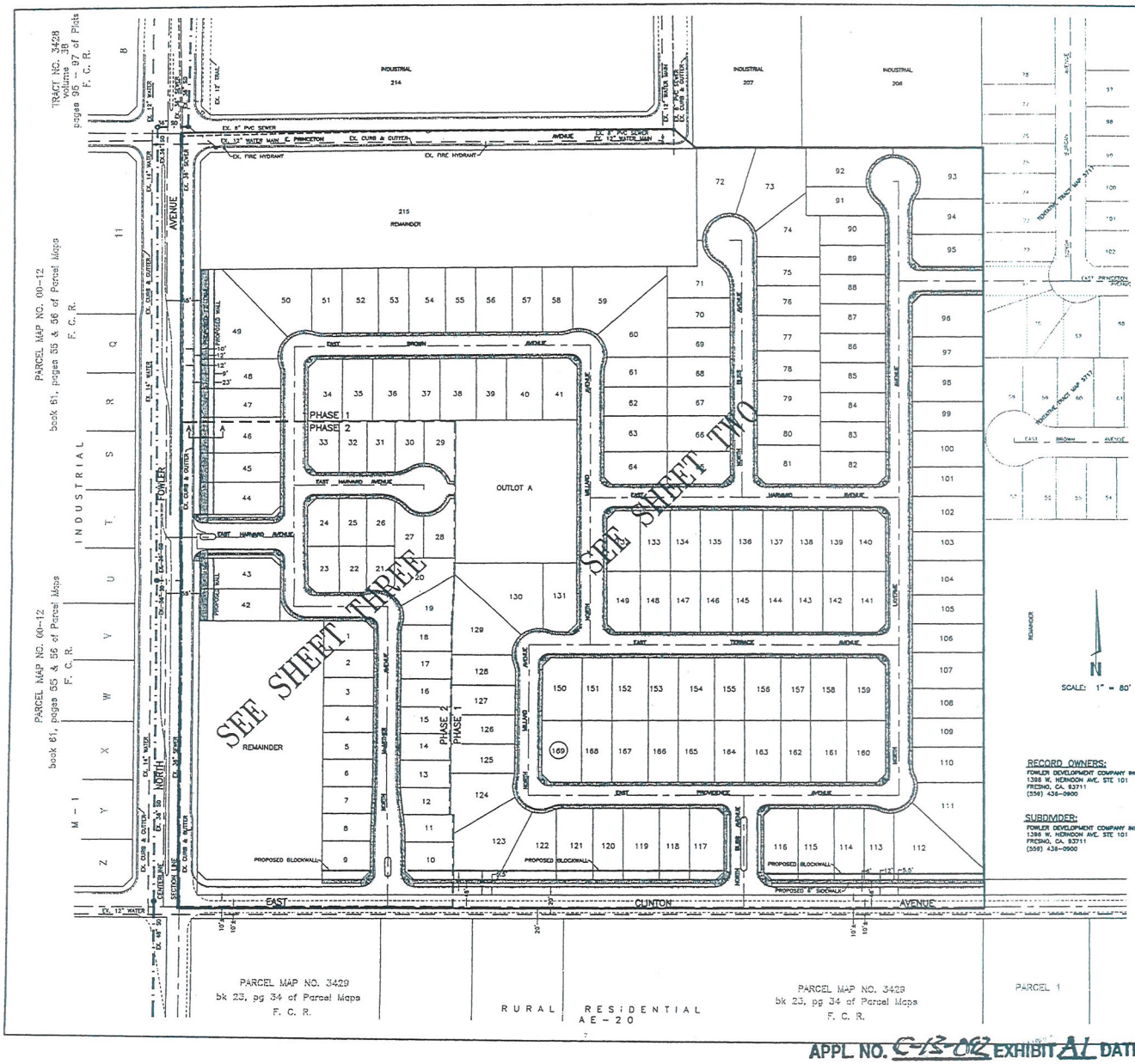
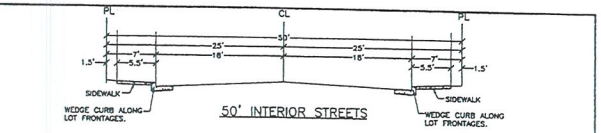
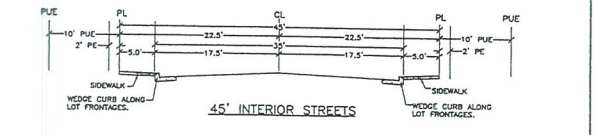
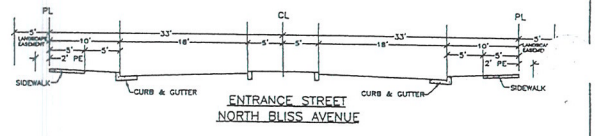
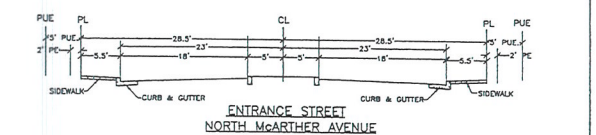
Exhibit D:
Exhibits for Conditional Use Permit No. C-13-092

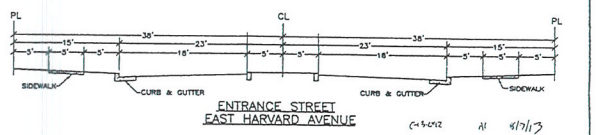




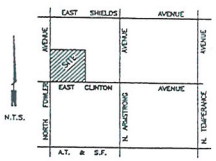








SECTION A-A



VICINITY MAP

RECORD OWNERS:
FOWLER DEVELOPMENT COMPANY INC.
1398 W. HERNDON AVE. STE 101
FRESNO, CA. 93711
(559) 438-0900

SUBDIVIDER:
FOWLER DEVELOPMENT COMPANY INC.
1398 W. HERNDON AVE. STE 101
FRESNO, CA. 93711
(559) 438-0900

NOTES:

1. PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
2. EXISTING ZONING: C-M/UGM/cz
3. PROPOSED ZONING: R-1/UGM

LEGEND:

- \pt36.571;BLOCK WALL
- CENTERLINE
- CURB
- CURB AND GUTTER
- \pt2;EXISTING CURB AND GUTTER
- EXISTING CURB
- EXISTING PROPERTY LINE
- PROPERTY LINE
- SETBACK LINE
- SIDEWALK PER P.W. STD. P-5
- SITE BOUNDARY LINE

SITE PLAN

APN 310-040-10 AND 11

C-13-092

TRACT 6033

SHEET 1 OF 4

NET AREA = 31.87 ACRES

GROSS AREA = 32.79 ACRES

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1116 "M" STREET
FRESNO, CA 93721
(559) 264-3680 FAX (559) 264-0892

DATE: 8/5/13

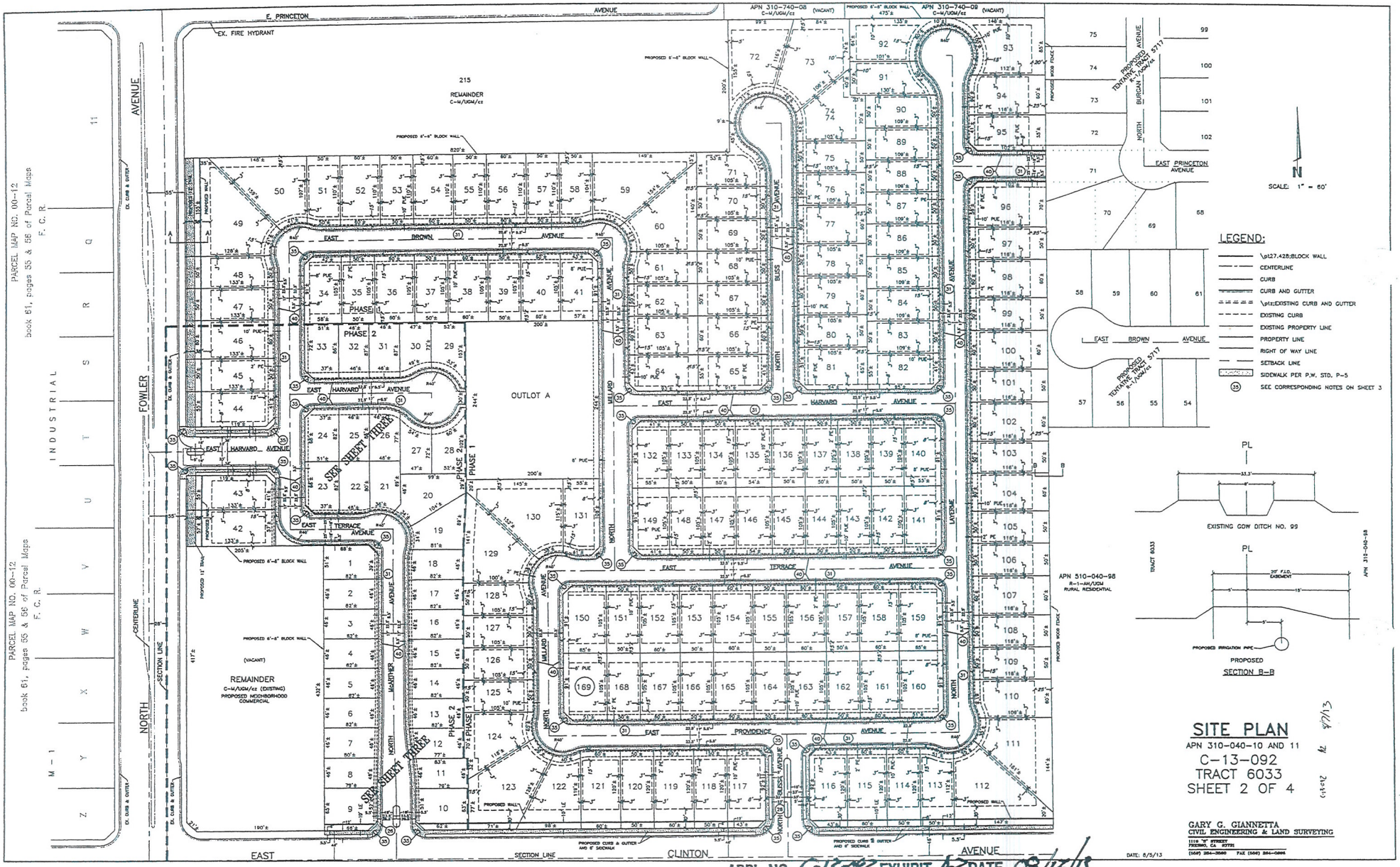
APPL. NO. C-13-092 EXHIBIT A1 DATE 8/12/13

PROJ ENG. _____ DATE _____

TRAFFIC ENG. _____ DATE _____

COND. APPROVED BY _____ DATE

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



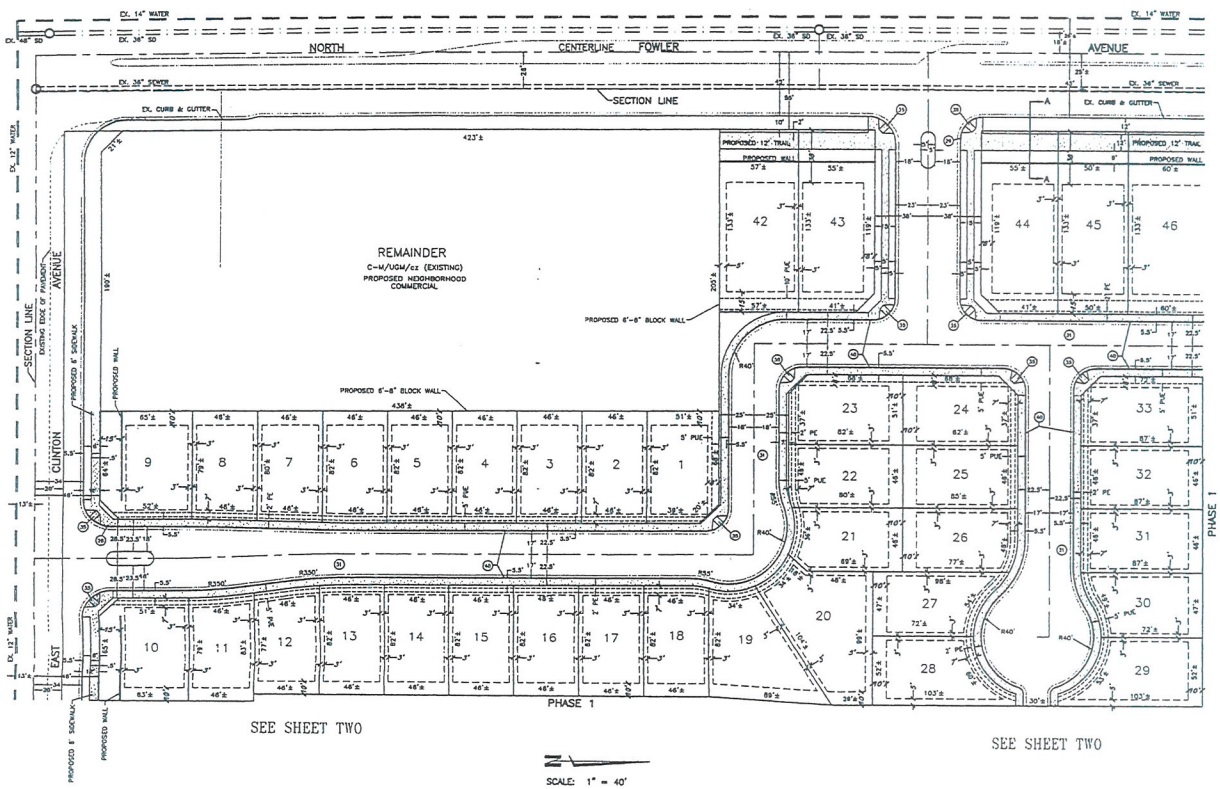
APPL. NO. C-13-092 EXHIBIT A2 DATE 08/12/13

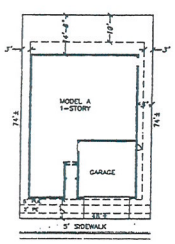
PROJ ENG. _____ DATE _____

TRAFFIC ENG. _____ DATE _____

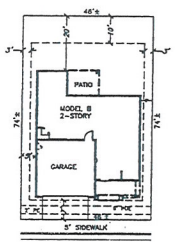
COND. APPROVED BY _____ DATE

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

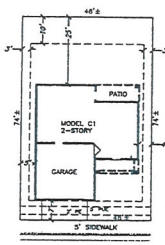




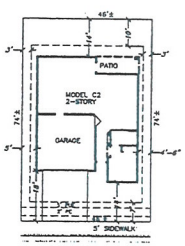
TYPICAL LOT
SCALE 1"=20'



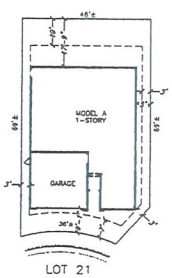
TYPICAL LOT
SCALE 1"=20'



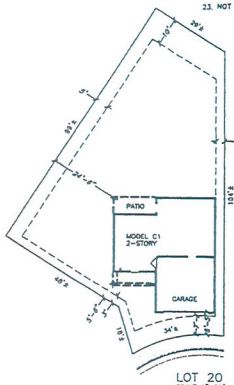
TYPICAL LOT
SCALE 1"=20'



TYPICAL LOT
SCALE 1"=20'



LOT 21
SCALE 1"=20'



LOT 20
SCALE 1"=20'

NOTES:

1. CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE. 621-6686
2. 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 ASPHALT CONCRETE ON SITE.
3. ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKING VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
4. ALL COMPACT AND/OR EMPLOYEE PARKING STALLS SHALL BE IDENTIFIED WITH APPROPRIATE SIGNAGE AND/OR PAVEMENT MARKINGS.
5. 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.
6. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS 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 SPECIFICATIONS AND TYPES OF LIGHTING FIXTURES TO BE INSTALLED ON THE SITE SHALL BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMITS. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE FRESNO POLICE DEPARTMENT.
7. ALL SIGN PROPOSALS TO BE SUBMITTED TO PLANNING DEPARTMENT FOR SEPARATE SIGN REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
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. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
10. TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
11. 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 AT 621-5300 TO ARRANGE AND COORDINATE WORK.
12. NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
13. ALL GATES ON COMMON ACCESS DRIVES AND ALL PEDESTRIAN GATES, WHERE REQUIRED SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 21B700 SERIES OR CYLINDER LOCK 19783Z).
14. LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH. 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 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 UNITS, SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
16. SIGNS, OTHER THAN DIRECTIONAL SIGNS, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
17. SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALK IS NOT PERMITTED WHEN THE AREA TO BE DRAINED EXCEEDS 1/4 ACRE. SHOW METHOD OF CONVEYING ON-SITE STORM WATER TO STREET. DETAIL CATCH BASINS AND PIPE OR CHANNEL SIZES TO BE USED. PER PUBLIC WORKS STDS. P-22 & P-23.
18. A BACKFLOW PREVENTION DEVICE IS REQUIRED! CONTACT WATER DIVISION AT 621-5300 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 OWNER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES 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.
19. TWO 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
20. AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24), AN UNOBSTRUCTED 4-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
21. RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.
22. EACH CURB RAMP SHALL HAVE A DETECTABLE WARNING DEVICE AS PER PW STD. DWGS. P-32.
23. NOT APPLICABLE
24. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
25. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 12-1011, SECTION 6-801 AND RES. NO. 78-522/88-229.
26. INSTALL 30" STATE STANDARD "STOP" SIGN (S) AT LOCATION (S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK.
27. 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, SPECIFICATIONS, THE PLANNING AND DEVELOPMENT 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 SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
28. NO STRUCTURES OF ANY KIND (INCLUDING SIGNS, TRASH AND RECYCLING, ETC.) MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), 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.
29. ALL FUTURE PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED BY THE CITY OF FRESNO, PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
30. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
31. INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/TRAFFIC ENGINEERING PRIOR TO COMMENCEMENT OF THE WORK.
32. CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING SERVICES @ 621-8607, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
33. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916/653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/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 ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
34. CONSTRUCT CONCRETE DRIVEWAY APPROACH TO PUBLIC WORKS STANDARD(S) P-2 AND P-6.
35. CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-25.
36. 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 SOIL OR PER APPROVED ENGINEERED PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
37. PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION.
38. WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPES EXCEEDING 2%.
39. TRUNCATED DOMES TO BE PLACED ON THE FULL WIDTH AND LENGTH OF ALL ON-SITE CURB RAMPS.
40. DESIGN AND CONSTRUCT CURB, GUTTER, 15 FT AC PAVING, AND 5 FT RESIDENTIAL SIDEWALK PATTERN TO PUBLIC WORKS STD. P-5.
41. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNITS, SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.

C-13-092 AB 4/17/2013

LEGEND:

- \pt18.285;BLOCK WALL
- CENTERLINE
- CURB
- CURB AND GUTTER
- \pt2;EXISTING CURB AND GUTTER
- EXISTING CURB
- EXISTING PROPERTY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- SIDEWALK PER P.W. STD. P-5
- (26) SEE CORRESPONDING NOTES

SITE PLAN

APN 310-040-10 AND 11

C-13-092

TRACT 6033

SHEET 3 OF 4

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1110 W. STEWART
FRESNO, CA. 93705
(559) 264-2500 FAX (559) 264-0086

DATE: 8/5/13

APPL. NO C-13-092 EXHIBIT A3 DATE 08/17/13

PROJ ENG. _____ DATE _____

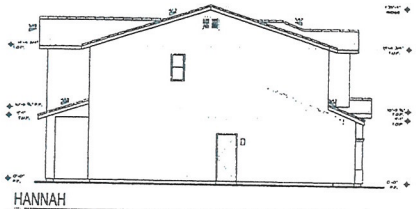
TRAFFIC ENG. _____ DATE _____

COND. APPROVED BY _____

DATE

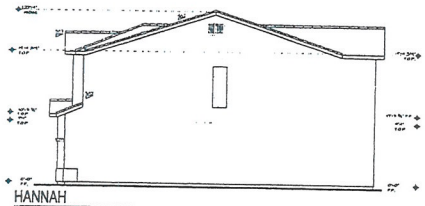
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

HANNAH
"SANTA BARBARA" FRONT ELEVATION

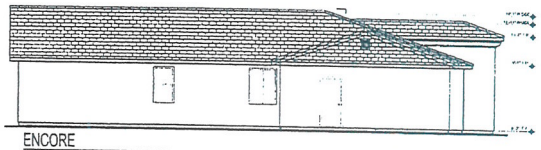


HANNAH
LEFT ELEVATION

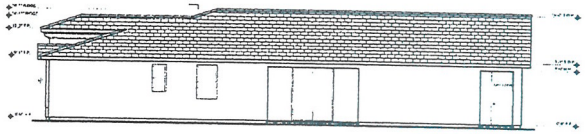
HANNAH
REAR ELEVATION



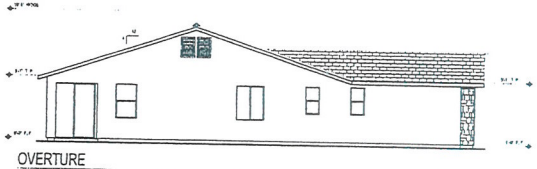
HANNAH
RIGHT ELEVATION



ENCORE
LEFT ELEVATION



ENCORE
RIGHT ELEVATION

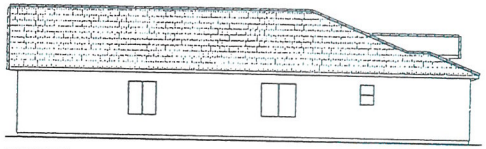


OVERTURE
"TRADITIONAL" LEFT SIDE ELEVATION

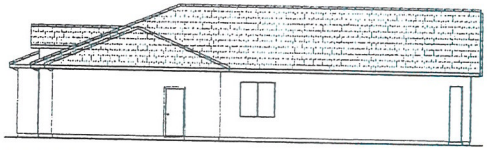
SCALE = 1/8" = 1'-0"

OVERTURE
"TRADITIONAL" RIGHT SIDE ELEVATION

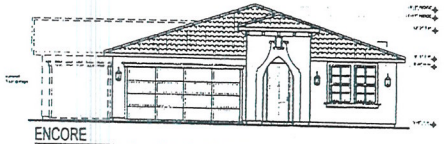
SCALE = 1/8" = 1'-0"



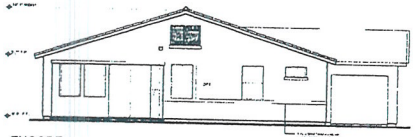
PASATIEMPO
"SANTA BARBARA" LEFT SIDE ELEVATION



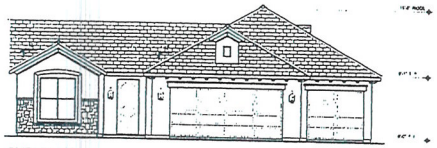
PASATIEMPO
"SANTA BARBARA" RIGHT SIDE ELEVATION



ENCORE
"ANDALUSIAN" FRONT ELEVATION

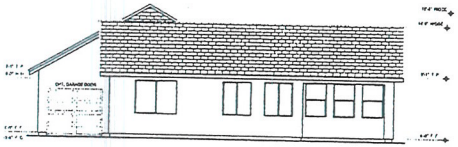


ENCORE
REAR ELEVATION



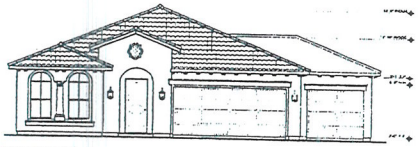
OVERTURE
"TRADITIONAL" FRONT ELEVATION

SCALE = 1/8" = 1'-0"



OVERTURE
"TRADITIONAL" REAR ELEVATION

SCALE = 1/8" = 1'-0"



PASATIEMPO
"SANTA BARBARA" FRONT ELEVATION

PASATIEMPO
"SANTA BARBARA" REAR ELEVATION

APPL. NO. C-13-092 EXHIBIT E1 DATE 08/12/13

PROJ ENG. _____ DATE _____

TRAFFIC ENG. _____ DATE _____

COND. APPROVED BY _____ DATE

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

GRANVILLE HOMES

1368 W. Herndon, Ste 101, Fresno, CA 93711
business phone (559) 436-0900 CCL #988419

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Models

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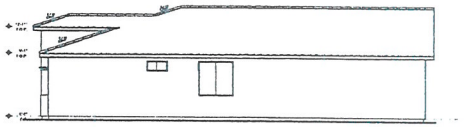
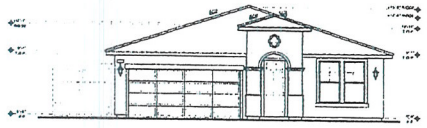
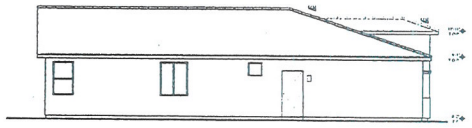


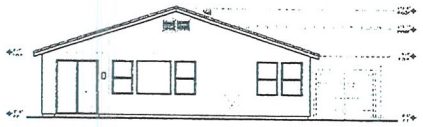
LEYA
"SANTA BARBARA " RIGHT SIDE ELEVATION
SCALE = 1/8" = 1'-0"



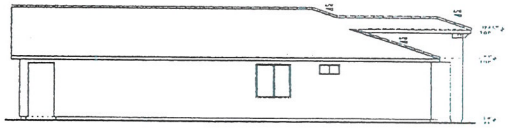
LEYA
"SANTA BARBARA " FRONT ELEVATION
SCALE = 1/8" = 1'-0"



LEYA
"SANTA BARBARA " LEFT SIDE ELEVATION
SCALE = 1/8" = 1'-0"



LEYA
"SANTA BARBARA " REAR ELEVATION
SCALE = 1/8" = 1'-0"



LACEY
"ANDALUSIAN " LEFT SIDE ELEVATION
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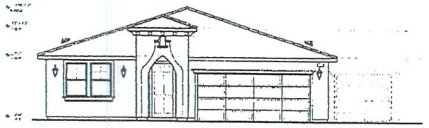

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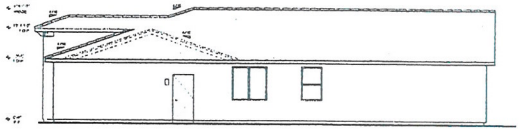
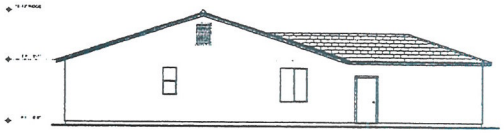
"ANDALUSIAN " FRONT ELEVATION
SCALE = 1/8" = 1'-0"



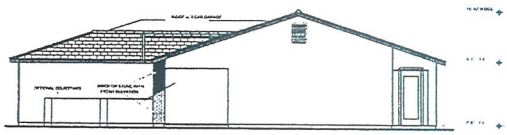
LACEY
"ANDALUSIAN " REAR ELEVATION
SCALE = 1/8" = 1'-0"

LACEY
"ANDALUSIAN " REAR ELEVATION
SCALE = 1/8" = 1'-0"



MINUET
"SANTA BARBARA " LEFT SIDE ELEVATION
SCALE = 1/8" = 1'-0"

MINUET
"SANTA BARBARA " FRONT ELEVATION
SCALE = 1/8" = 1'-0"



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"SANTA BARBARA " RIGHT SIDE ELEVATION
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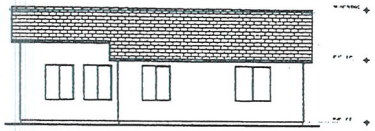

MINUET
"SANTA BARBARA " REAR ELEVATION
SCALE = 1/8" = 1'-0"

APPL. NO. C-13-082 EXHIBIT E2 DATE 08/12/13
PROJ ENG. _____ DATE _____
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DATE
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Models

ELEVATIONS

Revisions

Project #:
Date: 08-05-13
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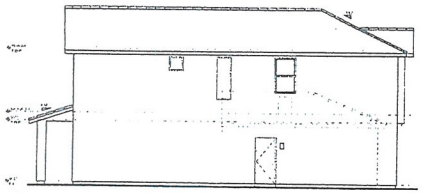
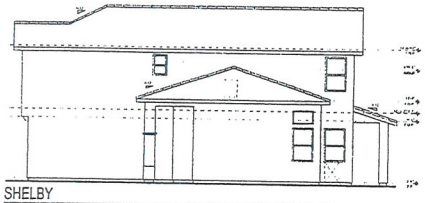


SHELBY
LEFT ELEVATION

SHELBY
"SANTA BARBARA" FRONT ELEVATION

WILMINGTON 2
LEFT ELEVATION

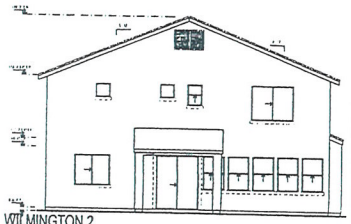
WILMINGTON 2
"SANTA BARBARA" FRONT ELEVATION



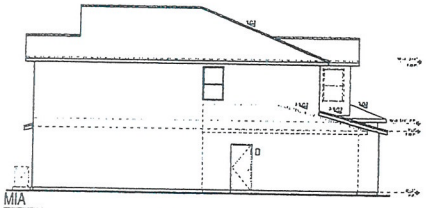
SHELBY
RIGHT ELEVATION

SHELBY
REAR ELEVATION

WILMINGTON 2
RIGHT ELEVATION

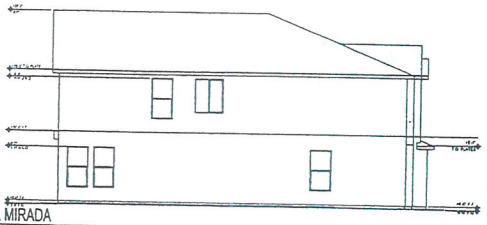


WILMINGTON 2
REAR ELEVATION



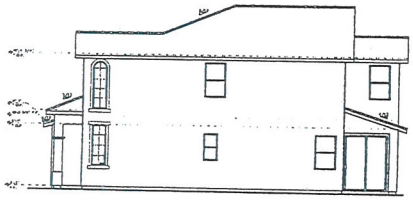
MIA
LEFT ELEVATION

MIA
"SANTA BARBARA" FRONT ELEVATION



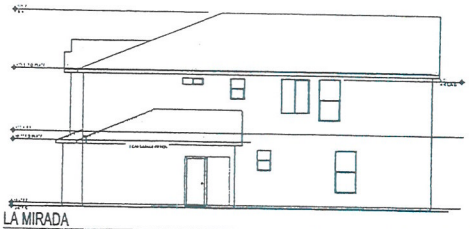
LA MIRADA
LEFT ELEVATION

LA MIRADA
"SANTA BARBARA" FRONT ELEVATION



MIA
RIGHT ELEVATION

MIA
REAR ELEVATION



LA MIRADA
RIGHT ELEVATION

LA MIRADA
REAR ELEVATION

APPL. NO. C-13-092 EXHIBIT E5 DATE 08/12/13

PROJ ENG. _____ DATE _____

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DATE

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

GRANVILLE HOMES

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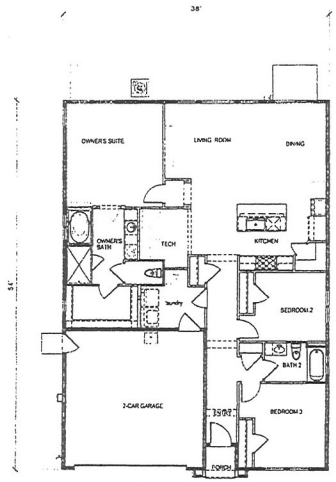
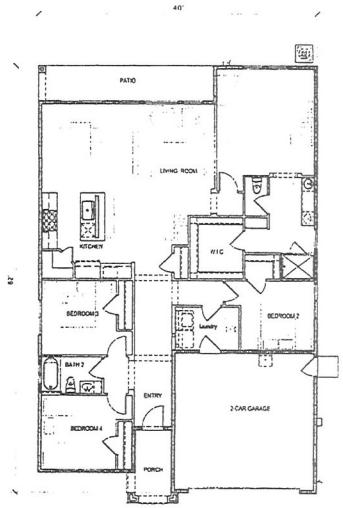


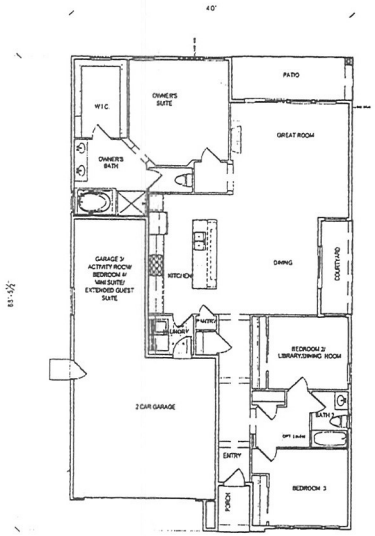
LEYA PLAN

SCALE = 1/8"=1'-0"



LACEY PLAN

SCALE = 1/8"=1'-0"



ENCORE PLAN

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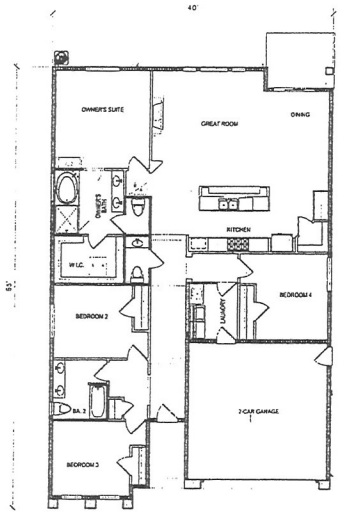

PASATIEMPO

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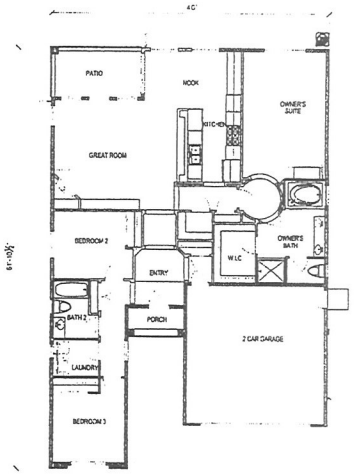

OVERTURE PLAN

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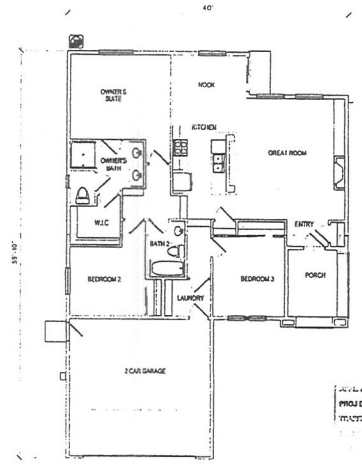

MINUET PLAN

SCALE = 1/8"=1'-0"

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Models

FLOOR PLAN

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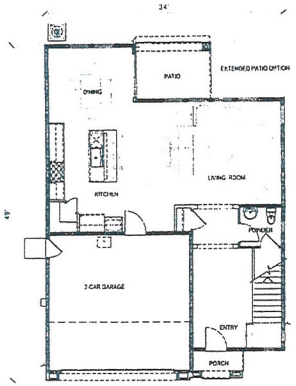
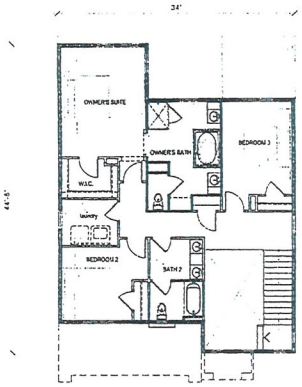


MIA 1ST FLOOR

SCALE = 1/8"=1'-0"



MIA 2ND FLOOR

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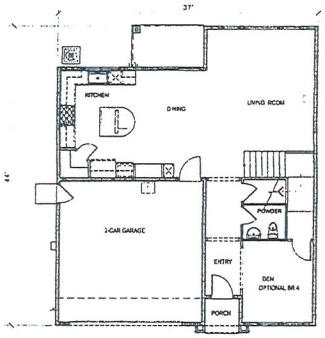

HANNAH 1ST FLOOR

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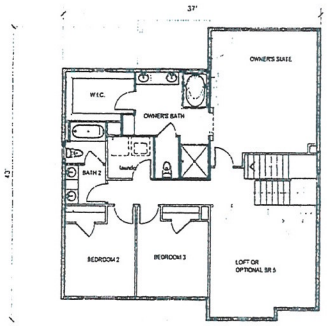

HANNAH 2ND FLOOR

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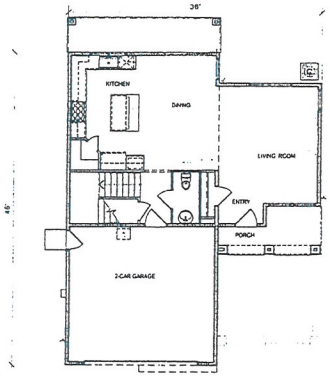
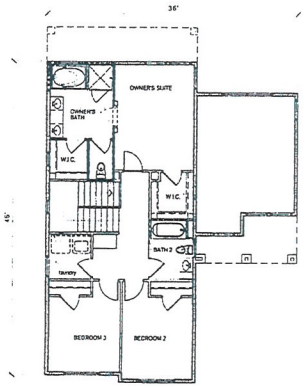


SHELBY 1ST FLOOR

SCALE = 1/8"=1'-0"



SHELBY 2ND FLOOR

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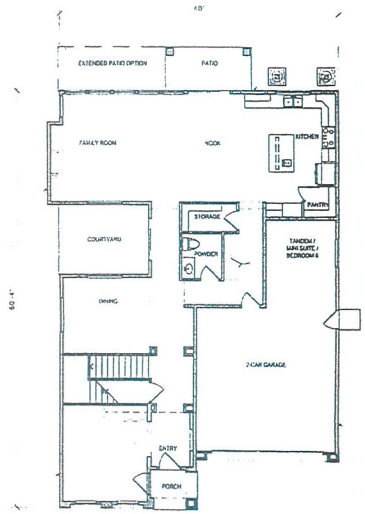

WILMINGTON II 1ST FLOOR

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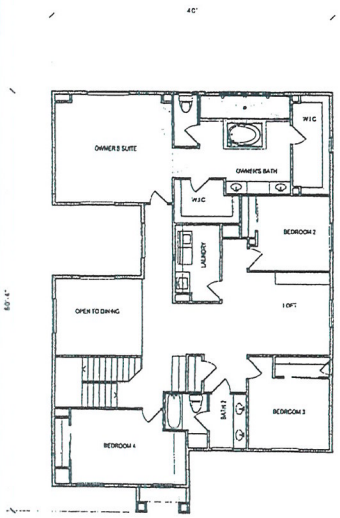

WILMINGTON II 2ND FLOOR

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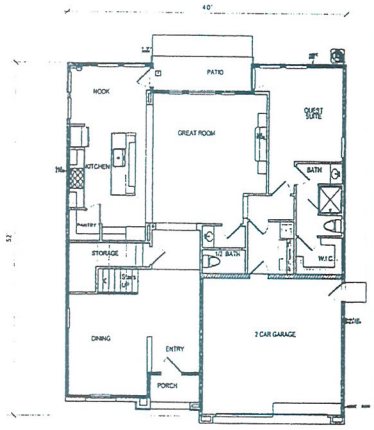
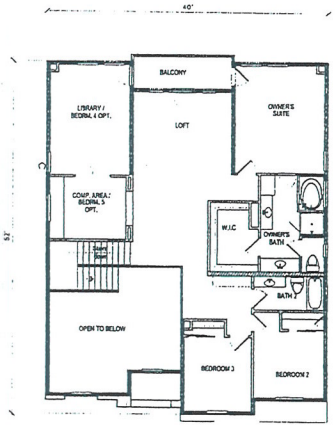


LA MIRADA 1ST FLOOR

SCALE = 1/8"=1'-0"



LA MIRADA 2ND FLOOR

SCALE = 1/8"=1'-0"

APPL. NO. C-13-092 EXHIBIT FZ DATE 08/12/13 42-042 FZ 6/7/13

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GRANVILLE HOMES

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office phone (559) 432-5500 LIC # 580645

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Models

FLOOR PLAN

Revisions

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