GENERAL NOTES:

DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW, REZONE, AND AMENDMENT APPLICATIONS: 9-15-115, R-15-013AND A-15-004, RESPECTIVELY AND ALL APPLICABLE ATTACHMENTS, THERETO

1. ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL BUILDING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES
   1. 2016 CALIFORNIA BUILDING CODE.
   2. 2016 CALIFORNIA PLUMBING CODE.
   3. 2016 CALIFORNIA MECHANICAL CODE.
   4. 2016 CALIFORNIA ELECTRICAL CODE.
   5. 2016 CALIFORNIA FIRE CODE.
   6. 2016 CEC (CALIFORNIA ENERGY CODE.
   7. 2016 CALIFORNIA ADMINISTRATIVE CODE
   8. CITY OF FRESNO ORDINANCES.
2. DRAWINGS ARE NOT TO BE SCALED, DIMENSIONS GOVERN.
3. CONTRACTOR IS TO VERIFY ALL EXISTING FIELD DIMENSIONS, CONDITIONS & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, PRIOR TO PROCEEDING W/ ANY WORK.
4. PROVIDE A MINIMUM OF 2%SLOPE AWAY FROM BUILDINGS FOR A DISTANCE OF 5'-0'
5. NO DRAINAGE TO BE TAKEN TO ADJACENT PROPERTY.
6. ALL CURB AND GUTTERS TO BE CONSTRUCTED PER CITY OF FRESNO STDS, ALL CURBS AND GUTTERS TO BE CONSTRUCTED PRIOR TO PLACEMENT OF A.C. PAVING.
7. THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE, CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF A.C. PAVING.
8. CONTRACTOR TO PROVIDE THE BUILDING DEPT. WITH SOIL COMPACTION REPORTS PREPARED BY AN APPROVED TESTING AGENCY FOR ANY FILL AREAS ON SITE.
9. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
10. REPAIR ALL DAMAGED AND/OR OFF-GRADE OFF-SITE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, CONSTRUCTION MANAGEMENT DIVISION, (559) 621-8500. PEDESTRIAN PATHS OF TRAVEL MUST ALSO MEET CURRENT ADA REGULATIONS. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
11. CONTACT SOLID WASTE DIVISION AT 621-1811 FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE.
12. (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.
13. NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
14. 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 TREE AND PUBLIC SAFETY; OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
15. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIV.
16. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPT.
17. NO STRUCTURES OF ANY KIND MAYBE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPINS, (EXCEPTING THE BACK FLOW PREVENTION DEVICE) ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDINGS. ALL TRANSFORMERS SHALL BE SHOWN ON THE ETC., PLAN. THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
18. ON-SITE PAVING AND MARKING TO BE PER CITY OF FRESNO PUBLIC WORKS STANDARD(S) P-21, P-22 & P-23
19. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
20. WINDOW SIGNS ARE LIMITED TO 4 SQ. FEET IN AREA, PROVIDING INFORMATION ABOUT HOURS OR OPERATION & EMERGENCY, SALE OR RENTAL INFORMATION ONLY. EXTERIOR BANNERS ANNOUNCING SPECIAL EVENTS SUCH AS GRAND OPENINGS, NEW MANAGEMENT ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOP. DIRECTOR, ATTACHED TO THE BUILDING AND NOT EXCEEDING 32 SQUARE FEET IN AREA.
21. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
22. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED (559) 268-0109. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE (916)653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY / SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER PHONE (805)644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO FURTHER SITE INVESTIGATION OR SITE AVOIDANCE /PRESERVATION.
23. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGISTS AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
24. ALL ACCESSIBLE STALLS SHALL COMPLY WITH CALIFORNIA TITLE 24 AND SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON 7 FOOT POLES.
25. OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.
26. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT OR STREET CONSTRUCTION PLANS REQUIRED AND APPROVED BY THE CITY ENGINEER. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHTS OF WAY (INCLUDING PEDESTRIAN AND UTILITY EASEMENTS) REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF THE WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
27. WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5%N THE DIRECTION OF TRAVEL NOR HAVE CROSS SLOPES EXCEEDING 2%
28. CONNECTION TO THE CITY OF FRESNO WATER AND SEWER SYSTEM IS REQUIRED.
29. ALL GROUND FLOOR EXTERIOR DOORS SHALL HAVE LEVEL LANDINGS AND CONNECT TO ACCESSIBLE PATHS. WALKWAYS SHALL NOT HAVE CHANGES IN LEVEL GREATER THAN 1/2 (UNLESS BEVELED WITH A SLOPE NO GREATER THAN 1 (VERTICAL) IN 2 (HORIZONTAL). CHANGES IN LEVEL GREATER THAN 1/2 SHALL BE MADE BY MEANS OF A SLOPES SURFACE NOT GREATER THAN 1 (VERTICAL) IN 20 (HORIZONTAL) OR A 5%SLOPE, OR BY A RAMP, ELEVATOR, OR SPECIAL ACCESS LIFT.
30. A BACKFLOW PREVENTION DEVICE MAY BE REQD, CONTACT WATER DIVISION AT 559 498-4671 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE. BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT THE CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEM MANAGER. BACKFLOW DEVICES FOR SUCH PURPOSES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
31. THE CONTRACTOR IS REQUIRED TO REQUEST A FINAL INSPECTION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL CONTACT THE BUILDING, PLANNING AND ENGINEERING DEPARTMENTS INDIVIDUALLY TO REQUEST A FINAL INSPECTION. INSPECTION REQUESTS SHALL BE MADE TO THE DEPARTMENTS INDIVIDUALLY AT LEAST 24 HOURS IN ADVANCE.
32. SEPARATE PERMITS ARE REQUIRED FOR DRAINAGE & GRADING.
33. APPROVED CENTRAL STATION MONITORING OF THE FIRE SPRINKLER SYSTEM IS REQUIRED.

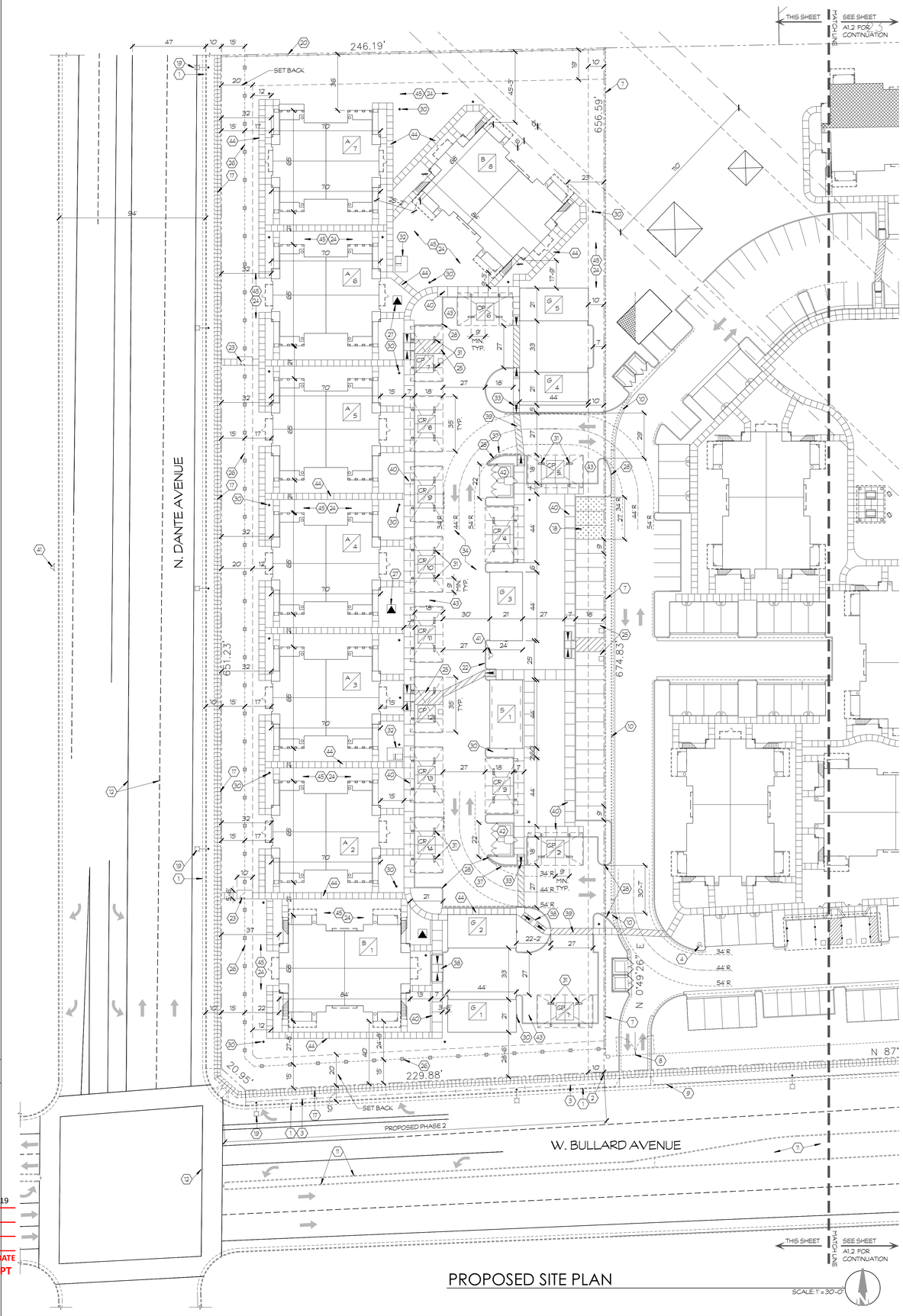
1. FIRE HYDRANTS SHALL BE INSTALLED, TESTED, APPROVED AND ALL SURFACE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. THE HYDRANT 4 1/2" OUTLET SHALL FACE THE ACCESS LANE. DEVELOPER MUST INSTALL ON-SITE HYDRANTS THAT PROVIDE FIRE HYDRANT FLOW OF 2500 GPM WITH A MINIMUM 8" WATER MAIN. ALL CONSTRUCTION WORK IS SUBJECT TO A 'STOP WORK ORDER' IF ACCESS ROADS BECOME IMPASSABLE OR FIRE HYDRANTS INOPERABLE. SEE THE BACK OF THE BUILDING & SAFETY DIVISION PERMIT CARD FOR FIRE PROTECTION REQUIREMENTS DURING CONSTRUCTION.

   A MINIMUM OF TEN BICYCLE PARKING SPACES SHALL BE PROVIDED ON THE SITE PURSUANT TO SECTION 12-306-1-2-1C OF THE PMC. BICYCLE PARKING SPACES SHALL EACH CONSIST OF ONE SLOT IN A BIKE RACK. THEY SHALL BE GROUPED IN RACKS WHICH ALLOW FOR FEET OF CLEARANCE ON ALL SIDES. THERE SHALL BE ADEQUATE SPACE BETWEEN RACK SLOTS TO PARK, LOCK AND REMOVE BICYCLES. BICYCLE PARKING SPACES AND THE REQUIRED FOUR FOOT CLEARANCE SHALL BE PROTECTED FROM MOTOR VEHICLE ENCROACHMENT BY MEANS OF FIXED BARRIERS NOT LESS THAN SIX INCHES OR MORE THAN THREE FEET IN HEIGHT. BICYCLE PARKING SPACES SHALL NOT ENCROACH NT PEDESTRIAN WAYS, LANDSCAPED AREAS, OR OTHER REQUIRED OPEN SPACES AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.
2. SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHT-OF-WAY.
3. STREET IMPROVEMENT PLANS PREPARED BY A REGISTERED CIVIL ENGINEER ARE REQUIRED. PLANS MUST BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION. PRIOR TO ISSUANCE OF BUILDING PERMITS AND STREET WORK PERMITS (ALONG WITH SIGNING AND STRIPING PLAN)
4. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER; FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES, DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION.
5. THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUBSURFACE STRUCTURES AND APPURTENANCES IN THE PUBLIC RIGHT OF WAY IS PROHIBITED UNLESS AN ENCROACHMENT PERMIT IS APPROVED BY THE CITY ENG. FOR PERMIT INFO, CONTACT PUBLIC WORKS DEPT. ENGINEERING SERVICES DIVISION AT 621-8693
6. INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHT PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENG. SERVICES PRIOR TO COMMENCEMENT OF THE WORK.
7. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
8. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
9. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER PMC SECTION 12-1011, AND RES. NO. 78-822/88-229.
10. WALKWAYS SHALL BE PROVIDED WITH A LEVEL AREA NOT LESS THAN 60"x60" AT A DOOR OR GATE THAT SWINGS TOWARD THE WALK, AND NOT LESS THAN 48" WIDE BY 44" DEEP AT A DOOR OR GATE THAT SWINGS AWAY FROM THE WALK. CBC 1133.B.7.5
11. CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING, 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
12. TWO MEANS OF INGRESS/ EGRESS "MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
13. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED 'ALL WEATHER' SURFACE CAPABLE OF SUPPORTING 80,000 lb. VEHICLES (MINIMUM 4" OF BASE ROCK OVER COMPACTED OR UNDISTURBED NATIVE SOIL OR PER APPROVED ENGINEERED PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
14. STREETS HIGHLIGHTED ON THE PLAN SHALL BE IDENTIFIED AS FIRE LANES PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1. DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES ('RED CURB WITH 'FIRE LANE - NO PARKING' IN 3 WHITE LETTERS EVERY 50 FEET OR APPROVED SIGNS EVERY 50 FEET).
15. PROVIDE SIGN(S) (17"x22" MINIMUM) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY "WARNING - VEHICLES STOPPED, PARKED OR LEFT STANDING IN THE FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 22658 CALIFORNIA VEHICLE CODE - FRESNO POLICE DEPARTMENT 621-2300."
16. ALL GATES ON COMMON ACCESS DRIVES SHALL BE EQUIPPED WITH APPROVED POLICE/ FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 21B100 SERIES OR CYLINDER LOCK 1W7B2). GATES/ FENCES SHALL NOT OBSTRUCT THE MINIMUM WIDTH REQUIRED FOR FIRE LANES.
   ALL ELECTRIFIED GATES SHALL BE EQUIPPED WITH THE 'BEST' LOCKS AND THE 'CLICK
   TO ENTER SYSTEM'.
17. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT. THE ZONING ORDINANCE, AND PUBLIC WORKS STANDARDS AND SPECIFICATIONS, DEVELOPMENT AND RESOURCE MGT. DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
18. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MGT. DEPT. PRIOR TO INSTALLATION.
19. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE PERSONS WITH DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
20. DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
21. PROVIDE SIGNS UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THE PUBLIC THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.
22. DEVELOPMENT SHALL COMPLY WITH THE DECLARATION OF COVENANTS, AS APPLICABLE
23. TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, IGNORANCE, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD, WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.

CITY OF FRESNO STANDARD SYMBOLS

- PROPERTY & RIGHT OF WAY
- SECTION & CENTER LINE
- EXISTING CURB
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- SIGN
- F.H. FIRE HYDRANT

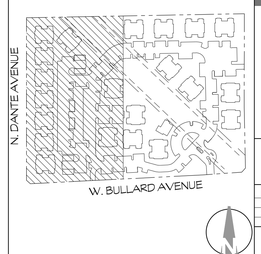
APPL NO. P19-02013 EXHIBIT A1 DATE 5/13/19
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____
DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



PROPOSED SITE PLAN

KEYED NOTES:

1. (E) CONCRETE CURB AND GUTTER TO REMAIN.
2. (E) CONCRETE CURB, GUTTER AND SIDEWALK TO REMAIN. (N) CONCRETE SIDEWALK TO TRANSITION TO EXISTING.
3. (E) UTILITY POLES AND SERVICES TO BE UNDERGROUNDED
4. (E) FIRE HYDRANT TO REMAIN
5. (E) DIRECTORY SIGN. MODIFY TO SHOW EXPANSION AREA.
6. (E) MAIN VEHICULAR ENTRY/EGRESS WITH SECURITY GATES PER CITY STDS. MOTORIZED ROLLING GATE EQUIPMENT SHALL COMPLY WITH FIRE DEPT REQUIREMENTS ('MOTION SENSOR & REMOTE ACTIVATED EXIT / KEY PAD & REMOTE ACTIVATED ENTRY), UPDATE AND MODIFY GATE HARDWARE AS NECESSARY.
7. (E) 6'-0" WOOD FENCE TO BE REMOVED
8. (E) MANUALLY OPERATED EMERGENCY VEHICLE ACCESS GATES SHALL HAVE 'FIRE/POLICE' PADLOCK OR APPROVED LOCK BOX.
9. (E) STORM DRAIN INLET TO REMAIN
10. (E) CONC. CURB TO BE REMOVED FOR NEW PARKING AND DRIVEWAY. AND (E) VALLEY GUTTER TO REMAIN
11. (E) RAISED MEDIAN WITH CONCRETE CURB AND (E) CONCRETE INFILL TO REMAIN
12. (E) PAINTED LINES - STREET MARKINGS
13. ---
14. ---
15. ---
16. ---
17. (N) CONCRETE CURB, GUTTER, PLANT STRIP, AND SIDEWALK PER PW STD P-5. SIDEWALK TO BE 4'-0" WIDE. SEE CIVIL DRAWINGS PW STD P-5. SIDEWALK TO BE 4'-0" WIDE. SEE CIVIL DRAWINGS.
18. PROPOSED FUTURE LOCATIONS OF EV CHARGING STATIONS PER 2013 CGBSC. SEE ELECTRICAL DRAWINGS FOR NECESSARY ELECTRICAL EQUIPMENT. CHARGING PEDESTALS, SIGNAGE, AND PAVEMENT MARKINGS TO BE TO BE INSTALLED IN FUTURE. T-STALLS
19. CONSTRUCT AN UNDERGROUND STREET LIGHTING SYSTEM TO PW STDS. E-2 AND E-11 TO E-12
20. (N) 6'-0" HT WOOD FENCE AT NORTH PROPERTY LINE.
21. (N) ACCESSBLITY SIGN MOUNTED ON POLE AT SITE ENTRY WITH EMERGENCY ACCESS SIGN MOUNTED ON SEPARATE POLE.
22. (N) 6' HT. CONCRETE CURB BETWEEN GARAGES.
23. (N) PEDESTRIAN GATES THAT ARE LOCKED AND ARE REQUIRED FOR BUILDING ACCESS SHALL HAVE A 'FIRE/POLICE' PADLOCK OR APPROVED LOCK BOX. PANIC HARDWARE TO BE PROVIDED ON INTERIOR SIDE OF GATE.
24. (N) OPEN SPACE
25. (N) ACCESSIBLE PARKING STALLS WITH STRIPED LOADING ZONE w/ 'NO PARKING' INDICATED, MODIFIED CURB RAMP, AND ISA SYMBOL ON PAVEMENT. SEE DETAIL 9/A1.5
26. ---
27. (N) PRELIMNARY TRANSFORMER LOCATION. FINAL LOCATIONS TO BE VERIFIED WITH PG&E AND SITE UTILITY DESIGNER.
28. (N) 6' HT. CONCRETE CURB.
29. ---
30. (N) ON-SITE LIGHTING. APPROXIMATE LOCATIONS OF E BUILDING MOUNTED LIGHTING AND POLE MOUNTED E LIGHTING. FINAL LOCATIONS TO BE VERIFIED BY ELECTRICAL ENGINEER FOR PROPER LIGHTING COVERAGE.
31. (N) 18 x 35' CARPORT WITH SURFACE MOUNTED LIGHT FIXTURES AT BOTTOM SIDE OF ROOF.
32. (N) BICYCLE PARKING TO BE MOUNTED ON CONRETE PAD, TENANTS/BIKE OWNERS ARE TO PROVIDE THEIR OWN LOCKS AND CHAINS (TYP. OF 2 LOCATIONS PER PHASE)
33. (N) RETURNED CURB RAMP, 1:12 MAX. SLOPE.
34. (N) ASPHALT PAVING PER CITY OF FRESNO PW STDS P-21, P-22 & P-23
35. (N) ACCESSIBLE PARKING STALLS WITH STRIPED LOADING ZONE w/ 'NO PARKING' INDICATED, MODIFIED CURB RAMP, AND ISA SYMBOL ON PAVEMENT.
36. (N) ACCESSIBLITY PARKING SIGN, TYP. AT ACCESSIBLE PARKING STALLS. NOT TO BE INSTALLED WITHIN 3
37. DASHED LINES AT PORTIONS OF CURBS ON SITE PLAN INDICATES CURBS TO BE PAINTED RED WITH THE WORDS 'FIRE LANE - NO PARKING' PAINTED IN WHITE ON THE FACE OF THE CURB, PER FIRE DEPT REQUIREMENTS. SEE DETAIL 4 & 5/A1.6
38. (N) DOUBLE RAMP AT CONCRETE WALK. SEE DETAIL 3/A1.6
39. (N) ACCESSIBLE CROSSWALK WITH BLUE STRIPING ON PAVEMENT.
40. (N) 7'-0" CONCRETE WALK AT PARKING. SEE DETAIL 2/A1.6
41. (N) FIRE HYDRANT PER CITY STD W-3. SEE FIRE DEPT NOTES AND PW STD FOR ADDITIONAL REQUIREMENTS
42. (N) TRASH ENCLOSURE WITH CONCRETE APRON PER CITY STDS P-33, P-34, & P-35. ENCLOSURE TO BE CONSTRUCTED AS REQUIRED BY DEPT OF SOLID WASTE. SEE DETAIL 20/A1.5
43. (N) OPEN PARKING STALL. 9' x 18' PER CITY STD
44. (N) 4'-0" WIDE CONCRETE WALKWAY. SEE DETAIL 16 - 19/A1.5
45. (N) LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS



SITE KEY PLAN SCALE: NTS

HATCHED AREA INDICATES EXTENT OF SITE SHOWN ON THIS SHEET.

PROJECT DATA

PROPOSED 2 STORY FLAT APARTMENT COMMUNITY EXPANSION WITH PHASE 2

SITE ADDRESS: 6052 N. DANTE AVENUE (NEC BULLARD & DANTE AVENUES) FRESNO, CA 93722

A.P.N.: 506-130-36 S

OWNER: WRIGHT EQUITIES, INC. (ORCHARDS II, LLC)
ATTN.: BRIAN WRIGHT
7543 N. INGRAM AVENUE
FRESNO, CA 93711
TEL: (559) 277-8002

EXISTING ZONING: RM-2/UGM_{cz}
EX. GEN. PLAN DESIG.: RUN - RESIDENTIAL URBAN NEIGHBORHOOD

PROPOSED ZONING: RM-2/UGM/cz - NO CHANGE
PROPOSED DENSITY: 17.25 D.U./AC.
ALLOWABLE DENSITY: 16 - 30 D.U./AC.

PROPOSED GEN. PLAN DESIG.: RMH - RESIDENTIAL MEDIUM HIGH DENSITY

BUILDING DATA:

OCCUPANCY USE	OCCUPANCY	NUMBER OF STORIES
DWELLING UNITS	R-2	TWO STORY
GARAGES & CARPORTS	U-1	SINGLE STORY

CONSTRUCTION TYPE:
DWELLING UNITS, GARAGES & CARPORTS 5B

PARKING:

REQUIRED PARKING: 1.0 STALLS / D.U. FOR 1-BR & 2-BR (1 STALL/D.U. TO BE COVERED)
1.0 STALLS / 2-D.U. FOR GUEST PARKING

		OPEN	COVERED	
1 BR & 2 BR	= 64 UNITS x 1.0/D.U. =	0 STALLS	64 STALLS	
GUEST	= 64 UNITS / 2/D.U. =	32 STALLS	0 STALLS	
TOTAL STALLS REQUIRED	=	32 STALLS +	64 STALLS	= 96 STALLS

PROVIDED PARKING:

		OPEN	COVERED	
OPEN STALLS	=	32 STALLS		
CARPORT STALLS (14 CARPORTS)	=		54 STALLS	
GARAGE STALLS (5 GARAGES)	=		19 STALLS	
TOTAL STALLS PROVIDED	=	32 STALLS +	72 STALLS	= 104 STALLS (1.52 STALLS/ D.U.)

SITE AREA AND COVERAGE:

SITE AREA: ± 3.73 ACRES (± 162,478 S.F.)
SITE COVERAGE: ± 29.1 %

OPEN SPACE:

REQUIRED OPEN SPACE (15% REQMT) = 24,372 S.F.
SITE AREA OF 162,478 SF X 15% = 24,372 SF
80% OF REQD OPEN SPACE TO BE 'OPEN TO THE SKY' (24,372 x 80% = 19,497 SF)
TOTAL OPEN SPACE REQUIRED = 24,372 S.F.

PROPOSED OPEN SPACE
SITE AREA = 162,478 S.F.
GROUND FLOOR BUILDING AREA (LIVING AREA, HVAC PADS, STAIRS, GARASES, STORAGE BUILDING) = (43,320 S.F.)
PAVED AREA (DRIVE AISLES, PARKING, TRASH ENCLOSURE, FINGER PLANTERS) = (36,328 S.F.)
REQUIRED YARD AREA (BULLARD AVE. & DANTE AVE. FRONTAGE) = (17,258 S.F.)
AREA BEHIND & BETWEEN GARAGES (ADD'L MISC AREAS WITH LESS THAN A 20'-0" MIN DIMENSION) = (12,403 S.F.)
COMMON PUBLIC OPEN SPACE SUB-TOTAL 53,169 S.F.
DWELLING BLDG PRIVATE OPEN SPACE (PORCHES, PATIOS, & BALCONIES - 1ST & 2ND FLOORS) = 7,572 S.F.
TOTAL PUBLIC & PRIVATE OPEN SPACE = 60,741 S.F.
PERCENTAGE OF OPEN SPACE
± 60,741 S.F. / ± 162,478 S.F. = ± 37.3 %

PROPOSED BUILDING AREA:

BUILDING 'A' ASSESSABLE AREA FOR SCHOOL FEES: (4x802) + (4x814) = 6,464 SF *
BUILDING TYPE 'A' IS COMPRISED OF 8 TYPE 'A', 1 BR, DWELLING UNITS WITH 4 UNITS AT THE FIRST FLOOR AND 4 UNITS AT THE SECOND FLOOR.

1st FLOOR W/ PORCH & PATIO:	4 x (802 + 128) S.F.	= 3,720 S.F.
2nd FLOOR W/ PORCH & BALCONY:	4 x (814 + 128) S.F. *	= 3,768 S.F.
BUILDING 'A'/ 1st & 2nd FLOOR		= 7,488 S.F. **
SUB-TOTAL OF 6 TYPE 'A' BUILDINGS	48 DWELLING UNITS	= 44,928 S.F.

BUILDING 'B' ASSESSABLE AREA FOR SCHOOL FEES: (4x1,020) + (4x1,032) = 8,208 SF *
BUILDING TYPE 'B' IS COMPRISED OF 8 TYPE 'B', 2 BR, DWELLING UNITS WITH 4 UNITS AT THE FIRST FLOOR AND 4 UNITS AT THE SECOND FLOOR.

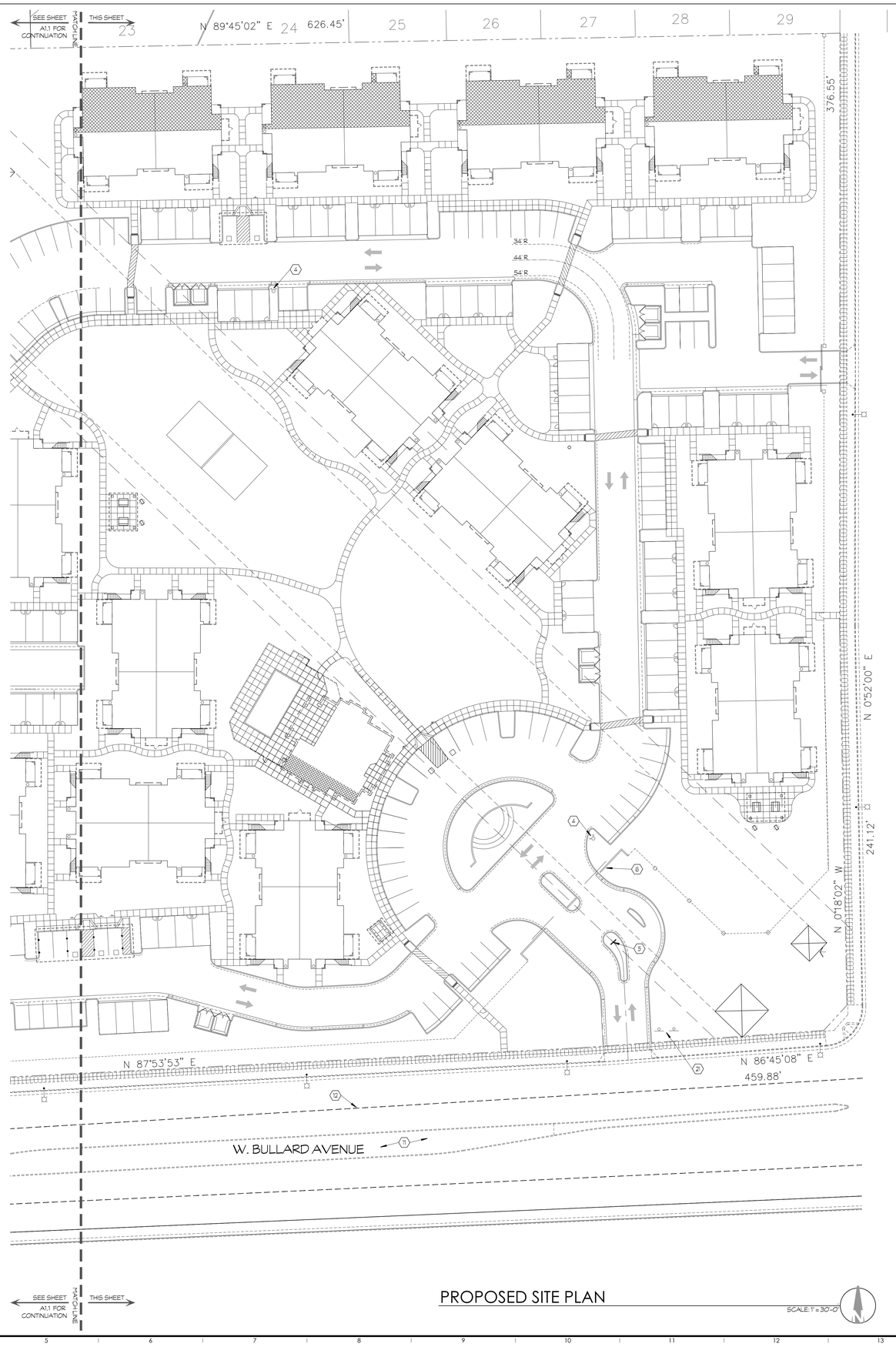
1st FLOOR W/ PORCH & PATIO:	4 x (1,032 + 135) S.F.	= 4,620 S.F.
2nd FLOOR W/ PORCH & BALCONY:	4 x (1,032 + 135) S.F. *	= 4,668 S.F.
BUILDING 'B'/ 1st & 2nd FLOOR		= 9,288 S.F. **
SUB-TOTAL OF 2 TYPE 'B' BUILDINGS	16 DWELLING UNITS	= 18,576 S.F.
TOTAL GROSS RESIDENTIAL	64 DWELLING UNITS	= 63,504 S.F. **
DWELLING UNITS (RESIDENTIAL AREA):	LIVING AREA ONLY	= 55,200 S.F. *

GARAGES & CARPORTS (U-1 AREA):

TYP. 4-STALL GARAGE BLDG (4 AT 924 S.F. EACH)	=	3,696 S.F.
TYP

CITY OF FRESNO STANDARD SYMBOLS

- PROPERTY & RIGHT OF WAY
- SECTION & CENTER LINE
- EXISTING CURB
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- SIGN
- F.H. FIRE HYDRANT

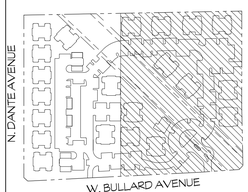


PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

KEYED NOTES:

1. (E) CONCRETE CURB AND GUTTER TO REMAIN.
2. (E) CONCRETE CURB, GUTTER AND SIDEWALK TO REMAIN. (N) CONCRETE SIDEWALK TO TRANSITION TO EXISTING.
3. (E) UTILITY POLES AND SERVICES TO BE UNDERGROUNDED
4. (E) FIRE HYDRANT TO REMAIN
5. (E) DIRECTORY SIGN. MODIFY TO SHOW EXPANSION AREA.
6. (E) MAIN VEHICULAR ENTRY/EGRESS WITH SECURITY GATES PER CITY STDS. MOTORIZED ROLLING GATE EQUIPMENT SHALL COMPLY WITH FIRE DEPT REQUIREMENTS ("MOTION SENSOR & REMOTE ACTIVATED EXIT / KEY PAD & REMOTE ACTIVATED ENTRY). UPDATE AND MODIFY GATE HARDWARE AS NECESSARY.
7. (E) ± 6'-0" WOOD FENCE TO BE REMOVED
8. (E) MANUALLY OPERATED EMERGENCY VEHICLE ACCESS GATES SHALL HAVE 'FIRE/POLICE' PADLOCK OR APPROVED LOCK BOX.
9. (E) STORM DRAIN INLET TO REMAIN
10. (E) CONC. CURB TO BE REMOVED FOR NEW PARKING AND DRIVEWAY, AND (E) VALLEY GUTTER TO REMAIN
11. (E) RAISED MEDIAN WITH CONCRETE CURB AND (E) CONCRETE INFILL TO REMAIN
12. (E) PAINTED LINES - STREET MARKINGS
13. ---
14. ---
15. ---
16. ---
17. (N) CONCRETE CURB, GUTTER, PLANT STRIP, AND SIDEWALK PER PW STD P-5. SIDEWALK TO BE 4'-0" WIDE. SEE CIVIL DRAWINGS PW STD P-5. SIDEWALK TO BE 4'-0" WIDE. SEE CIVIL DRAWINGS.
18. PROPOSED FUTURE LOCATIONS OF EV CHARGING STATIONS PER 2013 CGSBC. SEE ELECTRICAL DRAWINGS FOR NECESSARY ELECTRICAL EQUIPMENT. CHARGING PEDESTALS, SIGNAGE, AND PAVEMENT MARKINGS TO BE TO BE INSTALLED IN FUTURE. 7-STALLS
19. CONSTRUCT AN UNDERGROUND STREET LIGHTING SYSTEM TO PW STDS. E-2 AND E-11 TO E-12
20. (N) 6'-0" HT. WOOD FENCE AT NORTH PROPERTY LINE.
21. (N) ACCESSIBILITY SIGN MOUNTED ON POLE AT SITE ENTRY WITH EMERGENCY ACCESS SIGN MOUNTED ON SEPARATE POLE.
22. (N) 6" HT. CONCRETE CURB BETWEEN GARAGES.
23. (N) PEDESTRIAN GATES THAT ARE LOCKED AND ARE REQUIRED FOR BUILDING ACCESS SHALL HAVE A 'FIRE/POLICE' PADLOCK OR APPROVED LOCK BOX. PANIC HARDWARE TO BE PROVIDED ON INTERIOR SIDE OF GATE.
24. (N) OPEN SPACE
25. (N) ACCESSIBLE PARKING STALLS WITH STRIPED LOADING ZONE w/ "NO PARKING" INDICATED, MODIFIED CURB RAMP, AND ISA SYMBOL ON PAVEMENT. SEE DETAIL 9/A1.5
26. ---
27. (N) PRELIMINARY TRANSFORMER LOCATION. FINAL LOCATIONS TO BE VERIFIED WITH PG&E AND SITE UTILITY DESIGNER.
28. (N) 6" HT. CONCRETE CURB.
29. ---
30. (N) ON-SITE LIGHTING. APPROXIMATE LOCATIONS OF E BUILDING MOUNTED LIGHTING AND POLE MOUNTED E LIGHTING. FINAL LOCATIONS TO BE VERIFIED BY ELECTRICAL ENGINEER FOR PROPER LIGHTING COVERAGE.
31. (N) 18 x 35' CARPORT WITH SURFACE MOUNTED LIGHT FIXTURES AT BOTTOM SIDE OF ROOF.
32. (N) BICYCLE PARKING TO BE MOUNTED ON CONCRETE PAD. TENANTS/BIKE OWNERS ARE TO PROVIDE THEIR OWN LOCKS AND CHAINS (TYP. OF 2 LOCATIONS PER PHASE)
33. (N) RETURNED CURB RAMP, 1:12 MAX. SLOPE.
34. (N) ASPHALT PAVING PER CITY OF FRESNO PW STDS P-21, P-22 & P-23
35. (N) ACCESSIBLE PARKING STALLS WITH STRIPED LOADING ZONE w/ "NO PARKING" INDICATED, MODIFIED CURB RAMP, AND ISA SYMBOL ON PAVEMENT.
36. (N) ACCESSIBILITY PARKING SIGN, TYP. AT ACCESSIBLE PARKING STALLS. NOT TO BE INSTALLED WITHIN 3'
37. DASHED LINES AT PORTIONS OF CURBS ON SITE PLAN INDICATES CURBS TO BE PAINTED RED WITH THE WORDS FIRE LANE - NO PARKING PAINTED IN WHITE ON THE FACE OF THE CURB, PER FIRE DEPT REQUIREMENTS. SEE DETAIL 4 & 5/A1.6
38. (N) DOUBLE RAMP AT CONCRETE WALK. SEE DETAIL 3/A1.6
39. (N) ACCESSIBLE CROSSWALK WITH BLUE STRIPING ON PAVEMENT.
40. (N) 7'-0" CONCRETE WALK AT PARKING. SEE DETAIL 2/A1.6
41. (N) FIRE HYDRANT PER CITY STD W-3. SEE FIRE DEPT NOTES AND PW STD FOR ADDITIONAL REQUIREMENTS
42. (N) TRASH ENCLOSURE WITH CONCRETE APRON PER CITY STDS P-33, P-34, & P-35. ENCLOSURE TO BE CONSTRUCTED AS REQUIRED BY DEPT OF SOLID WASTE. SEE DETAIL 20/A1.5
43. (N) OPEN PARKING STALL. 9' x 18' PER CITY STD
44. (N) 4'-0" WIDE CONCRETE WALKWAY. SEE DETAIL 16 - 19/A1.5
45. (N) LANDSCAPE AREA. SEE LANDSCAPE DRAWINGS



SITE KEY PLAN

SCALE: NTS

HATCHED AREA INDICATES EXTENT OF SITE SHOWN ON THIS SHEET.

PROJECT DATA

PROPOSED 2 STORY FLAT APARTMENT COMMUNITY EXPANSION WITH PHASE 2

SITE ADDRESS: 6052 N. DANTE AVENUE (NEC BULLARD & DANTE AVENUES) FRESNO, CA 93722

A.P.N.: 506-130-36 S

OWNER: WRIGHT EQUITIES, INC. (ORCHARDS II, LLC)
ATTN.: BRIAN WRIGHT
7543 N. INGRAM AVENUE
FRESNO, CA 93711
TEL.: (559) 277-8002

EXISTING ZONING: RM-2/UGM/cz
EX. GEN. PLAN DESIG.: RUN - RESIDENTIAL URBAN NEIGHBORHOOD

PROPOSED ZONING: RM-2/UGM/cz - NO CHANGE
PROPOSED DENSITY: 17.25 D.U./AC.
ALLOWABLE DENSITY: 16 - 30 D.U./AC.

PROPOSED GEN. PLAN DESIG.: RMH - RESIDENTIAL MEDIUM HIGH DENSITY

BUILDING DATA:

OCCUPANCY USE	OCCUPANCY	NUMBER OF STORIES
DWELLING UNITS	R-2	TWO STORY
GARAGES & CARPORTS	U-1	SINGLE STORY

CONSTRUCTION TYPE:
DWELLING UNITS, GARAGES & CARPORTS 5B

PARKING:

REQUIRED PARKING: 1.0 STALLS / D.U. FOR 1-BR & 2-BR (1 STALL/D.U. TO BE COVERED)
1.0 STALLS / 2-D.U. FOR GUEST PARKING

		OPEN		COVERED	
1 BR & 2 BR = 64 UNITS x 1.0/D.U.	=	0 STALLS		64 STALLS	
GUEST = 64 UNITS / 2/D.U.	=	32 STALLS		0 STALLS	
TOTAL STALLS REQUIRED	=	32 STALLS	+	64 STALLS	= 96 STALLS

PROVIDED PARKING:

		OPEN		COVERED	
OPEN STALLS	=	32 STALLS			
CARPORT STALLS (14 CARPORTS)	=			54 STALLS	
GARAGE STALLS (5 GARAGES)	=			19 STALLS	
TOTAL STALLS PROVIDED	=	32 STALLS	+	72 STALLS	= 104 STALLS (1.52 STALLS/ D.U.)

SITE AREA AND COVERAGE:

SITE AREA: ± 3.73 ACRES (± 162,478 S.F.)
SITE COVERAGE: ± 29.1 %

OPEN SPACE:

REQUIRED OPEN SPACE (15% REQMT)	=	24,372 S.F.
SITE AREA OF 162,478 SF X 15% = 24,372 SF 80% OF REQD OPEN SPACE TO BE 'OPEN TO THE SKY' (24,372 x 80% = 19,497 SF)		
TOTAL OPEN SPACE REQUIRED	=	24,372 S.F.
PROPOSED OPEN SPACE		
SITE AREA	=	162,478 S.F.
GROUND FLOOR BUILDING AREA (LIVING AREA, HVAC PADS, STAIRS, GARAGES, STORAGE BUILDING)	=	(43,320 S.F.)
PAVED AREA (DRIVE AISLES, PARKING, TRASH ENCLOSURE, FINGER PLANTERS)	=	(36,328 S.F.)
REQUIRED YARD AREA (BULLARD AVE. & DANTE AVE. FRONTAGE)	=	(17,258 S.F.)
AREA BEHIND & BETWEEN GARAGES (ADD'L MISC AREAS WITH LESS THAN A 20'-0" MIN DIMENSION)	=	(12,403 S.F.)
COMMON PUBLIC OPEN SPACE SUB-TOTAL		53,169 S.F.
DWELLING BLDG PRIVATE OPEN SPACE (PORCHES, PATIOS, & BALCONIES - 1ST & 2ND FLOORS)	=	7,572 S.F.
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SUB-TOTAL OF 8 TYPE 'A' BUILDINGS 48 DWELLING UNITS	=	44,928 S.F.
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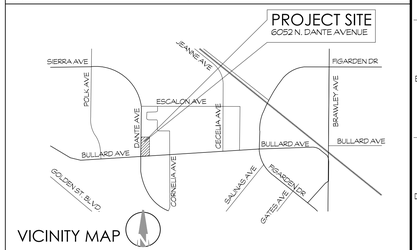
BUILDING 'B'/ 1st & 2nd FLOOR	=	9,288 S.F. **
SUB-TOTAL OF 2 TYPE 'B' BUILDINGS 16 DWELLING UNITS	=	18,576 S.F.
TOTAL GROSS RESIDENTIAL 64 DWELLING UNITS	=	63,504 S.F. **
DWELLING UNITS (RESIDENTIAL AREA): LIVING AREA ONLY	=	55,200 S.F. *
GARAGES & CARPORTS (U-1 AREA):		
TYP. 4-STALL GARAGE BLDG (4 AT 924 S.F. EACH)	=	3,696 S.F.
TYP. 3-STALL ACCESSIBLE GARAGE BLDG (1 AT 924 EA)	=	924 S.F.
STORAGE BLDG (1 AT 924 EA)	=	924 S.F.
TYP. 4-STALL CARPORT (52 AT 735 S.F. EACH)	=	10,290 S.F.
TOTAL GARAGE/STORAGE BLDG/CARPORT AREA	=	15,834 S.F.
TOTAL GROSS BUILDING AREA	=	79,338 S.F.
(TOTAL GROSS BULDING FOOTPRINT AREA)	=	47,394 S.F.

PROJECT SITE
6052 N. DANTE AVENUE



VICINITY MAP

SIMPBK
7790 N PALM AVE · FRESNO, CALIFORNIA 93711
T559.448.8400 · F559.448.8467 · www.sim-pbk.com

LICENSED ARCHITECT
JOHN PAUL MILTON SMITH
C 15885
9-30-19
EXPIRATION DATE
STATE OF CALIFORNIA

PROJECT NAME
THE ORCHARDS APARTMENTS - PHASE 2
PHASE 2 IS LOCATED ON NEC OF DANTE AVE & BULLARD AVE
6052 N. DANTE AVE, FRESNO CA, 93722

REVISIONS

No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION
04.29.19		PLANNING SUBMITTAL	.	.	.
04.30.19		REV PER 04-30-19 LTR	.	.	.
			.	.	.

SHEET NAME
SITE PLAN

PROJECT ARCHITECT: JOHN SMITH	PROJECT NUMBER: 18-52.1		SHEET NUMBER: A1.2
DRAWN BY:	SCALE: AS NOTED		
CHECKED BY:	DATE: 04.29.19		

APPL NO. P19-02013 EXHIBIT A2 DATE 5/13/19
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

e:\18-52.1 wright equities - the orchards apts. ph3 entitlement\01(18-52.1_a1.2 site plan.dwg) [SITE PLAN] [2019 05 07 07:51] rosert