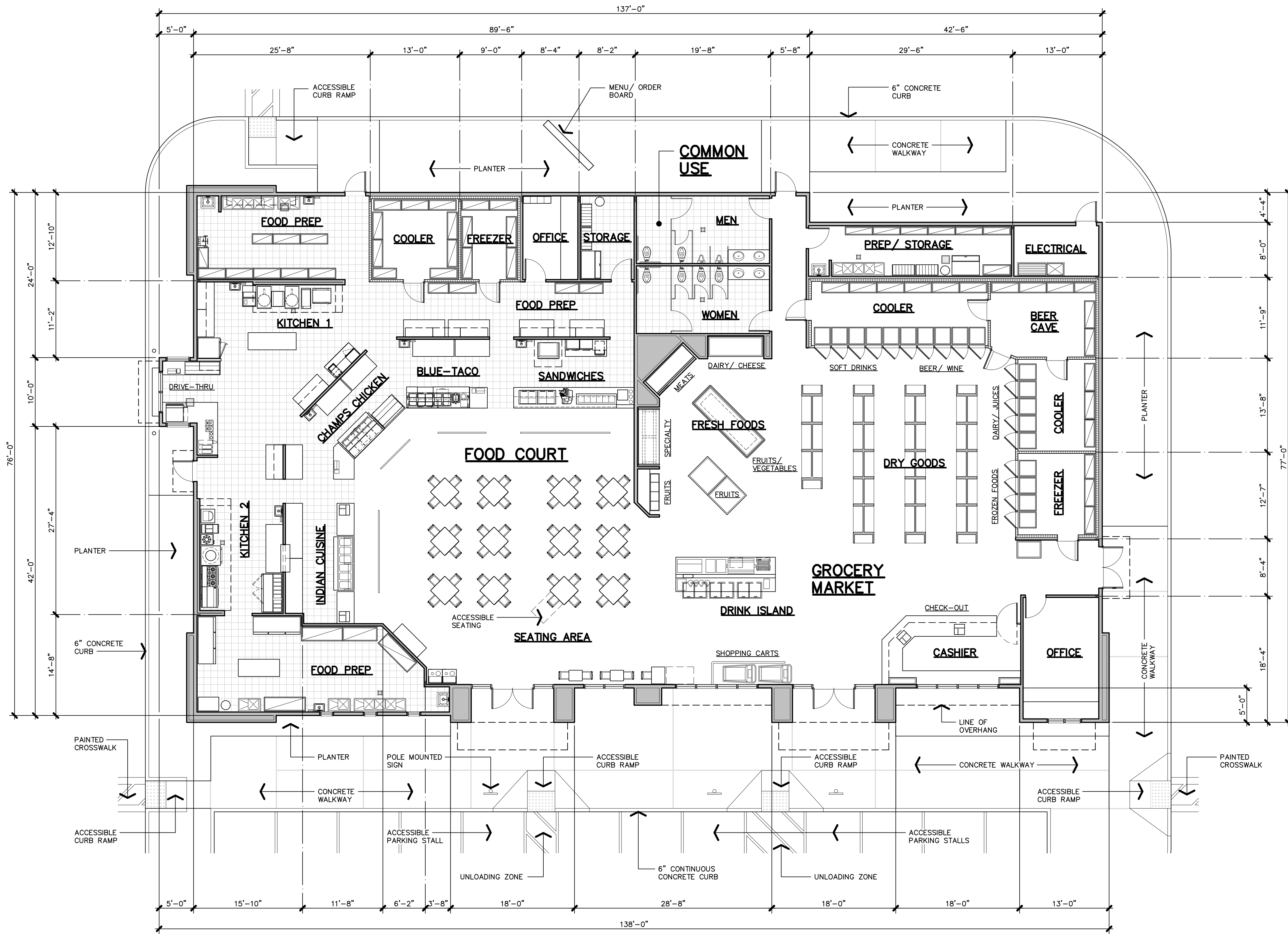


Project Name: THE YARD
FRESNO, CALIFORNIA
Project Number: 0210103
Plot Date: 06.15.23
Sheet Number:

PA3

Of Sheets

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BUILDING STATISTICS THE

BUILDING AREA(S):	
a. SALES AREA	2,918 S.F.
b. CASHIER/ DRINK ISLAND AREA	900 S.F.
c. SEATING AREA	1,405 S.F.
d. FOOD PREP / KITCHEN/ STORAGE	2,107 S.F.
e. WALK-IN COOLER/ FREEZER/ BEER CAVE	1,064 S.F.
f. OFFICE/ RESTROOM AREA	843 S.F.
g. JANITOR/ STORAGE AREA	239 S.F.
h. ELECTRICAL ROOM	104 S.F.
j. TOTAL BUILDING AREA	9,580 S.F.

CONSTRUCTION TYPE	
a. MIXED USE COMMERCIAL BUILDING	V-B WITH NFPA-13 AUTOMATIC FIRE SPRINKLER SYSTEM

OCCUPANCY GROUP(S):	
a. FOOD COURT WITH SEATING	A-3
b. GROCERY MARKET	M

OCCUPANT LOAD(S):	
a. SALES AREA (2,918 S.F. @ 1 PERSON/60 S.F.)	49 PERSONS
b. CASHIER/ DRINK ISLAND AREA (900 S.F. @ 1 PERSON/200 S.F.)	5 PERSONS
c. SEATING AREA (FIXED SEATING) (1,405 S.F.)	54 PERSONS
d. FOOD PREP / KITCHEN/ STORAGE (2,107 S.F. @ 1 PERSON/200 S.F.)	11 PERSONS
e. WALK-IN COOLER/ FREEZER/ BEER CAVE (1,064 S.F. @ 1 PERSON/200 S.F.)	5 PERSONS
f. OFFICE/ RESTROOM AREA (843 S.F. @ 1 PERSON/100 S.F.)	8 PERSONS
g. JANITOR/ STORAGE AREA (239 S.F. @ 1 PERSON/100 S.F.)	2 PERSONS
h. ELECTRICAL ROOM (104 S.F. @ 1 PERSON/100 S.F.)	1 PERSON
j. TOTAL OCCUPANT LOAD	135 PERSONS

ALLOWABLE AREA(S) PER CBC TABLE 506.2	
a. A-3 OCCUPANCY	24,000 S.F.
b. M OCCUPANCY	36,000 S.F.

ALLOWABLE HEIGHT	
a. HEIGHTS IN STORIES AND FEET PER CBC TABLES 504.3 AND 504.4	60 FEET/ 2 STORIES
1. A-3 OCCUPANCY	60 FEET/ 2 STORIES
2. M OCCUPANCY	60 FEET/ 2 STORIES

VINCENT COMPANY ARCHITECTS, INC.

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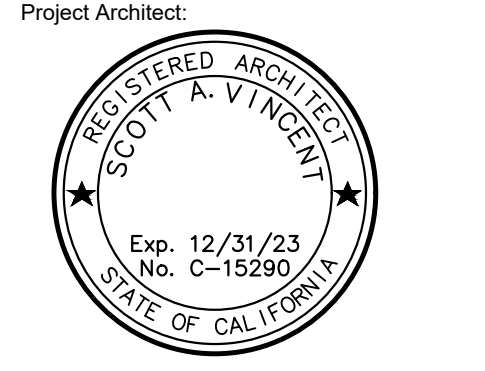
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PROPOSED COMMERCIAL DEVELOPMENT

THE YARD at GOLDEN STATE

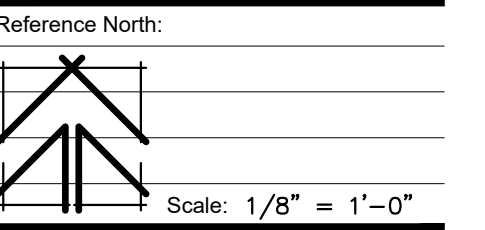
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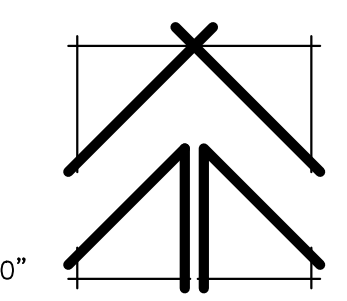
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FRESNO, CALIFORNIA
Project Number: 0210103
Plot Date: 06.15.23
Sheet Number:

PA5

Of . Sheets .

MIXED-USE FLOOR PLAN

1/8" = 1'-0"



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APPL. NO. P23-02136 EXHIBIT F-1 DATE 07/07/2023

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

STATISTICS

PROPOSED USE	DRIVE-THRU CARWASH.
BUILDING AREA(S)	
1. RECEPTION/OFFICE HALLWAY/ CLOSET	620 S.F.
2. TOILET	63 S.F.
3. MECHANICAL/ EQUIPMENT MAINTENANCE	781 S.F.
4. CARWASH	2,136 S.F.
5. TOTAL BUILDING AREA	3,800 S.F.
OCCUPANCY GROUP	B
CONSTRUCTION TYPE	VB
ALLOWABLE AREA	9,000 S.F.
ALLOWABLE HEIGHT	40' / 2 STORIES

THE VINCENT COMPANY

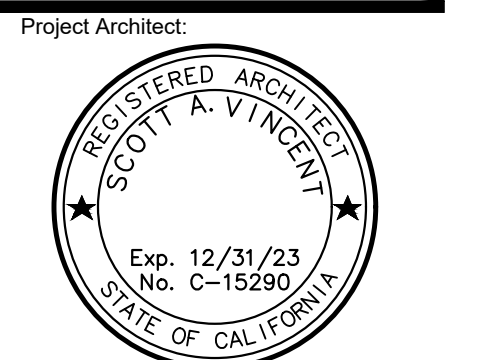
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Phone: 559.225.2602

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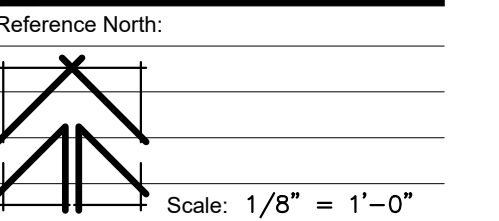
THE YARD at GOLDEN STATE

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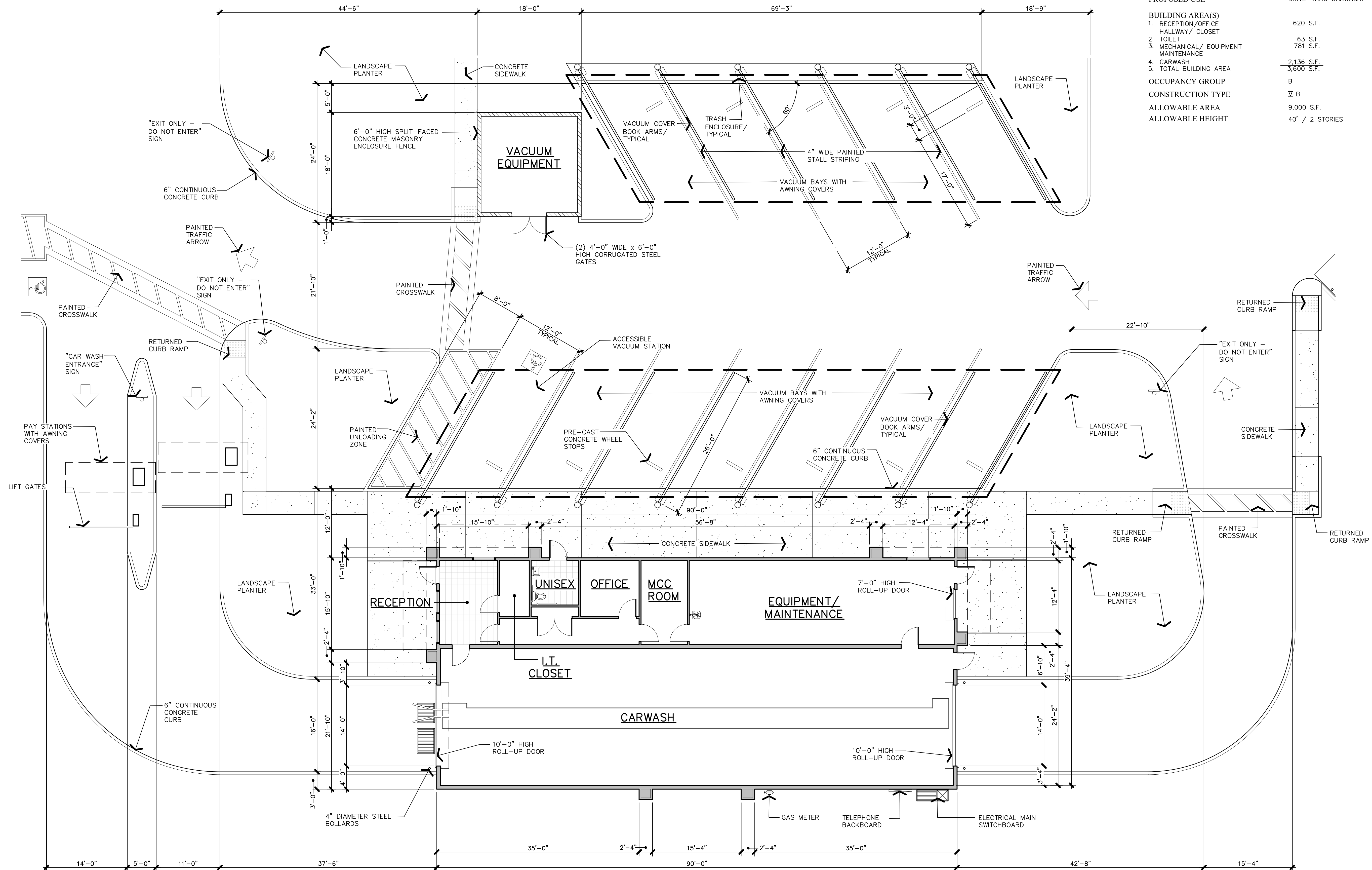
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Project Name: THE YARD
FRESNO, CALIFORNIA
Project Number: 0210103
Plot Date: 06.15.23

PA6

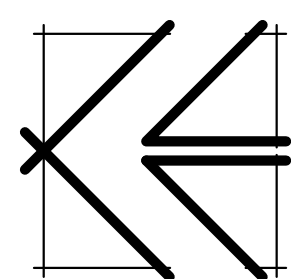
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APPL. NO. P23-02136 EXHIBIT F-2 DATE 07/07/2023
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 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

CAR WASH FLOOR PLAN

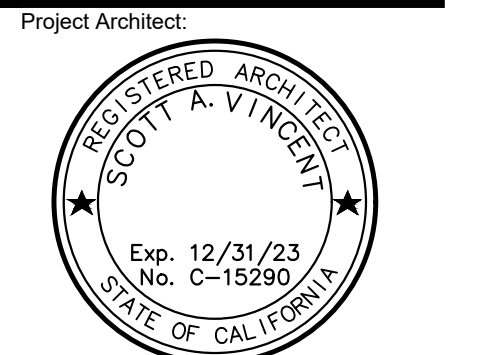
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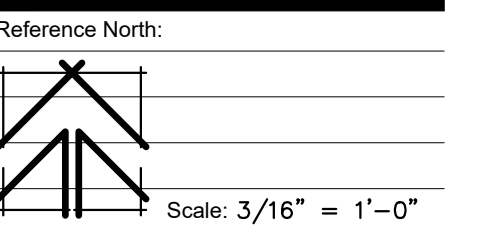
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PROPOSED COMMERCIAL DEVELOPMENT
**THE YARD at
GOLDEN STATE**
 4011 WEST ASHLAN AVENUE
 FRESNO, CALIFORNIA



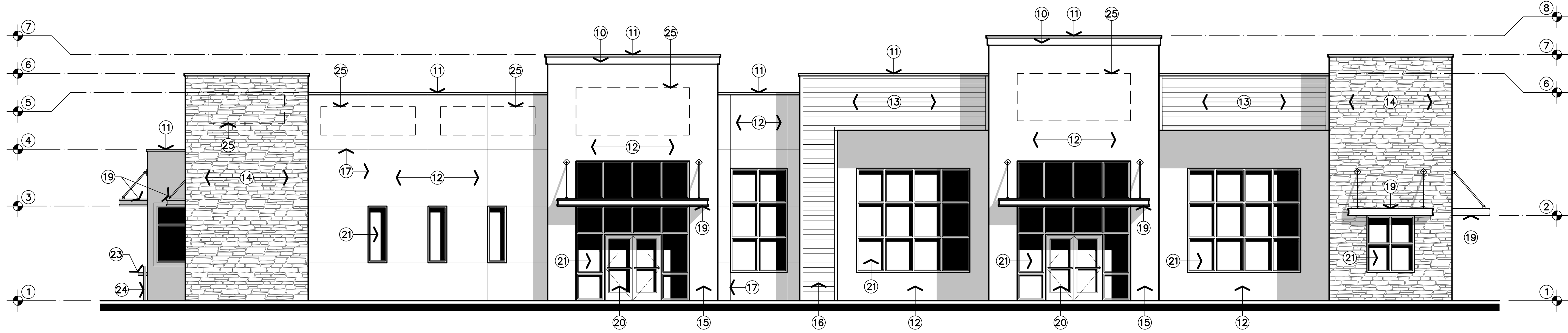
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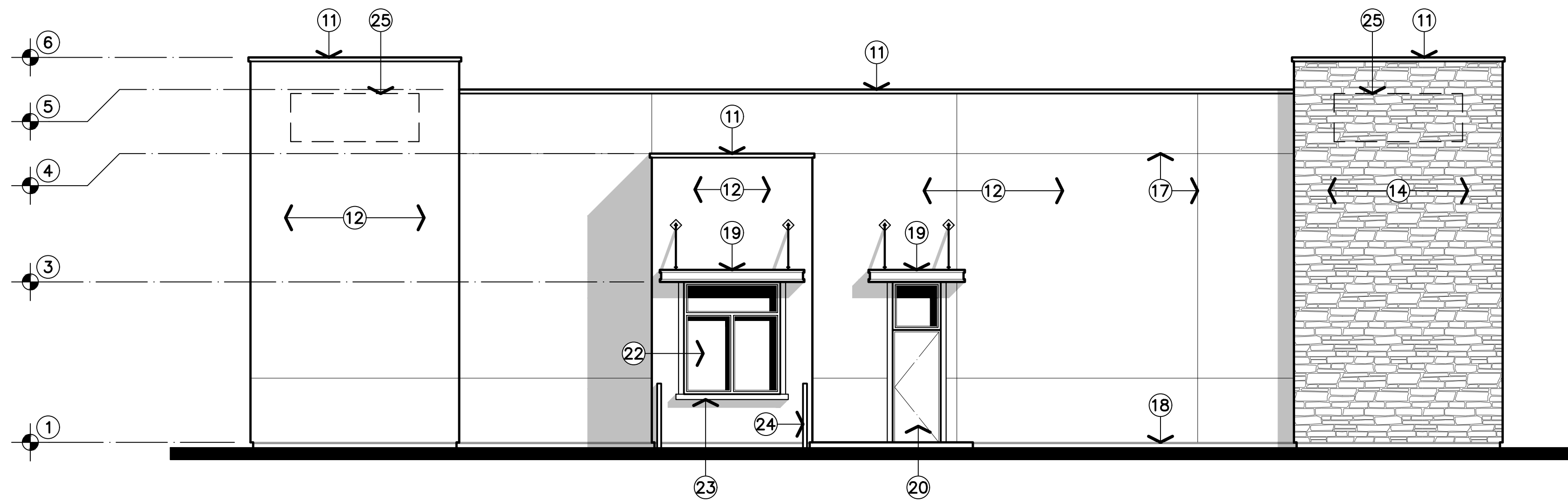


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 FRESNO, CALIFORNIA
 Project Number: 0210103
 Plot Date: 06.15.23

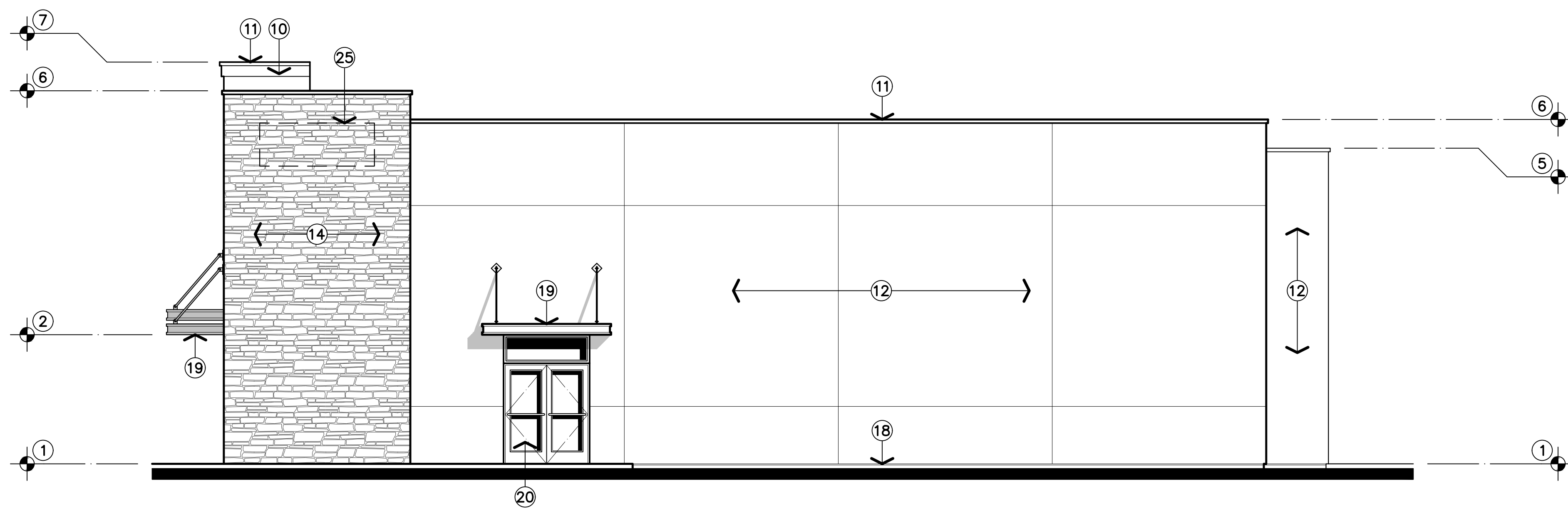
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MIXED USE - FRONT



MIXED USE - LEFT



MIXED USE - RIGHT

**EXTERIOR
ELEVATIONS**

3/16" = 1'-0"

KEYNOTES

- ① FINISHED FLOOR ELEVATION: +0'-0"
- ② BOTTOM OF CANOPY: +9'-0"
- ③ BOTTOM OF SOFFIT / BOTTOM OF CANOPY: +10'-0"
- ④ TOP OF PARAPET ELEVATION: +16'-0"
- ⑤ TOP OF PARAPET ELEVATION: +22'-0"
- ⑥ TOP OF PARAPET ELEVATION: +24'-0"
- ⑦ TOP OF PARAPET ELEVATION: +26'-0"
- ⑧ TOP OF PARAPET ELEVATION: +28'-0"
- ⑩ INSTALL STEPPED FASCIA AT PARAPET CAP WITH STUCCO SYSTEM FINISH WITH LIGHT DASH TEXTURE / TYPICAL.
- ⑪ INSTALL 24 GAUGE GALVANIZED SHEET METAL PARAPET CAP FLASHING WITH 2" x 20 GAUGE CLEATS AT 24 INCHES ON-CENTER. PROVIDE PAINTED FINISH TO MATCH THE ADJACENT WALL COLOR / TYPICAL
- ⑫ CEMENT PLASTER EXTERIOR FINISH WITH LIGHT DASH COAT FINISH WITH INTEGRAL COLOR INSTALLED OVER "KRAFT" BACKED WIRE LATH INSTALLED OVER CLASS "D" BUILDING PAPER OR "TYVEK" BUILDING WRAP. LATH INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS MOST RECENT REQUIREMENTS AS APPROVED BY THE ARCHITECT. COLOR SHALL BE AS NOTED ON THE EXTERIOR COLOR SCHEDULE.
- ⑬ INSTALL CEMENTITIOUS FIBERBOARD HORIZONTAL PLANK SIDING WITH 7 INCH EXPOSURE INSTALLED OVER R-5 RIGID INSULATION OVER TWO (2) LAYERS CLASS "D" BUILDING PAPER OVER PLYWOOD WALL SHEATHING. COLOR SHALL BE AS NOTED ON THE EXTERIOR COLOR SCHEDULE. SIDING INSTALLATION SHALL BE PER THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ARCHITECT / TYPICAL
- ⑭ INSTALL THIN SET FAUX STONE VENEER ("EL DORADO STONE" STACKED STONE OR EQUAL) OVER STUCCO SCRATCH COAT WITH "KRAFT" BACKED WIRE LATH OVER PLYWOOD WALL SHEATHING AND WOOD STUD FRAMING PER ICC-ES REPORT ESR-1215. COORDINATE INSTALLATION WITH THE VENEER MANUFACTURER'S MOST RECENT REQUIREMENTS / TYPICAL.
- ⑮ INDICATES THE LOCATION OF FURRED COLUMN WITH STUCCO SYSTEM FINISH WITH LIGHT DASH TEXTURE AND COLOR SHALL BE AS NOTED ON THE EXTERIOR COLOR SCHEDULE.
- ⑯ INDICATES THE LOCATION OF FURRED COLUMN WITH CEMENTITIOUS FIBERBOARD HORIZONTAL PLANK SIDING AND COLOR SHALL BE AS NOTED ON THE EXTERIOR COLOR SCHEDULE.
- ⑰ INSTALL 24 GAUGE GALVANIZED SHEET METAL EXPANSION SCREED WITH 3/8 INCH GAP. PAINT TO MATCH ADJACENT WALL SURFACES / TYPICAL
- ⑱ INDICATES THE LOCATION OF 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED / TYPICAL
- ⑲ LOCATION OF PRE-FABRICATED AWNING WITH STEEL FRAME AND GALVANIZED CORRUGATED STEEL DECKING.
- ⑳ COORDINATE DOOR LOCATIONS AND TYPES WITH FLOOR PLAN / TYPICAL
- ㉑ 2-1/4" x 4-1/2" ALUMINUM STOREFRONT WINDOW SYSTEM WITH CLEAR ANODIZED FINISH AND DUAL GLAZING. COORDINATE THE WORK WITH THE FLOOR PLAN / TYPICAL.
- ㉒ COORDINATE THE INSTALLATION OF CLEAR ANODIZED ALUMINUM SELF-CLOSING DRIVE-THROUGH WINDOW WITH THE FLOOR PLAN / TYPICAL.
- ㉓ COORDINATE THE INSTALLATION OF THE STAINLESS STEEL PASS-THROUGH COUNTER AT THE DRIVE-THROUGH WINDOW WITH THE FLOOR PLAN / TYPICAL.
- ㉔ INDICATES THE LOCATION OF 4 INCH x 42 INCH TALL CONCRETE FILLED STEEL PIPE BARRIERS TO BE INSTALLED AT 42 INCHES ON-CENTER. INSTALL HIGH DENSITY POLYETHYLENE (HDPE) COVER WITH (2) REFLECTIVE STRIPES ON EACH BOLLARD / TYPICAL
- ㉕ INDICATES THE LOCATION(S) OF WALL MOUNTED ILLUMINATED SIGNAGE TO BE INSTALLED UNDER SEPARATE PERMIT / TYPICAL.

APPL. NO. P23-02136 EXHIBIT E-1 DATE 07/07/2023

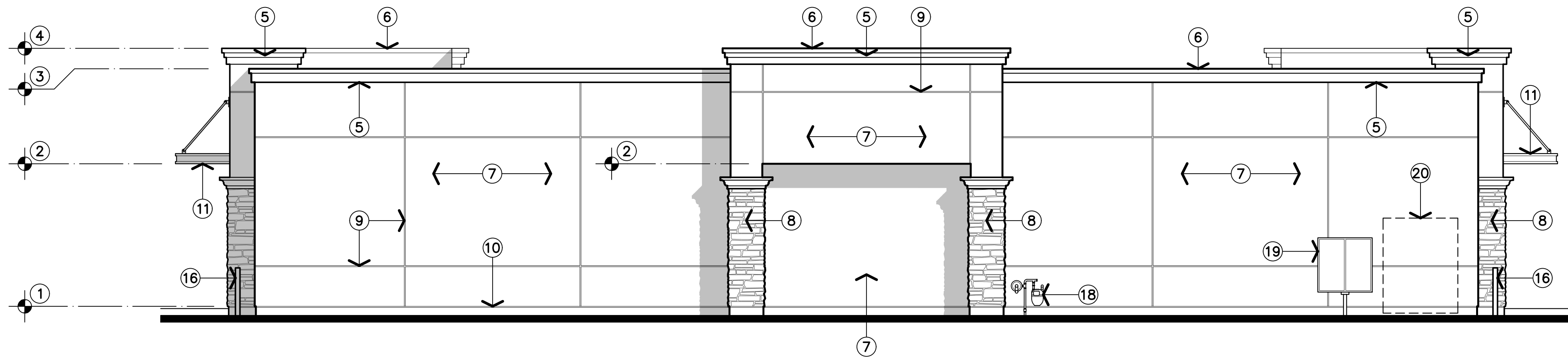
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TRAFFIC ENG. _____ DATE _____

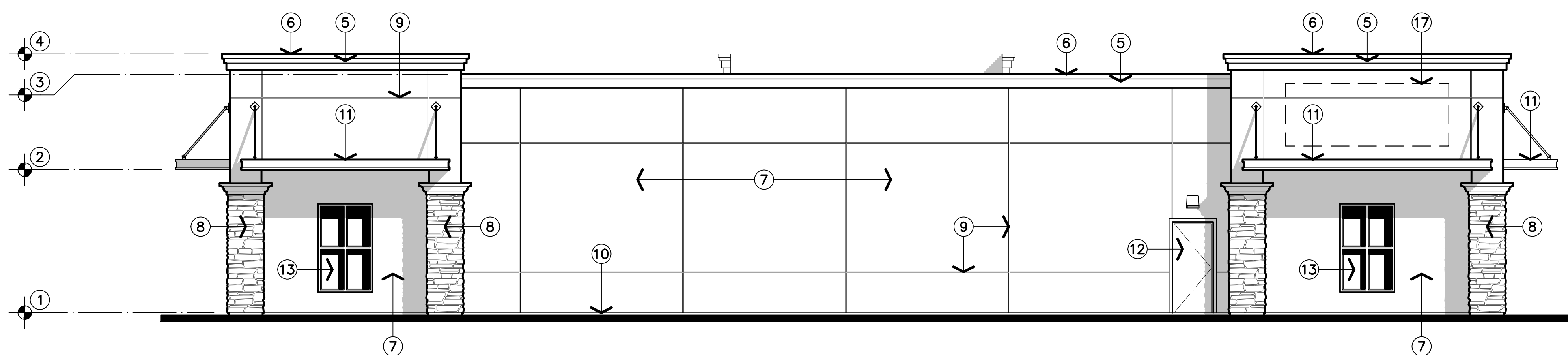
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CITY OF FRESNO DARM DEPT

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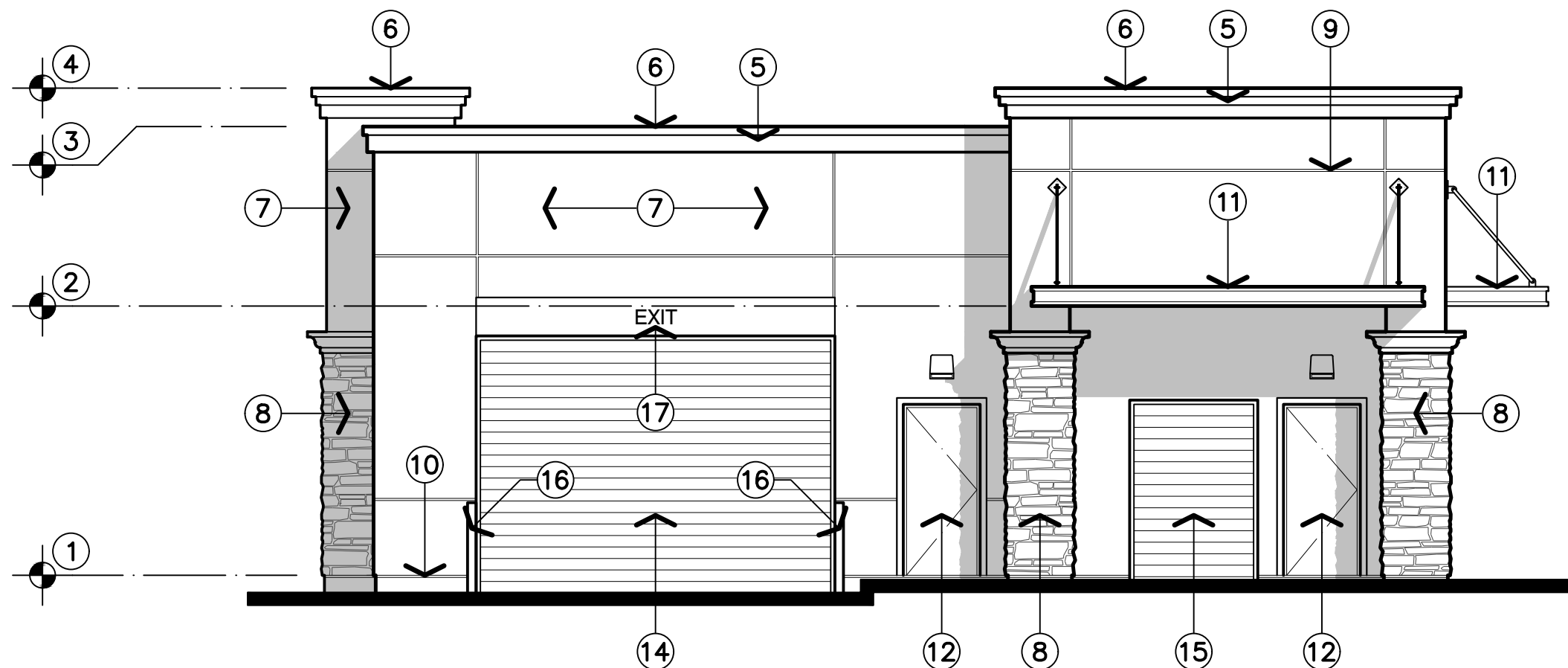
CARWASH - WEST



CARWASH - EAST



CARWASH - NORTH



CARWASH - SOUTH

KEYNOTES

- ① FINISHED FLOOR ELEVATION: +0'-0"
- ② BOTTOM OF SOFFIT / BOTTOM OF CANOPY: +10'-6"
- ③ TOP OF PARAPET ELEVATION: +17'-6"
- ④ TOP OF PARAPET ELEVATION: +19'-0"
- ⑤ INSTALL STEPPED FASCIA AT PARAPET CAP WITH STUCCO SYSTEM FINISH WITH LIGHT DASH TEXTURE / TYPICAL.
- ⑥ INSTALL 24 GAUGE GALVANIZED SHEET METAL PARAPET CAP FLASHING WITH 2" x 20 GAUGE CLEATS AT 24 INCHES ON-CENTER. PROVIDE PAINTED FINISH TO MATCH THE ADJACENT WALL COLOR / TYPICAL.
- ⑦ CEMENT PLASTER EXTERIOR FINISH WITH LIGHT DASH COAT FINISH WITH INTEGRAL COLOR INSTALLED OVER "KRAFT" BACKED WIRE LATH INSTALLED OVER CLASS 'D' BUILDING PAPER OR "TYVEK" BUILDING WRAP. LATH INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS MOST RECENT REQUIREMENTS AS APPROVED BY THE ARCHITECT. COLOR SHALL BE AS NOTED ON THE EXTERIOR COLOR SCHEDULE.
- ⑧ INDICATES THE LOCATION OF FURRED COLUMN(S) WITH THIN-SET FAUX STONE VENEER FINISH INSTALLED OVER "KRAFT" BACKED WIRE LATH INSTALLED OVER CLASS 'D' BUILDING PAPER. STONE AND LATH INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS MOST RECENT REQUIREMENTS AS APPROVED BY THE ARCHITECT / TYPICAL.
- ⑨ INSTALL 24 GAUGE GALVANIZED SHEET METAL EXPANSION SCREED WITH 3/8 INCH GAP. PAINT TO MATCH ADJACENT WALL SURFACES / TYPICAL.
- ⑩ INDICATES THE LOCATION OF 24 GAUGE GALVANIZED SHEET METAL WEEP SCREED / TYPICAL.
- ⑪ LOCATION OF PRE-FABRICATED AWNING WITH STEEL FRAME AND GALVANIZED CORRUGATED STEEL DECKING.
- ⑫ COORDINATE DOOR LOCATIONS AND TYPES WITH THE FLOOR PLAN / TYPICAL.
- ⑬ 2-1/4" x 4-1/2" ALUMINUM STOREFRONT WINDOW SYSTEM WITH CLEAR ANODIZED FINISH AND DUAL GLAZING. COORDINATE THE WORK WITH THE FLOOR PLAN / TYPICAL.
- ⑭ INDICATES 14'-0" WIDE x 10'-0" HIGH STEEL OVERHEAD ROLL-UP DOOR. PAINT TO MATCH ADJACENT WALL SURFACES. COORDINATE THE WORK WITH THE FLOOR PLAN / TYPICAL.
- ⑮ INDICATES 5'-0" WIDE x 7'-0" HIGH STEEL OVERHEAD ROLL-UP DOOR. PAINT TO MATCH ADJACENT WALL SURFACES. COORDINATE THE WORK WITH THE FLOOR PLAN / TYPICAL.
- ⑯ INDICATES THE LOCATION OF 4 INCH x 42 INCH TALL CONCRETE FILLED STEEL PIPE BARRIERS. INSTALL HIGH DENSITY POLYETHYLENE (HDPE) COVER WITH (2) REFLECTIVE STRIPES ON EACH BOLLARD / TYPICAL.
- ⑰ INDICATES THE LOCATION OF WALL MOUNTED SIGNAGE TO BE INSTALLED UNDER SEPARATE PERMIT / TYPICAL.
- ⑱ INDICATES LOCATION OF BUILDING GAS METER. COORDINATE THE WORK WITH LOCAL UTILITY COMPANY REQUIREMENTS.
- ⑲ INDICATES LOCATION OF TELEPHONE BACKBOARD IN NEMA APPROVED WEATHERPROOF CABINET. COORDINATE THE WORK WITH LOCAL UTILITY COMPANY REQUIREMENTS.
- ⑳ INDICATES LOCATION OF BUILDING ELECTRICAL MAIN SWITCHBOARD IN A NEMA APPROVED WEATHERPROOF CABINET. COORDINATE THE WORK WITH LOCAL UTILITY COMPANY REQUIREMENTS.

THE VINCENT COMPANY

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

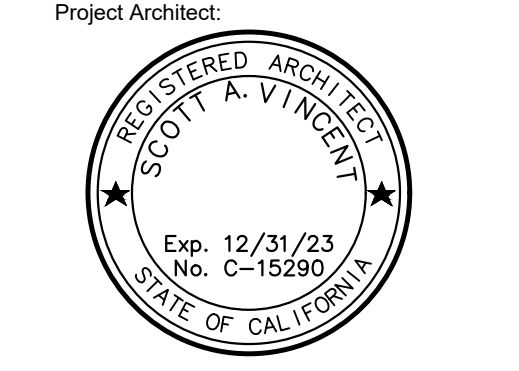
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Revisions	Date

PROPOSED COMMERCIAL DEVELOPMENT

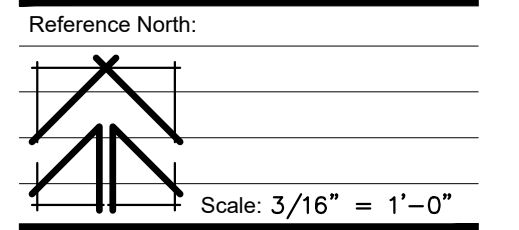
THE YARD at GOLDEN STATE

4011 WEST ASHLAN AVENUE
FRESNO, CALIFORNIA



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Project Name: THE YARD
FRESNO, CALIFORNIA
Project Number: 0210103
Plot Date: 06.15.23

PA9

Of _____ Sheets.

APPL. NO. P23-02136 EXHIBIT E-3 DATE 07/07/2023

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

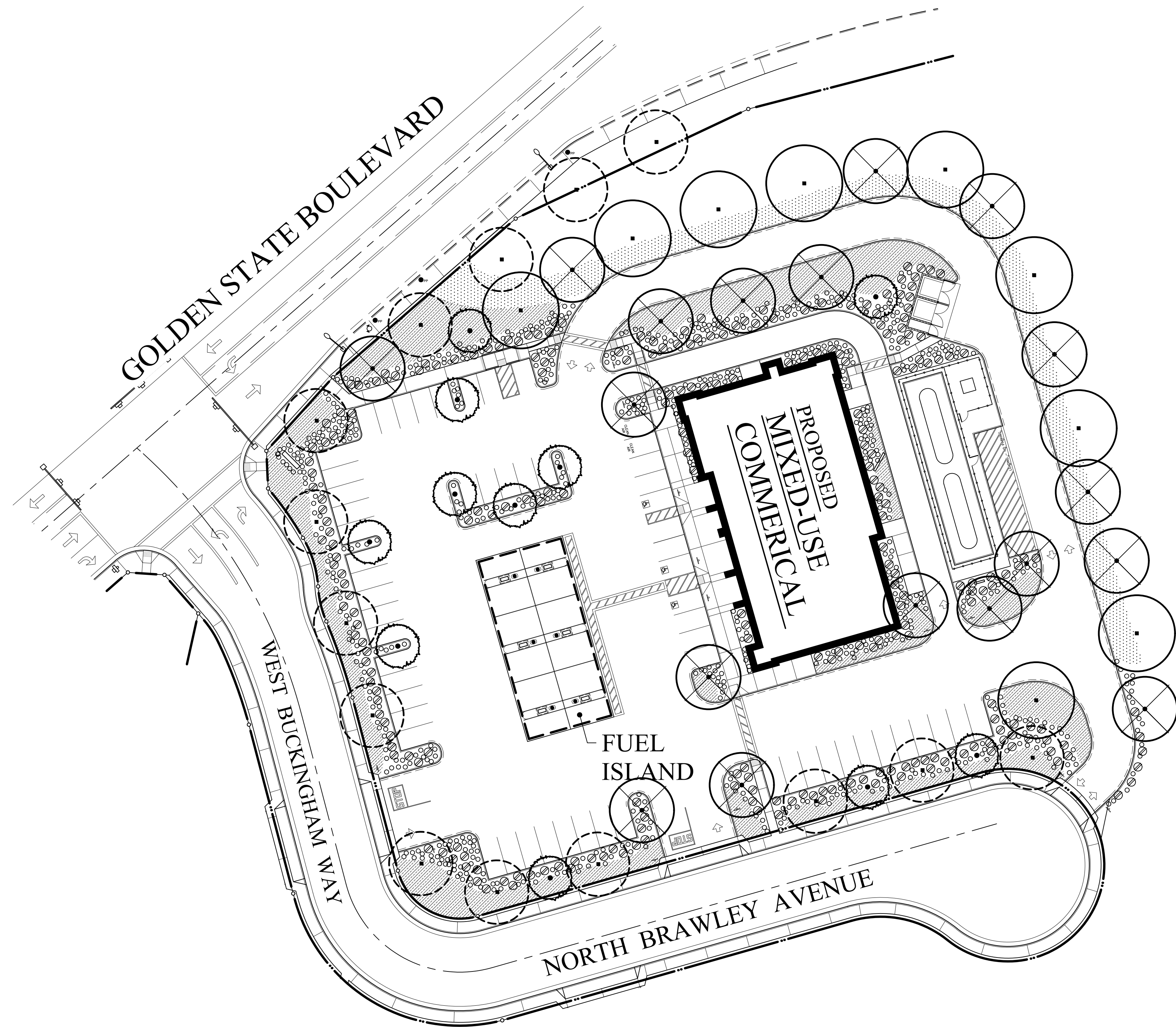
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CITY OF FRESNO DARM DEPT

EXTERIOR ELEVATIONS

3/16" = 1'-0"

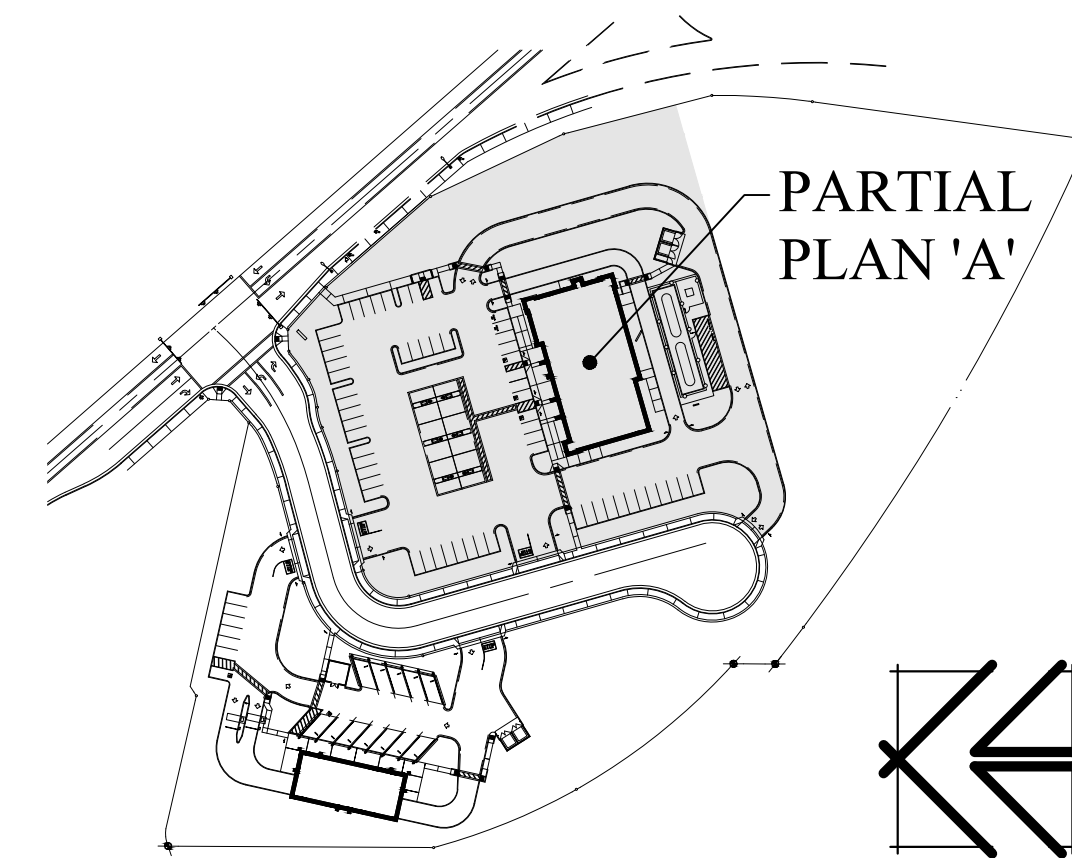
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SYMBOLS

- LARGE TREES (30 - 35 FOOT CANOPY)**
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS.
- STREET TREES**
SPECIES AS DIRECTED BY THE CITY OF FRESNO
- MEDIUM TREES (25 - 30 FOOT CANOPY)**
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS.
- SMALL TREES (20 - 25 FOOT CANOPY)**
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS
- SHRUBS / PERENNIALS**
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS
- GROUND COVER / ANNUALS**
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS
- DECOMPOSED GRANITE**

KEY PLAN



PARKING SHADING

1. SHADING SHALL BE PROVIDED TO PARKING LOT SURFACES IN COMPLIANCE WITH THE PERFORMANCE STANDARDS FOR PARKING LOT SHADING OF THE CITY OF FRESNO DEVELOPMENT CODE. A MINIMUM OF FIFTY PERCENT (50%) OF THE PAVED SURFACE SHALL BE PROVIDED WITH SHADING.
2. PAVED SURFACE AREA: 50,640 S.F.
3. SHADING PROVIDED:
 - a. TREE SHADING PROVIDED:
 - 1. (9) LARGE SIZED TREES (30' TO 35' DIA.) (FULL COVERAGE @ 962 S.F. EACH): 8,658 S.F.
 - 2. (28) MEDIUM SIZED TREES (20' TO 30' DIA.) (FULL COVERAGE @ 707 S.F. EACH): 19,796 S.F.
 - 3. (11) SMALL SIZED TREES (15' TO 20' DIA.) (FULL COVERAGE @ 314 S.F. EACH): 3,454 S.F.
 - b. TOTAL SHADING PROVIDED: 31,908 S.F.
 - c. TOTAL SHADING PERCENTAGE PROVIDED: 63% ≥ 50% REQUIRED

LANDSCAPE NOTES

1. LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR SUBMISSION OF IRRIGATION PLANS TO THE ARCHITECT AND CITY OF FRESNO BUILDING AND INSPECTION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF THE SYSTEM. PLANS SHALL INCLUDE LOCATION AND TYPE OF ALL HEADS, LOCATION, MATERIALS AND SIZE OF ALL WATER LINES AND CALCULATION VERIFYING ADEQUACY OF WATER SUPPLY.
2. PLANTING SHALL BE PERFORMED BY WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. THE PLANTING FOREMAN SHALL BE ON-SITE AT ALL TIMES WHEN PLANTING IS IN PROGRESS.
3. PLANTS SHALL BE NURSERY GROWN, TYPICAL OF THEIR SPECIES AND VARIETY, AND SHALL BE FREE FROM DEFECTS AND INJURIES. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1-1969 "AMERICAN STANDARD FOR NURSERY STOCK".
4. LAWN SEED SHALL BE FRESH STOCK, 95% PURE LIVE SEED BY WEIGHT. SEED SHALL PASS A GERMINATING TEST WITH 85% GERMINATION.
5. LARGE TREES SHALL BE PLANTED FIRST. SHRUB PLANTING SHALL BE COMPLETED BEFORE GROUND COVER AND LAWN AREAS ARE PLANTED.
6. ALL TREES, PLANTS AND GRASS PROVIDED UNDER THIS CONTRACT SHALL BE IN GOOD HEALTHY AND FLOURISHING CONDITION ONE GROWING YEAR FROM DATE OF ACCEPTANCE. EXCEPT FOR LOSS BEYOND CONTROL OF CONTRACTOR, REPLACEMENT OF TREES AND PLANTS OF COMPARABLE QUALITY AND SIZE SHALL BE MADE BY THE CONTRACTOR.
7. EXTRA CARE SHALL BE TAKEN TO PRESERVE EXISTING MATURE LANDSCAPING. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW MATERIAL OF LIKE MATURITY AND QUALITY.
8. ALL LANDSCAPING SHALL BE IN PLACE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE) ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPED AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC. ARE TO BE SHOWN ON THE SITE PLAN. THE BACKFLOW PREVENTION DEVICE SHALL BE SCREENED BY LANDSCAPING OR OTHER SUCH MEANS AS MAY BE APPROVED.
10. 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 PUBLIC WORKS DEPARTMENT.
11. 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 LANDSCAPE AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.

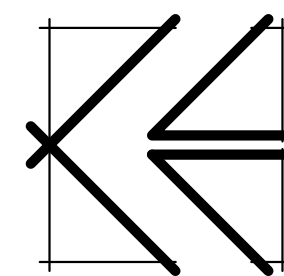
PLANT MATERIALS

THE FOLLOWING IS A PROPOSED LIST OF PLANT MATERIALS TO BE UTILIZED ON THIS PROJECT. FINAL QUANTITIES AND PLACEMENT WILL BE PROVIDED WITH THE SUBMITTAL OF FINAL LANDSCAPE PLANS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

- TREES**
- 15 GAL. 18" O.C. EUCALYPTUS SIDEROXYLEN 'ROSEA' (BLACK IRON BARK)
 - 15 GAL. 12" O.C. LAGERSTROEMIA INDICA (CREPE MYRTLE)
 - 15 GAL. 18" O.C. PINUS CANARIENSIS (CANARY ISLAND PINE)
 - 15 GAL. 30" O.C. PYRUS CALLERYANA (ARISTOCAT PEAR)
 - 15 GAL. 20" O.C. PINUS HALEPENSIS (ALEPO PINE)
 - 15 GAL. 35" O.C. PISTACHE CHINENSIS (CHINESE PISTACHE)
 - 15 GAL. 18" O.C. PRUNUS CERASIFERA 'ATROPURPUREA' (PURPLE LEAF PLUM)
- SHRUBS**
- 1 GAL. 18" O.C. AGAPANTHUS AFRICANUS (LILY OF THE NILE)
 - 5 GAL. 36" O.C. ASPARAGUS SPRENGERI (SPRENGER ASPARAGUS)
 - 5 GAL. 36" O.C. AZALEA SOUTHERN INDICA (SUN AZALEA)
 - 5 GAL. 36" O.C. CAMELLIA SASANGUA (SUN CAMELLIA)
 - 1 GAL. 20" O.C. FIGUS PUMILA (CREEPING FIG VINE)
 - 5 GAL. 36" O.C. GAMOPHELIUS CHRYSANTHENOIDES (NO COMMON NAME)
 - 5 GAL. 36" O.C. JUNIPERUS SABINA TAMARISCOFOLIA (JUNIPER TAM)
 - 5 GAL. 36" O.C. MAHONIA AQUIFOLIUM (CHINESE GRAPE)
 - 5 GAL. 36" O.C. NANDINA DOMESTICA (HEAVENLY BAMBOO)
 - 5 GAL. 72" O.C. PHOTENIA FRASERII (PHOTENIA)
 - 5 GAL. 72" O.C. PITTOSPORUM TOBIRA (TOBIRA)
 - 5 GAL. 36" O.C. RAPHIOLEPIS INDICA ROSEA (INDIAN HAWTHORNE)
 - 5 GAL. 36" O.C. ROSEMARY OFFICINALIS (ROSEMARY)
 - 5 GAL. 36" O.C. TRACHELOSPERMUM JASMINOIDES (STAR JASMINE)
 - 5 GAL. 72" O.C. XYLOSMA CONGESTUM (SHINEY XYLOSMA)
- GROUND COVERS / ANNUALS**
- FLATS 12" O.C. HYPERICUM CALYSINUM (AARONS BEARD)
 - FLATS 12" O.C. GAZANIA 'COPPER KING' (TRAILING GAZANIA)
 - FLATS 12" O.C. VINCA MINOR (DWARF PERIWINKLE)
 - FLATS 12" O.C. ANNUALS (PETUNIAS, MUMS AND DWARF MARGOLDS)

LANDSCAPING PARTIAL PLAN 'A'

1" = 30'-0"



THE VINCENT COMPANY

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

Revisions	Date

PROPOSED COMMERCIAL DEVELOPMENT

THE YARD at GOLDEN STATE

4011 WEST ASHLAN AVENUE
FRESNO, CALIFORNIA

Project Architect:

Issuances:	Date:
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Reference North:

Scale: 1" = 30'-0"

Project Name: THE YARD
FRESNO, CALIFORNIA
Project Number: 0210103
Plot Date: 06.15.23
Sheet Number:

PL1

Of . Sheets .

APPL. NO. P23-02136 EXHIBIT L-1 DATE 07/07/2023

PLANNING REVIEW BY _____ DATE _____

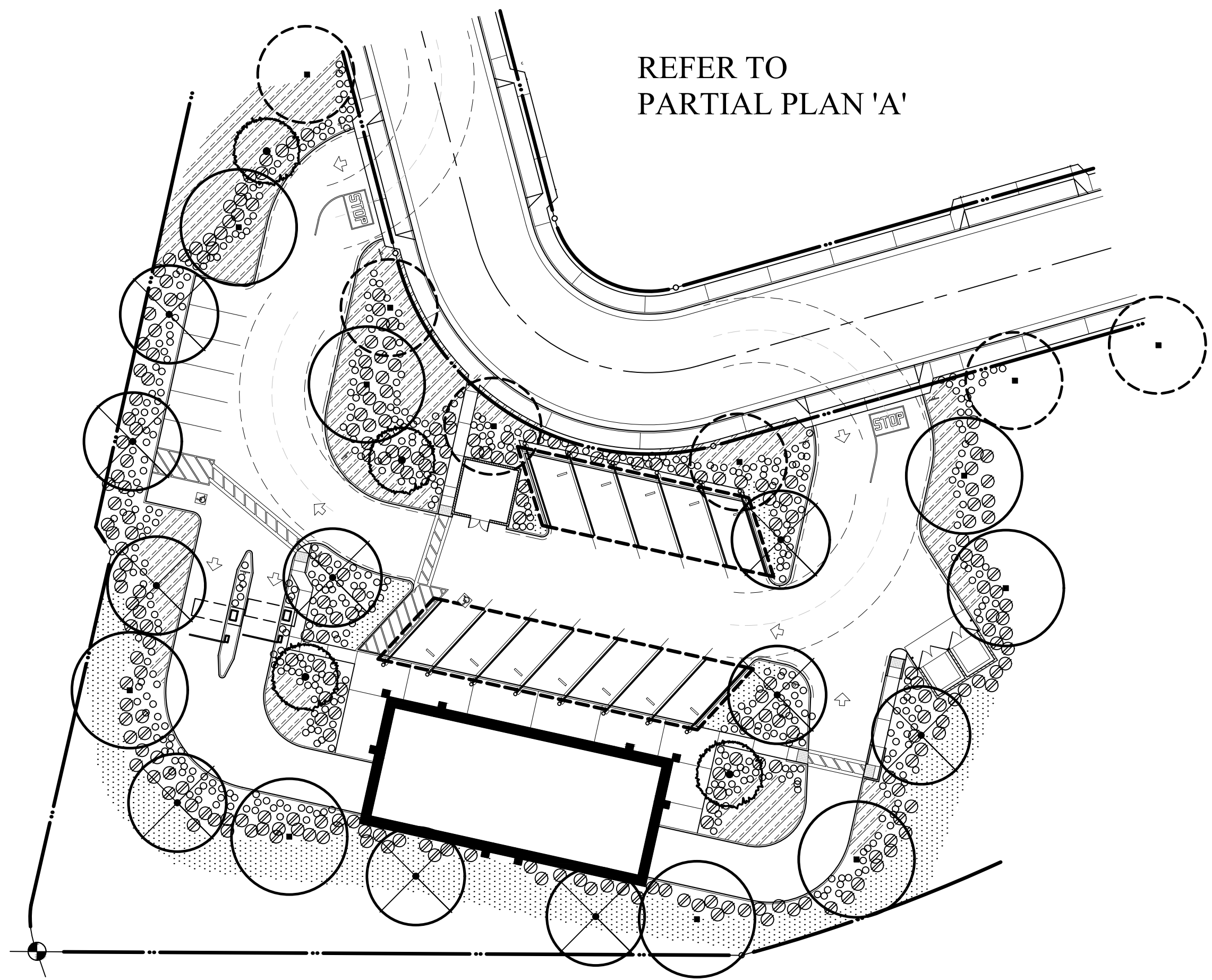
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CITY OF FRESNO DARM DEPT

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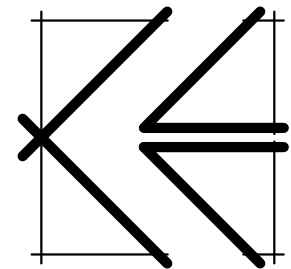
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REFER TO PARTIAL PLAN 'A'

LANDSCAPE PARTIAL PLAN 'B'

1" = 30'-0"



SYMBOLS

- LARGE TREES (30 - 35 FOOT CANOPY)**
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS.
- STREET TREES**
SPECIES AS DIRECTED BY THE CITY OF FRESNO
- MEDIUM TREES (25 - 30 FOOT CANOPY)**
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS.
- SMALL TREES (20 - 25 FOOT CANOPY)**
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS
- SHRUBS / PERENNIALS**
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS
- GROUND COVER / ANNUALS**
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS
- DECOMPOSED GRANITE**

LANDSCAPE NOTES

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2. PLANTING SHALL BE PERFORMED BY WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. THE PLANTING FOREMAN SHALL BE ON-SITE AT ALL TIMES WHEN PLANTING IS IN PROGRESS.
3. PLANTS SHALL BE NURSERY GROWN, TYPICAL OF THEIR SPECIES AND VARIETY, AND SHALL BE FREE FROM DEFECTS AND INJURIES. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1-1969 "AMERICAN STANDARD FOR NURSERY STOCK".
4. LAWN SEED SHALL BE FRESH STOCK, 95% PURE LIVE SEED BY WEIGHT. SEED SHALL PASS A GERMINATING TEST WITH 85% GERMINATION.
5. LARGE TREES SHALL BE PLANTED FIRST. SHRUB PLANTING SHALL BE COMPLETED BEFORE GROUND COVER AND LAWN AREAS ARE PLANTED.
6. ALL TREES, PLANTS AND GRASS PROVIDED UNDER THIS CONTRACT SHALL BE IN GOOD HEALTHY AND FLOURISHING CONDITION ONE GROWING YEAR FROM DATE OF ACCEPTANCE. EXCEPT FOR LOSS BEYOND CONTROL OF CONTRACTOR, REPLACEMENT OF TREES AND PLANTS OF COMPARABLE QUALITY AND SIZE SHALL BE MADE BY THE CONTRACTOR.
7. EXTRA CARE SHALL BE TAKEN TO PRESERVE EXISTING MATURE LANDSCAPING. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW MATERIAL OF LIKE MATURITY AND QUALITY.
8. ALL LANDSCAPING SHALL BE IN PLACE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE) ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPED AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC. ARE TO BE SHOWN ON THE SITE PLAN. THE BACKFLOW PREVENTION DEVICE SHALL BE SCREENED BY LANDSCAPING OR OTHER SUCH MEANS AS MAY BE APPROVED.
10. 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 PUBLIC WORKS DEPARTMENT.
11. 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 LANDSCAPE AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.

THE VINCENT COMPANY

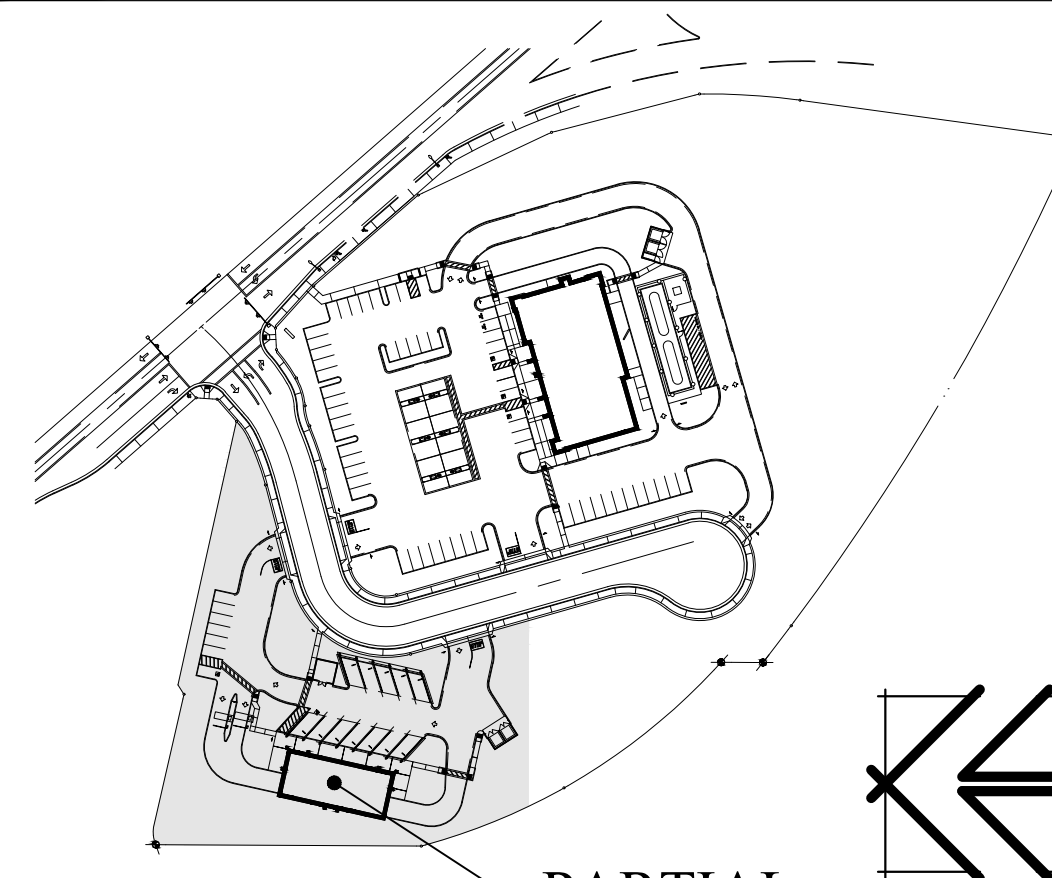
ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

Revisions	Date

KEY PLAN



PARTIAL PLAN 'B'

PLANT MATERIALS

THE FOLLOWING IS A PROPOSED LIST OF PLANT MATERIALS TO BE UTILIZED ON THIS PROJECT. FINAL QUANTITIES AND PLACEMENT WILL BE PROVIDED WITH THE SUBMITTAL OF FINAL LANDSCAPE PLANS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

- TREES**
- 15 GAL. 18" O.C. EUCALYPTUS SIDEROXYLEN 'ROSEA' (BLACK IRON BARK)
 - 15 GAL. 12" O.C. LAGERSTROEMIA INDICA (CREPE MYRTLE)
 - 15 GAL. 18" O.C. PINUS CANARIENSIS (CANARY ISLAND PINE)
 - 15 GAL. 30" O.C. PYRUS CALLERYANA (ARISTOCAT PEAR)
 - 15 GAL. 20" O.C. PINUS HALLPENSIS (ALLEPO PINE)
 - 15 GAL. 35" O.C. PISTACHE CHINENSIS (CHINESE PISTACHE)
 - 15 GAL. 18" O.C. PRUNUS CERASIFERA 'ATROPURPUREA' (PURPLE LEAF PLUM)
- SHRUBS**
- 1 GAL. 18" O.C. AGAPANTHUS AFRICANUS (LILY OF THE NILE)
 - 5 GAL. 36" O.C. ASPARAGUS SPRENGERI (SPRENGER ASPARAGUS)
 - 5 GAL. 36" O.C. AZALEA SOUTHERN INDICA (SUN AZALEA)
 - 5 GAL. 36" O.C. CAMELLIA SASANGUA (SUN CAMELLIA)
 - 1 GAL. 20" O.C. FICUS PUMILA (CREEPING FIG VINE)
 - 5 GAL. 36" O.C. GAMOPELIS CHRYSANTHENOIDES (NO COMMON NAME)
 - 5 GAL. 36" O.C. JUNIPERUS SABINA TAMARISCIFOLIA (JUNIPER TAM)
 - 5 GAL. 36" O.C. MAHONIA AQUIFOLIUM (CHINESE GRAPE)
 - 5 GAL. 36" O.C. NANDINA DOMESTICA (HEAVENLY BAMBOO)
 - 5 GAL. 72" O.C. PHOTENIA FRASERII (PHOTENIA)
 - 5 GAL. 72" O.C. PITTOSPORUM TOBIRA (TOBIRA)
 - 5 GAL. 36" O.C. RAPHIOLEPIS INDICA ROSEA (INDIAN HAWTHORNE)
 - 5 GAL. 36" O.C. ROSEMARY OFFICINALIS (ROSEMARY)
 - 5 GAL. 36" O.C. TRACHELOSPERMUM JASMINOIDES (STAR JASMINE)
 - 5 GAL. 72" O.C. XYLOSMA CONGESTUM (SHINEY XYLOSMA)

- GROUND COVERS / ANNUALS**
- FLATS 12" O.C. HYPERICUM CALYSINUM (AARONS BEARD)
 - FLATS 12" O.C. GAZANIA 'COPPER KING' (TRAILING GAZANIA)
 - FLATS 12" O.C. VINCA MINOR (DWARF PERIWINKLE)
 - FLATS 12" O.C. ANNUALS (PETUNIAS, MUNS AND DWARF MARIGOLDS)

PARKING SHADING

1. SHADING SHALL BE PROVIDED TO PARKING LOT SURFACES IN COMPLIANCE WITH THE PERFORMANCE STANDARDS FOR PARKING LOT SHADING OF THE CITY OF FRESNO DEVELOPMENT CODE. A MINIMUM OF FIFTY PERCENT (50%) OF THE PAVED SURFACE SHALL BE PROVIDED WITH SHADING.
2. PAVED SURFACE AREA: 16,107 S.F.
3. SHADING PROVIDED:
 - a. COVERED VACUUM BAYS: 3,811 S.F.
 - b. TREE SHADING PROVIDED:
 - 1. (8) LARGE SIZED TREES (30' TO 35' DIA.) (FULL COVERAGE @ 962 S.F. EACH): 7,695 S.F.
 - 2. (7) MEDIUM SIZED TREES (20' TO 30' DIA.) (FULL COVERAGE @ 707 S.F. EACH): 4,949 S.F.
 - 3. (3) SMALL SIZED TREES (15' TO 20' DIA.) (FULL COVERAGE @ 314 S.F. EACH): 942 S.F.
 - c. TOTAL SHADING PROVIDED: 17,398 S.F.
 - d. TOTAL SHADING PERCENTAGE PROVIDED: 108% ≥ 50% REQUIRED

PROPOSED COMMERCIAL DEVELOPMENT

THE YARD at GOLDEN STATE

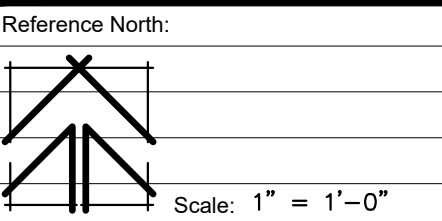
4011 WEST ASHLAN AVENUE
FRESNO, CALIFORNIA

Project Architect:



Issuances:	Date:
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<input type="radio"/> PLAN CHECK	
<input type="radio"/> BACK CHECK	
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<input type="radio"/> 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.



Project Name: THE YARD
FRESNO, CALIFORNIA
Project Number: 0210103
Plot Date: 06.15.23

PL2

Of . . . Sheets . . .

APPL. NO. P23-02136 EXHIBIT L-2 DATE 07/07/2023

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT