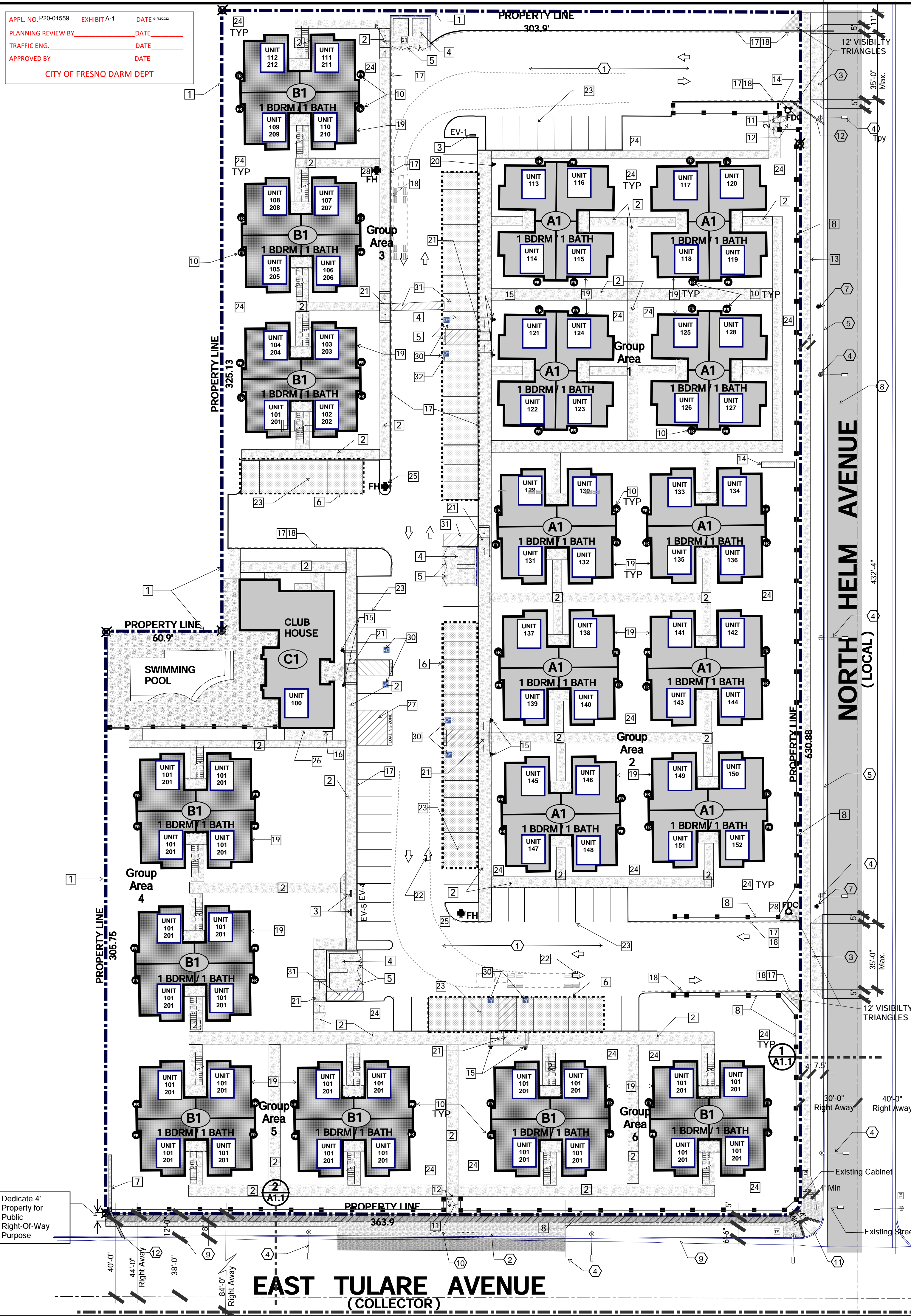


Exhibit H

APPL. NO. P20-01559 EXHIBIT A-1 DATE 08/20/2020
 PLANNING REVIEW BY DATE
 TRAFFIC ENG. DATE
 APPROVED BY DATE
 CITY OF FRESNO DARM DEPT



Building Area Calculations

Group Area 1:
 Single Story Units = 4
 Each Residential Unit = 4 - 1 Bedroom Units
 Square Foot Each Unit = 2,736 sf.
 Number of Buildings = 4
 Total Area of Buildings = 10,944 SF.

Group Area 2:
 Single Story Units = 6
 Each Residential Unit = 4 - 1 Bedroom Units
 Square Foot Each Unit = 2,736 sf.
 Number of Buildings = 6
 Total Area of Buildings = 16,416 SF.

Group Area 3:
 Two Story Units = 3
 Each Residential Unit = 8 - 1 Bedroom Units
 Square Foot Each Unit = 5,472 sf.
 Number of Buildings = 3
 Total Area of Buildings = 16,416 SF.

Group Area 4:
 Two Story Units = 2
 Each Residential Unit = 8 - 1 Bedroom Units
 Square Foot Each Unit = 5,472 sf.
 Number of Buildings = 2
 Total Area of Buildings = 10,944 SF.

Group Area 5:
 Two Story Units = 2
 Each Residential Unit = 8 - 1 Bedroom Units
 Square Foot Each Unit = 5,472 sf.
 Number of Buildings = 2
 Total Area of Buildings = 10,944 SF.

Group Area 6:
 Two Story Units = 2
 Each Residential Unit = 8 - 1 Bedroom Units
 Square Foot Each Unit = 5,472 sf.
 Number of Buildings = 2
 Total Area of Buildings = 10,944 SF.

MAXIMUM ALLOWABLE AREA(S)
 a. APARTMENT UNITS (A-1)
 1. TYPE "V-B" (NON-RATED) BUILDINGS 21,000 SQ. FT.
 ALLOWABLE AREA INCREASE:
 R-2 (SM w/o Height Increase) TYPE - V-B
 TOTAL ALLOWABLE AREA 21,000 SF

LEGEND

- 2 STORY UNIT
- 1 STORY UNIT
- CARPORT
- CONCRETE WALK
- KEYNOTE SYMBOLS
- FIRE HYDRANT
- DENOTES ADDRESS
UNIT #
101 (FIRST FLOOR)
201 (SECOND FLOOR)
- FIRE SPRINKLER RISER LOCATION
- POWER POLE / GUY WIRE
- PROPOSED STREET LIGHTS

CODE NOTES

- ALL OF THE GROUND FLOOR UNITS MUST BE ADAPTABLE AND ON ACCESSIBLE ROUTE AS DESCRIBED ON SHEET A-2 / 11A
- EV - ELECTRIC VEHICLE CHARGING SPACE
REQUIRED EV CHARGING SPACES PER 4.106.40
TOTAL PARKING SPACES = 84
EV SPACES @ 3%
TOTAL EV SPACES REQUIRED = 3
TOTAL EV PROVIDED: 4 SPACES

PLAN EXHIBIT NOTES

DATE OF PREPARATION: REVISED 1-16-2020
 PROJECT ADDRESS: 5061 TULARE STREET, FRESNO CA 93727
 COMMUNITY PLAN: ROOSEVELT
 PLANNED LAND USE DESIGNATION:
 EXISTING: RESIDENTIAL SINGLE FAMILY (TO BE DEMO)
 PROPOSED: MULTI FAMILY 112 UNITS
 ZONE DISTRICT:
 EXISTING: RS-4
 PROPOSED: RM-2
 APN (S): 462-042-25

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 15, 18, 19, 20 AND 21, INCLUSIVE IN LOTS 21 AND 22 OF EASTER BY RANCHO, LESS THE EAST 30 FEET THEREOF, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 10, PAGE 97 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF FRESNO, BY DEED RECORDED MARCH 12, 1969 IN BOOK 5569, PAGE 681, OFFICIAL RECORDS AS DOCUMENT NO. 17612.

PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND ALL WEATHER ACCESS FOR FIRE APPARATUS PROVIDE BEFORE DELIVERY OF COMBUSTIBLE MATERIAL TO THE SITE

"PRIOR TO PERMIT ISSUANCE, SUBMIT FORMS FOR APPROVAL ADDRESSING REQUIREMENTS OF CALL GREEN AND THE CITY OF FRESNO WASTE MANAGEMENT PLAN FOR CONSTRUCTION AND DEMOLITION DEBRIS." FORMS ARE AVAILABLE AT THE FRONT COUNTER.

CITY OF FRESNO STAMPS

SITE PLAN KEY NOTES

- PROPOSED 6'-0" HIGH (SEE PLAN) CONCRETE BLOCK WALL PER PUBLIC WORKS STANDARD P-93 (WALL NOT SHOWN FOR CLARITY)
- PROPOSED 5 FEET WIDE PEDESTRIAN CONCRETE WALKWAY, SEE DETAIL 11A-5
- "EV" POWER STATION
- PROPOSED TRASH ENCLOSURE PER PUBLIC WORKS STANDARD P-33 AND 11A-5
- PROPOSED TRASH ENCLOSURE GATES PER PUBLIC WORKS STANDARD P-34
- PROPOSED COVERED METAL CARPORT
- CLICK-2-ENTER EMERGENCY RADIO FREQUENCY GATE OPENING HARDWARE AS WELL AS FIRE X1 HARDWARE IS REQUIRED ON ALL ELECTRIC GATES.
- PROPOSED 6' HIGH WROUGHT IRON FENCE, SEE DETAIL 7A-4
- PROPOSED 6' HIGH X 16' WIDE WROUGHT IRON ELECTRICALLY OPERATED ROLLING GATE SEE DETAIL 11A-4
- FIRE SPRINKLER RISER AND FDC LOCATIONS, PROVIDE A MIN. 18" X 24" ACCESS PANEL FOR THE FIRE SPRINKLER RISERS IN ALL APARTMENT BUILDING. FFD POLICY NO. 405.003
- PROPOSED 6' HIGH X 3' WIDE WROUGHT IRON PERSON SWING GATE, 41A-4
- PROPOSED 72"X84" LEVEL LANDING ON EACH SIDE OF GATE, SEE DETAIL 15A-5
- PROPOSED CONSTRUCT 4' WIDE CONCRETE SIDEWALK PER PUBLIC WORKS STANDARD P-5
- PROPOSED MONUMENT SIGN UNDER A SEPARATE PERMIT NOT TO BE WITHIN 12' VISIBILITY TRIANGLE
- VAN / CAR ACCESSIBLE PARKING SIGN, SEE DETAIL 7A/3
- PROPOSED (10) BIKE PERKING DETAIL 16A-4.
- CONSTRUCT 6" CONCRETE CURB TYPICAL, SEE DETAIL 8A-5
- DASH LINE INDICATES EXTENT OF PROPOSED 6" CONCRETE CURB PAINTED RED "FIRE LANE NO PARKING" IN 3" WHITE LETTERS EVERY 50 FEET TYPICAL
- PROPOSED 200 AMP ELECTRICAL SERVICE PANEL AND GAS METER TYPICAL
- PROPOSED GUEST PARKING SIGN PAINTED
- PROPOSED ACCESSIBLE RAMP - SEE DETAIL 11B-406.3/2A2
- PROPOSED PAINTED DIRECTIONAL ARROWS TYPICAL, SEE DETAIL 16A-5
- 2' WIDE PAINTED PARKING STALL STRIPE (WHITE)
- PROPOSED LANDSCAPE AREA - SEE PLANTING AND IRRIGATION DRAWINGS
- PROPOSED COVERED EQUIPMENT ROOM
- PROPOSED COVERED MAIL BOXES CENTER
- PROPOSED LOADING ZONES, 12" HIGH PAINTED SIGN
- PROPOSED ACCESSIBLE RAMP - SEE DETAIL 11B-406.2/1A3
- PROPOSED CORNER ACCESSIBLE RAMP - SEE DETAIL 11B-406.5/1A3
- PROPOSED CAR AND VAN ACCESSIBLE PARKING STALLS PER DETAIL 8A/3
- PROPOSED ACCESSIBLE PATH TO TRASH ENCLOSURE DEFINED WITH 4" WIDE PAINTED STRIPS
- PAINTED ACCESSIBLE SYMBOL, SEE DETAIL 11A/3

CONSTRUCTION NOTES

- INSTALL PAVING PER PUBLIC WORKS STANDARDS P-21, P-22 AND P-23 (TYP)
- BUS SHELTER, THICKER SIDEWALK, AND REINFORCED CURB PER THE CITY OF FRESNO PUBLIC WORKS STANDARD DRAWINGS P-72
- CONSTRUCT A 35' MAX DRIVE APPROACH PER PUBLIC WORKS STANDARD P-2 AND P-6
- INSTALL NEW STREET LIGHT PER PUBLIC WORKS STANDARD E-2 AND E-9
- INSTALL CONCRETE CURB, GUTTER AND SIDEWALK PER PUBLIC WORKS STANDARD P-5. FOLLOW STANDARD P-5 FOR SIDEWALK PATTERN DIMENSION
- NO OBSTRUCTIONS WITHIN THE 3' VEHICLE OVERHANG INCLUDING BUT NOT LIMITED TO LIGHTING AND DISABILITY SIGNAGE
- RELOCATE EXISTING FIRE HYDRANT PER CITY OF FRESNO DRAWING STANDARDS W-3. PROVIDE A MINIMUM OF 4' CLEAR SIDEWALK BEHIND F.H.
- CONSTRUCT 18 FEET AC PAVING, TO PUBLIC WORKS STANDARD P-50
- (E) CURB AND GUTTER TO REMAIN. REMOVE AND REPLACE (E) SIDEWALK WITH A NEW 6" SIDEWALK
- REMOVE (E) CONCRETE DRIVE APPROACH AND REPLACE WITH NEW CONCRETE CURB AND GUTTER WITH A 12" ASPHALT PATCH PER PUBLIC WORKS STD. P-5 AND P-48
- REPLACE (E) RAMP TO MEET CURRENT PUBLIC WORKS STANDARDS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. "DETECTABLE WARNING DEVICES" ARE REQUIRED IF NOT EXISTING PER STD DETAILS P-28 AND P-32. PROVIDE RADIUS OF 20' MIN. 25' MAX.
- INSTALL NEW STEEL TUBE DRAIN PER CITY OF FRESNO STANDARD DRAWING P-23 TYPICAL

SITE NOTES

- Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
- Repair all damaged and/or off-grade concrete improvements, as determined by the Construction Management engineer, prior to occupancy.
- 2 working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing underground facilities shall have been located by UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444
- The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.
- Deed are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the city with the verification of ownership prior to the issuance of building permits.
- Underground all existing overhead utilities within the limits of this application as per Fresno Municipal Code Section 15-2017 and Public Works Policy No. 260.01
- Submit street construction plans to the Public Works Department.
- Submit Street Lighting Plans to the Public Works Department.
- Provide a 4' minimum path of travel along the public sidewalk directly in front of property, to meet current accessibility regulations. A pedestrian easement may be required if requirements are not met.
- Contact the Public Works Department, Traffic Engineering at 559-621-8800, 10 working days prior to any off-site concrete construction.
- All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.
- All development shall take place in accordance with all City and County, Laws and Regulations
- Prior to permit issuance, submit forms for approval addressing, requirements of CALGreen and City of Fresno Waste management Plan for Construction and Demolition Debris. Forms are available at the front counter.
- At all pedestrian gate, provide a level landing with a slope not to exceed 1:48 (2.083%) at all site pedestrian gates, per CBC 11B-404.2.4.4, with maneuvering clearance extending 24' min. past the strike edge for a distance of 60' min. on the pull side of the gate.

VICINITY MAP

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Issue Date: _____
 Date: _____
 Designer: _____
 DR: _____
 PC: _____

Agency Approval: _____

Revision Description:
 Number: _____

Project Name & Address:
AZARRO SENIOR HOUSING COMPLEX
 125 N. HELM AVE., FRESNO CA 93727

Sheet Title:
SITE PLAN - GENERAL NOTES

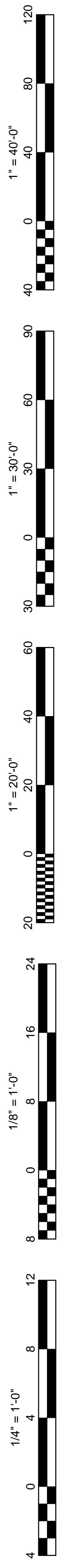
Consultant:
STUDIO 5 LLP
 ARCHITECTURE • PLANNING • PROJECT MANAGEMENT
 336 West Bedford Ave. Suite 104, Fresno CA 93711
 Email: jpadron@s5architects.com
 Phone: 559.974.0313
 Website: www.s5architects.com

Stamp(s):

Job No.: **19-001**

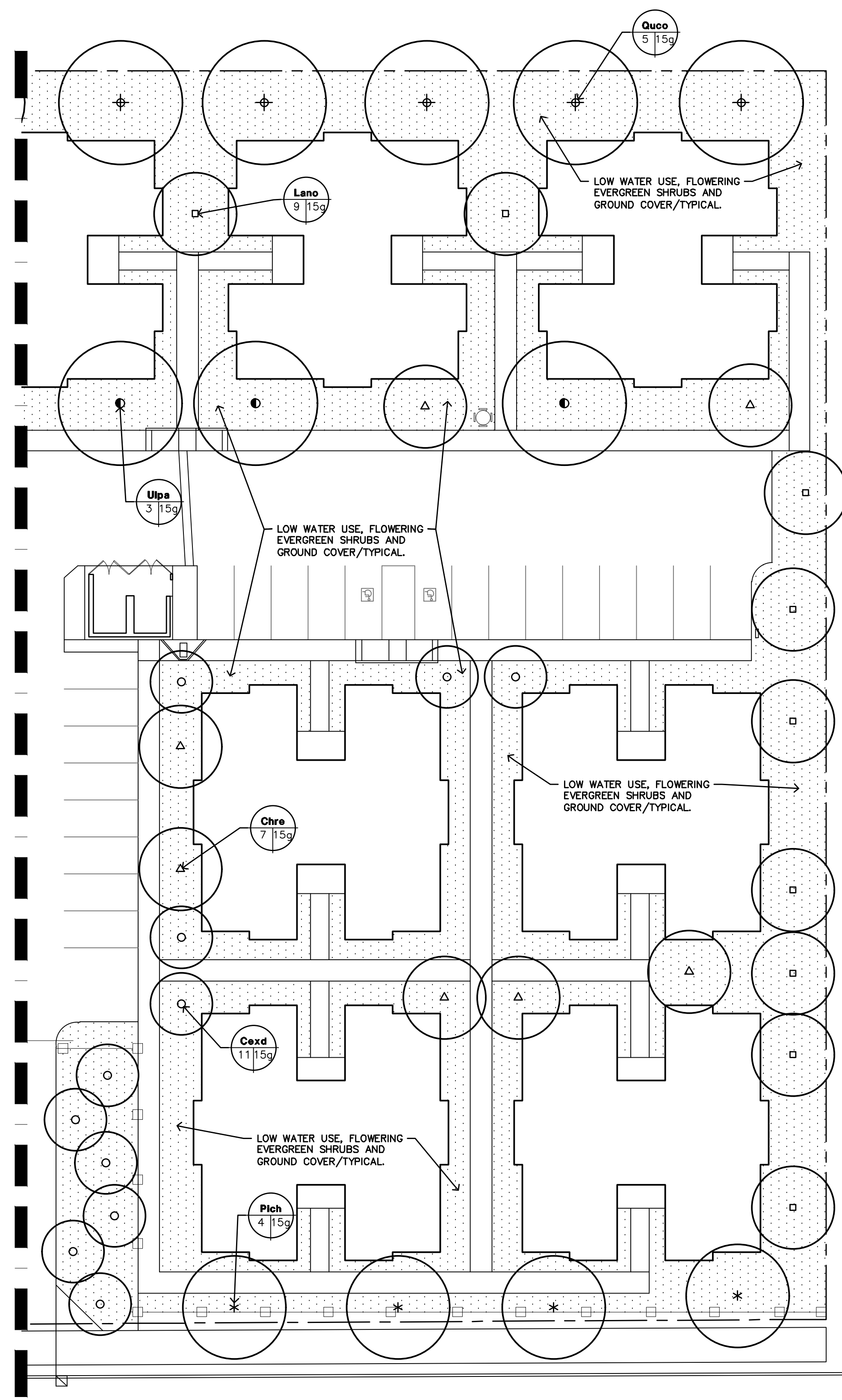
Sheet No.: **A-1**

Release Date: _____



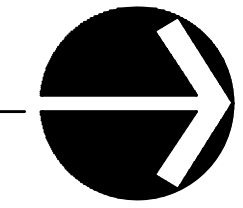
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MATCHLINE - SEE SHEET L200



PARTIAL PLANTING PLAN

1" = 20'-0"



- CITY OF FRESNO APPROVAL REQUIREMENTS**
- TREES PLANTED WITHIN THE RIGHT-OF-WAY SHALL BE PLANTED BY THE PROPERTY OWNER AFTER FIRST OBTAINING A STREET TREE PLANTING PERMIT AND A STREET WORK PERMIT. NOTIFY THE PUBLIC WORKS DEPARTMENT TO VERIFY THE TREE PLANTING LOCATIONS 72 HOURS PRIOR TO ANY EXCAVATION.
 - TREES PLANTED IN THE RIGHT-OF-WAY SHALL BE LOCATED WITH THE FOLLOWING MINIMUM SETBACKS:
 30' FROM STREET CORNERS FOR VISIBILITY & 15' FROM DRIVEWAYS, STOP SIGNS, ALLEYS, LIGHT POLES AND POWER POLES
 10' FROM FIRE HYDRANTS & 8' FROM SEWER LINES
 5' FROM BUILDING OVERHANGS AND 2' FROM ADJACENT CONCRETE AND ADJOINING PROPERTY LINES
 3' FROM GAS, ELECTRICAL, AND WATER LINES, AND ROOF DRAINS
 - DRILLING TO PIERCE HARDPAN SHALL BE REQUIRED PRIOR TO PLANTING EACH STREET TREE. NOTIFY CONSTRUCTION MANAGEMENT (559-621-5600) 2 WORKING DAYS IN ADVANCE OF DRILLING DATE FOR INSPECTION OF DRILLING OPERATIONS AND TO CHECK BACKFILLING PROCEDURES AND SAFETY BARRIERS.
 - DRILLING SHALL BE COMPLETED WITHIN THE 14 DAYS FOR WHICH CLEARANCE WAS OBTAINED FOR APPROVED LOCATIONS. HOLES SHALL BE 2 FEET IN DIAMETER AND DRILLED TO A DEPTH WHERE VISUAL EVIDENCE OF THE SUBSURFACE SAND OR GRAVEL DRAINAGE STRATUM IS APPARENT; THE DRAINAGE HOLE SHALL BE DRILLED TO A MINIMUM OF 10 FEET DEEP. IMMEDIATELY FOLLOWING DRILLING, THE HOLE SHALL BE BACKFILLED WITH SOIL DRILLED FROM THE HOLE, USING SUFFICIENT WATER TO THOROUGHLY SATURATE THE BACKFILL MATERIAL. IMMEDIATELY FOLLOWING BACKFILLING, THE WHITE SPOT DESIGNATING THE PLANTING SITE IS PAINTED BLACK TO INDICATE THE SITE HAS BEEN DRILLED. THE DRILLED SITES ARE BARRICADED AND CHECKED DAILY FOR 5 WORKING DAYS FOR SOIL SETTLING. SOIL LEVELS ARE ADJUSTED AS NECESSARY. DURING THIS TIME, AFTER 7 DAYS, THE BARRICADES AND EXCESS SOIL ARE REMOVED. SOIL SHALL BE ALLOWED TO SETTLE FOR A MINIMUM OF 20 DAYS PRIOR TO PLANTING.
 - THE PROPERTY OWNER IS REQUIRED TO PROVIDE A DRIP IRRIGATION SYSTEM TO EACH STREET TREE BEFORE OCCUPANCY. THE IRRIGATION SYSTEM SHALL COMPLY WITH FMC 12-306-N-23.
 - LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT THE LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
 - 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 OTHERWISE BE APPROVED BY THE DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT.
 - PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING & IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION OF THE DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT.
 - DEVELOPMENT SHALL COMPLY WITH PUBLIC WORKS DEPARTMENT STREET TREE REQUIREMENTS. CONTACT HILARY KIMBER AT (559) 621-1345 FOR INFORMATION.
 - NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPE AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPT BACKFLOW PREVENTION DEVICES), ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDINGS. ALL TRANSFORMERS, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
 - THE OWNER/OCCUPANT SHALL PROPERLY MAINTAIN ALL LANDSCAPING TO ASSURE CONTINUOUS HEALTHY PLANT GROWTH. ANY UNHEALTHY OR DEAD LANDSCAPING SHALL BE REMOVED AND REPLANTED BY THE OWNER IN ACCORDANCE WITH APPROVED LANDSCAPE PLANS.

PARKING LOT SHADING

TOTAL SQUARE FOOTAGE OF PAVED PARKING SURFACE:	25,265 S.F.
REQUIRED SQUARE FOOTAGE OF SHADED PARKING SURFACE (50)%:	12,633 S.F.
TREE CANOPY AREA	
LARGE: 30' - 35' DIA. 100% @ 962 S.F.	
ULMUS parvifolia	14
TOTAL LARGE TREES:	14 @ 962 S.F.
TOTAL SQUARE FOOTAGE:	13,468 S.F.
GRAND TOTAL SQUARE FOOTAGE:	13,468 S.F.
PERCENTAGE OF PAVED PARKING SURFACE SHADED:	52%

- MWELO NOTES**
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
 - A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
 - FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 8 INCHES OF SOIL, COMPOST AT A RATE MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

APPL. NO. P20-01559 EXHIBIT L-1 DATE 10/07/2020

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY TO THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

ROBERT BORO _____ DATE _____

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PARTIAL PLANTING PLAN

Project Name & Address:
Tulare Street / Helm Street Apartments

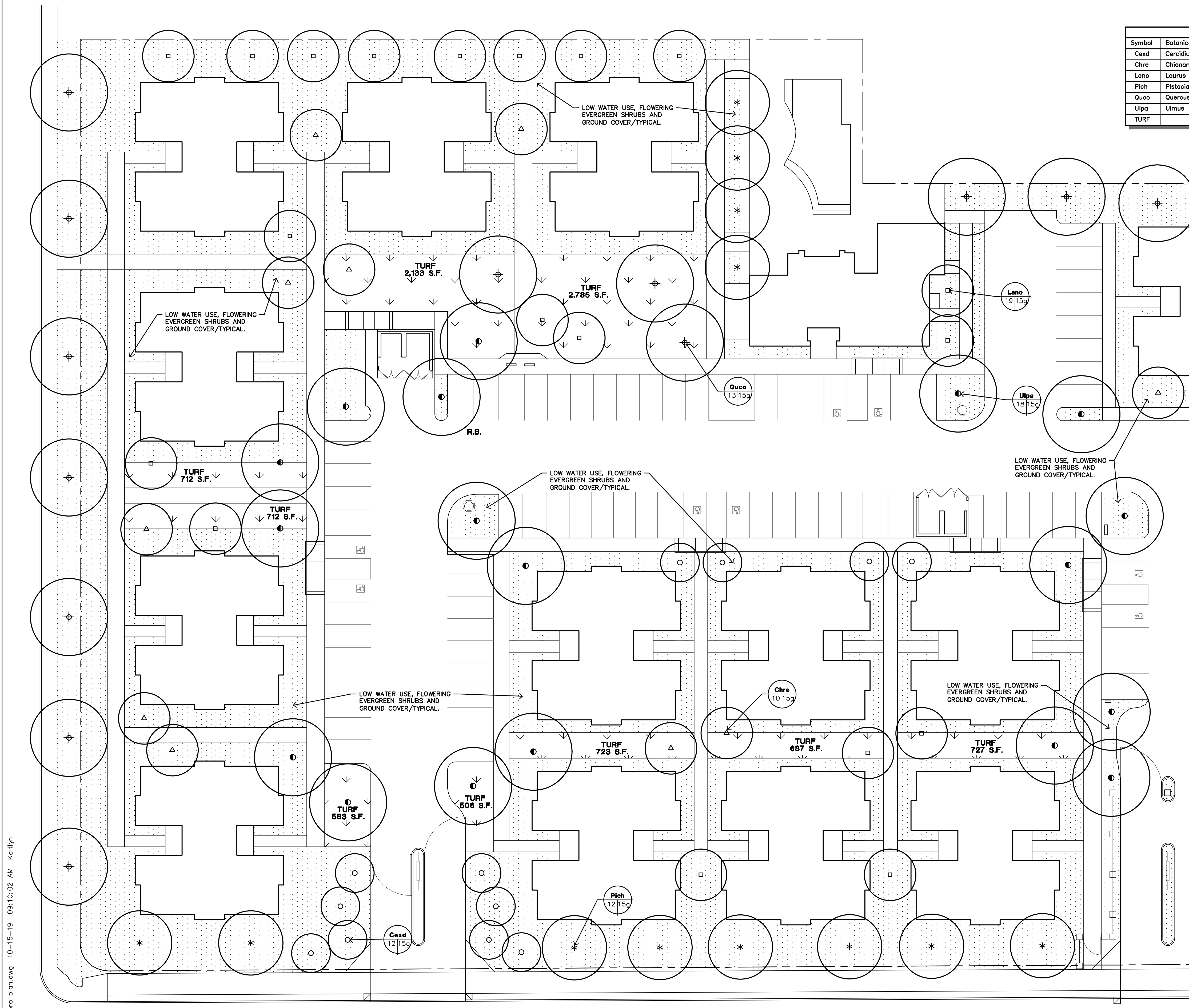
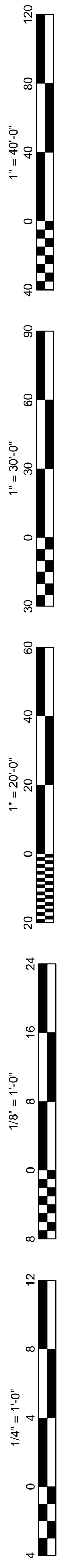
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Job No.: _____

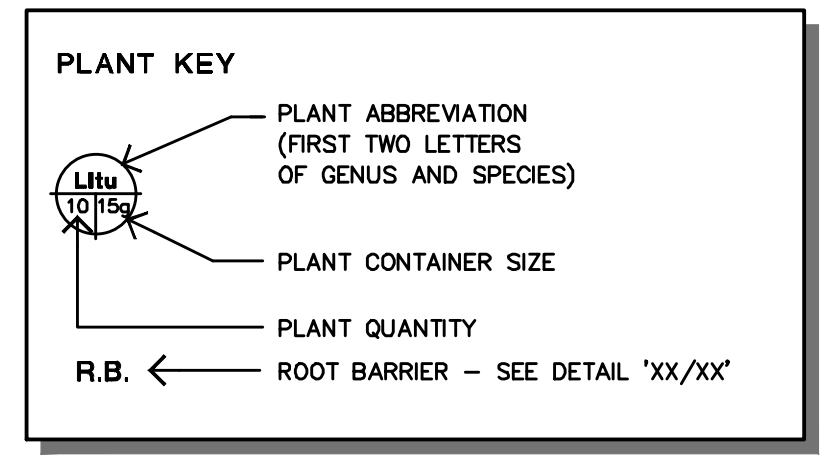
Sheet No.: _____

L201

Release Date: _____



PLANT LEGEND					
Symbol	Botanical Name	Common Name	Size	Quantity	Comments
Cexd	Cercidium x 'Desert Museum'	Palo Verde	15 Gal	23	STANDARD, TRIPLE-STAKED.
Chre	Chionanthus retusus	Chinese Fringe Tree	15 Gal	17	STANDARD, TRIPLE-STAKED.
Lano	Laurus nobilis	Bay Laurel	15 Gal	28	STANDARD, TRIPLE-STAKED.
Pich	Pistacia chinensis 'Keith Davey'	Chinese Pistache	15 Gal	16	STANDARD, TRIPLE-STAKED.
Quco	Quercus coccinea	Scarlet Oak	15 Gal	18	STANDARD, TRIPLE-STAKED.
Uipa	Ulmus parvifolia 'Drake'	Chinese Elm	15 Gal	21	STANDARD, TRIPLE-STAKED.
TURF			SOD	9,566 S.F.	REFER TO SPEC. SEC. 32.93.00.



- PLANTING NOTES**
- QUANTITIES ARE LANDSCAPE ARCHITECTS ESTIMATE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
 - DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
 - SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
 - ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
 - FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
 - SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSION AND BACKFILL REQUIREMENTS.
 - IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT, WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
 - ALL GROUND COVER SHALL EXTEND BENEATH TALLER PLANT MATERIAL.
 - NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND SOIL PREPARED, AND THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
 - PROVIDE ROOT BARRIER FOR TREES WHERE INDICATED ON PLAN.
 - PROVIDE ARBOR GUARD FOR ALL TREES IN TURF AREAS.
 - PROVIDE & PLACE 3" THICK LAYER OF WOOD TOP DRESS MULCH IN ALL PLANTING AREAS.
 - THE CONTRACTOR SHALL PROVIDE A SOILS FERTILITY ANALYSIS & SOIL MANAGEMENT REPORT AS PART OF THE CONTRACT WORK. ALL SOILS ANALYSIS & SOIL MANAGEMENT PLANS SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. SOIL AMENDMENTS SHALL BE ADJUSTED TO SATISFY THE RESULTS OF THE SOILS MANAGEMENT PLAN. SUBMIT DOCUMENTATION TO OWNER VERIFYING IMPLEMENTATION OF SOILS MANAGEMENT PLAN.

MATCHLINE - SEE SHEET L201

PARTIAL PLANTING PLAN
1" = 20'-0"

APPL. NO. P20-01559 EXHIBIT L-2 DATE 12/07/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

MWELO COMPLIANCE STATEMENT
 I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY TO THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
 ROBERT BORO DATE _____

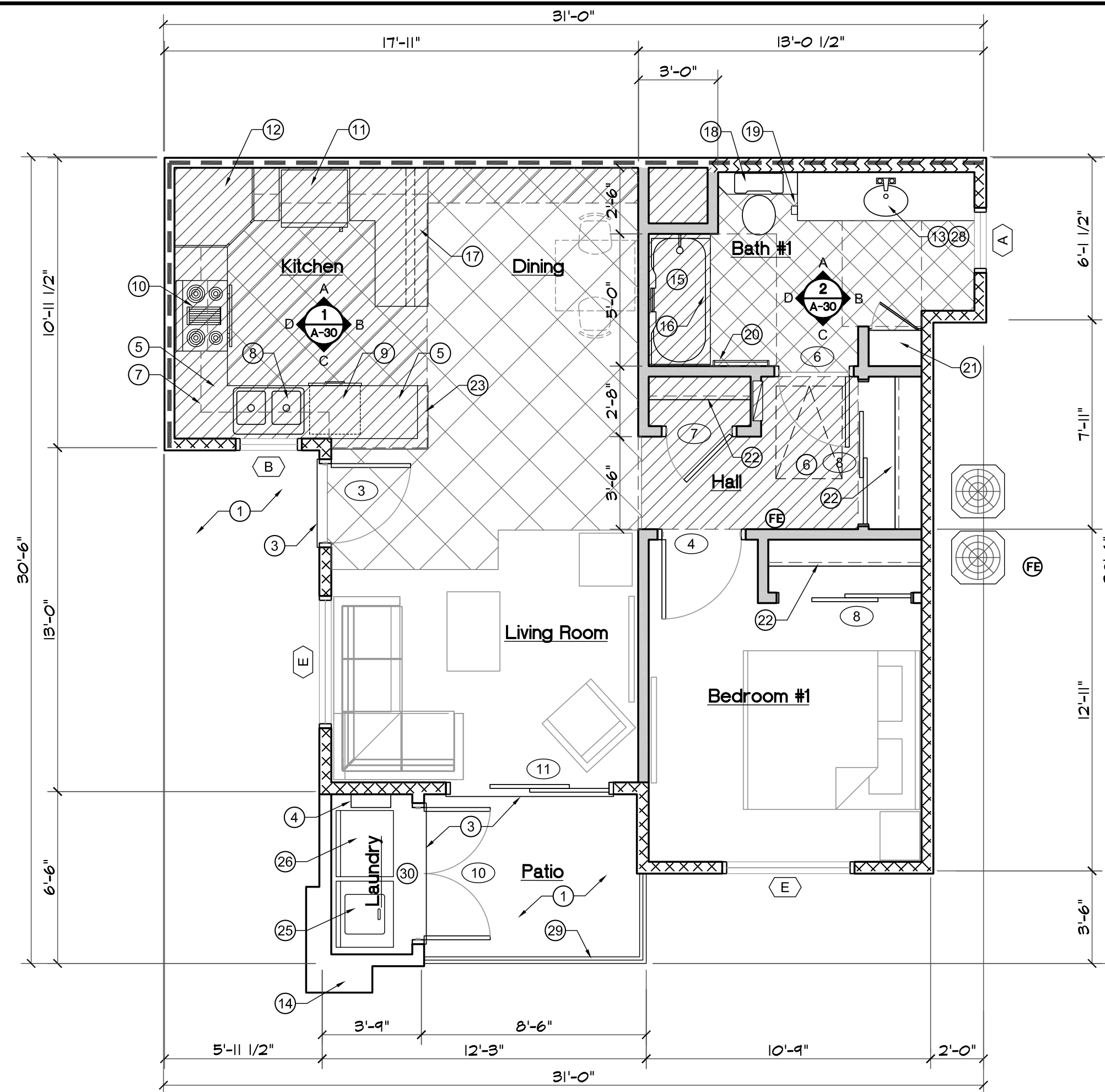
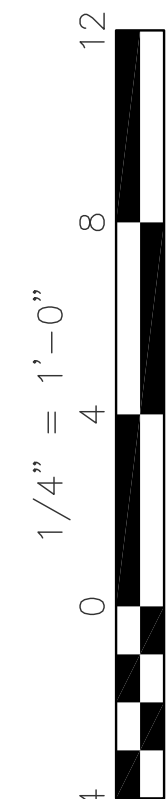
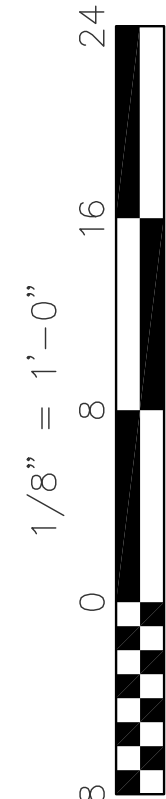
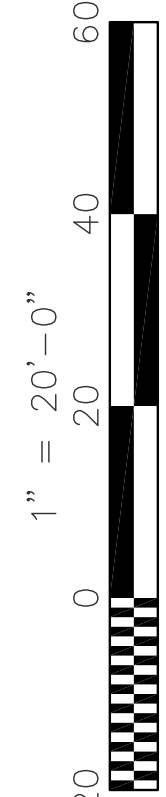
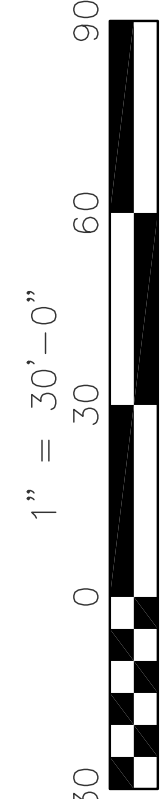
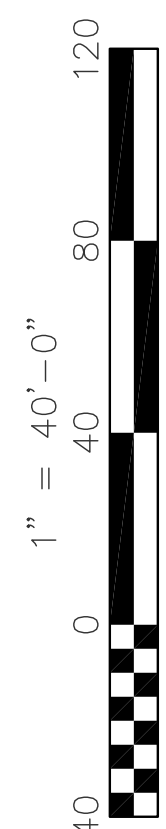
STUDIO 5 ARCHITECTS LLP ARCHITECTURE + PLANNING + DESIGN + PROJECT MANAGEMENT
 336 N. BEDFORD AVE. SUITE 101 FRESNO CA 93711
 TEL. (559) 874-0313
 EMAIL: JPADRON@SS5ARCHITECTS.COM
 Website: www.s5architects.com

PARTIAL PLANTING PLAN
 Tulare Street / Helm Street
 Apartments

Stamp(s):

Job No.: _____
 Sheet No.: **L200**
 Release Date: _____

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NOTE:
THE KITCHENS IN ALL ADAPTABLE UNITS SHALL COMPLY WITH TYPICAL DETAIL 9 / A-36

Unit Type 1

A OPTION 1, SEE SHEET A-11 FOR TYPICAL REQUIREMENTS

TYPICAL UNIT FLOOR PLANS

1/4"=1'-0"

Symbol Legend

- SECTION KEY**
- SECTION IDENTIFICATION
- SHEET NUMBER
- DETAIL KEY**
- DETAIL NUMBER
- SHEET NUMBER
- INTERIOR ELEVATION KEY**
- ELEVATION DIRECTION
- ELEVATION IDENTIFICATION
- SHEET NUMBER
- ELEVATION DATUM**
- INDICATES HEIGHT IN RELATION TO 0'-0"
- ROOM NUMBER / FINISH TAG**
- ROOM NAME
- FINISH SCHEDULE REFERENCE
- WINDOW SCHEDULE KEY**
- WINDOW SCHEDULE REFERENCE
- KEYNOTE SCHEDULE KEY**
- KEYNOTE SCHEDULE REFERENCE
- DOOR SCHEDULE KEY**
- DOOR SCHEDULE REFERENCE
- FIRE EXTINGUISHER**
- FIRE EXTINGUISHER

Notes

1. AT EACH GROUND FLOOR UNIT REQUIRED FOR COMPLIANCE WITH ACCESSIBLE ACCESSIBILITY STANDARDS, PROVIDE THE FOLLOWING:
 - A. GRAB BAR BACKING TO BE BETWEEN 32" AND 38" ABOVE FINISHED FLOOR, 6 INCHES WIDE AND SHALL BE INSTALLED AT THREE SIDES OF THE TUB/ SHOWER ENCLOSURE; TWO SIDES OF EACH WATER CLOSET.
 - B. TOILETS AND LAVATORIES SHALL BE 18 INCHES TO THE CENTERLINE OF THE LAVATORY FROM ANY WALL.
 - C. PROVIDE APPROVED STRIPING ON ALL TREADS AND AT THE UPPER APPROACH OF ALL EXTERIOR STAIRS.
 - D. LEVER TYPE FAUCETS SHALL BE PROVIDED AT ALL LAVATORIES, SINKS, TUB AND SHOWERS IN ACCESSIBLE/ ADAPTABLE UNITS.
 - E. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18 INCH PAST THE STRIKE EDGE OF ALL DOORS.
 - F. REFER TO THE ACCESSIBILITY NOTES, SHEET T-2 AND RESIDENTIAL UNIT ACCESS REQUIREMENTS SHEET A-36 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. WINDOW ASSEMBLIES SHALL HAVE A FENESTRATION U-VALUE AND SHGC AS NOTED IN THE WINDOW SCHEDULE.
3. COORDINATE FIREWALL REQUIREMENTS WITH COMPOSITE BUILDING FLOOR PLANS FOR EACH BUILDING TYPE AND THE FIRE ASSEMBLIES, SHEET A-40.
4. ALL INTERIOR FINISHES SHALL COMPLY WITH A CLASS III (MINIMUM) FLAME SPREAD RATINGS.
5. INSULATION REQUIREMENTS FOR ALL UNITS SHALL BE PROVIDED AS FOLLOWS:
 - A. EXTERIOR WALLS R-19 MINIMUM
 - B. ATTIC INSULATION R-30 MINIMUM
 - C. COMMON WALLS R-13 MINIMUM
6. MOISTURE RESISTANT FIRE RATED GYPSUM BOARD AT FIRE-WALLS/ UNIT SEPARATION WALLS SHALL BE RUN BEHIND ALL TUBS AND SHOWERS/
7. ALL WINDOWS SHALL BE FACTORY WHITE VINYL FRAMES WITH DUAL GLAZING. PROVIDE OPENABLE WINDOWS WITH STANDARD BUG SCREENS.
8. PROVIDE A TYPE 2A-10BC FIRE EXTINGUISHER WITHIN EVERY UNIT (UNDER KITCHEN SINK) TYPICAL.

Wall Legend

- EXTERIOR WALL: CEMENT PLASTER 1/2" CONTINUOUS R-5 INSULATION (1" POLYISOCYANURATE) OVER 2X6 DOUGLAS FIR No.2 & BETTER STUDS AT 16" O.C. WITH R-19 FIBERGLASS INSULATION AND GYPSUM BOARD INTERIOR FINISH.
- DWELLING UNIT SEPARATION FIRE-PARTITION: 5/8 INCH TYPE "X" GYPSUM BOARD ON THE ROOM SIDE OF TWO ROWS OF 2X4 DOUGLAS FIR No.2 & BETTER STUDS AT 16" O.C. WITH R-19 FIBERGLASS INSULATION BETWEEN EACH ROW OF STUDS. PROVIDE 1 INCH AIR SPACE BETWEEN ROWS. TOP PLATES AT GROUND FLOOR UNITS SHALL BE DOUGLAS FIR No.2 OR BETTER.
- INTERIOR STRUCTURAL WALLS: 2X4 DOUGLAS FIR No.2 & BETTER STUDS AT 16" O.C. WITH GYPSUM BOARD INTERIOR FINISH EACH SIDE.
- INTERIOR NON-STRUCTURAL WALLS: 2X4 HEM FIR STANDARD & BETTER STUDS AT 16" O.C. WITH GYPSUM BOARD INTERIOR FINISH EACH SIDE.
- PLUMBING WALLS: 2X6 DOUGLAS FIR STANDARD & BETTER STUDS AT 16" O.C. WITH GYPSUM BOARD INTERIOR FINISH EACH SIDE.
- INSULATED WALLS: 2X4 DOUGLAS FIR No.2 & BETTER STUDS AT 16" O.C. WITH R-19 FIBERGLASS INSULATION AND GYPSUM BOARD INTERIOR FINISH.

Key Notes

1. GROUND FLOOR CONDITION: 3-1/2 INCH THICK CONCRETE LANDINGS AT PORCH/PATIO OVER COMPACTED NATIVE SOIL. VERIFY CONCRETE FLATWORK WITH SITE PLAN. SECOND FLOOR CONDITION: POI-DECK WATERPROOFING SYSTEM APPLIED OVER PLYWOOD FLOOR SHEATHING PER ICSO REPORT ER-5732. SLOPE ALL LANDINGS AWAY FROM BUILDING/UNIT AT A MAXIMUM 1/4 INCH PER FOOT SLOPE/ TYPICAL.
2. INSTALL EXTERIOR STAIRS WITH 7 INCH MAX. RISERS AND 11 INCH MIN. TREADS. PROVIDE 1-1/2 INCH DIAMETER HANDRAIL AT +34 INCHES ABOVE THE NOSE OF THE TREADS, TYPICAL.
3. PROVIDE THRESHOLD AND WEATHERSTRIPPING AT ENTRANCE DOORS. MAXIMUM ELEVATION CHANGE AT DOOR: +0'-1/2", TYPICAL.
4. ELECTRIC TANKLESS TYPE WATER HEATER INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. SET WATER OUTLET TEMPERATURE AT 120° F, WITH INTI-FROST PROTECTION AND CONDENSATE NEUTRALIZER, VENT CAP AND BIRD SCREEN, TYPICAL.
5. 24 INCH DEEP OAK VENEER BASE CABINETS WITH FULL CERAMIC TILE COUNTER AND 6 INCH HIGH SPLASH. REFER TO THE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION, TYPICAL.
6. LOCATION OF 42" X 30" ATTIC ACCESS AT SECOND FLOORS ONLY. PROVIDE WEATHER STRIPPING AND INSULATION EQUIVALENT TO THE CEILING. PROVIDE ONE-HOUR RATED ACCESS DOOR AT UNITS WITHIN BUILDING TYPES B AND C (REFER TO DETAIL 13/A-4) FOR ADDITIONAL INFORMATION, TYPICAL.
7. OAK VENEER UPPER CABINETS. REFER TO THE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL INFORMATION, TYPICAL.
8. TWO COMPARTMENT SINK WITH DISPOSAL. COORDINATE INSTALLATION WITH PLUMBING PLAN, TYPICAL.
9. LOCATION OF UNDER COUNTER BUILT-IN DISHWASHER, TYPICAL.
10. 30 INCH WIDE 4 BURNER SLIDE-IN ELECTRIC RANGE. PROVIDE 36 INCH WIDE HOOD WITH LIGHT AND FAN VENTED TO OUTSIDE. PROVIDE 6 INCH HORIZONTAL CLEARANCE AND 30 INCH VERTICAL CLEARANCE FROM BURNERS TO COMBUSTIBLES. COORDINATE VENTING OF HOOD WITH MECHANICAL PLANS), TYPICAL.
11. REFRIGERATOR SPACE. PLUMBING FOR ICE-MAKER, TYPICAL.
12. OAK VENEER CASEWORK PANTRY. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION, TYPICAL.
13. 22 INCH DEEP BASE CABINETS WITH FULL CERAMIC TILE COUNTER 6 INCH HIGH, SPLASH, SELF-RIMMING LAVATORY, AND FULL WIDTH X 3'-0" HIGH MIRROR ABOVE. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION, TYPICAL.
14. INDICATES THE LOCATIONS OF FURRED COLUMNS WITH CEMENT PLASTER FINISH. COORDINATE THE INSTALLATION WITH THE COMPOSITE FLOOR PLANS AND FRAMING PLANS, TYPICAL.
15. 60"x32" TUB WITH SHOWER ABOVE. PROVIDE CERAMIC TILE OVER WATER RESISTANT GYPSUM BOARD TO +6'-0" ABOVE FINISHED FLOOR. PROVIDE WELDED BRASS FERRULES. INSTALL BACKING IN WALL FOR MOUNTING OF GRAB BARS (FUTURE) AT GROUND FLOOR UNITS, TYPICAL.
16. OBSCURE SAFETY GLASS SHOWER AND/OR TUB ENCLOSURE (VERIFY TYPE WITH FLOOR PLAN), TYPICAL.
17. 12 INCH WIDE CERAMIC TILE BREAKFAST BAR AT +42 INCHES ABOVE FINISHED FLOOR (HALF WALL FRAMING BELOW SHOWN DASHED). COORDINATE INSTALLATION WITH INTERIOR ELEVATIONS, TYPICAL.

ADAPTABLE UNIT NOTES

1. IF WASHER AND DRYERS ARE PROVIDED IN ADAPTABLE UNITS ARE NOT FRONT LOADING, MANAGEMENT SHALL PROVIDE ASSISTIVE DEVICES, ON REQUEST OF THE OCCUPANT, TO FACILITATE THE USE OF TOP LOADING MACHINES.

APPL. NO. P20-01559 EXHIBIT F-1 DATE 12/07/2020

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

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Issue Date: _____
Date: _____
Designer: _____
DR: _____
PC: _____

Revision Description: _____
Number: _____

Agency Approval: _____

Project Name & Address: **AZORRO SENIOR HOUSING COMPLEX**
FRESNO, CA 93722

Sheet Title: **TYPICAL UNIT A FLOOR PLAN**

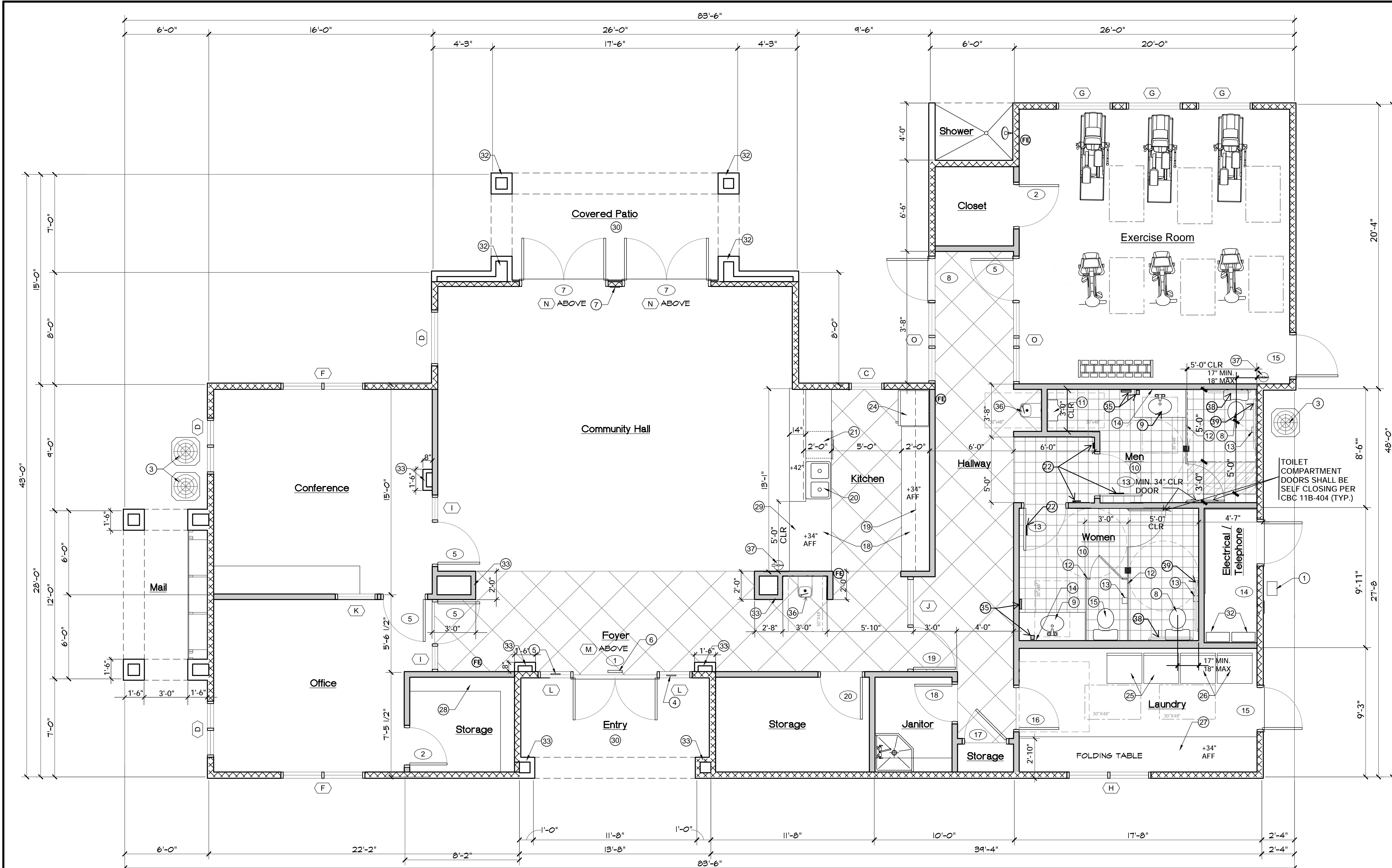
Job No.: **19-001**

Sheet No.: **A-6**

Release Date: _____

Stamp (S):

1" = 40'-0"
1" = 30'-0"
1" = 20'-0"
1" = 1'-0"
1/8" = 1'-0"
1/4" = 1'-0"



Notes

- ALL GLAZING SHALL BE DUAL INSULATED GLASS WINDOW ASSEMBLIES SHALL HAVE A FENESTRATION U-VALUE, AND SHGC WITH STANDARD BLINDS AS NOTED ON THE WINDOW SCHEDULE, SHEET A-10
- INSULATION REQUIREMENTS SHALL BE AS FOLLOWS:
 - EXTERIOR WALLS R-19 MINIMUM
 - CEILING INSULATION R-38 MINIMUM
- ALL INTERIOR FINISHES SHALL COMPLY WITH A CLASS III (MINIMUM) FLAME RATING.
- ALL WINDOWS SHALL BE WHITE VINYL FRAMES WITH LOW-E DUAL GLAZING. PROVIDE OPENABLE WINDOWS WITH STANDARD INSECT SCREENS.
- REFER TO SHEET A-10 FOR ADDITIONAL FINISH NOTES AND SCHEDULES.
- STORAGE, HANDLING OR USE OF CLASS-I LIQUIDS IN EXCESS OF 5 GALLONS IN ANY BUILDING SHALL BE UNLAWFUL.
- AN ACCEPTABLE EMERGENCY ACCESS STORAGE VAULT (KNOX SERIES 5200) SHALL BE LOCATED AT THE MAIN ENTRANCE TO THE FACILITY. THIS VAULT SHALL CONTAIN BUILDING PASSKEYS.
- REFER TO ACCESSIBILITY NOTES ON SHEET T-2 AND DETAILS ON SHEETS A-2 AND A-32 THRU A-35 FOR ACCESSIBILITY REQUIREMENTS FOR THIS BUILDING.
- WASHERS AND DRYERS IN COMMON USE LAUNDRY ROOMS SHALL BE FRONT LOADING WITH CONTROLS IN COMPLIANCE WITH CBC 11B-102.5
- A LOCK OR U-SHAPE HANDLE SHALL BE INSTALLED IMMEDIATELY BELOW THE LATCH ON BOTH SIDES OF ACCESSIBLE TOILET STALL COMPARTMENT DOORS.
- PROVIDE A TYPE 2A-10BC FIRE EXTINGUISHER WITHIN EVERY UNIT (UNDER KITCHEN SINK) TYPICAL.

Accessibility Notes

- PROVIDE THE FOLLOWING A.D.A. ACCESSIBILITY STANDARDS:
 - GRAB BAR BACKING TO BE BETWEEN 32" AND 38" ABOVE FINISHED FLOOR, 6 INCHES WIDE AND SHALL BE INSTALLED AT THREE SIDES OF THE TUB/ SHOWER ENCLOSURE; TWO SIDES OF EACH WATER CLOSET
 - TOILETS AND LAVATORIES SHALL BE 18 INCHES TO THE CENTERLINE OF THE LAVATORY FROM ANY WALL.
 - PROVIDE APPROVED STRIPING ON ALL TREADS AND AT THE UPPER APPROACH OF ALL EXTERIOR STAIRS.
 - LEVER TYPE FAUCETS SHALL BE PROVIDED AT ALL LAVATORIES, SINKS, TUB AND SHOWERS IN ACCESSIBLE/ ADAPTABLE UNITS.
 - DOORWAYS SHALL BE PROVIDED WITH 18 INCH MINIMUM CLEARANCE ON THE STRIKE EDGE OF THE SWING SIDE OF ANY DOOR.
 - REFER TO THE ADA NOTES, SHEET T-2 AND RESIDENTIAL UNIT ACCESS REQUIREMENTS DETAILS ON SHEET A-36 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- TACTILE EXIT SIGNS SHALL COMPLY WITH CBC SECTION 11B-102.5 AS FOLLOWS:
 - CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-SLARE FINISH, WITH CHARACTERS AND SYMBOLS CONTRASTING WITH THE BACKGROUND.
 - CHARACTERS SHALL HAVE A WIDTH TO HEIGHT RATIO OF BETWEEN 3/5 AND 1/1, AND A STROKE TO HEIGHT RATIO OF BETWEEN 1/5 AND 1/10.
 - CHARACTERS SHALL BE RAISED 1/32 INCH MIN. AND SHALL BE SANS SERIF UPPER CASE ACCOMPANIED BY GRADE 2 BRAILLE.
 - CHARACTER SHALL BE A MINIMUM OF 5/8 INCH HIGH AND A MINIMUM OF 2 INCHES HIGH.
 - GRADE 2 BRAILLE DOTS SHALL BE 1/10 INCH ON-CENTER IN EACH CELL WITH 2/10 INCH SPACE BETWEEN CELLS MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH ABOVE THE BACKGROUND.
 - SIGNS SHALL BE MOUNTED AT +60 INCHES ABOVE FINISH FLOOR.
- TACTILE EXIT SIGNS SHALL READ AS FOLLOWS:
 - EACH GRADE LEVEL EXTERIOR EXIT DOOR - "EXIT".
 - EACH EXIT ACCESS DOOR FROM A HALLWAY TO A CORRIDOR THAT IS REQUIRED TO HAVE AN EXIT SIGN - "EXIT ROUTE".
 - EACH INTERIOR EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY (ON THE OUTSIDE OF THE STAIR ENCLOSURE) - "EXIT STAIR DOWN".
 - EACH INTERIOR EXIT DOOR THAT LEADS INTO AN EXIT ENCLOSURE AT THE FIRST FLOOR OR INTO AN EXIT PASSAGEWAY - "EXIT ROUTE".

OCCUPANCY NOTE:
EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND BE MAINTAINED BY THE OWNER OR OWNER'S AUTHORIZED AGENT. 2016 CFC, SECTION 1004.3.

OCCUPANCY NOTE:
SEE THE OCCUPANT LOAD SCHEDULE ON THE RIGHT OF THE DRAWING SHEET

Building E - Floor Plan
1/4" = 1'-0"

- ### Key Notes
- GAS METER LOCATION, COORDINATE WORK AND REQUIREMENTS WITH PLUMBING PLAN, SHEET P-2 AND LOCAL UTILITY COMPANY.
 - ELECTRICAL SERVICE / METER SECTION LOCATION, COORDINATE WORK AND REQUIREMENTS WITH ELECTRICAL PLAN, SHEET E-6 AND LOCAL UTILITY COMPANY.
 - LOCATION OF GROUND MOUNTED CONDENSING UNIT, COORDINATE WORK WITH BUILDING "E" MECHANICAL PLAN, SHEET M-4, TYPICAL.
 - 5' x 5' ADA ACCESS SIGN PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS AND 40 SQUARE INCH "NO-SMOKING" SIGN PER CITY OF FRESNO NO-SMOKING ORDINANCE, TYPICAL.
 - INDICATES THE LOCATION OF TACTILE EXIT SIGN TO BE INSTALLED PER CBC SECTION 11B-102.5 REFER TO THE EXIT SIGNAGE NOTES, SHEET A-35 FOR ADDITIONAL INFORMATION, TYPICAL.
 - LOCATION OF ILLUMINATED EXIT SIGN WITH BATTERY BACK-UP POWER, MOUNTED ABOVE THE DOOR. COORDINATE INSTALLATION WITH ELECTRICAL PLAN, SHEET E-6, TYPICAL.
 - PROVIDE OCCUPANT LOAD SIGN TO READ: "MAXIMUM OCCUPANCY = _____ PERSONS. LETTERS SHALL BE 1 INCH HIGH ON A CONTRASTING BACKGROUND, TYPICAL.
 - INSTALL FLOOR MOUNTED LOW FLOW (1.28 GALLONS PER FLUSH) TANK TYPE TOILET WITH LIP OF TOILET AT +11" TO 14" ABOVE FINISHED FLOOR WITH OPEN FLOOR FRONT SEAT, TYPICAL.
 - PLASTIC LAMINATE COUNTERTOP WITH SELF-RIMMING LAVATORY, WRAP P-TRAP AND HOT WATER PIPING PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS, TYPICAL.
 - COORDINATE THE LOCATION, MOUNTING HEIGHTS, AND INSTALLATION OF TOILET ACCESSORIES WITHIN THE ACCESSIBLE RESTROOMS WITH THE INTERIOR ELEVATIONS, SHEET A-30 AND THE BATH ACCESSORIES SCHEDULE, SHEET P-1, TYPICAL.
 - INSTALL ADA ACCESSIBLE WALL MOUNTED URINAL (WITH 14" EXTENSION FROM WALL). COORDINATE WITH INTERIOR ELEVATIONS, TYPICAL.
 - OVERHEAD BRACED PLASTIC LAMINATE TOILET PARTITIONS AND URINAL SCREENS. PROVIDE 34 INCH CLEAR OPENINGS AT DOORS TO ACCESSIBLE TOILET COMPARTMENTS. COORDINATE WITH INTERIOR ELEVATIONS, TYPICAL.
 - SURFACE MOUNTED TOILET TISSUE / SEAT COVER DISPENSER.
 - FULL HEIGHT TEMPERED MIRROR ON WALL.
 - FLOOR MOUNTED LOW FLOW (1.28 GALLONS PER FLUSH MAXIMUM) TANK-TYPE TOILET WITH OPEN FRONT SEAT, TYPICAL.
 - TOILET PAPER HOLDER LOCATION, TYPICAL.
 - TOILET SEAT COVER DISPENSER, TYPICAL.
 - BASE CABINETS WITH FULL CERAMIC TILE COUNTER AND 6 INCH HIGH SPLASH STAIN GRADE WOOD VENEER DOORS AND MELAMINE INTERIOR FINISH, TYPICAL.
 - UPPER CABINETS WITH STAIN GRADE WOOD VENEER DOORS AND MELAMINE INTERIOR FINISH, TYPICAL.
 - TWO COMPARTMENT SINK WITH DISPOSAL. COORDINATE INSTALLATION WITH PLUMBING PLAN, TYPICAL.
 - LOCATION OF UNDER COUNTER BUILT-IN DISHWASHER, TYPICAL.
 - REFRIGERATOR SPACE. PROVIDE PLUMBING FOR ICE-MAKER, TYPICAL.
 - 36 INCH WIDE HOOD WITH TWO SPEED FAN AND LIGHT, TYPICAL.
 - REFRIGERATOR SPACE. PROVIDE PLUMBING FOR ICE-MAKER, TYPICAL.
 - COIN OPERATED CLOTHES WASHER. COORDINATE INSTALLATION WITH PLUMBING PLAN, TYPICAL. FRONT-END LOADING UNITS ADA COMPLIANT.
 - COIN OPERATED CLOTHES DRYER. COORDINATE INSTALLATION WITH MECHANICAL PLAN, TYPICAL. FRONT-END LOADING UNITS ADA COMPLIANT.
 - 24 INCH WIDE PLASTIC LAMINATE FOLDING COUNTER MOUNTED AT + 34 INCHES ABOVE FINISH FLOOR.
 - FIVE (5) 14 INCH DEEP FIXED SHELVES, TYPICAL.
 - 12 INCH WIDE CERAMIC TILE BREAKFAST BAR AT +42 INCHES ABOVE FINISHED FLOOR (HALF WALL FRAMING BELOW SHOWN DASHED). COORDINATE INSTALLATION WITH INTERIOR ELEVATIONS, TYPICAL.
 - 3/2 INCH THICK ADA ACCESSIBLE CAST IN PLACE CONCRETE WALKWAY / LANDINGS / PATIO OVER COMPACTED NATIVE SOIL. COORDINATE CONCRETE FLATWORK WITH SITE PLAN.
 - PROVIDE THRESHOLD AND WEATHERSTRIPPING AT ENTRANCE DOORS. MAXIMUM ELEVATION CHANGE AT DOOR: +0'-1/2", TYPICAL.
 - ELECTRIC TANKLESS TYPE WATER HEATER INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. SET WATER OUTLET TEMPERATURE AT 120° F. WITH INTI-FROST PROTECTION AND CONDENSATE NEUTRALIZER, VENT CAP AND BIRD SCREEN, TYPICAL.
 - INDICATES THE LOCATION(S) OF FURRED COLUMNS WITH CEMENT PLASTER FINISH, COORDINATE THE INSTALLATION WITH THE COMPOSITE FLOOR PLANS AND FRAMING PLANS, TYPICAL.
 - TRANSITION STRIP AT FLOORING CHANGES, TYPICAL.
 - SOAP AND PAPER TOWEL DISPENSER SEE DETAIL 12A-36 FOR MOUNTING HEIGHTS
 - WALL MOUNTED DRINKING FOUNTAIN STANDING HEIGHT 38" - 48" TO ORIFICE CENTER LINE ABOVE FINISH FLOOR PER 11B-602.7 AND ALSO CURE REQUIREMENTS PER 11B-602.9
 - 2A-10BC PORTABLE FIRE EXTINGUISHER (PER NFPA 10) MOUNTED 50 THAT TOP IS NOT MORE THAN 5 FEET FROM FLOOR. 2016 CFC, SECTION 406.9
 - 1 1/2" x 36" LONG GRAB BAR + 33" MIN. - 36" MAX TO THE TOP OF THE GRIPPING SURFACE. MIN. 1 1/2" CLEARANCE BETWEEN THE BOTTOM OF THE GRAB BAR AND THE TOP OF ANY ACCESSORIES AND TOILET TANK OR FLUSH VALVE
 - 1 1/2" x 48" LONG GRAB BAR + 33" MIN. - 36" MAX TO THE TOP OF THE GRIPPING SURFACE. MIN. 1 1/2" CLEARANCE BETWEEN THE BOTTOM OF THE GRAB BAR AND THE TOP OF ANY ACCESSORIES AND TOILET TANK OR FLUSH VALVE

- ### Wall Legend
- EXTERIOR WALL: CEMENT PLASTER W/ CONTINUOUS R-5 INSULATION (1" POLYISOCYANURATE) OVER 2X6 DOUGLAS FIR No 2 & BETTER STUDS AT 16" O.C. WITH R-19 FIBERGLASS INSULATION AND GYPSUM BOARD INTERIOR FINISH.
 - DWELLING UNIT SEPARATION FIRE-PARTITION: 5/8 INCH TYPE "X" GYPSUM BOARD ON THE ROOM SIDE OF TWO ROWS OF 2X4 DOUGLAS FIR No 2 & BETTER STUDS AT 16" O.C. WITH R-13 FIBERGLASS INSULATION BETWEEN EACH ROW OF STUDS. PROVIDE 1 INCH AIR SPACE BETWEEN ROWS. TOP FLATES AT GROUND FLOOR UNITS SHALL BE DOUGLAS FIR No 2 OR BETTER.
 - INTERIOR STRUCTURAL WALLS: 2X4 DOUGLAS FIR No 2 & BETTER STUDS AT 16" O.C. WITH GYPSUM BOARD INTERIOR FINISH EACH SIDE. PROVIDE A STUD BELOW EACH FLOOR JOIST AT GROUND FLOOR WALLS.
 - INTERIOR NON-STRUCTURAL WALLS: 2X4 HEM FIR STANDARD & BETTER STUDS AT 16" O.C. WITH GYPSUM BOARD INTERIOR FINISH EACH SIDE.
 - PLUMBING WALLS: 2X4 DOUGLAS FIR STANDARD & BETTER STUDS AT 16" O.C. WITH GYPSUM BOARD INTERIOR FINISH EACH SIDE.
 - INSULATED WALLS: 2X4 DOUGLAS FIR No 2 & BETTER STUDS AT 16" O.C. WITH R-13 FIBERGLASS INSULATION AND GYPSUM BOARD INTERIOR FINISH.

- ### Symbol Legend
- SECTION KEY: SECTION IDENTIFICATION, SHEET NUMBER
 - DETAIL KEY: DETAIL NUMBER, SHEET NUMBER
 - INTERIOR ELEVATION KEY: ELEVATION DIRECTION, ELEVATION IDENTIFICATION, SHEET NUMBER
 - ELEVATION DATUM: INDICATES HEIGHT IN RELATION TO 0'-0"
 - ROOM NUMBER / FINISH TAG: ROOM NAME, ROOM NUMBER
 - WINDOW SCHEDULE KEY
 - KEYNOTE SCHEDULE KEY
 - DOOR SCHEDULE KEY
 - FIRE EXTINGUISHER

APPL. NO. P20-01559 EXHIBIT F-2 DATE 12/07/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

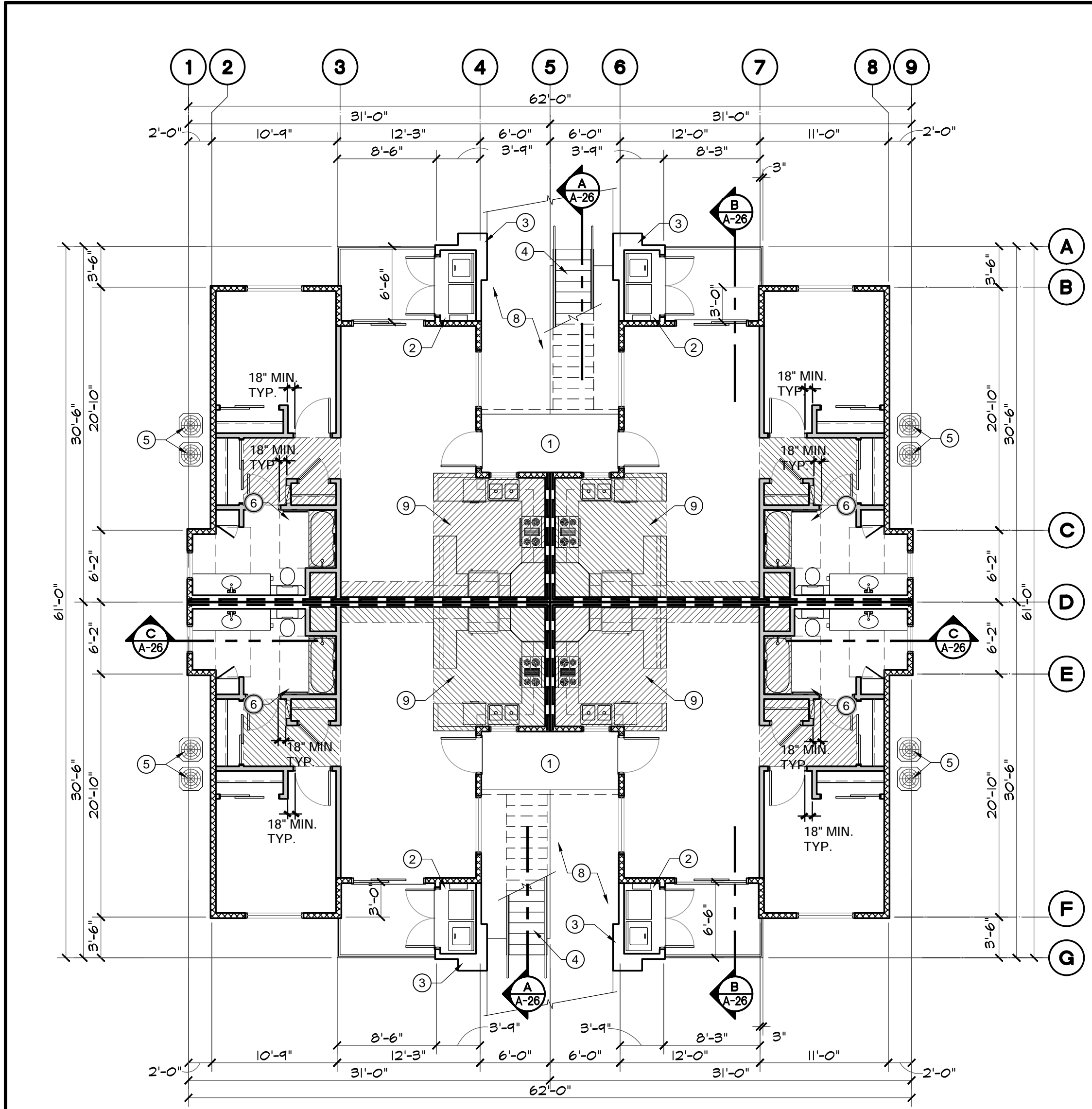
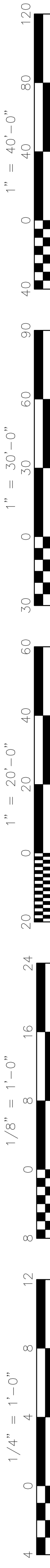
Notes
Revision Description
Number
Agency Approval
Issue Date
Date
Designer
DR
PC

STUDIO 5 LLP.
ARCHITECTURE • PLANNING • PROJECT MANAGEMENT
336 West Bedford Ave. Suite 104, Fresno, CA 93711
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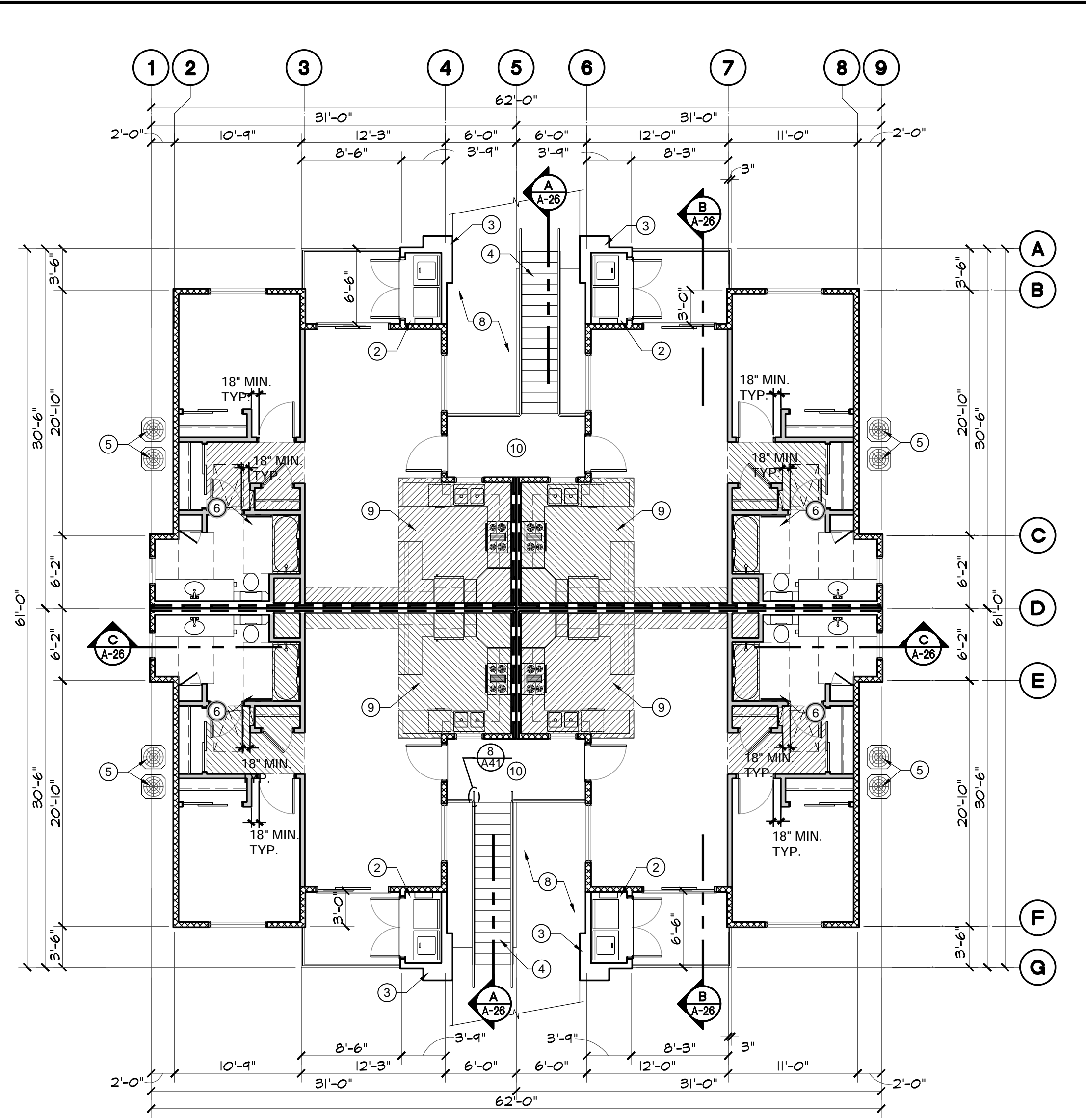
CLUB HOUSE FLOOR PLAN

AZORRO SENIOR HOUSING COMPLEX
FRESNO, CA 93722

Project Name & Address
Consultant
Stamp(S)
Job No.: **19-001**
Sheet No.: **A-7**
Release Date:



**Building A
Ground - Composite Floor Plan**
1/8"=1'-0"



**Building A
Second - Composite Floor Plan**
1/8"=1'-0"

APPL. NO. P20-01559 EXHIBIT F-3 DATE 12/07/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

FIRE / LIFE SAFETY NOTES

1. PROVIDE A MINIMUM 18 IN X 24IN ACCESS PANEL FOR THE FIRE SPRINKLER RISER IN ALL APARTMENT BUILDINGS. FDD POLICY NO. 405.003.
2. COMPLETELY FILL THE CONCEALED COMBUSTIAL SPACES BETWEEN THE FLOORS WITH INSULATION OR THE SPRINKLER DESIGN WILL BE REQUIRED TO BE INCREASED FROM .10/1500 TO .10/3000.
3. SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE ALARM SYSTEM. SEE FFD DEVELOPMENT POLICY 401.012. BUILDINGS WITH 16 OR MORE UNITS WILL REQUIRE A FIRE ALARM SYSTEM.
4. THE GENERAL CONTRACTOR SHALL COORDINATE THE FIRE ALARM SYSTEM INTERFACES BETWEEN THE FIRE ALARM CONTRACTOR, SPRINKLER CONTRACTOR, MECHANICAL CONTRACTOR AND ANY OTHER PERTINENT TRADES (FIRE ALARM, SPRINKLER SYSTEM, HOOD AND VENT EXTINGUISHING SYSTEM, HVAC, FIRE SMOKE DAMPERS, ETC.) ALL WORK MUST REMAIN VISIBLE AND MAY NOT BE COVERED UNTIL THE REQUIRED FIRE INSPECTIONS HAVE BEEN COMPLETED BY THE FIRE DEPARTMENT.
5. PROVIDE A 2A-10B:C PORTABLE FIRE EXTINGUISHER IN EACH APARTMENT UNIT AND PROVIDE A MINIMUM OF THREE (3) FIRE EXTINGUISHERS IN THE CLUB HOUSE.

BATHING AND TOILET FACILITIES OPTION NOTES

- BATHING AND TOILET FACILITIES IN MULTIFAMILY DWELLING UNITS**
THIS UNIT SHALL MEET THE 2016 CBC SECTION 1134A.2
- A) OPTION 1:**
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4
 2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5
 3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6
 4. WATER CLOSET SHALL COMPLY WITH SECTION 1134A.7
 5. LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8
 6. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
 7. DOOR SHALL COMPLY WITH REQUIREMENTS OF SECTION 1132A.5
 8. A MINIMUM 18" CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
 9. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
 10. REINFORCED WALL TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AND AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5
 11. BATHTUB ENCLOSURES, DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL COMPLY WITH SECTIONS 1134A.5
- B) OPTION 2: (Main Bathroom)**
1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4
 2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5
 3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6
 4. WATER CLOSET SHALL COMPLY WITH SECTION 1134A.7
 5. LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8
 6. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 BOTH BATHTUBS SHALL COMPLY WITH SECTION 1134A.5
 7. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8
 8. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
 9. DOOR SHALL COMPLY WITH REQUIREMENTS OF SECTION 1132A.5
 10. A MINIMUM 18" CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
 11. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
 12. REINFORCED WALL TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AND AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTIONS 1127A.4 AND 1127A.2, ITEM 4.
 13. BATHTUB ENCLOSURES, DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL COMPLY WITH SECTIONS 1134A.5
- OPTION 2: (Master Bathroom)**
THE MASTER BATHROOM SHALL COMPLY WITH ITEMS 8 THROUGH 12 ABOVE.

Symbol Legend

- SECTION KEY**
- A → SECTION IDENTIFICATION
 - A-3 → SHEET NUMBER
- DETAIL KEY**
- 1 → DETAIL NUMBER
 - A-2 → SHEET NUMBER
- INTERIOR ELEVATION KEY**
- A ← ELEVATION DIRECTION
 - 1 → ELEVATION IDENTIFICATION
 - D → SHEET NUMBER
- ELEVATION DATUM**
- +1'-0" → INDICATES HEIGHT IN RELATION TO 0'-0"
- ROOM NUMBER / FINISH TAG**
- KITCHEN → ROOM NAME
 - 100 → FINISH SCHEDULE REFERENCE
- WINDOW SCHEDULE KEY**
- A → WINDOW SCHEDULE REFERENCE
- KEYNOTE SCHEDULE KEY**
- 1 → KEYNOTE SCHEDULE REFERENCE
- DOOR SCHEDULE KEY**
- 201 → DOOR SCHEDULE REFERENCE

Building Statistics

BUILDING UNIT MIX:	(4) UNITS TYPE-I, 1 BEDROOM, 1 BATHROOM WALK-UP UNIT, 684 S.F./UNIT.
OCCUPANCY GROUP:	R-2
CONSTRUCTION TYPE:	TYPE V-B WITH NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA:	
a. GROUND FLOOR (LIVING AREA)	2,736 SQ. FT.
b. SECOND FLOOR (LIVING AREA)	2,736 SQ. FT.
c. COVERED PATIO	50 SQ. FT.
d. COVERED PORCH	31 SQ. FT.
TOTAL BUILDING AREA	5,553 SQ. FT.

ALLOWABLE AREA:

R-2 (SM w/o Height Increase) TYPE - V-B
TOTAL ALLOWABLE AREA 21,000 SQ. FT.

FIRE RESISTANCE REQUIREMENTS:

a. EXTERIOR WALLS	TYPE -V, B (CBC TABLE 601)
b. INTERIOR BEARING WALLS	TYPE -V, B (CBC TABLE 601)
c. INTERIOR NON BEARING WALLS	TYPE -V, B (CBC TABLE 601)
d. UNIT COMMON WALLS	TYPE -V, B (CBC TABLE 601) SOUND WALL STC RATING = 55-59 PER NAIMA ASSEMBLY 10d
e. FLOOR / CEILING ASSEMBLY	TYPE -V, B (CBC TABLE 601) STC RATING = 59, IIC = 50
f. CEILING / ROOF ASSEMBLY	TYPE -V, B (CBC TABLE 601)
g. SHAFT ENCLOSURES	TYPE -V, B (CBC TABLE 601)
h. EXTERIOR OPENINGS	TYPE -V, B (CBC TABLE 601)
i. OCCUPANCY SEPARATION	ONE HOUR (G.A. FILE NO. WP 3343).

NOTE: SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM. INSTALLATION MUST ALSO COMPLY WITH FPD POLICY SECTION 405. FPD POLICIES CAN BE FOUND ON THE FIRE DEPARTMENT WEBSITE UNDER COMMUNITY AND PROFESSIONAL SERVICES. FIRE DEPARTMENT DEVELOPMENT POLICIES.

Key Notes

1. 3 1/2 INCH THICK PORCH/PATIO LANDINGS OVER NATIVE SOIL COMPACTED TO 90%. REFER TO THE SITE PLAN, SHEET A-1 FOR ADDITIONAL CONCRETE FLATWORK, TYPICAL.
2. PROVIDE 5/8 INCH THICK TYPE X GYPSUM BOARD FINISH AT ALL WALL AND CEILING WITH FIRE TAPE FINISH ONLY AT WATER HEATER CLOSETS. PROVIDE EXPOSED CONCRETE FLOOR FINISH ONLY.
3. FURRED CEMENT PLASTER FINISH COLUMN. COORDINATE WITH FRAMING PLANS AND EXTERIOR ELEVATIONS, TYPICAL.
4. 42 INCH WIDE PRE-FABRICATED METAL STAIRWAY WITH PRE-CAST CONCRETE TREADS AND METAL HANDRAILS AND GUARDRAILS WITH NO OPENING GREATER THAN 4 INCHES. PROVIDE 1 1/2 INCH Ø TOP RAIL AT +34 INCHES ABOVE THE NOSE OF THE TREAD, TYPICAL.
5. LOCATION OF GROUND MOUNTED CONDENSING UNITS). COORDINATE REQUIREMENTS WITH MANUFACTURER AND MECHANICAL PLANS.
6. LOCATION OF BUILDING ELECTRICAL MAIN SERVICE AND METERS. COORDINATE INSTALLATION WITH ELECTRICAL SITE PLAN AND LOCAL UTILITY COMPANY, TYPICAL.
7. LOCATION OF BUILDING GAS METERS. COORDINATE INSTALLATION WITH PLUMBING PLAN AND LOCAL UTILITY COMPANY, TYPICAL.
8. 3 1/2 INCH THICK CONCRETE WALKWAY WITH NON-SLIP FINISH OVER NATIVE SOIL COMPACTED TO 90%. COORDINATE WITH SITE PLAN, SHEET A-1 FOR ADDITIONAL CONCRETE FLATWORK, TYPICAL.
9. HATCHING INDICATES THE LOCATION OF CEILING FURRED TO +1'-0" ABOVE FINISH FLOOR. FURRED CEILING SHALL BE INSTALLED AFTER STRUCTURAL FRAMING MEMBERS HAVE BEEN FIRE PROTECTED, TYPICAL.
10. PLI-DECK WATERPROOFING MEMBRANE INSTALLED PER ICBO REPORT ER-3732 OVER PLYWOOD SHEATHING AT BALCONY. PROVIDE 1/8 INCH PER FOOT MINIMUM SLOPE AWAY FROM BUILDING. PROVIDE FLASHING AND COUNTERFLASHING AT JUNCTION WITH BUILDING PER WATERPROOFING MANUFACTURER'S MOST RECENT RECOMMENDATIONS TO PROVIDE A WEATHERTIGHT INSTALLATION, TYPICAL.

Wall Legend

- EXTERIOR WALL: CEMENT PLASTER W/ CONTINUOUS R-5 INSULATION (1" POLYISOCYANURATE) OVER 2X6 DOUGLAS FIR No.2 & BETTER STUDS AT 16" O.C. WITH R-19 FIBERGLASS INSULATION AND GYPSUM BOARD INTERIOR FINISH.
- DWELLING UNIT SEPARATION FIRE-PARTITION: 5/8 INCH TYPE "X" GYPSUM BOARD ON THE ROOM SIDE OF TWO ROWS OF 2X4 DOUGLAS FIR No.2 & BETTER STUDS AT 16" O.C. WITH R-13 FIBERGLASS INSULATION BETWEEN EACH ROW OF STUDS. PROVIDE 1 INCH AIR SPACE BETWEEN ROWS TOP PLATES AT GROUND FLOOR UNITS SHALL BE DOUGLAS FIR No.2 OR BETTER.
- INTERIOR STRUCTURAL WALLS: 2X4 DOUGLAS FIR No.2 & BETTER STUDS AT 16" O.C. WITH GYPSUM BOARD INTERIOR FINISH EACH SIDE. PROVIDE A STUD BELOW EACH FLOOR JOIST AT GROUND FLOOR WALLS.
- INTERIOR NON-STRUCTURAL WALLS: 2X4 HEW FIR STANDARD & BETTER STUDS AT 16" O.C. WITH GYPSUM BOARD INTERIOR FINISH EACH SIDE.
- PLUMBING WALLS: 2X6 DOUGLAS FIR STANDARD & BETTER STUDS AT 16" O.C. WITH GYPSUM BOARD INTERIOR FINISH EACH SIDE.
- INSULATED WALLS: 2X4 DOUGLAS FIR No.2 & BETTER STUDS AT 16" O.C. WITH R-13 FIBERGLASS INSULATION AND GYPSUM BOARD INTERIOR FINISH.

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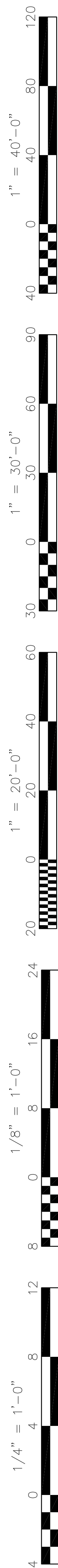
**BUILDING A 1ST AND 2ND FLOOR
COMPOSITE FLOOR PLANS**

**AZORRO SENIOR HOUSING
COMPLEX**
FRESNO, CA 93722

Project Name & Address:
 Consultant:
 Sheet Title:
 Stamp (Professional Seal):
 Job No.: **19-001**
 Sheet No.: **A-10**
 Release Date:

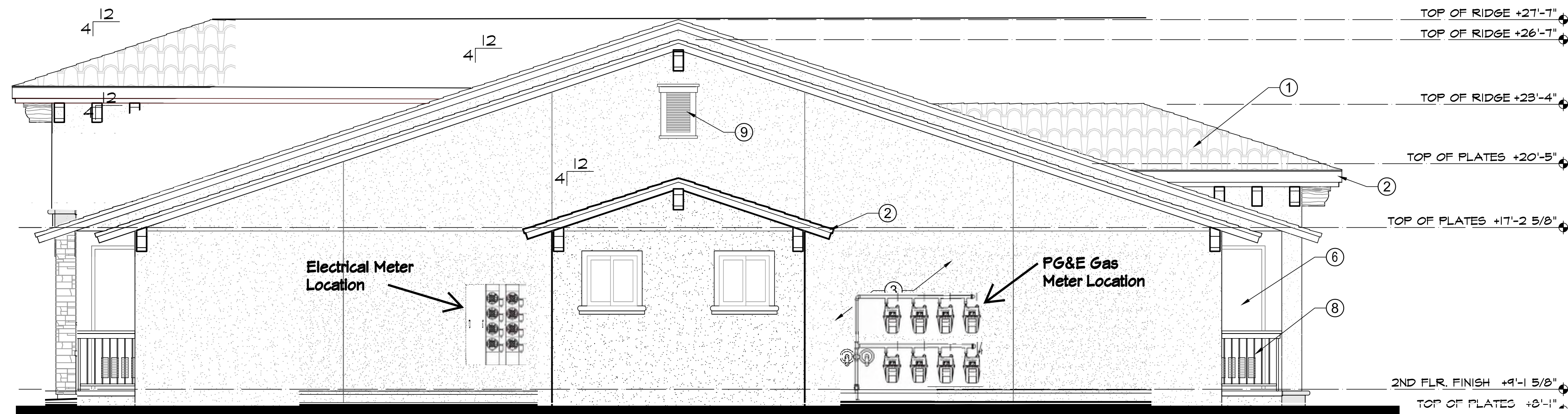
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APPL. NO. P20-01559 EXHIBIT E-1 DATE 12/07/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



Building A - Front Elevation

1/4"=1'-0"
 (REAR ELEVATION IS A MIRROR IMAGE OF FRONT ELEVATION)


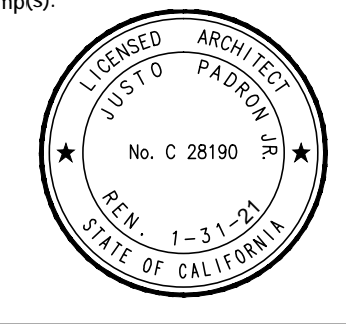


Building A - Left Side Elevation

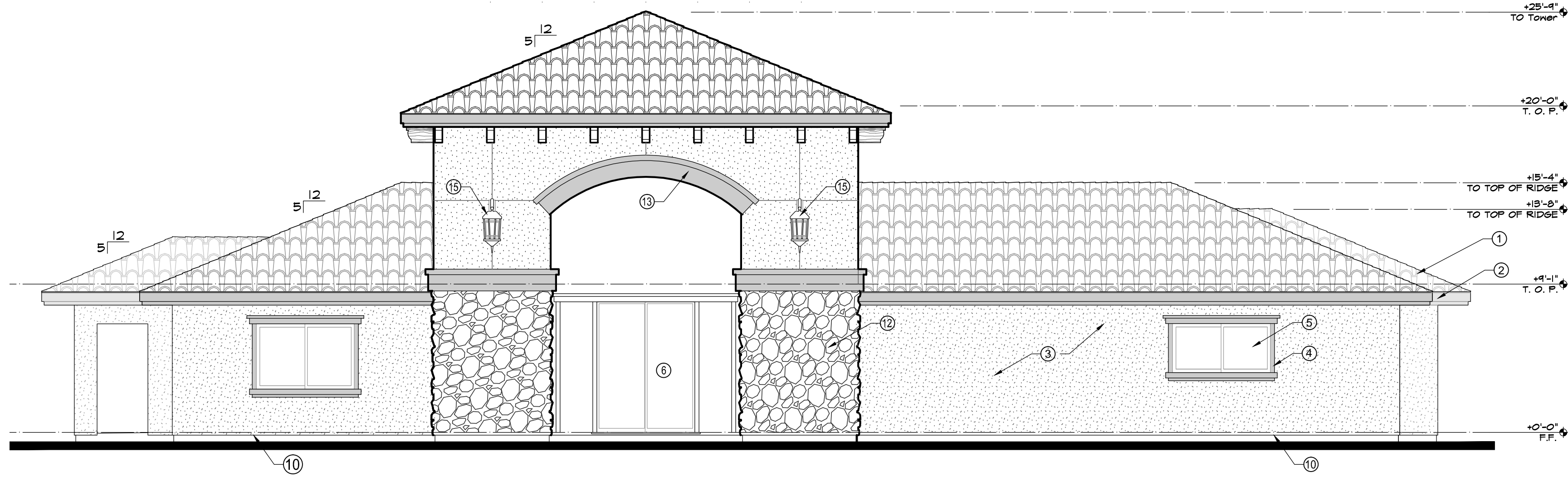
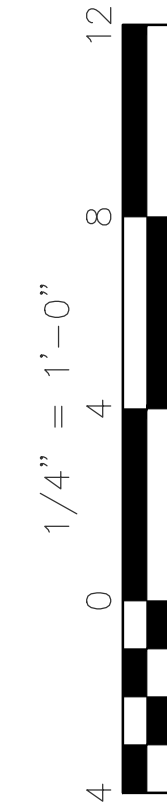
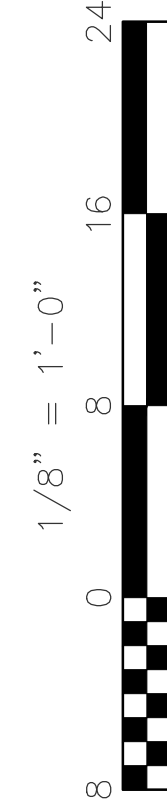
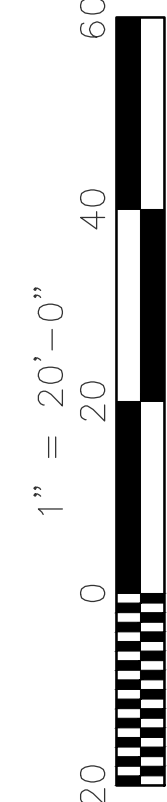
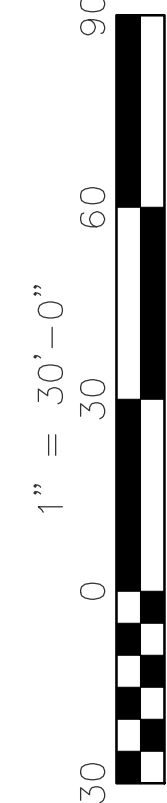
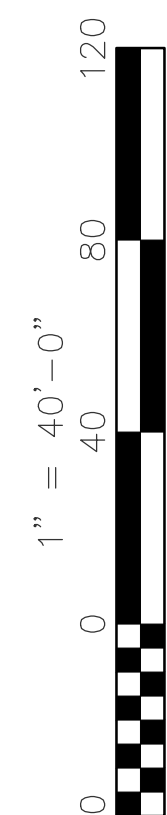
1/4"=1'-0"
 (RIGHT SIDE ELEVATION IS A MIRROR IMAGE OF LEFT SIDE ELEVATION)

Key Notes

- 1 CLASS "A" 30 YEAR ARCHITECTURAL COMPOSITION SHINGLE ROOFING OVER #50 ROOFING FELTS, OVER PLYWOOD ROOF SHEATHING. SHINGLES SHALL BE INSTALLED PER MANUFACTURER'S LATEST RECOMMENDATIONS AS APPROVED BY ARCHITECT, TYPICAL.
- 2 2X8 RESAWN HELM FIR FASCIA WITH 1X8 STARTER STRIP. NO STARTER STRIP WHERE RAIN GUTTERS ARE TO BE INSTALLED. COORDINATE WITH THE ROOF PLAN, TYPICAL.
- 3 7/8 INCH THICK, THREE COAT STUCCO OVER "KRAFT" BACKED WIRE LATH. PROVIDE LIGHT DASH FINISH WITH INTEGRAL COLOR AS SELECTED BY OWNER. INSTALLATION OF THE LATH AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ARCHITECT, TYPICAL.
- 4 FOAM ACCENT TRIM WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH AROUND DOORS AND WINDOWS, TYPICAL.
- 5 VINYL FRAME WINDOWS WITH DUAL GLAZING AS SHOWN. COORDINATE GLAZING REQUIREMENTS WITH THE WINDOW SCHEDULE.
- 6 DOOR COORDINATE WITH THE UNIT FLOOR PLANS AND DOOR SCHEDULE, TYPICAL.
- 7 PRE-FABRICATED WROUGHT IRON STAIRS WITH PRE-CAST CONCRETE TREADS AND WROUGHT IRON GUARDRAIL / HANDRAIL WITH OPENINGS LESS THAN 4 INCHES. PAINT RAILINGS AS NOTED ON THE COLOR SCHEDULE, TYPICAL.
- 8 42 INCHES HIGH PRE-FABRICATED WROUGHT IRON GUARDRAIL WITH OPENINGS LESS THAN 4 INCHES. PAINT RAILINGS AS NOTED ON THE COLOR SCHEDULE, TYPICAL.
- 9 14X24 LOUVERED GABLE END VENTS WITH 1/4 INCH INSECT SCREEN. PAINT ACCENT COLOR AS NOTED ON THE COLOR SCHEDULE, TYPICAL.
- 10 24 GAGE GALVANIZED SHEET METAL KEEP SCREED DETAIL 1/A-37, TYPICAL.
- 11 LOCATION OF SINGLE LINE GALVANIZED SHEET METAL EXPANSION SCREED, TYPICAL.
- 12 CULTURED STONE VENEER ADHERED TO BROWN COAT WITH GROUTED JOINTS, TYPICAL.
- 13 FOAM ACCENT TRIM WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH, TYPICAL.
- 14 FURRED COLUMN WITH TYPICAL THREE COAT STUCCO OVER "KRAFT" BACKED WIRE LATH. PROVIDE LIGHT DASH FINISH WITH INTEGRAL COLOR AS SELECTED BY OWNER.
- 15 EXTERIOR RATED LIGHT FIXTURE TO BE SELECTED BY THE OWNER, PURCHASED AND INSTALLED BY THE CONTRACTOR.
- 16 VINYL FRAME PATIO SLIDING DOOR WITH DUAL GLAZING AS SHOWN. COORDINATE GLAZING REQUIREMENTS WITH THE DOOR SCHEDULE.

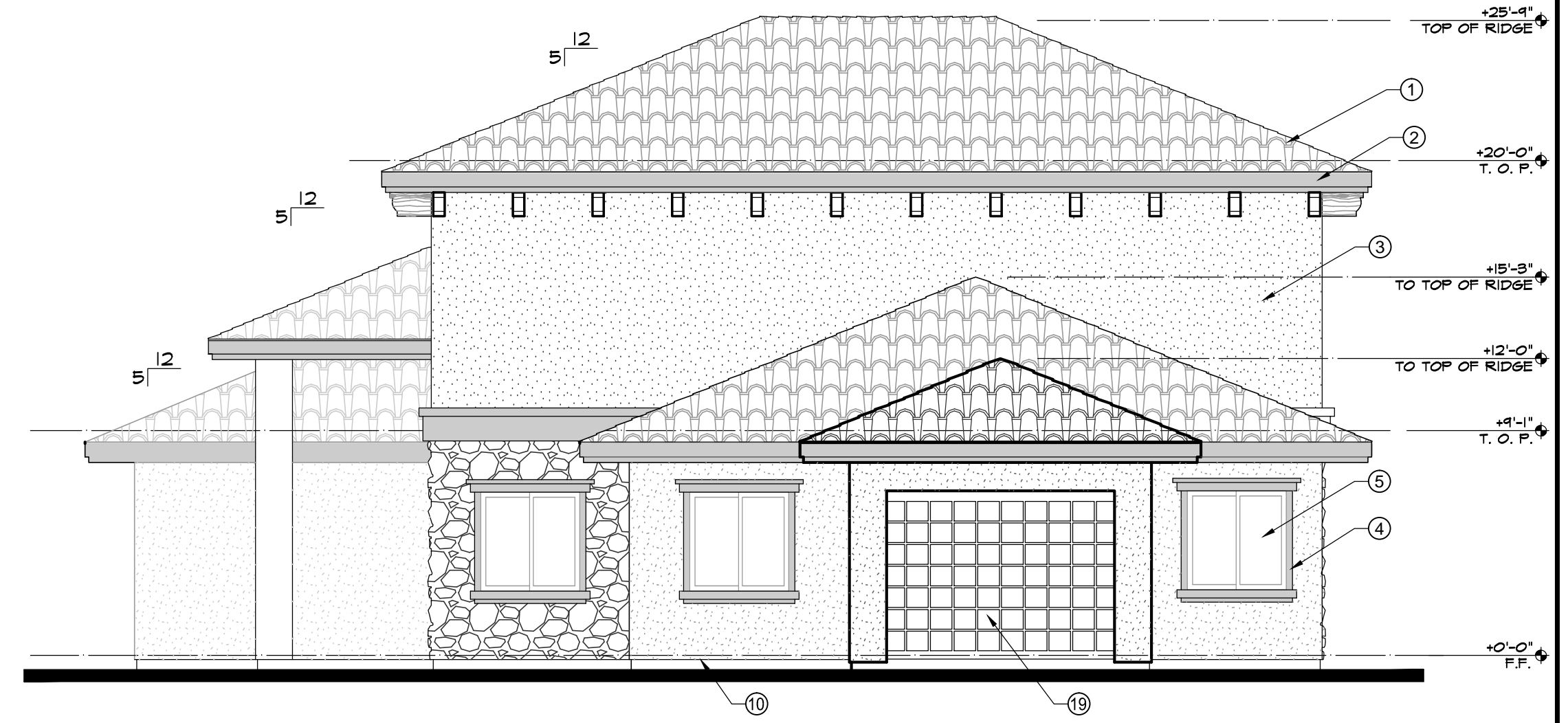
Issue Date: Date: Designer: DR: PC:	Revision Description: Number:	Agency Approval:	<div style="text-align: center;">  STUDIO 5 L.L.P. ARCHITECTURE • PLANNING • PROJECT MANAGEMENT 336 West Bedford Ave. Suite 104, Fresno CA 93711 Email: jjpadron@5sarchitects.com Phone: 559.974.0313 Website: www.5sarchitects.com </div>
Sheet Title: UNIT A - SINGLE STORY UNITS EXTERIOR ELEVATIONS			Project Name & Address: AZORRO SENIOR HOUSING COMPLEX FRESNO, CA 93722
Consultant:			Stamp(s): 
Job No.: 19-001			Sheet No.: A-15
Release Date:			Release Date:

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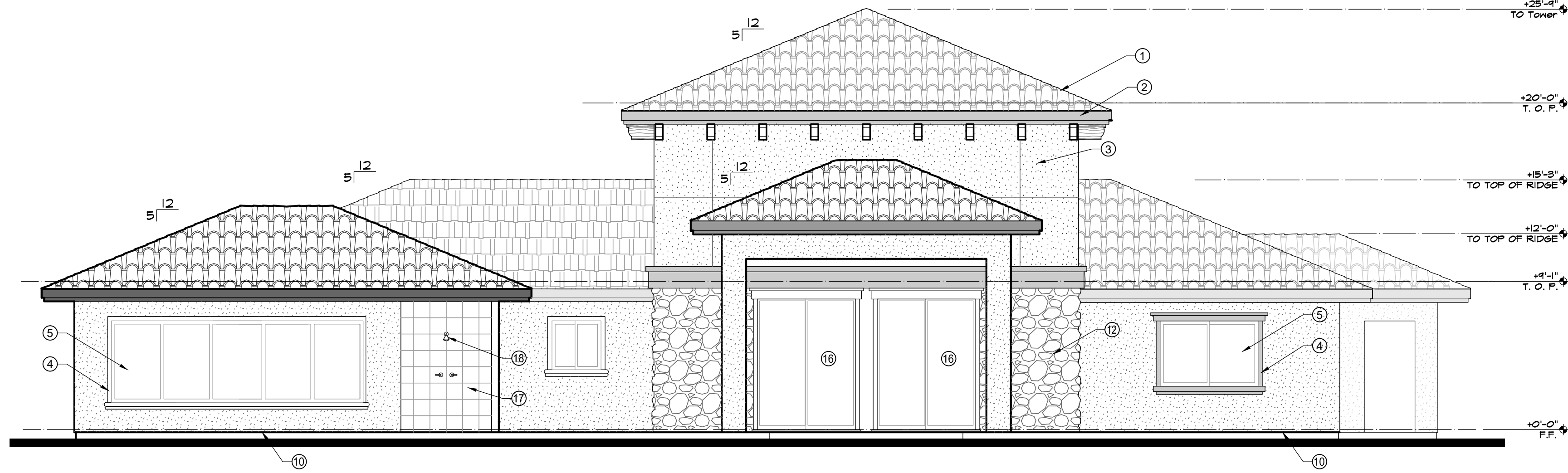
Building E - East Elevation

3/16"=1'-0"



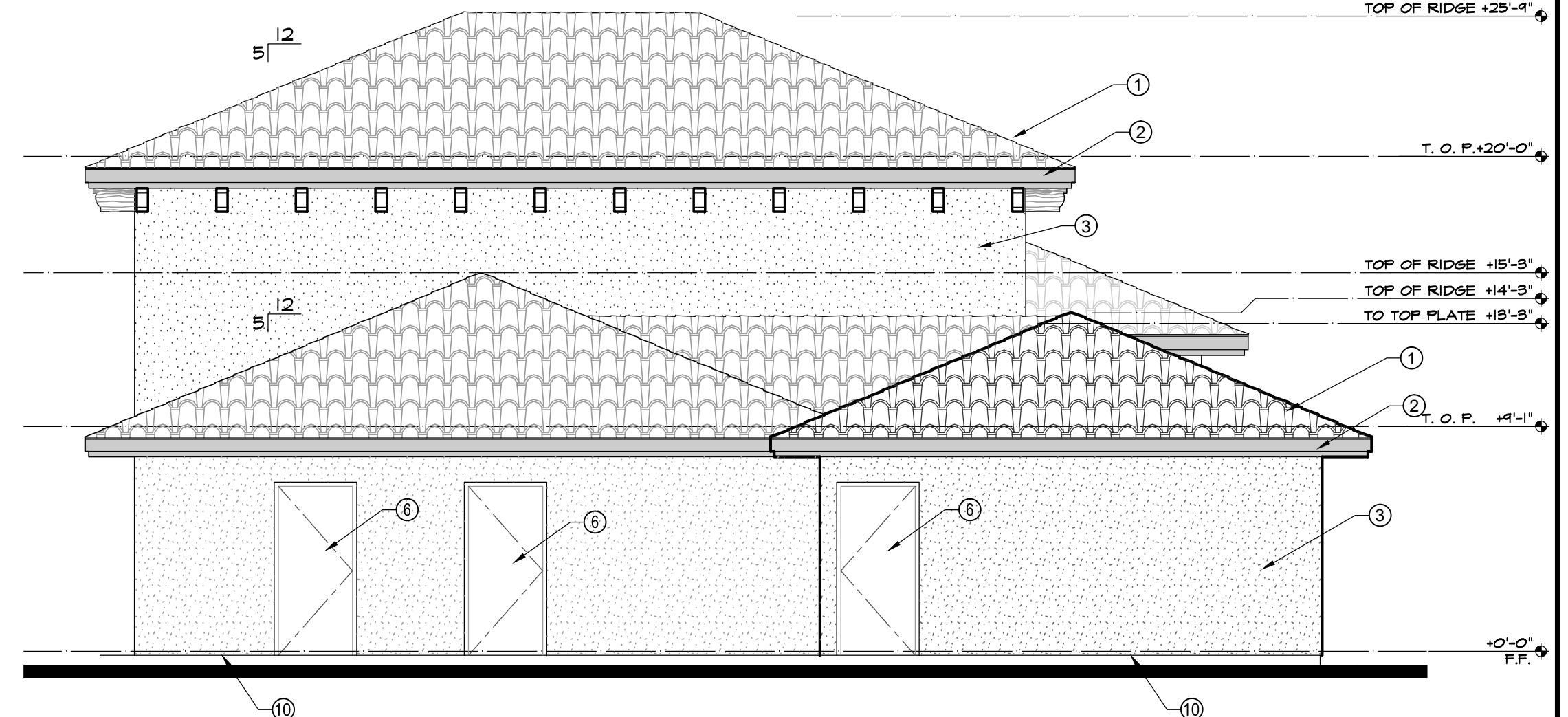
Building E - South Elevation

3/16"=1'-0"



Building E - West Elevation

3/16"=1'-0"



Building E - North Elevation

3/16"=1'-0"

APPL. NO. P20-01559 EXHIBIT E-2 DATE 12/07/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
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CITY OF FRESNO DARM DEPT

Key Notes

- ① TILE ROOFING OVER #30 ROOFING FELTS, OVER PLYWOOD ROOF SHEATHING. SHINGLES SHALL BE INSTALLED PER MANUFACTURER'S LATEST RECOMMENDATIONS AS APPROVED BY ARCHITECT, TYPICAL.
- ② 2X8 RESAWN HELM FIR FASCIA WITH 1X3 STARTER STRIP. NO STARTER STRIP WHERE RAIN GUTTERS ARE TO BE INSTALLED. COORDINATE WITH THE ROOF PLAN, TYPICAL.
- ③ 7/8 INCH THICK, THREE COAT STUCCO OVER "KRAFT" BACKED WIRE LATH. PROVIDE LIGHT DASH FINISH WITH INTEGRAL COLOR AS SELECTED BY OWNER. INSTALLATION OF THE LATH AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ARCHITECT, TYPICAL.
- ④ FOAM ACCENT TRIM WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH AROUND DOORS AND WINDOWS, TYPICAL.
- ⑤ VINYL FRAME WINDOWS WITH DUAL GLAZING AS SHOWN, COORDINATE GLAZING REQUIREMENTS WITH THE WINDOW SCHEDULE.
- ⑥ DOOR, COORDINATE WITH THE UNIT FLOOR PLANS AND DOOR SCHEDULE, TYPICAL.
- ⑦ PRE-FABRICATED WROUGHT IRON STAIRS WITH PRE-CAST CONCRETE TREADS AND WROUGHT IRON GUARDRAIL / HANDRAIL WITH OPENINGS LESS THAN 4 INCHES. PAINT RAILINGS AS NOTED ON THE COLOR SCHEDULE, TYPICAL.
- ⑧ 42 INCHES HIGH PRE-FABRICATED WROUGHT IRON GUARDRAIL WITH OPENINGS LESS THAN 4 INCHES. PAINT RAILINGS AS NOTED ON THE COLOR SCHEDULE, TYPICAL.
- ⑨ 14X24 LOUVERED GABLE END VENTS WITH 1/4 INCH INSECT SCREEN. PAINT ACCENT COLORS AS NOTED ON THE COLOR SCHEDULE, TYPICAL.
- ⑩ 24 GAGE GALVANIZED SHEET METAL KEEP SCREED DETAIL I/A-37, TYPICAL.
- ⑪ LOCATION OF SINGLE LINE GALVANIZED SHEET METAL EXPANSION SCREED, TYPICAL.
- ⑫ CULTURED STONE VENEER ADHERED TO BROWN COAT WITH GROUVED JOINTS, TYPICAL.
- ⑬ FOAM ACCENT TRIM WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH, TYPICAL.
- ⑭ FURRED COLUMN WITH TYPICAL THREE COAT STUCCO OVER "KRAFT" BACKED WIRE LATH. PROVIDE LIGHT DASH FINISH WITH INTEGRAL COLOR AS SELECTED BY OWNER.
- ⑮ EXTERIOR RATED LIGHT FIXTURE TO BE SELECTED BY THE OWNER, PURCHASED AND INSTALLED BY THE CONTRACTOR.
- ⑯ VINYL FRAME PATIO SLIDING DOOR WITH DUAL GLAZING AS SHOWN, COORDINATE GLAZING REQUIREMENTS WITH THE DOOR SCHEDULE.
- ⑰ FULL HEIGHT CERAMIC TILE SHOWER WAINSCOT. SIZE AND COLOR AS SELECTED BY OWNER.
- ⑱ SHOWER HEAD AND HOT & COLD MIXING WATER VALVE. FINISH AS SELECTED BY OWNER.
- ⑳ PREFABRICATED METAL TENANT'S MAIL BOXES COMPLYING WITH USPS REQUIREMENTS.

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 Date: _____
 Designer: _____
 DR: _____
 PC: _____

Revision Description:
 Number: _____

Agency Approval:

STUDIO 5 LLP.
 ARCHITECTURE • PLANNING • PROJECT MANAGEMENT
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 Website: www.s5architects.com

CLUB HOUSE EXTERIOR ELEVATIONS

Project Name & Address:
AZORRO SENIOR HOUSING COMPLEX
 FRESNO, CA 93722

Sheet Title:
CLUB HOUSE EXTERIOR ELEVATIONS

Consultant:

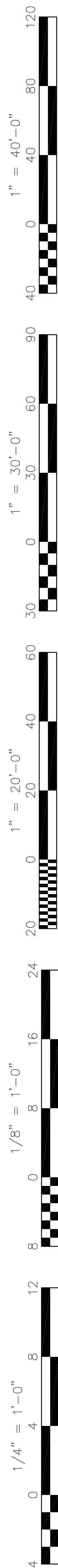
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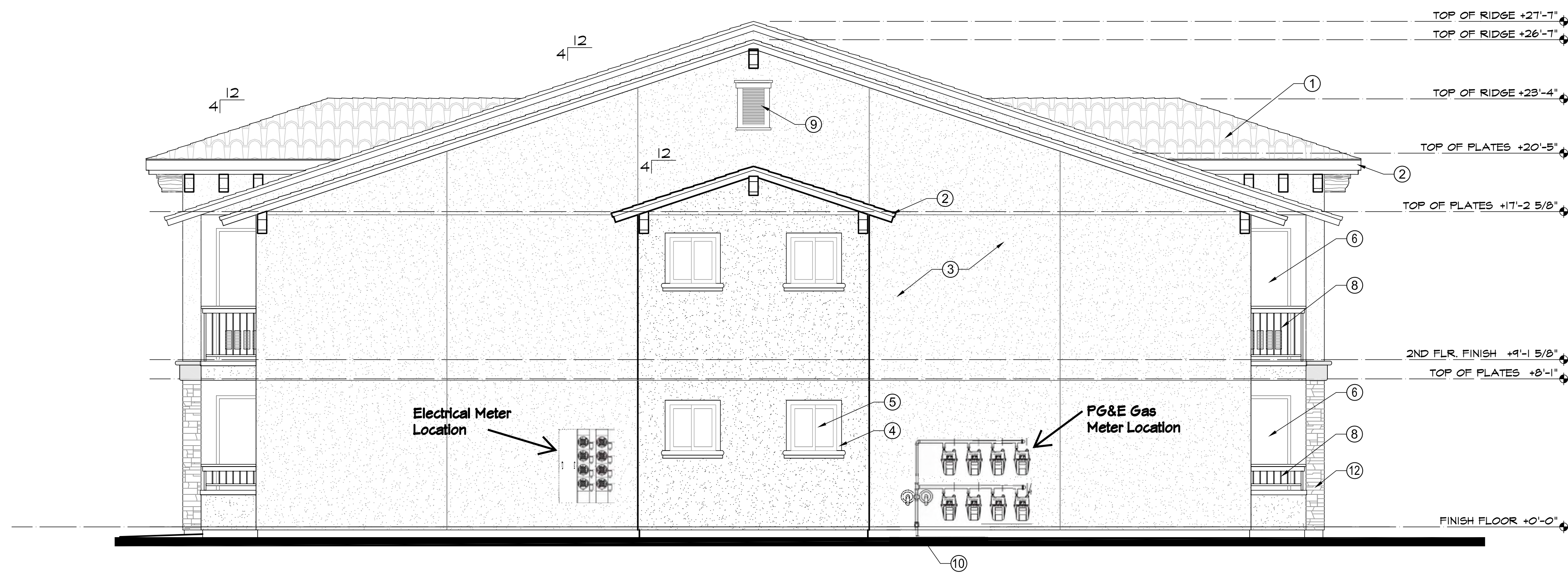
Sheet No.: **A-17**

Release Date: _____

APPL. NO. P20-01559 EXHIBIT E-3 DATE 12/07/2020
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



Building A - Front Elevation
 1/4"=1'-0"
 (REAR ELEVATION IS A MIRROR IMAGE OF FRONT ELEVATION)



Building A - Left Side Elevation
 1/4"=1'-0"
 (RIGHT SIDE ELEVATION IS A MIRROR IMAGE OF LEFT SIDE ELEVATION)

Key Notes

- 1 CLASS "A" 30 YEAR ARCHITECTURAL COMPOSITION SHINGLE ROOFING OVER #50 ROOFING FELTS, OVER PLYWOOD ROOF SHEATHING. SHINGLES SHALL BE INSTALLED PER MANUFACTURER'S LATEST RECOMMENDATIONS AS APPROVED BY ARCHITECT, TYPICAL.
- 2 2X8 RESAWN HELM FIR FASCIA WITH 1X8 STARTER STRIP. NO STARTER STRIP WHERE RAIN GUTTERS ARE TO BE INSTALLED. COORDINATE WITH THE ROOF PLAN, TYPICAL.
- 3 7/8 INCH THICK, THREE COAT STUCCO OVER "KRAFT" BACKED WIRE LATH. PROVIDE LIGHT DASH FINISH WITH INTEGRAL COLOR AS SELECTED BY OWNER. INSTALLATION OF THE LATH AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE ARCHITECT, TYPICAL.
- 4 FOAM ACCENT TRIM WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH AROUND DOORS AND WINDOWS, TYPICAL.
- 5 VINYL FRAME WINDOWS WITH DUAL GLAZING AS SHOWN, COORDINATE GLAZING REQUIREMENTS WITH THE WINDOW SCHEDULE.
- 6 DOOR COORDINATE WITH THE UNIT FLOOR PLANS AND DOOR SCHEDULE, TYPICAL.
- 7 PRE-FABRICATED WROUGHT IRON STAIRS WITH PRE-CAST CONCRETE TREADS AND WROUGHT IRON GUARDRAIL / HANDRAIL WITH OPENINGS LESS THAN 4 INCHES. PAINT RAILINGS AS NOTED ON THE COLOR SCHEDULE, TYPICAL.
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- 15 EXTERIOR RATED LIGHT FIXTURE TO BE SELECTED BY THE OWNER, PURCHASED AND INSTALLED BY THE CONTRACTOR.
- 16 VINYL FRAME PATIO SLIDING DOOR WITH DUAL GLAZING AS SHOWN, COORDINATE GLAZING REQUIREMENTS WITH THE DOOR SCHEDULE.

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Rev. Date: _____

Issue Date: _____

Agency Approval: _____

Number: _____

Revision Description: _____

Issue Date: _____

Date: _____

Designer: _____

DR: _____

PC: _____

STUDIO 5 L.L.P.
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BUILDING - A EXTERIOR ELEVATIONS

Project Name & Address:
AZORRO SENIOR HOUSING COMPLEX
 FRESNO, CA 93722

Sheet Title:

Consultant:

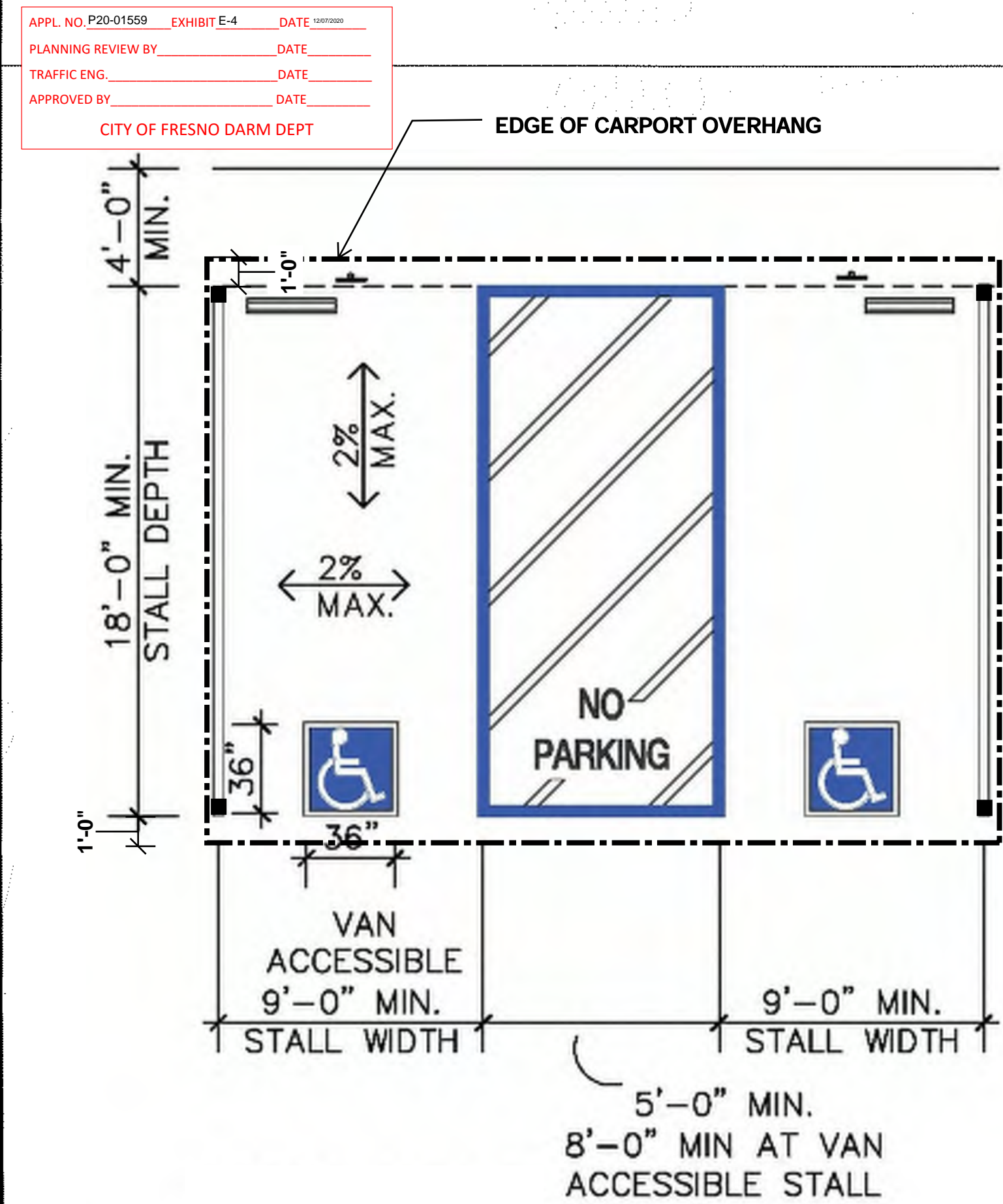
Stamp(s):

Job No.: **19-001**

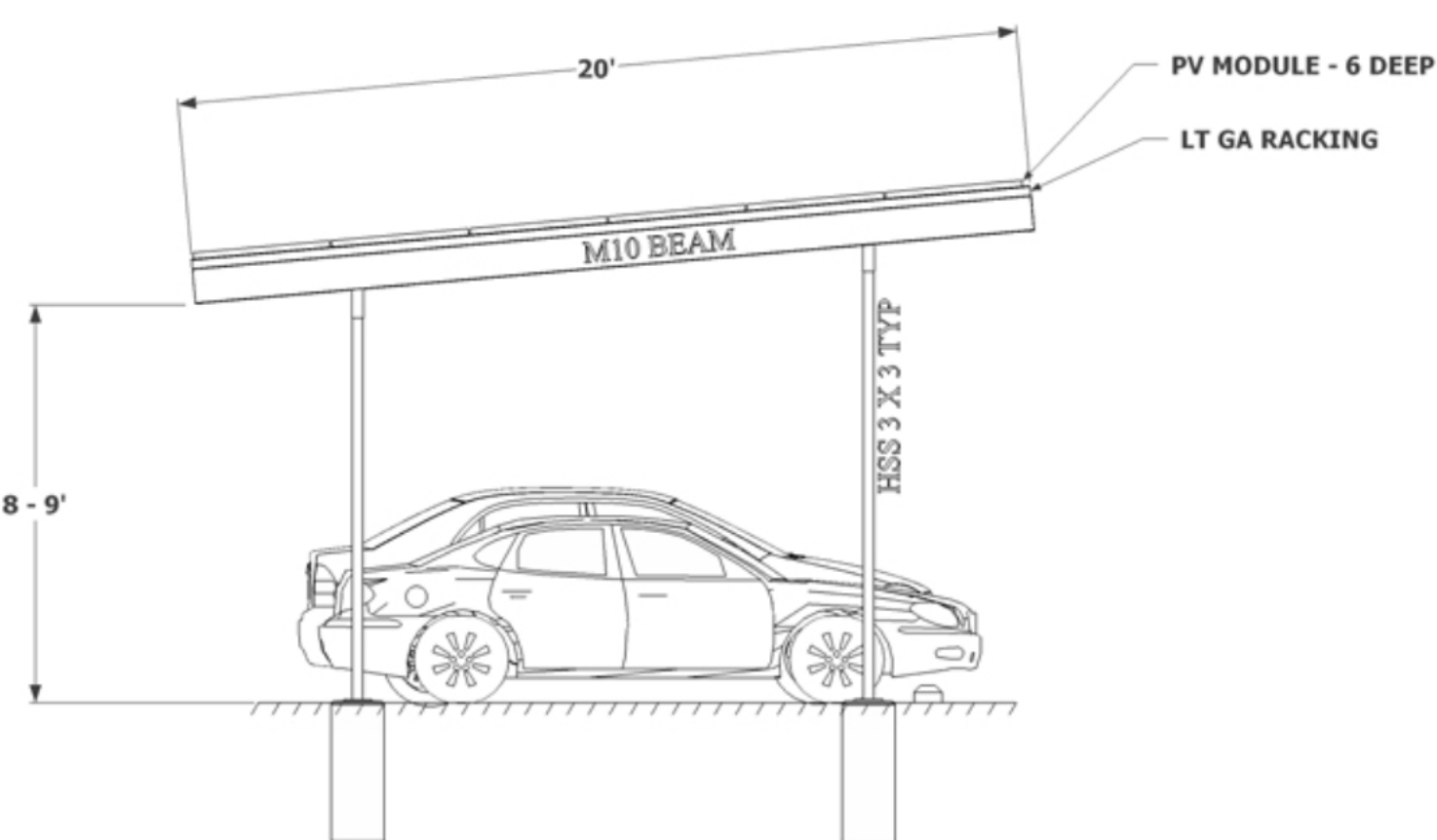
Sheet No.: **A-16**

Release Date:

CLUB HOUSE PARKING – CBC 11B-406 AND 11B-502

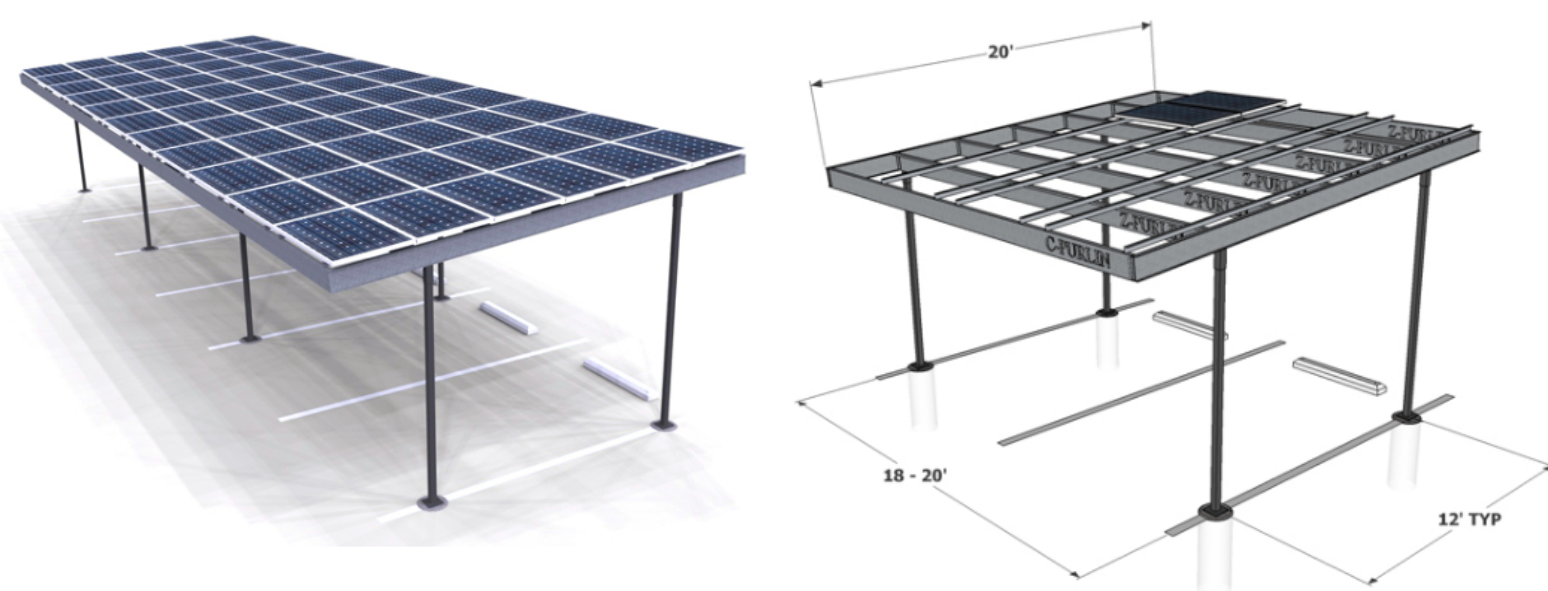


8 ACCESSIBLE COVERED PARKING PLAN



COVERED PARKING SECTION

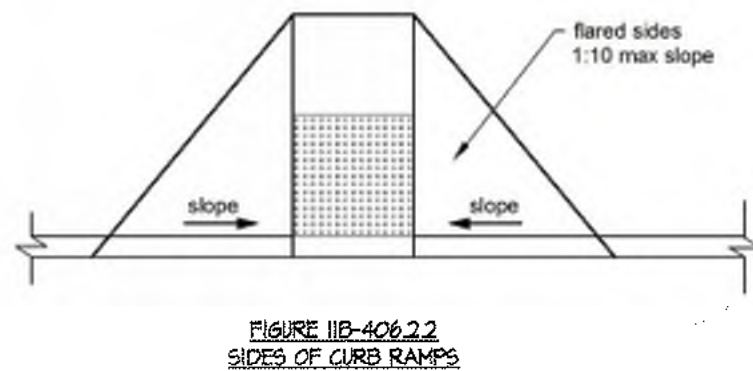
9



10 COVERED PARKING BIRDS EYE

11B-406 CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS

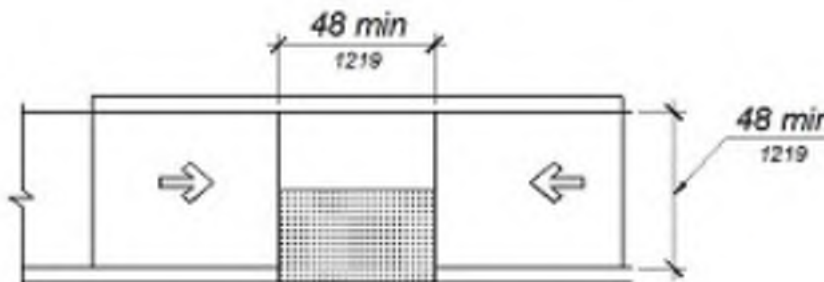
11B-406.1 GENERAL. CURB RAMPS, BLENDED TRANSITIONS AND ISLANDS ON ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 11B-406. CURB RAMPS MAY BE PERPENDICULAR, PARALLEL, OR A COMBINATION OF PERPENDICULAR AND PARALLEL.
 11B-406.2 PERPENDICULAR CURB RAMPS, PERPENDICULAR CURB RAMPS SHALL COMPLY WITH SECTIONS 11B-406.2 AND 11B-406.5.
 11B-406.2.1 SLOPE. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.
 11B-406.2.2 SIDES OF CURB RAMPS, WHERE PROVIDED, CURB RAMP FLARES SHALL NOT BE STEEPER THAN 1:10.



11B-406.3 PARALLEL CURB RAMPS, PARALLEL CURB RAMPS SHALL COMPLY WITH SECTIONS 11B-406.3 AND 11B-406.5.

11B-406.3.1 SLOPE. THE RUNNING SLOPE OF THE CURB RAMP SEGMENTS SHALL BE IN-LINE WITH THE DIRECTION OF SIDEWALK TRAVEL. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

11B-406.3.2 TURNING SPACE. A TURNING SPACE 48 INCHES (1219 MM) MINIMUM BY 48 INCHES (1219 MM) MINIMUM SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:40 MAXIMUM.



11B-406.3.2 PARALLEL CURB RAMPS, PARALLEL CURB RAMPS SHALL COMPLY WITH SECTIONS 11B-406.3 AND 11B-406.5.

11B-406.3.1 SLOPE. THE RUNNING SLOPE OF THE CURB RAMP SEGMENTS SHALL BE IN-LINE WITH THE DIRECTION OF SIDEWALK TRAVEL. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12.

11B-406.3.2 TURNING SPACE. A TURNING SPACE 48 INCHES (1219 MM) MINIMUM BY 48 INCHES (1219 MM) MINIMUM SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP. THE SLOPE OF THE TURNING SPACE IN ALL DIRECTIONS SHALL BE 1:40 MAXIMUM.

11B-406.4 BLENDED TRANSITIONS, BLENDED TRANSITIONS SHALL COMPLY WITH SECTIONS 11B-406.4 AND 11B-406.5.

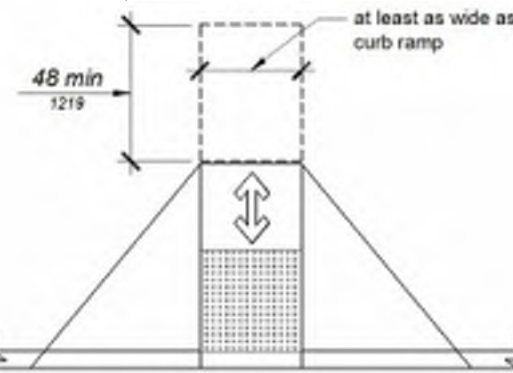
11B-406.4.1 SLOPE. BLENDED TRANSITIONS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:20.

11B-406.5 COMMON REQUIREMENTS. CURB RAMPS AND BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-406.5.

11B-406.5.1 LOCATION. CURB RAMPS AND THE FLARED SIDES OF CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR PARKING ACCESS AISLES. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES. EXCEPTION: DIAGONAL CURB RAMPS SHALL COMPLY WITH SECTION 11B-406.5.4.

11B-406.5.2 WIDTH. THE CLEAR WIDTH OF CURB RAMP RUNS (EXCLUDING ANY FLARED SIDES), BLENDED TRANSITIONS, AND TURNING SPACES SHALL BE 48 INCHES (1219 MM) MINIMUM.

11B-406.5.3 LANDINGS. LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS AND BLENDED TRANSITIONS. THE LANDING CLEAR LENGTH SHALL BE 48 INCHES (1219 MM) MINIMUM. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING ANY FLARED SIDES, OR THE BLENDED TRANSITION LEADING TO THE LANDING. THE SLOPE OF THE LANDING IN ALL DIRECTIONS SHALL BE 1:40 MAXIMUM. EXCEPTION: PARALLEL CURB RAMPS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-406.5.3.



11B-406.5.4 FLOOR OR GROUND SURFACES. FLOOR OR GROUND SURFACES OF CURB RAMPS AND BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-406.4.

11B-406.5.5 NET CONDITIONS. CURB RAMPS AND BLENDED TRANSITIONS SHALL COMPLY WITH SECTION 11B-406.10.

11B-406.5.6 GRADE BREAKS. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

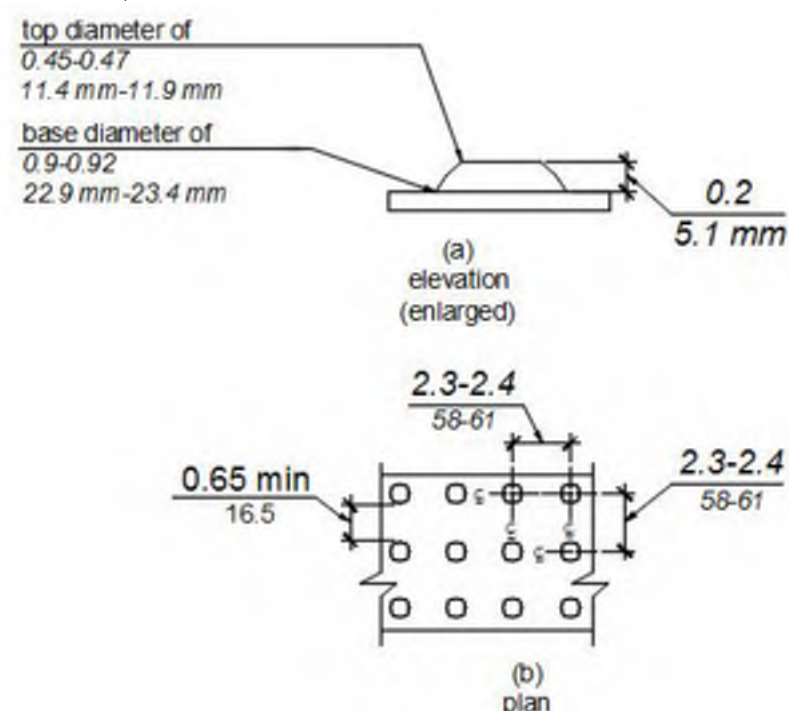
11B-406.5.7 CROSS SLOPE. THE CROSS SLOPE OF CURB RAMPS AND BLENDED TRANSITIONS SHALL BE 1:40 MAXIMUM.

11B-406.5.8 COUNTER SLOPE. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24 INCHES (610 MM) OF THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS, AND STREETS SHALL BE AT THE SAME LEVEL.



11B-406.5.9 CLEAR SPACE AT DIAGONAL CURB RAMPS. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE A CLEAR SPACE 48 INCHES (1219 MM) MINIMUM OUTSIDE ACTIVE TRAFFIC LANES OF THE ROADWAY. DIAGONAL CURB RAMPS PROVIDED AT MARKED CROSSINGS SHALL PROVIDE THE 48 INCHES (1219 MM) MINIMUM CLEAR SPACE WITHIN THE MARKINGS.

11B-406.5.10 DIAGONAL CURB RAMPS. DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES (610 MM) LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.



11B-105 DETECTABLE WARNINGS AND DETECTABLE DIRECTIONAL TEXTURE

11B-105.1 GENERAL. DETECTABLE WARNINGS SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES AND SHALL COMPLY WITH SECTION 11B-105.

11B-105.1.1 DOME SIZE. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH (22.9 MM) MINIMUM AND 0.92 INCH (23.4 MM) MAXIMUM, A TOP DIAMETER OF 0.45 INCH (11.4 MM) MINIMUM AND 0.47 INCH (11.9 MM) MAXIMUM, AND A HEIGHT OF 0.2 INCH (5.1 MM) MINIMUM AND 0.22 INCH (5.6 MM) MAXIMUM.

11B-105.1.2 DOME SPACING. TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 2.3 INCHES (58 MM) MINIMUM AND 2.4 INCHES (61 MM) MAXIMUM, AND A BASE-TO-BASE SPACING OF 0.65 INCH (16.5 MM) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID. EXCEPTION: WHERE INSTALLED IN A RADIAL PATTERN, TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41 MM) MINIMUM TO 2.4 INCHES (61 MM) MAXIMUM.

11B-105.1.3 CONTRAST. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE. CONTRAST SHALL BE DETERMINED BY:
 CONTRAST = $\frac{(B1-B2)/B1}{100}$ PERCENT WHERE
 B1 = LIGHT REFLECTANCE VALUE (LRV) OF THE LIGHTER AREA AND
 B2 = LIGHT REFLECTANCE VALUE (LRV) OF THE DARKER AREA.

EXCEPTION: WHERE THE DETECTABLE WARNING SURFACE DOES NOT ADEQUATELY CONTRAST WITH ADJACENT SURFACES, A 1 INCH (25 MM) WIDE BLACK STRIP SHALL SEPARATE YELLOW DETECTABLE WARNING FROM ADJACENT SURFACES.

11B-105.1.4 RESILIENCY. DETECTABLE WARNING SURFACES SHALL DIFFER FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-GAME CONTACT. EXCEPTION: DETECTABLE WARNING SURFACES AT CURB RAMPS, ISLANDS OR CUT-THROUGH MEDIANS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-105.1.4.

11B-105.1.5 COLOR. DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO PS 392880 OF FEDERAL STANDARD 595. EXCEPTION: DETECTABLE WARNING SURFACES AT CURB RAMPS, ISLANDS OR CUT-THROUGH MEDIANS SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 11B-105.1.5.

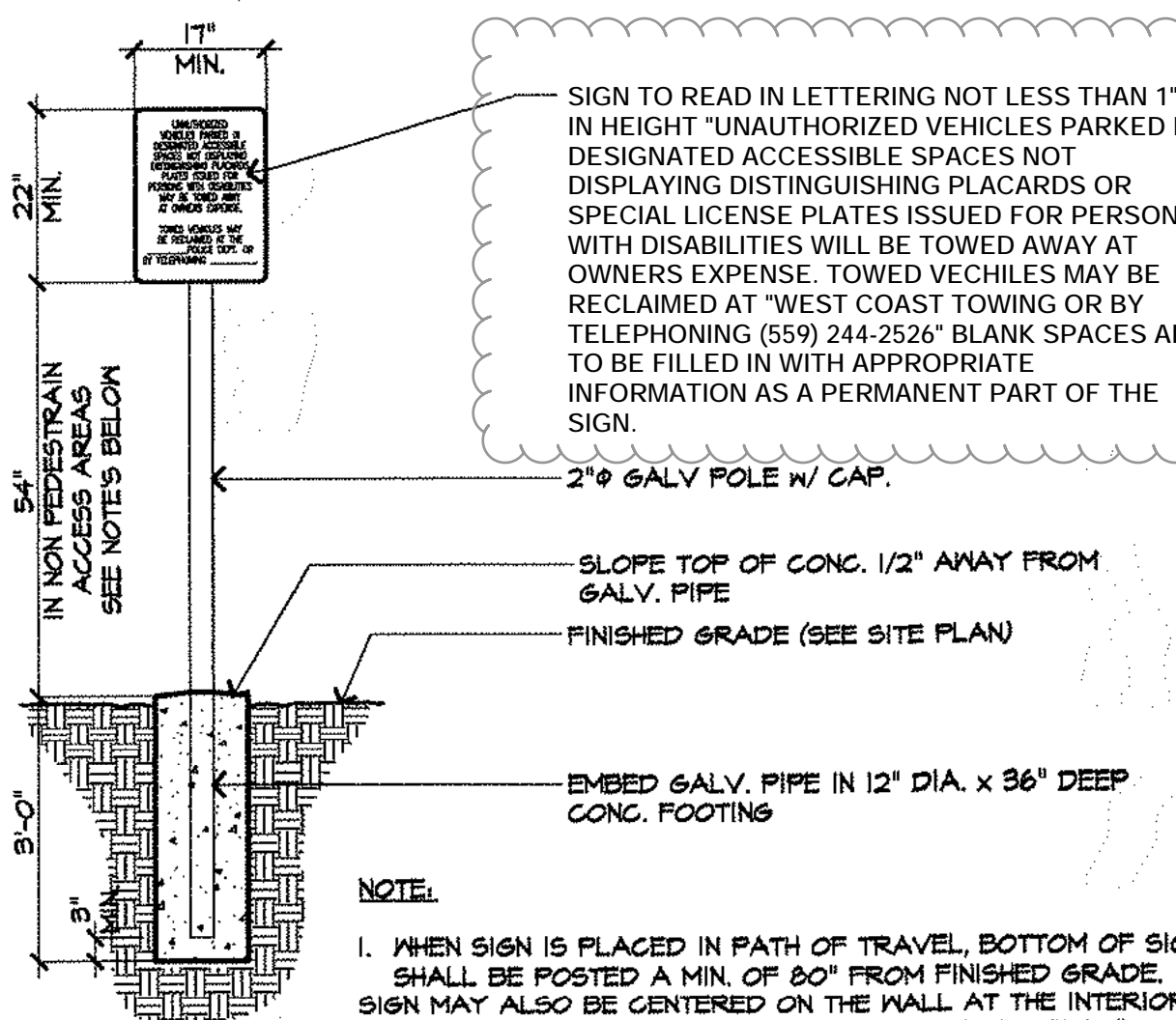
11B-105.1.2 LOCATIONS. DETECTABLE WARNINGS AT THE FOLLOWING LOCATIONS SHALL COMPLY WITH SECTION 11B-105.1.

11B-105.1.2.1 PLATFORM EDGES. DETECTABLE WARNING SURFACES AT PLATFORM BOARDING EDGES SHALL BE 24 INCHES (610 MM) WIDE AND SHALL EXTEND THE FULL LENGTH OF THE PUBLIC USE AREAS OF THE PLATFORM.

11B-105.1.2.2 CURB RAMPS. DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36 INCHES (914 MM) IN THE DIRECTION OF TRAVEL. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN EXCLUDING ANY FLARED SIDES. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES (152 MM) MINIMUM AND 8 INCHES (203 MM) MAXIMUM FROM THE LINE AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER STREET OR HIGHWAY. EXCEPTION: ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK.

11B-105.1.2.3 ISLANDS OR CUT-THROUGH MEDIANS. DETECTABLE WARNINGS AT PEDESTRIAN ISLANDS OR CUT-THROUGH MEDIANS SHALL BE 36 INCHES (914 MM) MINIMUM IN DEPTH EXTENDING THE FULL WIDTH OF THE PEDESTRIAN PATH OR CUT-THROUGH, PLACED AT THE EDGES OF THE PEDESTRIAN ISLAND OR CUT-THROUGH MEDIAN AND SHALL BE SEPARATED BY 24 INCHES (610 MM) MINIMUM OF WALKING SURFACE WITHOUT DETECTABLE WARNINGS. EXCEPTION: DETECTABLE WARNINGS SHALL BE 24 INCHES (610 MM) MINIMUM IN DEPTH AT PEDESTRIAN ISLANDS OR CUT-THROUGH MEDIANS THAT ARE LESS THAN 48 INCHES (1219 MM) IN LENGTH IN THE DIRECTION OF PEDESTRIAN TRAVEL.

11B-105.1.2.5 HAZARDOUS VEHICULAR AREAS. DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS SHALL BE 36 INCHES (914 MM) IN WIDTH.



6 ACCESSIBLE SITE ENTRANCE SIGN

DWELLING UNIT PARKING 1109A

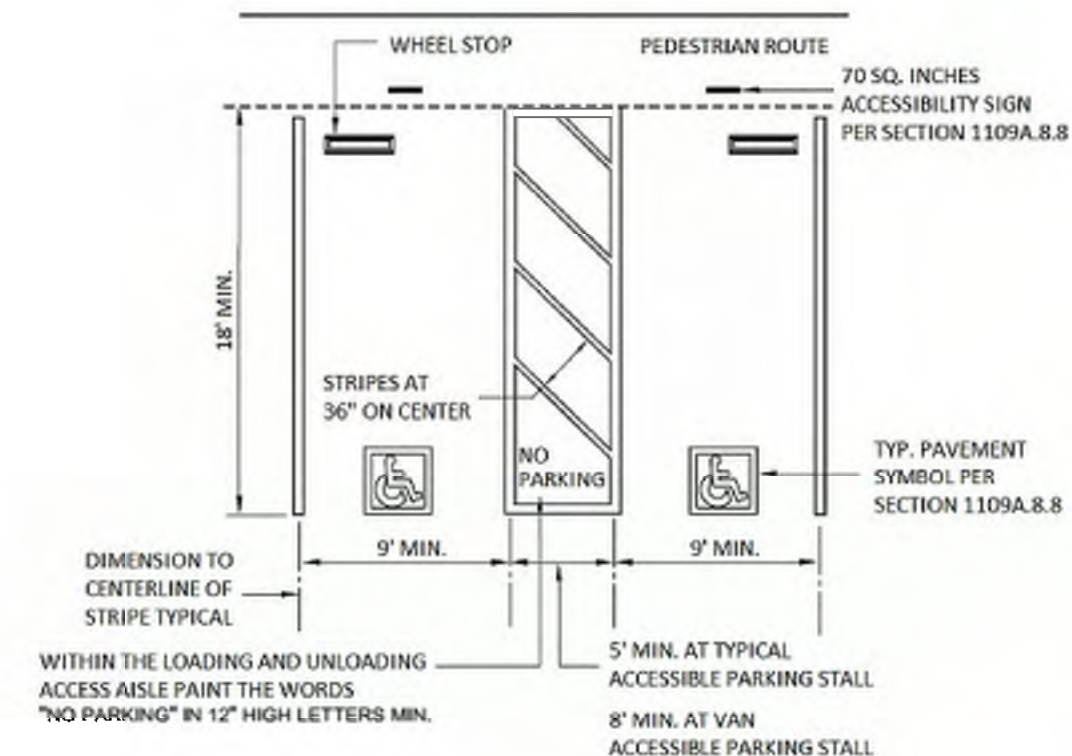


FIGURE 11A-2A DOUBLE PARKING STALLS

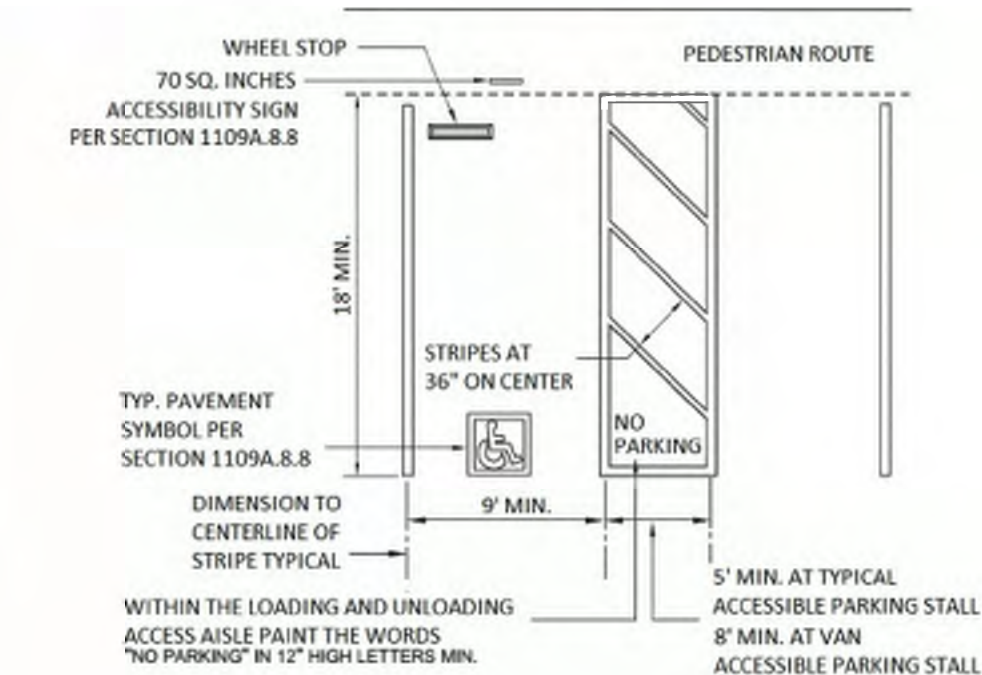


FIGURE 11A-2B SINGLE AND VAN PARKING STALLS

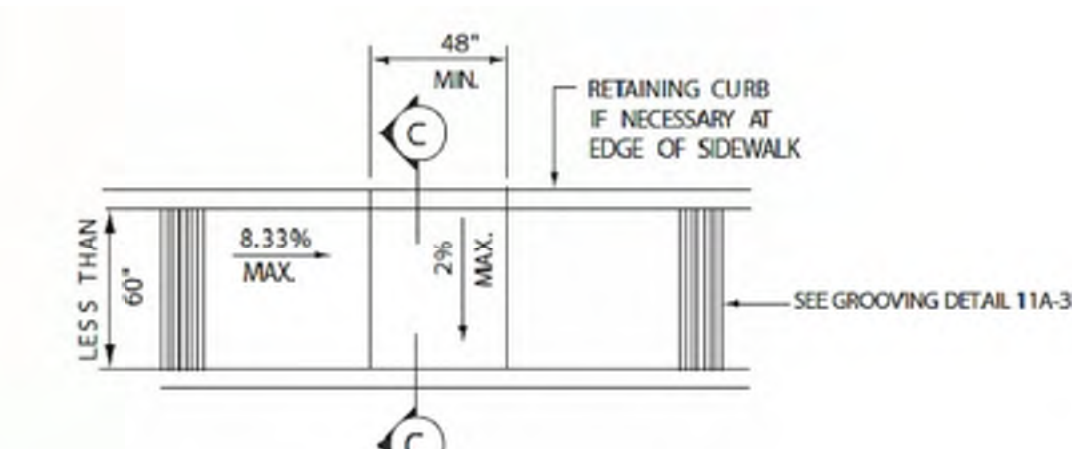
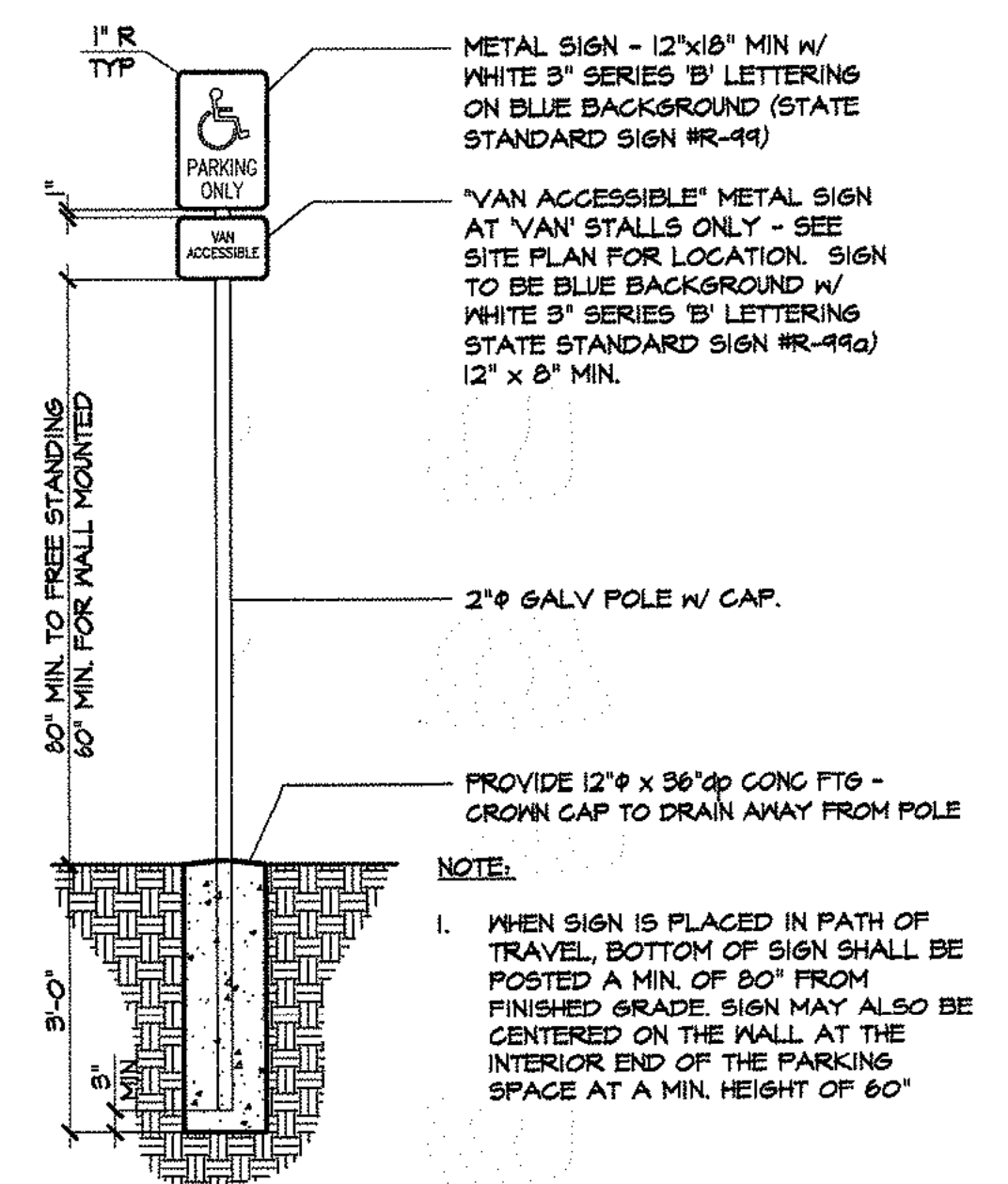


FIGURE 11A-3F CURB DETAIL - SIDEWALK LESS THAN 60" WIDE

1 ACCESSIBLE PARKING DETAILS



2 ACCESSIBLE PARKING SIGN

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 FRESNO, CA 93722

Client:
 Azorro Senior Housing

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Scale:
 1/2" = 1'-0"

Revision Description:
 1. 11B-406.5.10 DIAGONAL CURB RAMPS. DIAGONAL OR CORNER TYPE CURB RAMPS WITH RETURNED CURBS OR OTHER WELL-DEFINED EDGES SHALL HAVE THE EDGES PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE A SEGMENT OF CURB 24 INCHES (610 MM) LONG MINIMUM LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.

Agency Approval:

Issue Date:
 Date: _____
 Designer: _____
 DR: _____
 PC: _____

Stamp(s):

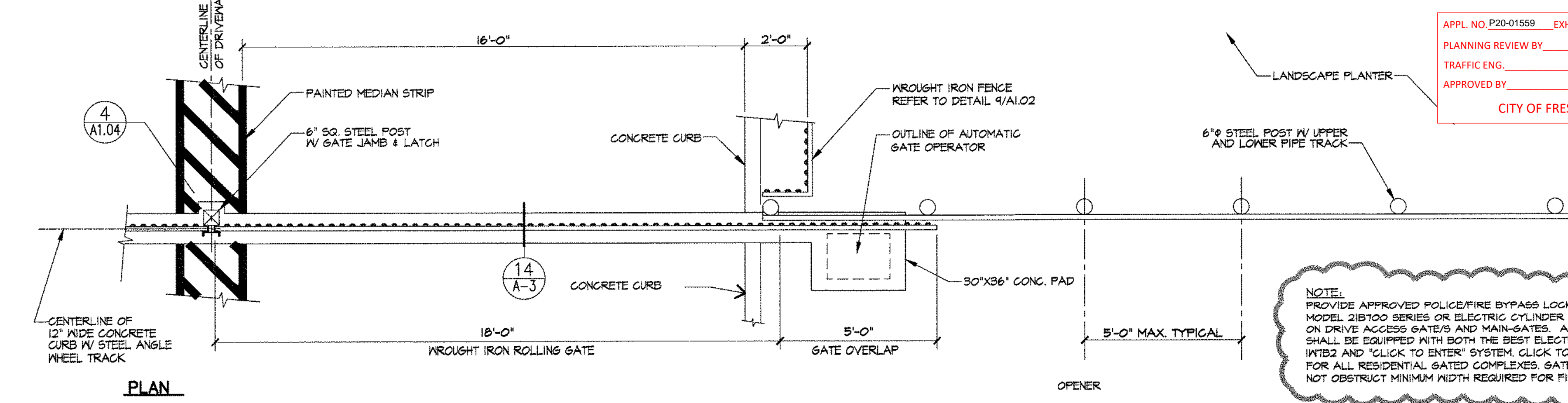
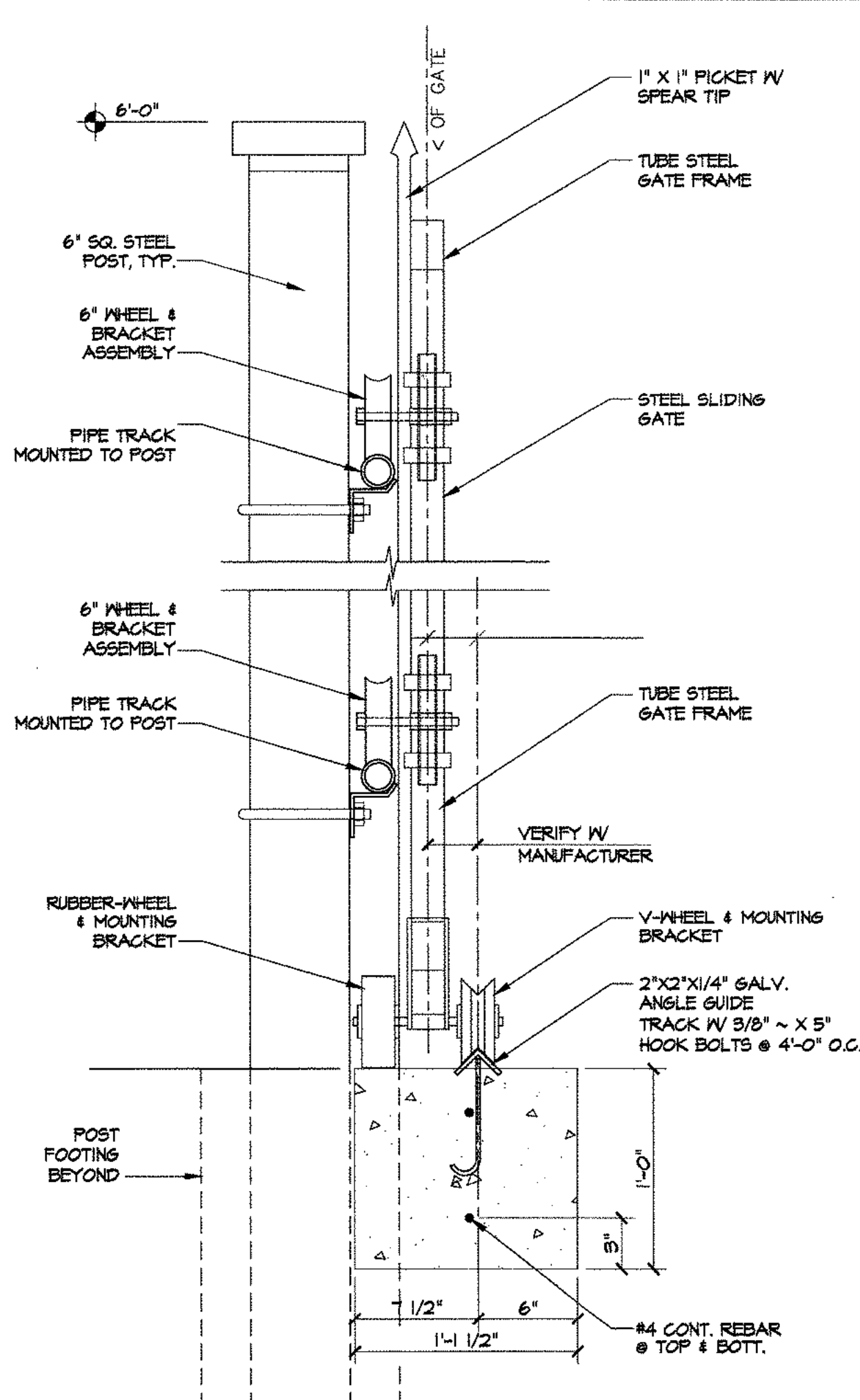
Job No.: **19-001**

Sheet No.: **A-3**

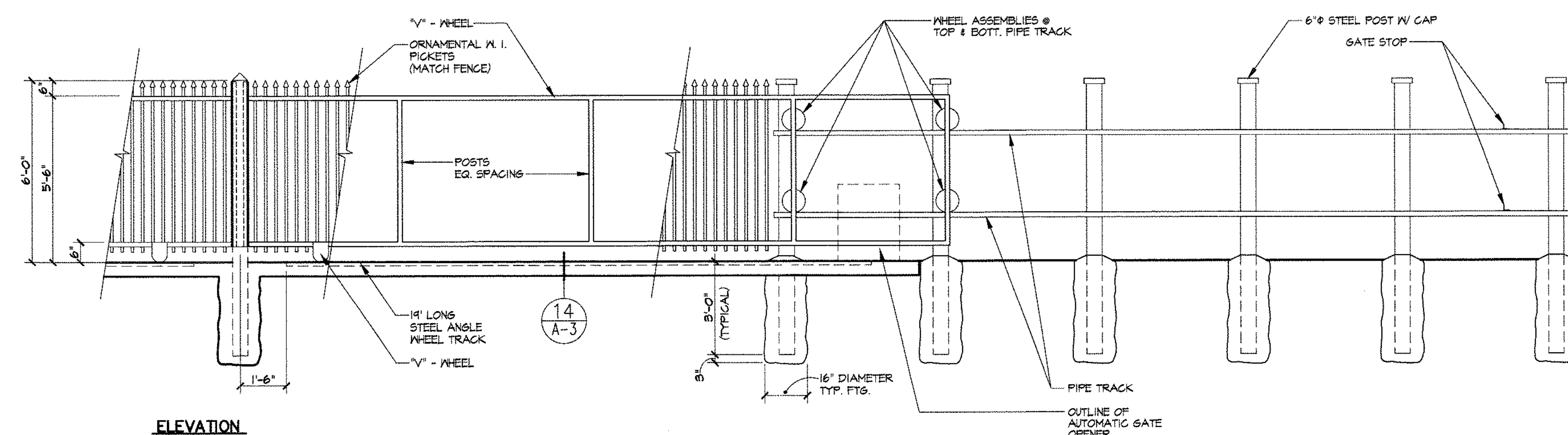
Release Date:

1" = 40'-0"
 1" = 30'-0"
 1" = 20'-0"
 1" = 1'-0"
 1" = 1'-0"
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 1" = 1'-0"

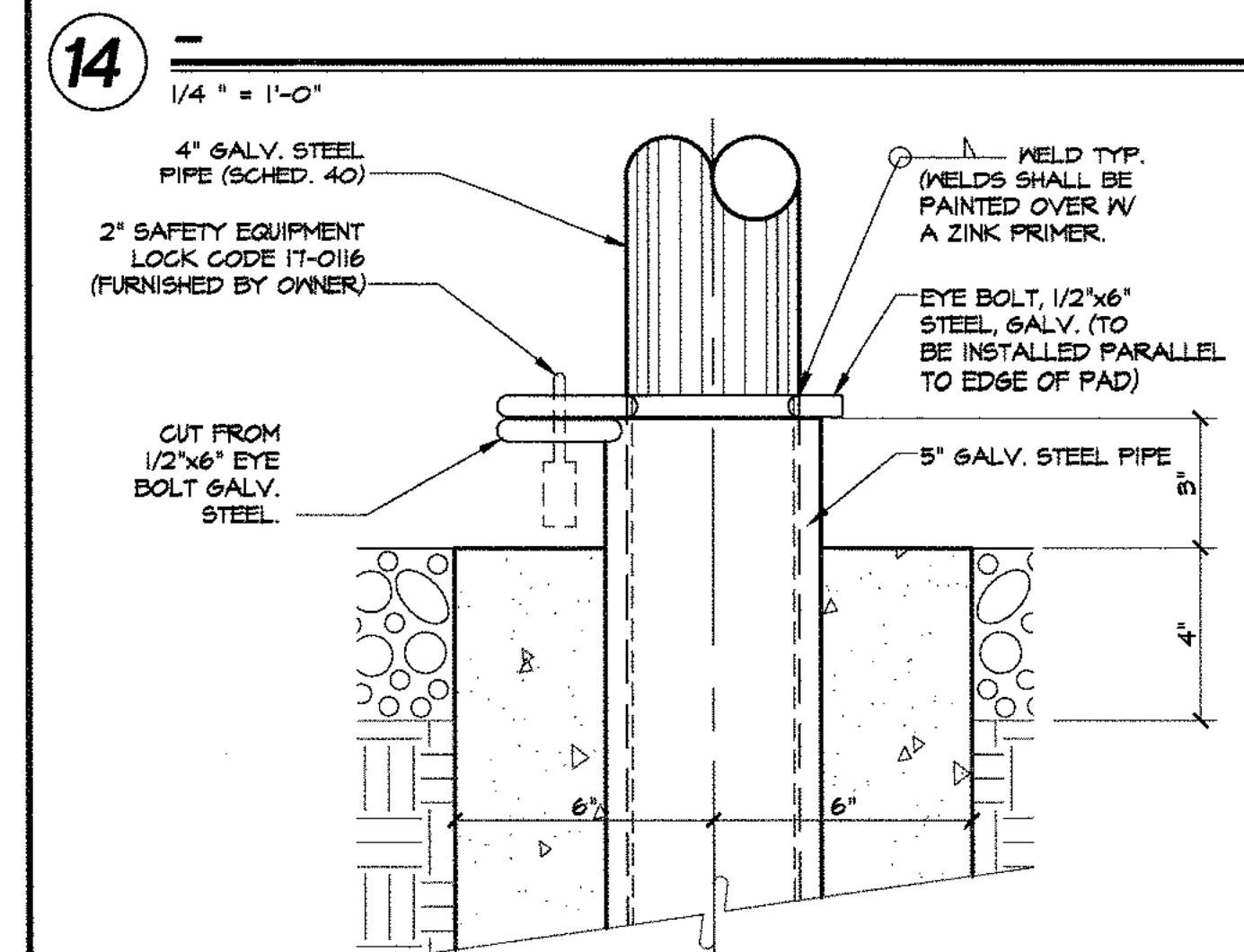
APPL. NO. P20-01559 EXHIBIT E-5 DATE
 PLANNING REVIEW BY DATE
 TRAFFIC ENG. DATE
 APPROVED BY DATE
 CITY OF FRESNO DARM DEPT



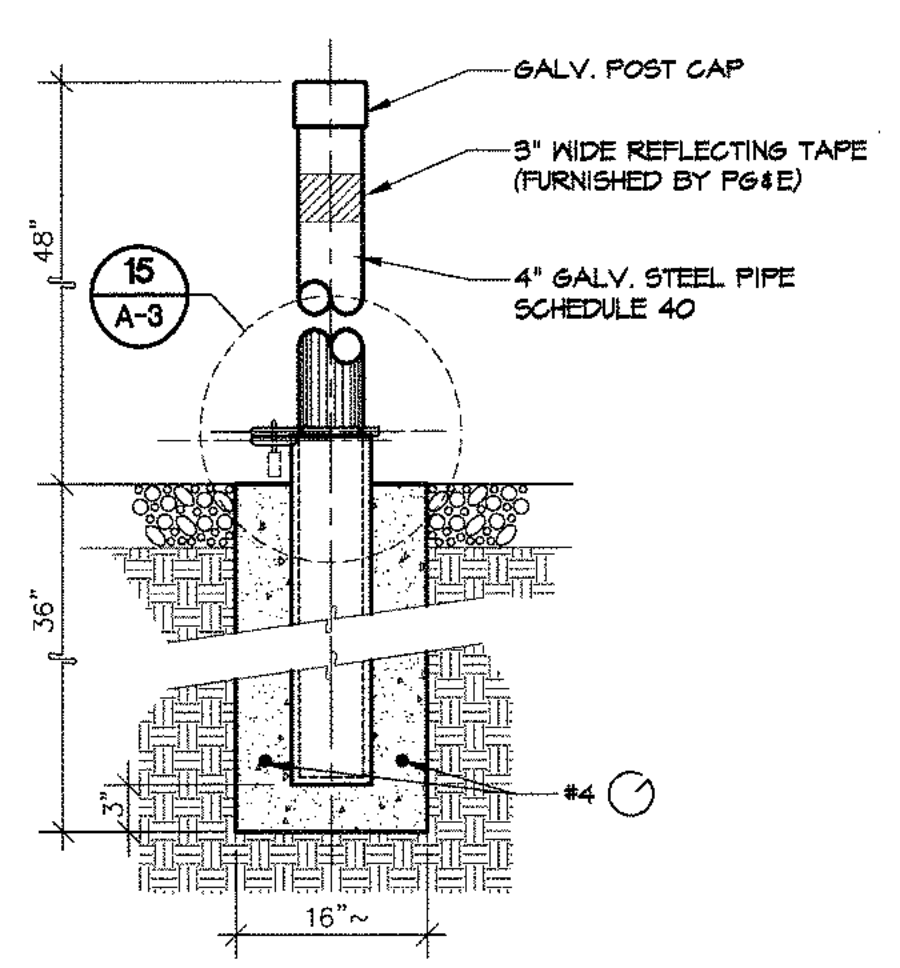
NOTE:
 PROVIDE APPROVED POLICE/FIRE BYPASS LOCK (BEST PADLOCK MODEL 218700 SERIES OR ELECTRIC CYLINDER SWITCH MODEL 14782) ON DRIVE ACCESS GATES/ AND MAIN-GATES. ALL ELECTRIFIED GATES SHALL BE EQUIPPED WITH BOTH THE BEST ELECTRIC CYLINDER LOCK 14782 AND "CLICK TO ENTER" SYSTEM. CLICK TO ENTER IS REQUIRED FOR ALL RESIDENTIAL GATED COMPLEXES. GATES/ENTRANCES SHALL NOT OBSTRUCT MINIMUM WIDTH REQUIRED FOR FIRE LANES.



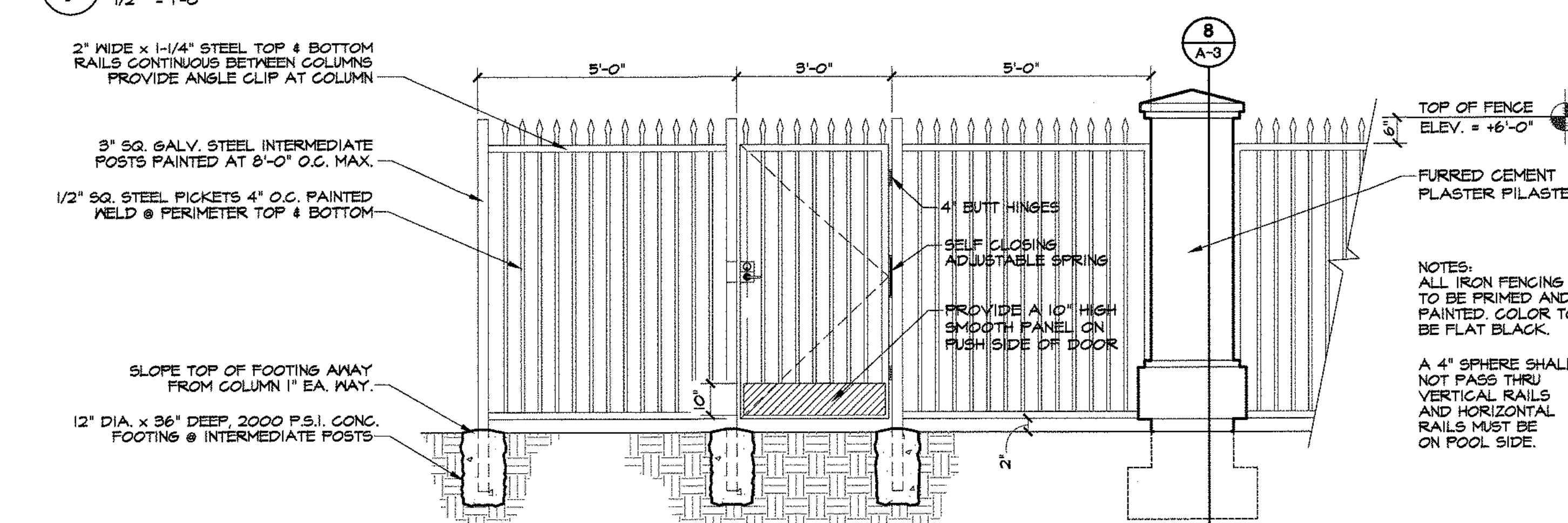
1 ROLLING GATE PLAN and ELEVATION
 1/2" = 1'-0"



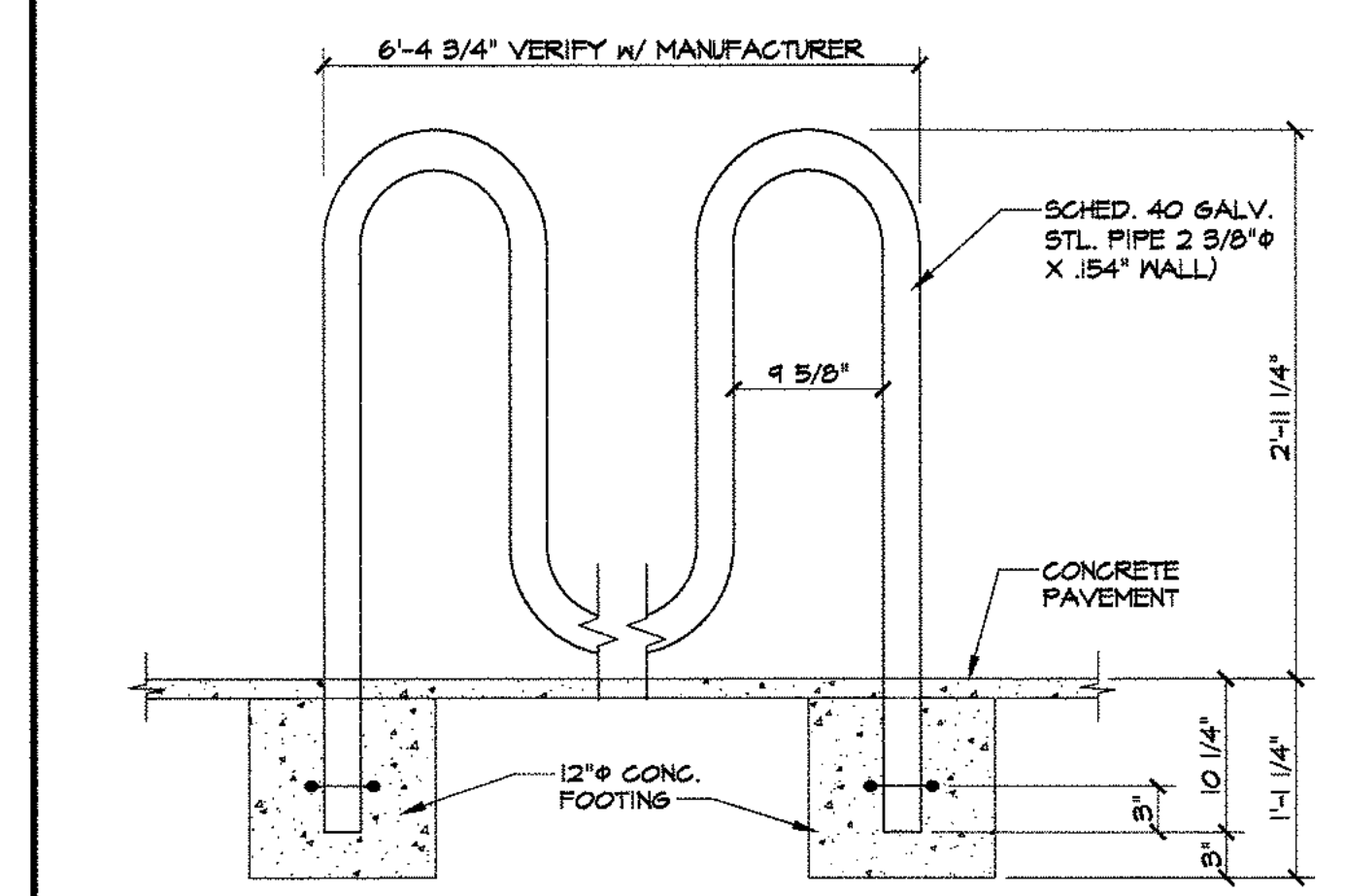
14 TYP. CONCRETE WALK SECTION
 1/4" = 1'-0"



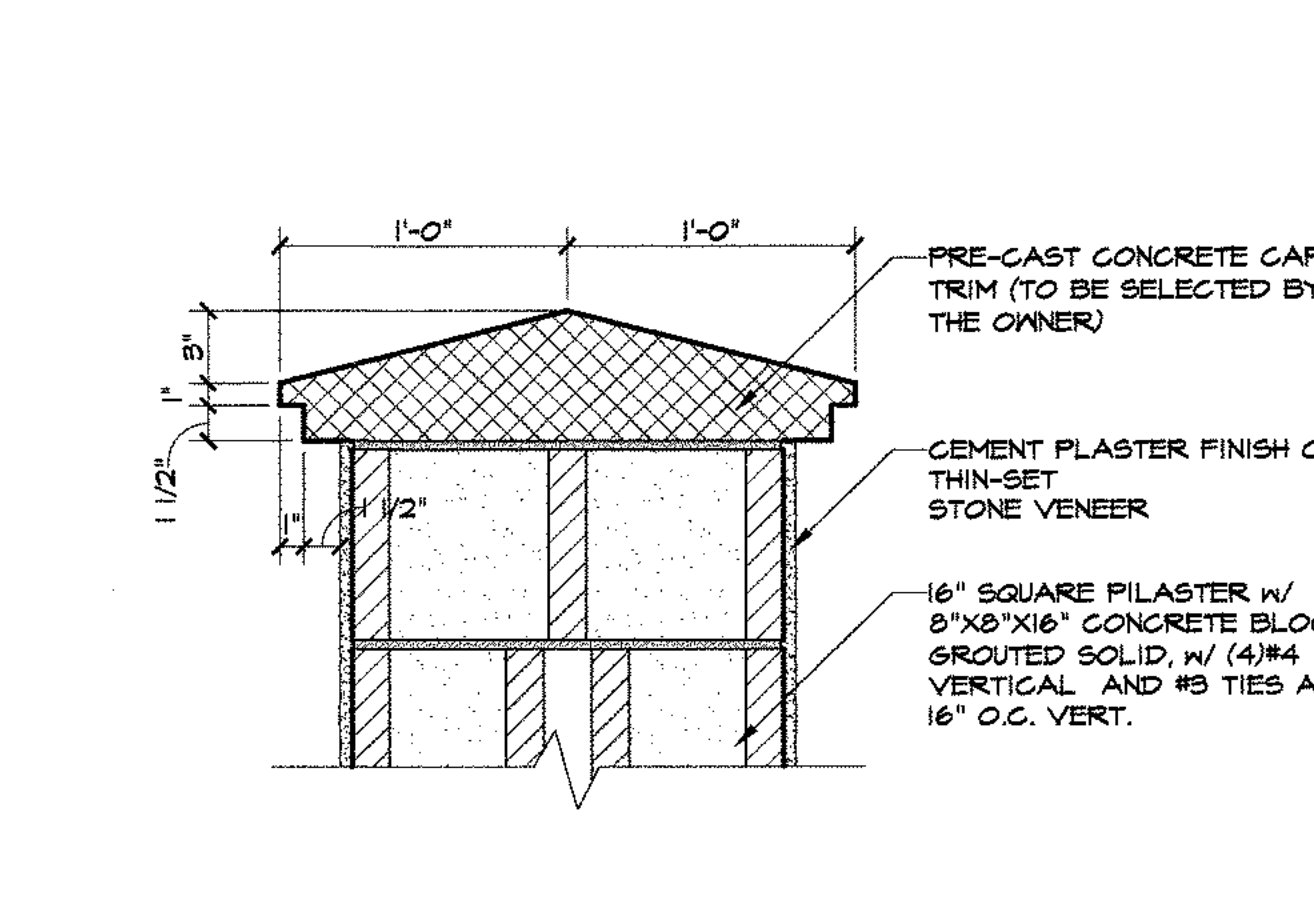
11 CONCRETE SLAB AT A.C. PAVING
 1/4" = 1'-0"



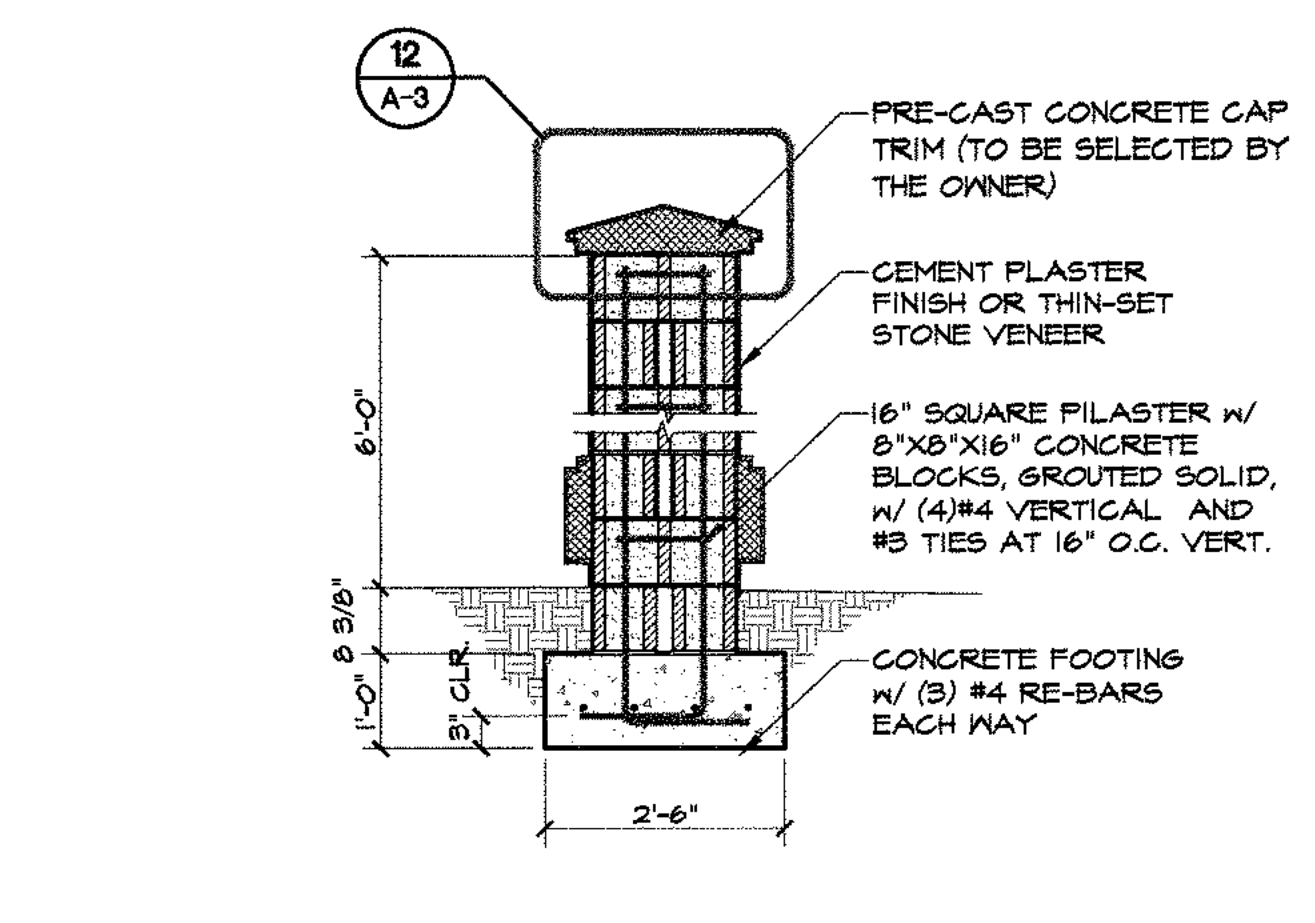
7 PERIMETER / STREET FRONTAGE WROUGHT IRON FENCE
 1/4" = 1'-0"



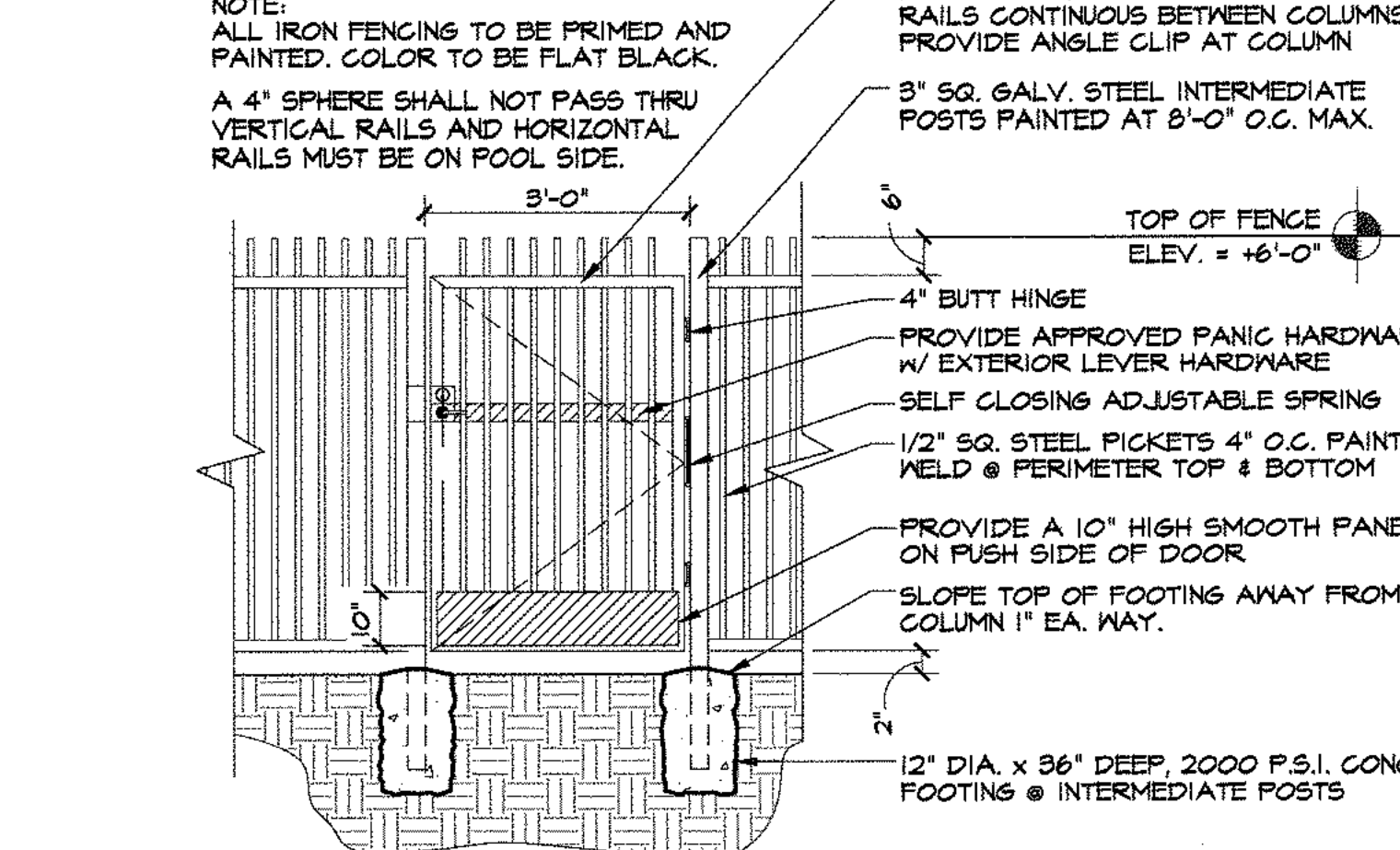
16 BIKE RACK (10 BIKES)
 1/2" = 1'-0"



12 PILASTER CAP DETAIL
 1/2" = 1'-0"



8 PILASTER SECTION
 1/2" = 1'-0"



4 POOL AREA ENCLOSURE FENCE
 1/4" = 1'-0"

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SITE DETAILS

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 FRESNO, CA 93722

Job No: **19-001**
 Sheet No: **A-4**