

Exhibit E

Operational Statement Form

Please use this form to clearly explain the proposed project. This information will assist all individuals, departments and agencies in their review and drafting of comments, conditions, suggestions or recommendations. The goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information, please call Development Services at (559) 621-8277.

Note: If the Operational Statement is not submitted or if the submittal is illegible, unclear or incomplete, the review of your project will not be accepted for processing.

Project Description:

Living Spaces - Fresno is being submitted by Brian Saltikov of Living Spaces on behalf of Living Spaces and pertains to 8 acres of property located at 7354 North Abby St. APN: 303-201-27 and is zoned CR/UGM-cz with a planned land use of Retail

The applicant is requesting authorization to:

Develop and undeveloped lot

The proposed development will consist of

104,867 SF Furniture Showroom with Accessory Uses

The existing site currently consists of undeveloped lot with 0 existing parking spaces

The proposed hours of operation are from 10am to 9pm on Monday - Friday

Other facts pertinent to this project are as follows: 9am to 9pm Saturday and Sunday

Please see attached Project Narrative

APPL. NO.	<u>P22-04122</u>	EXHIBIT	<u>0</u>	DATE	<u>11/22/2022</u>
PLANNING REVIEW BY				DATE	
TRAFFIC ENG.				DATE	
APPROVED BY				DATE	
CITY OF FRESNO DARM DEPT					

- Project Narrative:** (*communicate in detail all characteristics of your project; provide as much detail as possible; include basic information such as applicant/project name, business, product or service, anticipated traffic- customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.*)



PO BOX 2309
Buena Park, CA 90621

APPL. NO. P22-04122 EXHIBIT O DATE 11/22/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

Cit of Fresno
Planning and Development Department
Development Services Division
2600 Fresno St., Third Floor, Room 3043
Fresno, CA 93721

RE: Development Application Review, Living Spaces Furniture – 7354 North Abby St.

To Whom It May Concern:

Living Spaces Furniture is pleased to submit a Development Application for a new ground-up project for an approximate 105,000 SF furniture showroom in the city of Fresno. Living Spaces Furniture is a rapidly growing retail furniture company founded in 2003 in Southern California and currently operates thirty stores, including five distribution centers, located in major metro areas in California, Nevada, Arizona, and Texas.

Building Layout and Use. The building will include a retail furniture showroom, small café serving prepackaged meals and offering beer and wine to approximately 30 – 40 guests (we will apply for a Type 41 ABC license), a kids room providing entertainment such as movies, video games and a play structure, a receiving/storage area, small kitchen, and employee areas. The entrance to the building is on the west elevation. The loading dock and customer pick up (CPU) will be located on the northeast corner of the building. An enclosure will house a back-up generator, electrical equipment, and dumpsters at the northeast elevation.

Employees. The furniture store will employ approximately 70 to 100 full-time and part-time employees. Approximately 40 employees will be on the site during a typical business day and 55 employees during peak hours of operation.

Hours of Operation. The hours of operation are 10 am to 9 pm Monday through Friday and 9 am to 9 pm on Saturdays and Sundays. The café is open from 12 pm to 8 pm daily. Living Spaces is closed Easter, Thanksgiving Day, and Christmas Day. Peak periods are on the weekends between noon and 6 pm and during holidays (Black Friday, Memorial Day, etc.).

Store Deliveries. Each day, the store will receive deliveries of furniture from either or Rialto, CA or Fremont, CA Distribution Center. All deliveries will be made at the loading area located on the northeast corner of the building. Approximately two to three daily deliveries of inventory will be made using 26-foot box trucks and, occasionally, a 53-foot trailer. These deliveries occur in the early morning before business hours. Food service deliveries occur 1-2 times weekly, prior to business opening as well.

Customer Furniture Deliveries and Customer Pick-Up (CPU). Customers will have the option to pick up furniture from the store or have furniture delivered to their home or business. Customers electing to pick up their furniture from the store will do so at the CPU area on the northeast side of the building. At the CPU area, customers park their vehicles in a designated parking stall adjacent to the receiving area and furniture will be loaded into their vehicle. CPU hours are 12 noon to 9 pm daily. Approximately 15 customer pick-ups would occur on weekdays and 40 pick-ups on weekends.

We look forward to working with the City of Fresno on this project. Please don't hesitate to contact me for any clarifications or additional information at brian.saltikov@livinspaces.com, or 714.713.9931.

Sincerely,

Brian Saltikov
Senior Project Manager
Real Estate Development
Living Spaces

APPL. NO.	P22-04122	EXHIBIT	O	DATE	11/22/2022
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TRAFFIC ENG.	_____	DATE	_____		
APPROVED BY	_____	DATE	_____		
CITY OF FRESNO DARM DEPT					

PLAN REVISIONS		
NO.	DATE	REVISION

O'DELL ENGINEERING
 1165 Scenic Drive, Suite A
 Modesto, CA 95350
 odellengineering.com

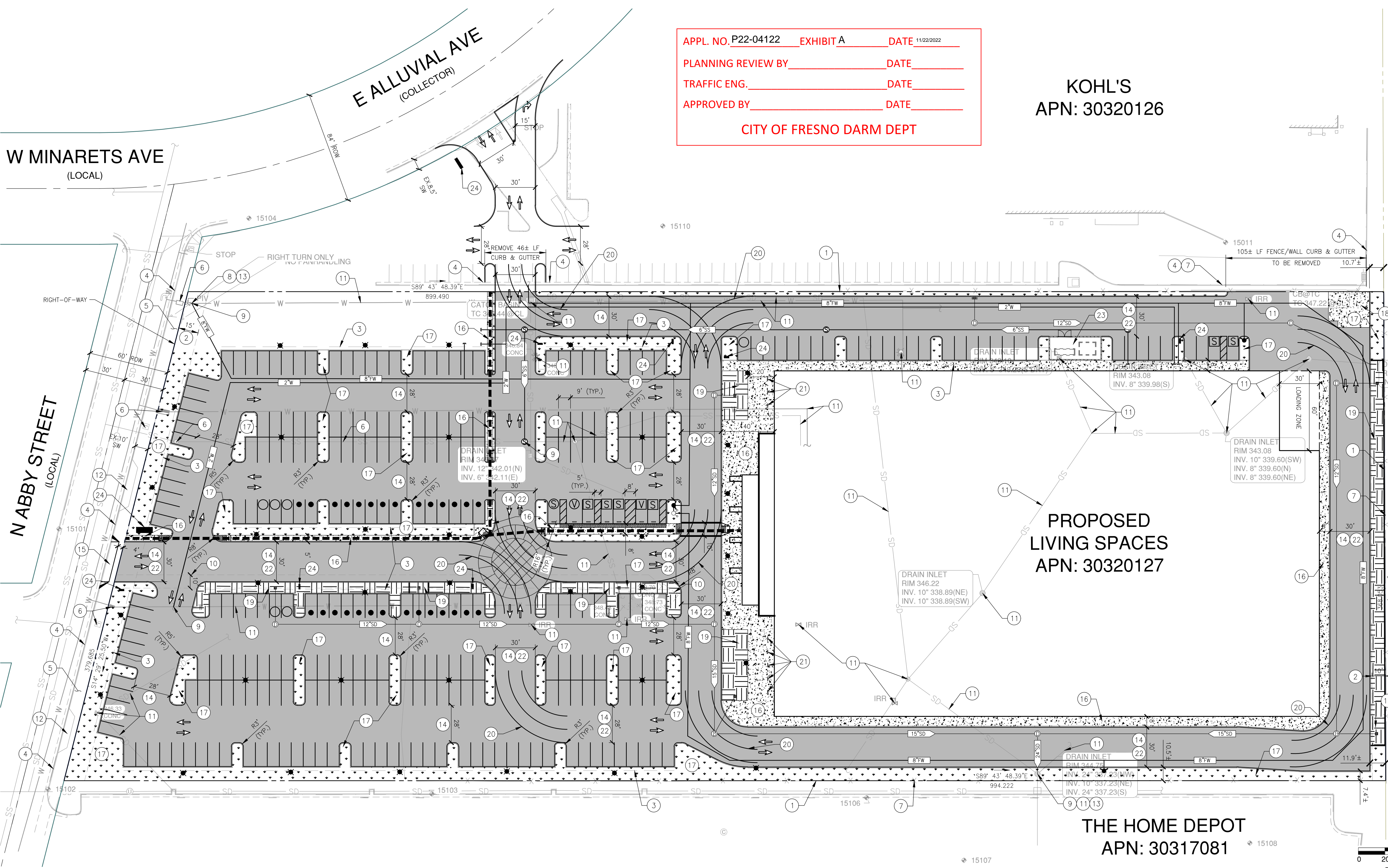
PRELIMINARY SITE PLANS
LIVING SPACES
7354 N. ABBY STREET
 FRESNO, CALIFORNIA

APPL. NO. P22-04122 EXHIBIT A DATE 11/22/2022
 PLANNING REVIEW BY _____ DATE _____
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CITY OF FRESNO DARM DEPT

KOHL'S
 APN: 30320126

PROPOSED LIVING SPACES
 APN: 30320127

THE HOME DEPOT
 APN: 30317081



- ### SITE PLAN NOTES
- EX. PROPERTY LINE.
 - SETBACK FROM PROPERTY LINE.
 - 3'-0" OVERHANG ON CONTINUOUS CURB.
 - EX. CONCRETE CURB TO REMAIN.
 - EX. PUBLIC SIDEWALK TO REMAIN.
 - EX. UTILITY TO REMAIN.
 - EX. FENCE/WALL TO REMAIN.
 - EX. POST INDICATOR VALVE TO REMAIN.
 - LOCATION OF CONNECTION INTO EXISTING UTILITY.
 - EX. PGE EASEMENT TO BE ABANDONED ALONG WITH ALL UTILITY LINES AND STRUCTURES.
 - EX. UTILITY TO BE REMOVE.
 - EX. DRIVEWAY TO BE REMOVED AND REPLACED WITH CONTINUE CONCRETE AND VERTICAL CURB PER CITY STANDARD DETAIL P-9.
 - STARTING AT PROPERTY LINE, PROTECT IN PLACE 5 LF OF EX. UTILITY FOR FUTURE USE.
 - CONSTRUCT NEW AC PAVING PER CITY STANDARD DETAILS P-41, P-42, & P-43.
 - LOCATION OF NEW DRIVEWAY PER CITY STANDARD DETAIL P-2.
 - LOCATION OF NEW CONCRETE FLATWORK 5% MAXIMUM SLOPE WITH 2% MAXIMUM CROSS SLOPE.
 - LOCATION OF NEW LANDSCAPE & IRRIGATION - SEE LANDSCAPE PLANS.
 - LOCATION OF NEW TRASH ENCLOSURE.
 - BIORETENTION AREA, SIZE TO BE DETERMINED BY CITY OF FRESNO REQUIREMENTS.
 - FIRE TRUCK TURNING RADIUS OUTLINE.
 - LOCATION OF BICYCLE PARKING.
 - FIRE LANE
 - LOCATION OF GENERATOR AREA
 - LOCATION OF PROPOSED SIGN, SEE SIGN PACKAGE PLAN

- ### PUBLIC WORKS GENERAL 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 STREET 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.
 - CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
 - FOR STANDARD DRAWINGS VISIT [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/WP-CONTENT/UPLOADS/SITES/17/2016/09/CITYOFFRESNOSTANDARDDRAWINGS2016FEB.PDF](https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/cityoffresnostandarddrawings2016feb.pdf)
 - FOR TRAFFIC PLANNING'S WEBSITE WITH USEFUL LINKS, ADDITIONAL NOTES, SAMPLE OF LEGEND, PARKING MANUAL AND TRAFFIC STUDY CHECKLIST VISIT [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/TRAFFIC-ENGINEERING/#TAB-2](https://www.fresno.gov/publicworks/traffic-engineering/#tab-2)
 - TRAFFIC PLANNING CHECKLIST LINK: [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/WP-CONTENT/UPLOADS/SITES/17/2019/04/TRAFFIC-PLANNING-CHECKLIST-04-19.PDF](https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2019/04/TRAFFIC-PLANNING-CHECKLIST-04-19.PDF)
 - FOR TRAFFIC STUDY QUESTIONS PLEASE CONTACT JILL GORMLEY AT (559) 621-8792 OR VIA EMAIL AT JILL.GORMLEY@FRESNO.GOV.

SITE PLAN

LIVING SPACES, FRESNO PARKING AREA	
SITE AREA:	338,450 SF
BUILDING AREA (EXISTING):	0 SF
BUILDING AREA (PROPOSED):	104,867 SF
PAVEMENT AREA:	210,970 SF
LANDSCAPE AREA:	36,648 SF
FLOOR AREA RATIO:	0.31
BUILDING COVERAGE:	31%
EX. PLANNED LAND USE:	COMMERCIAL-REGIONAL
PROPOSED ZONING DESIGNATION:	CR/UGM-C2
ADJACENT ZONING DESIGNATION:	CR/UGM-C2
TOTAL PARKING STALLS REQUIRED:	140 STALLS
*PARKING STALL REQUIREMENT IS PER THE CITY OF FRESNO MUNICIPAL CODE SECTION 15-2409: "1 PER 750 SQ. FT. OF FLOOR AREA FOR APPLIANCE AN FURNITURE STORES."	
TOTAL PARKING STALLS PROVIDED:	298 STALLS
PROVIDED STANDARD PARKING STALLS:	255 STALLS
PROVIDED ADA STALLS:	7 STALLS
PROVIDED ADA STALLS:	7 STALLS
REQUIRED EV CAPABLE STALLS:	30 STALLS
PROVIDED EV CAPABLE STALLS:	30 STALLS
REQUIRED CLEAN AIR:	36 STALLS
PROVIDED CLEAN AIR:	36 STALLS
*EV COUNT INCLUDES 1 VAN, 1 STD. & 1 AMBULATORY ACCESSIBLE STALL	
*CLEAN AIR COUNT INCLUDES PROVIDED EV STALLS	
RATIO OF PARKING STALLS TO FLOOR AREA:	1 STALL/352 SF
REQUIRED ANCHORED BICYCLE STALLS:	8
PROVIDED ANCHORED BICYCLE STALLS:	8
BIKE LOCKERS WILL BE PROVIDED INSIDE THE BUILDING	

LEGEND OF PROPOSED SITE FEATURES:

	ADA ACCESSIBLE PATH
	LIVING SPACES FRESNO PROPERTY BOUNDARY
	STANDARD ADA ACCESSIBLE
	VAN ADA ACCESSIBLE
	VAN ACCESSIBLE EV CAPABLE
	STANDARD ACCESSIBLE EV CAPABLE
	EV/CLEAN AIR/VAN POOL
	EV CAPABLE
	BIKE RACK (21)
	DIRECTIONAL ARROWS
	PROPOSED ELECTROLER, SEE LIGHTING PLAN
	CONCRETE, SEE (16)
	AC PAVEMENT, SEE (14)
	PROPOSED SANITARY SEWER WITH SIZE AND FLOW DIRECTION
	PROPOSED WATER WITH SIZE
	PROPOSED FIRE WITH SIZE
	PROPOSED STORM DRAIN WITH SIZE AND FLOW DIRECTION
	STORM DRAIN MANHOLE
	SANITARY SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION

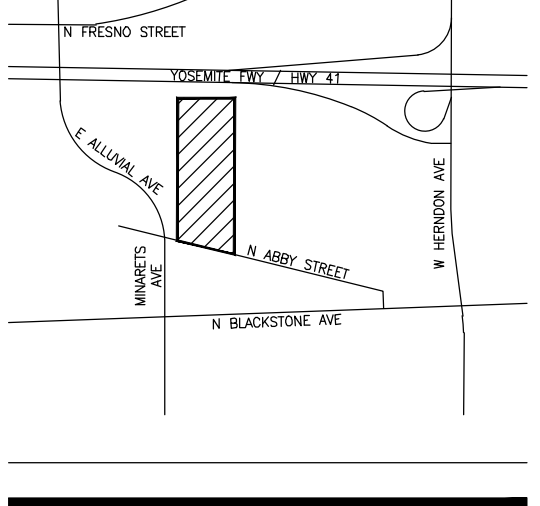
- ### GENERAL NOTES
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY - A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
 - ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF THE SECTION 10-107 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY - THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
 - ALL ACCESSIBLE 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 PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
 - SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
 - IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
 - IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED - IF THERE 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 CONSTRUCTED 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.
 - IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
 - OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED - ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
 - REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
 - 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.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
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITH THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATIOND BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
 - ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP TO REMAIN.
 - 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 @ 621-5300 TO ARRANGE AND COORDINATE WORK.
 - SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
 - SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
 - CONTACT THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION, (559) 561-8693 REGARDING THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUB-SURFACE STRUCTURES AND APPURTENANCES IN THE PUBLIC RIGHT OF WAY. IF AN ENCROACHMENT COVENANT IS REQUIRED, PROVIDE EVIDENCE OF APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY, OBTAIN THE CITY ENGINEER'S APPROVAL FOR THE REQUIRED STREET CONSTRUCTION PLANS. CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH THE CITY OF FRESNO, PUBLIC WORKS DEPARTMENT STANDARD DRAWINGS AND SPECIFICATIONS. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT OF WAY (INCLUDING PEDESTRIAN AND UTILITY EASEMENTS) REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. WHEN PREPARING STREET PLANS AND/OR TRAFFIC CONTROL PLANS, FOR ALL REQUIRED WORK, IN A SINGLE PACKAGE, TO THE CITY OF FRESNO'S TRAFFIC AND ENGINEERING SERVICES DIVISION. THE CITY ENGINEER SHALL DETERMINE IF UTILITY POLES, STREETLIGHTS, ETC. REQUIRE RELOCATION.
 - ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
 - IF FENCING IS NOT REQUIRED OR EXISTING ALONG PROPERTY LINES ABUTTING PAVED AREAS AND SUCH PAVED AREAS ARE NOT DOCUMENTED FOR COMMON INGRESS-EGRESS USES, A MINIMUM 6 INCH HIGH CURB SHALL BE PLACED A MINIMUM OF 3 FEET FROM THE PROPERTY LINE.
 - SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALKS IS NOT PERMITTED WHEN THE AREA TO BE DRAINED EXCEEDS 1/4 ACRE.

CONTACT INFORMATION

OWNER: RIVER PARK PROPERTIES II, A CALIFORNIA LIMITED PARTNERSHIP
 265 E RIVER PARK CIR STE 150
 FRESNO, CA 93720

APPLICANT: LIVING SPACES FURNITURE LLC
 14501 ARTESIA BLVD.
 LA MIRADA, CA 90638
 CONTACT: BRIAN SALTIKOV
 (714) 713-9931



DESIGNED:	JJB
DRAWN:	JJB/JH
CHECKED:	KS
SCALE:	AS SHOWN
DATE:	11/16/2022
JOB NO.:	40920
FILE NO.:	40920-SITE PLAN-SP.DWG

SHEET NO. 1 OF 1

NOT FOR CONSTRUCTION



H:\40920-Living Spaces (Fresno)\Planning\Plan\04920-Site Plan-SP.dwg jbrayman 1611216 11/16/2022

PLAN REVISIONS		
NO.	DATE	REVISION

O'DELL
ENGINEERING

1165 Scenic Drive, Suite A
Modesto, CA 95350

odellengineering.com

PRELIMINARY PLANS
LIVING SPACES
7354 N. ABBY STREET
FRESNO, CALIFORNIA

PRELIMINARY
LANDSCAPE
PLAN

APPROVED: _____

DESIGNED: VR
DRAWN: VR
CHECKED: JN
SCALE: _____
DATE: 11/15/2022
JOB NO.: 40920
FILE NO.: 40920-CP.DWG

SHEET NO.
1
OF
2

PLANT LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
	LAGERSTROEMIA X 'MUSKOGREE'	LIGHT LAVANDER CRAPE MYRTLE
	QUERCUS ROBER 'PYRAMICH'	SKYMASTER ENGLISH OAK
	ULMUS PARVIFOLIA	LACEBARK ELM
	EXISTING TREES TO BE REMOVED	

APPL. NO. P22-04122 EXHIBIT L-1 DATE 11/22/2022

PLANNING REVIEW BY _____ DATE _____

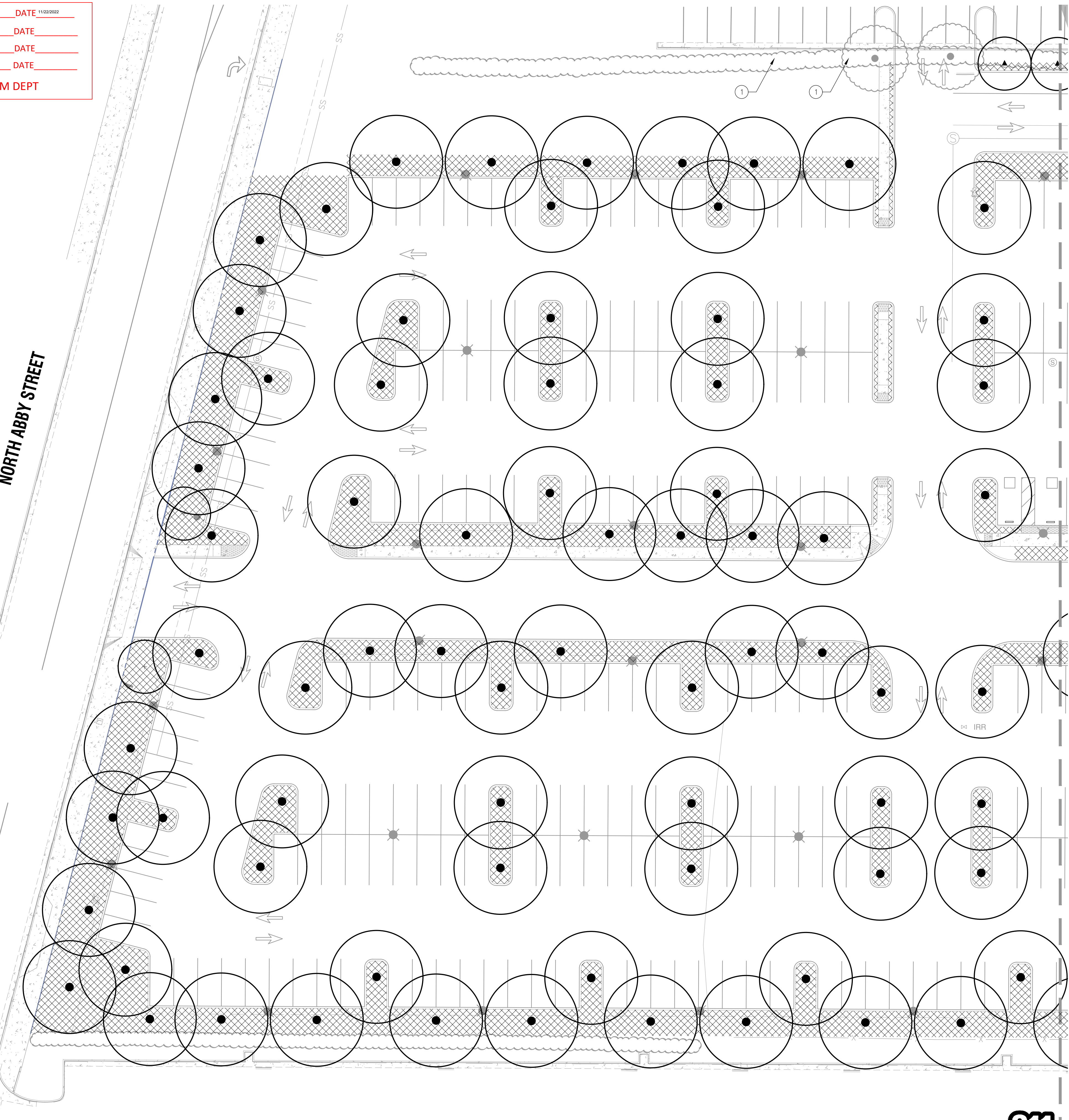
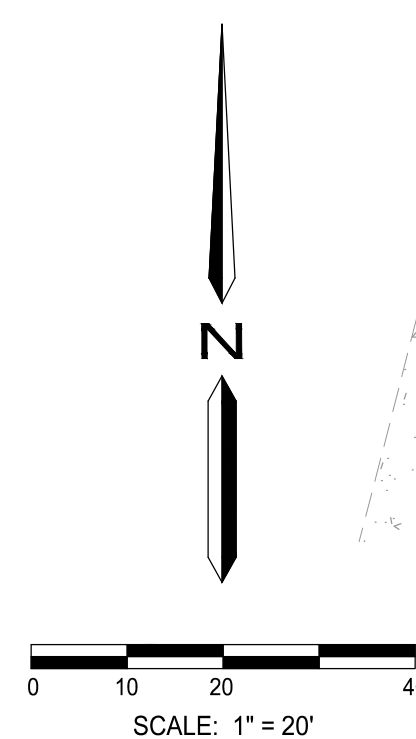
TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

SHRUBS					
SHRUB AREA					
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		LOW
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL		LOW
	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	5 GAL		LOW
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	5 GAL		LOW
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL		LOW
	GREVILLEA X 'NOELLII'	GREVILLEA	5 GAL		LOW
	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL		LOW
	LAVATERA MARITIMA	TREE MALLOW	5 GAL		LOW
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	5 GAL		LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL		LOW
	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	BRIGHT 'N TIGHT CAROLINA LAUREL	5 GAL		LOW
	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDA HAWTHORN	5 GAL		LOW
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL		LOW
	TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	5 GAL		LOW
	TULBAGHIA VIOLACEA 'VARIEGATA'	STRIPED CAPE GARLIC	5 GAL		LOW
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	5 GAL		LOW
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	5 GAL		LOW
	FICUS PUMILA	CREeping FIG	5 GAL		MODERATE

SURFACE PARKING AREA SHADE REQUIREMENTS								
Tree Size	15 Year Diameter	S.F. @ 100% Coverage Plan Symbol-1		S.F. @ 75% Coverage Plan Symbol-.75		S.F. @ 50% Coverage Plan Symbol-.5		Total Shade Coverage
		Qty.	Total S.F.	Qty.	Total S.F.	Qty.	Total S.F.	
>20' Diam.	20'	0	0	0	0	72	11,304	0
>30' Diam.	30'	39	27,573	34	18,020	26	9,204	0
>35' Diam.	35'	0	0	0	0	0	0	0
Total Area Shaded by Trees =								66,101 S.F.
Total Paved Surface Parking Area =								81,440 S.F.
Shade Area Required By CalGreen, Section 5.106.12.1 Shade Tree Standards and per City of Fresno Municipal Code Section 15-2421 Parking Lot Landscape and 15-2422 Parking Lot Trees =								40,720 S.F.
Total Area Shaded by Trees =								66,101 S.F.
Total Percent of Surface Parking Area Shaded by Trees (50% required) =								81%
Number of trees used to meet the 50% shade requirement per City of Fresno Municipal Code Section 15-2421 Parking Lot Landscape and 15-2422 Parking Lot Trees								171
Number of trees required to meet the 50% shade requirement per City of Fresno Municipal Code Section 15-2421 Parking Lot Landscape and 15-2422 Parking Lot Trees								As many trees needed to meet 50% shade coverage.



I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE PLANTING PLANS.



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PLAN REVISIONS		
NO.	DATE	REVISION



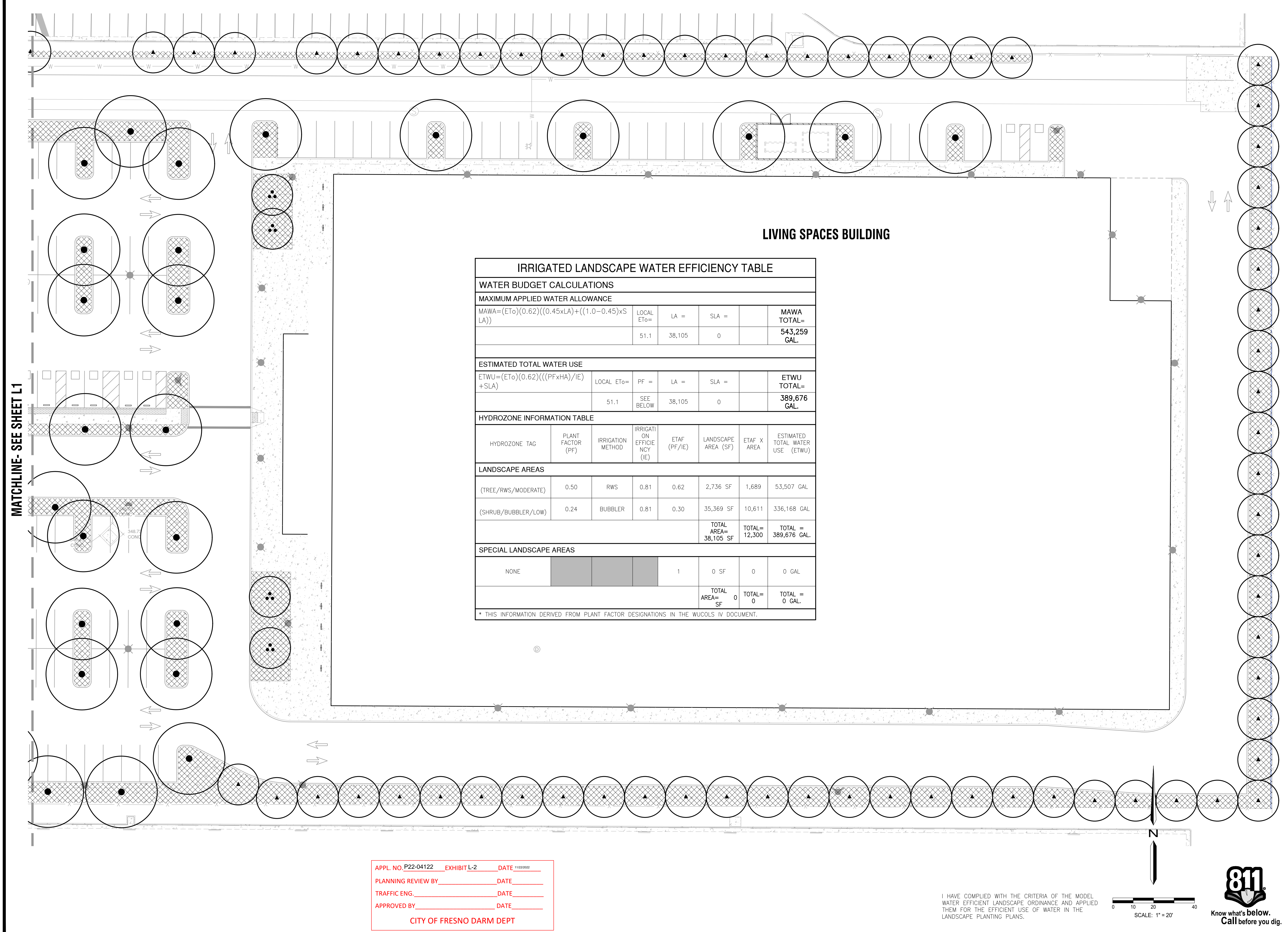
1165 Scenic Drive, Suite A
Modesto, CA 95350
odellengineering.com

PRELIMINARY PLANS
LIVING SPACES
7354 N. ABBY STREET
FRESNO, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

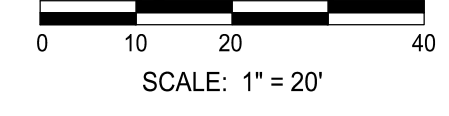
APPROVED: _____
DESIGNED: VR
DRAWN: VR
CHECKED: JN
SCALE: _____
DATE: 11/15/2022
JOB NO.: 40920
FILE NO.: 40920-CP.DWG

SHEET NO.
2
OF
2



APPL. NO. P22-04122 EXHIBIT L-2 DATE 11/22/2022
 PLANNING REVIEW BY _____ DATE _____
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 CITY OF FRESNO DARM DEPT

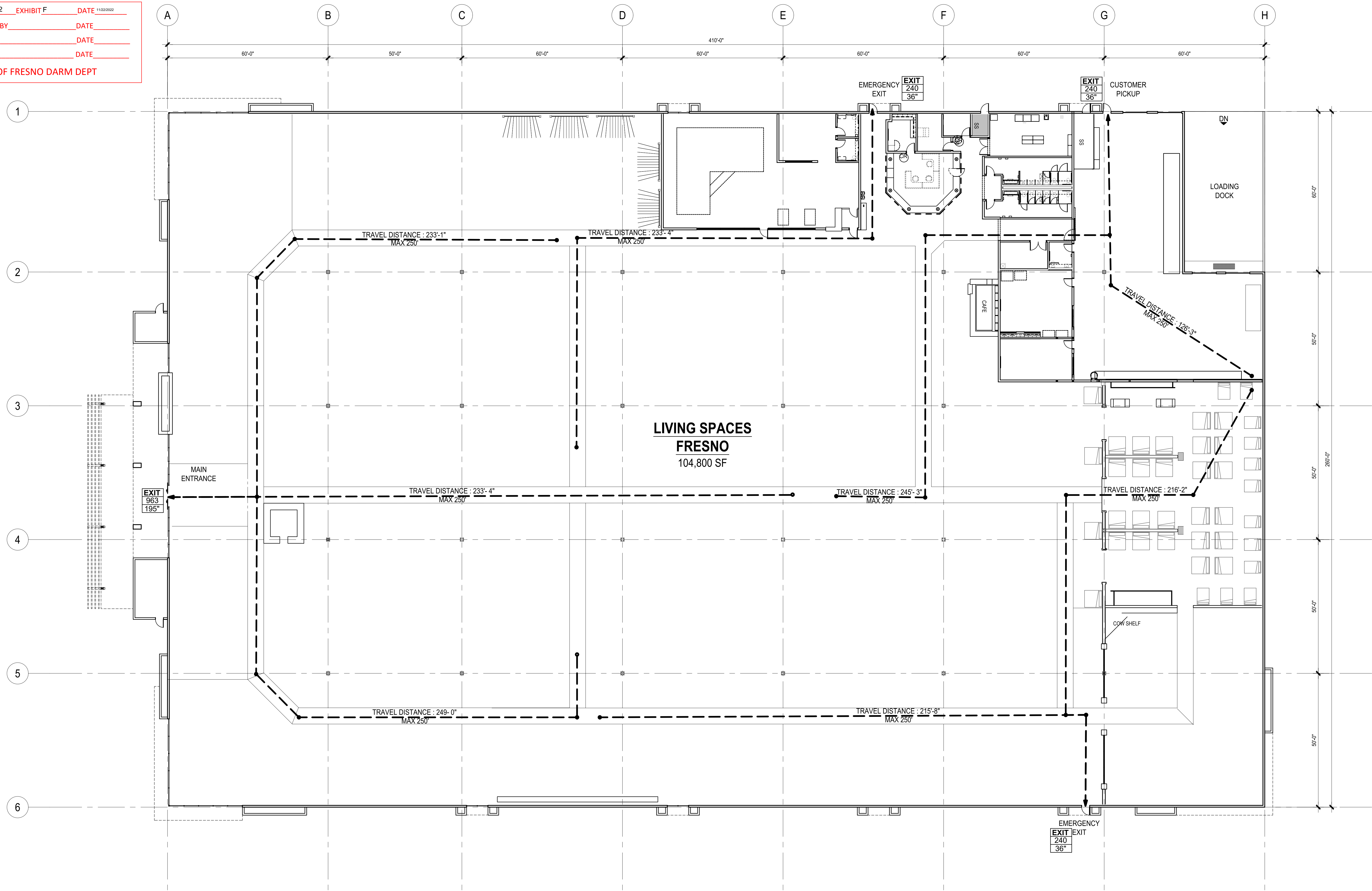
I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE PLANTING PLANS.



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MATCHLINE- SEE SHEET L1

APPL. NO. P22-04122 EXHIBIT F DATE 11/22/2022
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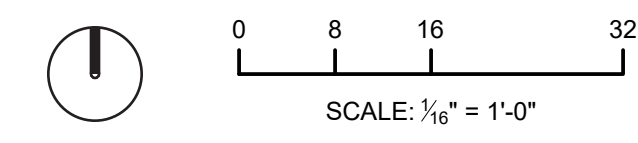


Architecture + Planning
 888.456.5849
 ktgy.com

Living Spaces
 14501 Artesia Blvd.
 La Mirada, CA 90638

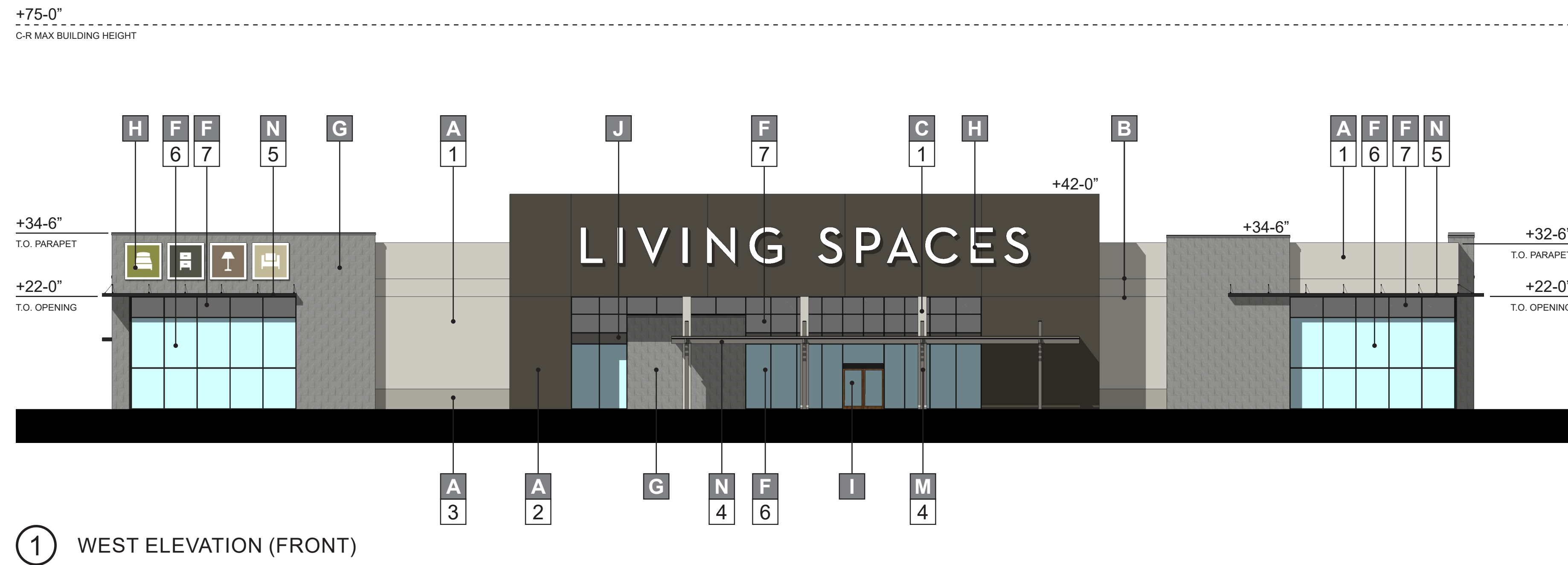
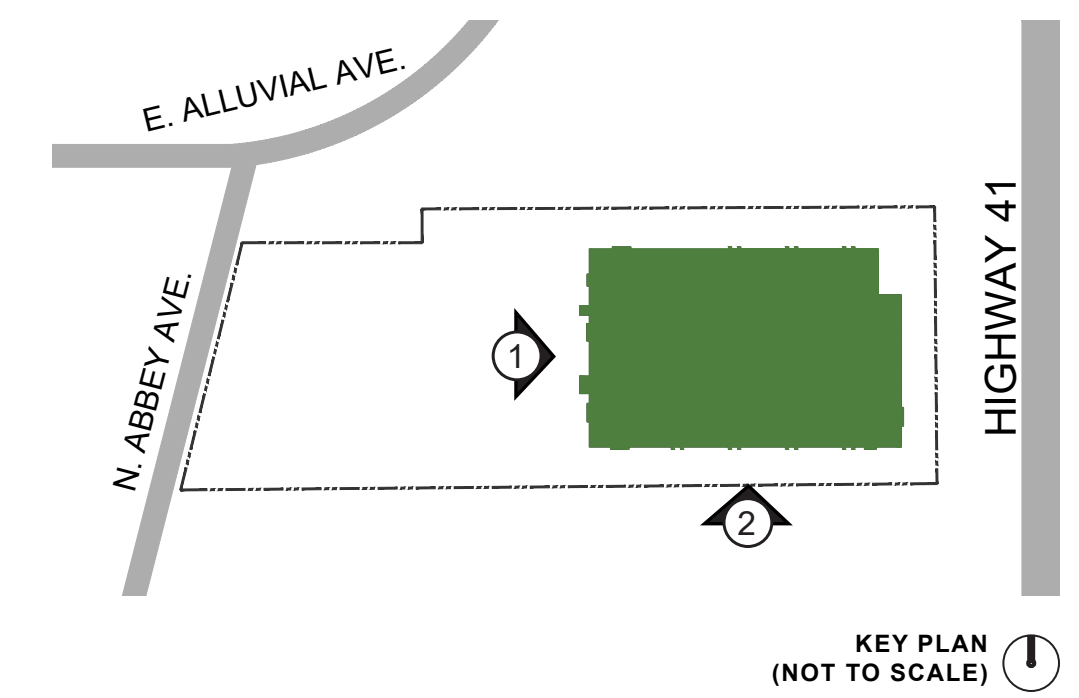
LIVING SPACES FRESNO
 7354 N. ABBY ST., FRESNO, CA 93720
 # 2022-0509

PLANNING DEVELOPMENT APPLICATION
 NOVEMBER 17, 2022

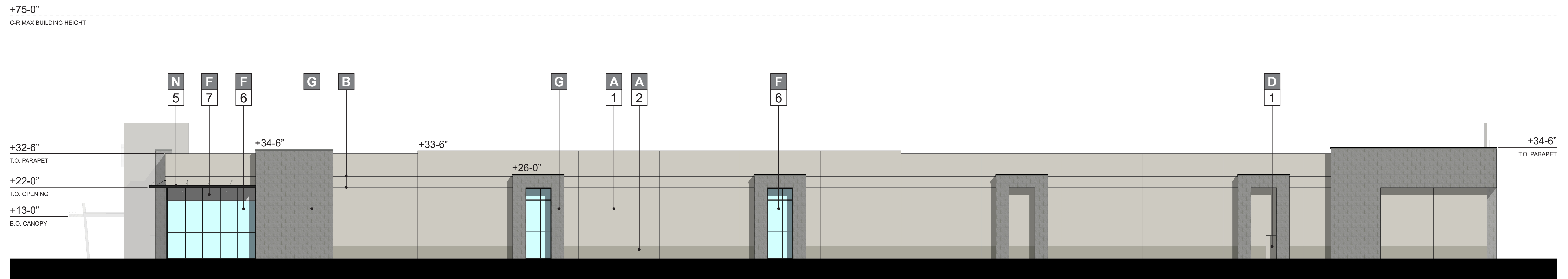


FLOOR PLAN

APPL. NO. P22-04122 EXHIBIT E-1 DATE 11/22/2022
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT



1 WEST ELEVATION (FRONT)



2 SOUTH ELEVATION (RIGHT)

NOTE:
 1. SIGNAGE IS CONCEPTUAL AND WILL BE UNDER A SEPARATE PERMIT.
 2. RTU WILL BE SCREENED BY PARAPETS

MATERIALS				FINISHES					
A	CONCRETE PANEL	F	ALUMINUM STOREFRONT: ARCADIA-AB8 "BLACK"	K	METAL ROLL-UP DOOR	1	PAINT: SHERWIN WILLIAMS-SW7015 "REPOSE GRAY"	6	GLASS: VISION
B	REVEAL	G	STONE VENEER (CORONADO-8" CLASSIC JERUSALEM "SILVER ASH")	L	LIGHT FIXTURE	2	PAINT: SHERWIN WILLIAMS-SW7020 "BLACK FOX"	7	GLASS: REEDED
C	STUCCO	H	TENANT SIGNAGE (REFER TO SIGNAGE PACKAGE)	M	METAL COLUMN	3	PAINT: SHERWIN WILLIAMS-SW7017 "DORIAN GRAY"		
D	DOOR	I	MAIN ENTRANCE DOOR: HUNTER DOUGLAS-8461 "REGATTA TEAK"	N	METAL CANOPY	4	PAINT: SHERWIN WILLIAMS-SW7019 "GAUNTLET GRAY"		
E	TENANT SIGNAGE	J	METAL PANEL: (REYNOBOND ACM "PEWTER")			5	METAL COLOR: MAPES-AB13 "EXTRA DARK BRONZE"		

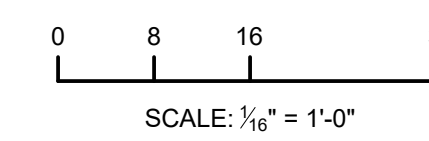


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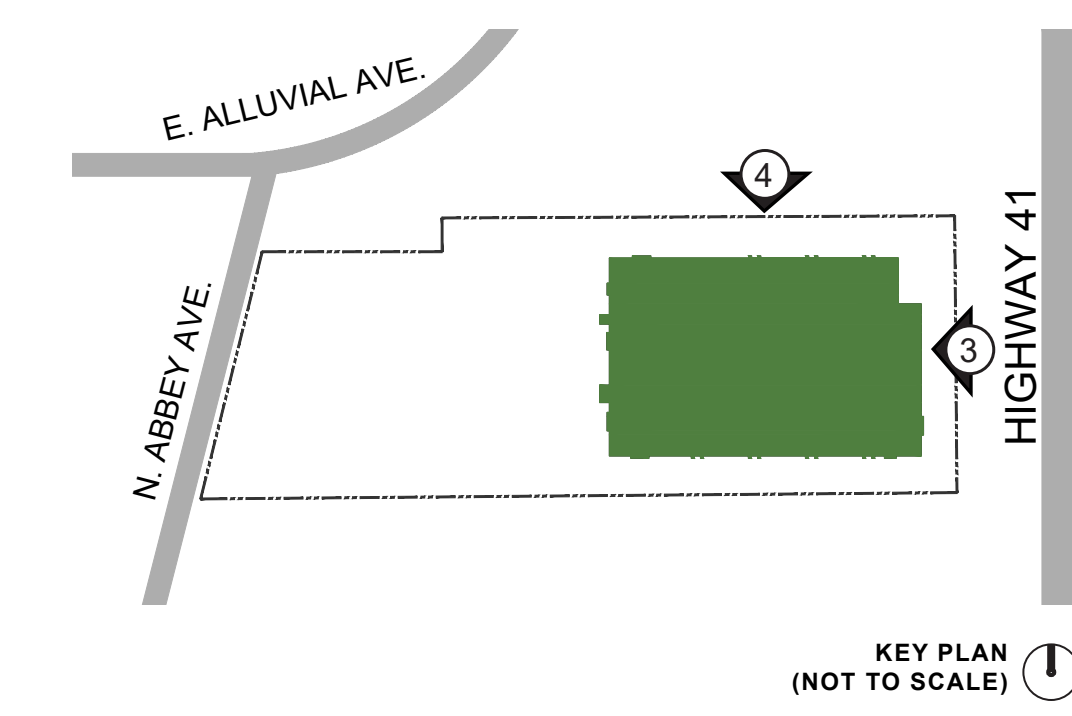
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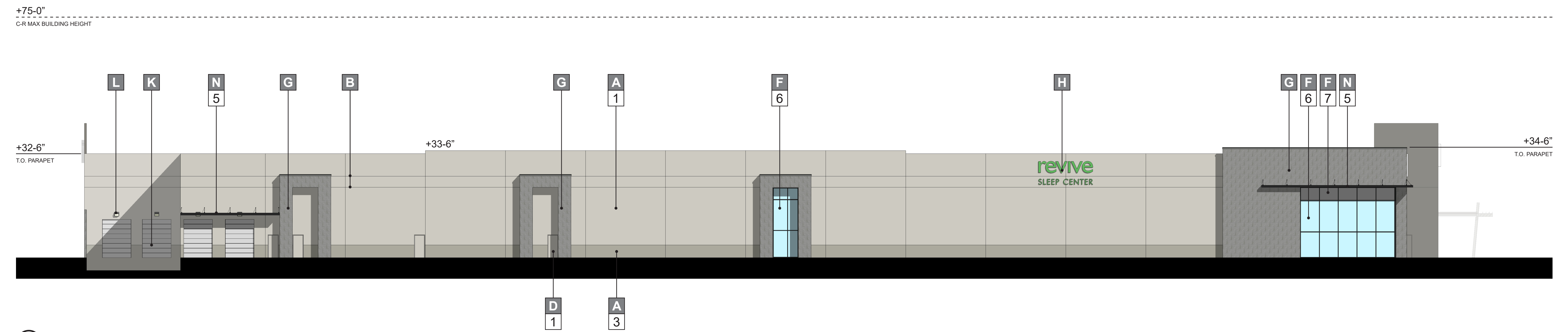


ELEVATIONS

APPL. NO. P22-04122 EXHIBIT E-2 DATE 11/22/2022
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT



3 EAST ELEVATION (REAR)



4 NORTH ELEVATION (LEFT)

NOTE:
 1. SIGNAGE IS CONCEPTUAL AND WILL BE UNDER A SEPARATE PERMIT.
 2. RTU WILL BE SCREENED BY PARAPETS

MATERIALS			FINISHES					
A	CONCRETE PANEL	F ALUMINUM STOREFRONT: ARCADIA-AB8 "BLACK"	K	METAL ROLL-UP DOOR	1	PAINT: SHERWIN WILLIAMS-SW7015 "REPOSE GRAY"	6	GLASS: VISION
B	REVEAL	G STONE VENEER (CORONADO-8" CLASSIC JERUSALEM "SILVER ASH")	L	LIGHT FIXTURE	2	PAINT: SHERWIN WILLIAMS-SW7020 "BLACK FOX"	7	GLASS: REEDED
C	STUCCO	H TENANT SIGNAGE (REFER TO SIGNAGE PACKAGE)	M	METAL COLUMN	3	PAINT: SHERWIN WILLIAMS-SW7017 "DORIAN GRAY"		
D	DOOR	I MAIN ENTRANCE DOOR: HUNTER DOUGLAS-8461 "REGATTA TEAK"	N	METAL CANOPY	4	PAINT: SHERWIN WILLIAMS-SW7019 "GAUNTLET GRAY"		
E	TENANT SIGNAGE	J METAL PANEL: (REYNOBOND ACM "PEWTER")			5	METAL COLOR: MAPES-AB13 "EXTRA DARK BRONZE"		