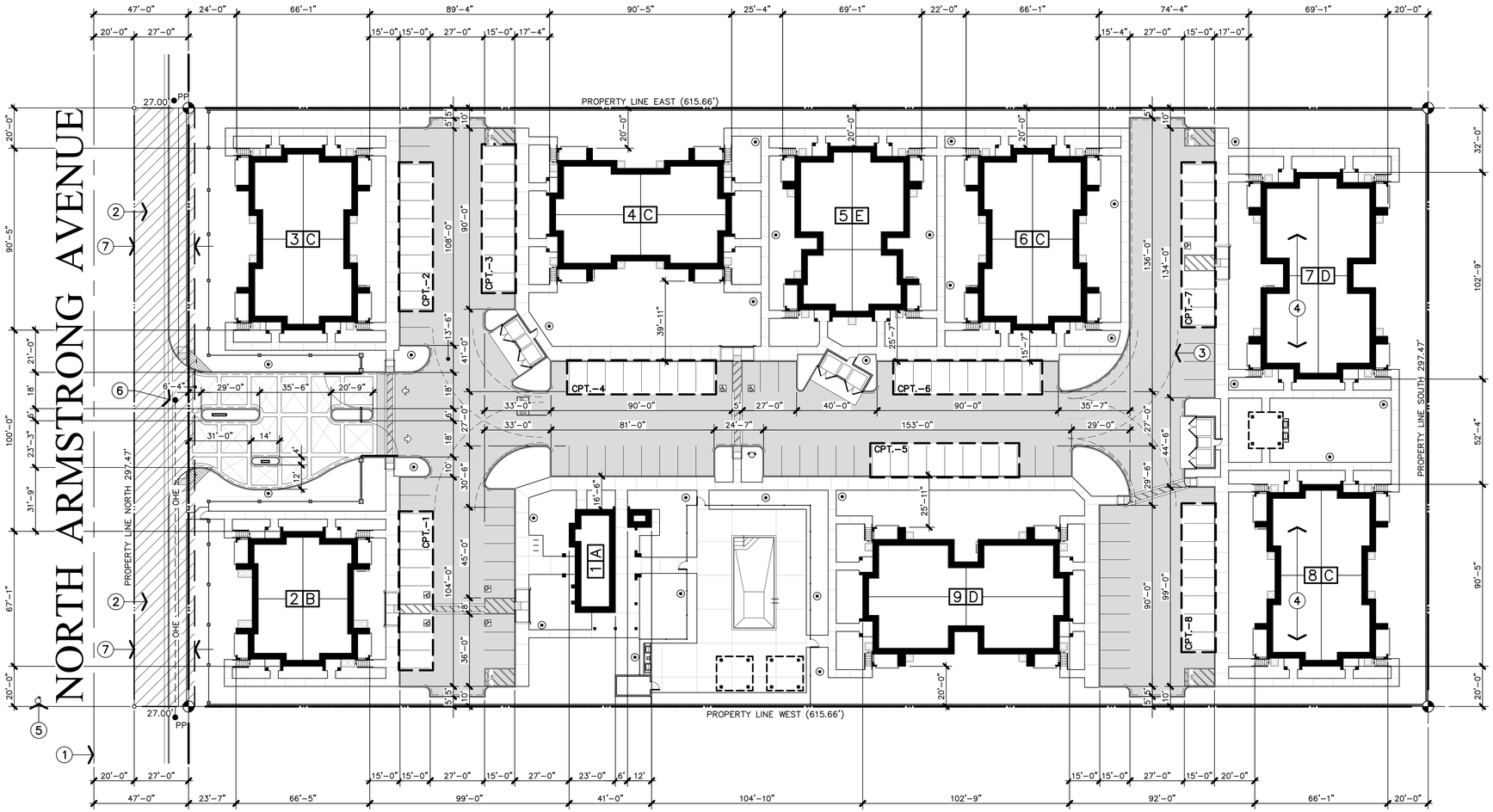
Exhibit H - Exhibits (Site Plan, Elevation Photos, and Landscape Plan)



APPL. NO. P22-02376 EXHIBIT A-1 DATE 12/15/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

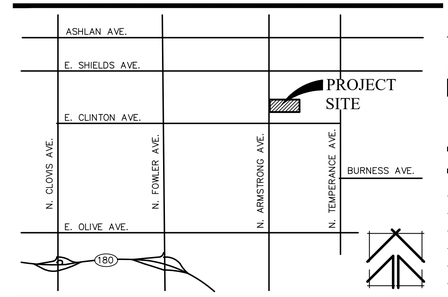
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

DIMENSIONED SITE PLAN

1" = 30'-0"

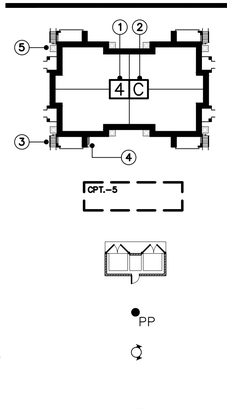
VICINITY MAP



STATISTICS

PROJECT ADDRESS	2594 NORTH ARMSTRONG AVENUE FRESNO, CALIFORNIA
ASSESSOR'S PARCEL	310-250-13
COMMUNITY PLAN	McLANE
CURRENT ZONING	RS-1 SINGLE FAMILY RESIDENTIAL
CURRENT USE	RETAIL NURSERY
PROPOSED ZONING	RM-1 MULTI-FAMILY RESIDENTIAL
PROPOSED PROJECT:	64 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 4.20 NET ACRES INCLUDING SITE AMENITIES
SITE AREA	
a. GROSS SITE AREA	191,172 S.F. (4.38 ACRES)
b. REQUIRED DEDICATION AREA	8,032 S.F. (0.18 ACRES)
c. NET SITE AREA	183,140 S.F. (4.20 ACRES)
SITE DENSITY	
a. ALLOWED DENSITY	16.00 UNITS PER ACRE
b. PROPOSED DENSITY	15.24 UNITS PER NET ACRE
SITE COVERAGE	
a. BUILDING, INCLUDING CARPORTS	52,552 S.F. (28.8%)
b. PAVING, EXCLUDING CARPORTS	32,060 S.F. (17.5%)
c. PUBLIC OPEN SPACE	98,528 S.F. (53.7%)
d. USEABLE OPEN SPACE	98,528 S.F. (53.7%)
1. REQUIRED OPEN SPACE (20%)	36,628 S.F.
2. PROVIDED OPEN SPACE	40,700 S.F. (INCLUDING PRIVATE BALCONIES AND PATIOS)
UNIT STATISTICS	
a. (12) **UNIT TYPE 1** 1 BEDROOM 1 BATH	828 S.F. PER UNIT
b. (32) **UNIT TYPE 2** 2 BEDROOM 2 BATH	1,111 S.F. PER UNIT
c. (20) **UNIT TYPE 3** 3 BEDROOM 2 BATH	1,319 S.F. PER UNIT
d. (64) **TOTAL RESIDENTIAL UNITS**	
BUILDING AREA(S)	
a. RESIDENTIAL BUILDINGS	
1. (1) BUILDING TYPE 'B' (7,688 S.F. PER BUILDING)	7,688 S.F.
2. (4) BUILDING TYPE 'C' (10,040 S.F. PER BUILDING)	40,160 S.F.
3. (2) BUILDING TYPE 'D' (11,720 S.F. PER BUILDING)	23,440 S.F.
4. (1) BUILDING TYPE 'E' (9,704 S.F. PER BUILDING)	9,704 S.F.
5. TOTAL RESIDENTIAL BUILDINGS	80,992 S.F.
b. NON-RESIDENTIAL BUILDINGS	
1. BUILDING TYPE 'A'	1,972 S.F.
c. 2. CARPORTS	10,150 S.F.
d. TOTAL BUILDING AREA	93,114 S.F.
GROUND FLOOR BUILDING AREA	52,522 S.F.
PARKING REQUIRED	
a. 1 AND 2 BR. UNITS	
b. (44 UNITS @ 1.5 STALLS)	66 STALLS
3 BR. UNITS	
c. (20 UNITS @ 2.0 STALLS)	40 STALLS
d. TOTAL PARKING REQUIRED	106 STALLS
e. COVERED STALLS REQUIRED	64 STALLS
ACCESSIBLE STALLS REQUIRED	
1. COVERED STALLS @ 2%	1.28 STALLS
2. OPEN STALLS @ 5%	2.1 STALLS
PARKING PROVIDED	
a.	
b. CARPORTS	64 STALLS
c. OPEN STALLS	60 STALLS
d. TOTAL STALLS PROVIDED	124 STALLS
e. PARKING RATIO	1.94 STALLS/ UNIT
ACCESSIBLE STALLS	
1. CARPORTS	2 STALLS
2. OPEN STALLS	4 STALLS

SYMBOLS



BUILDING FOOTPRINT

1. BUILDING NUMBER
2. BUILDING TYPE
3. STAIRWAYS
4. ELECTRICAL METER LOCATION
5. GROUND MOUNTED CONDENSING UNITS

CARPORT LOCATIONS
PRE-FABRICATED CARPORT STALLS WITH MINIMUM STALL SIZE = 15' x 9' WITH 2' OVERHANG

TRASH ENCLOSURE
ACCESSIBLE TRASH ENCLOSURE TO BE INSTALLED PER CITY OF FRESNO PUBLIC WORKS STANDARDS

POWER POLE LOCATION
INDICATES LOCATION OF EXISTING POWER POLES

FIRE HYDRANT LOCATION
INDICATES LOCATION OF EXISTING AND PROPOSED FIRE HYDRANTS PER CITY OF FRESNO PUBLIC WORKS STANDARDS

POLE -MOUNTED SITE LIGHT
POLE-MOUNTED SITE LIGHT LOCATIONS. POLE LIGHTS SHALL NOT BE INSTALLED WITHIN AREAS OF VEHICLE OVERHAND AS NOTED IN DETAIL 1, SHEET PA-1

LEGAL DESCRIPTION

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

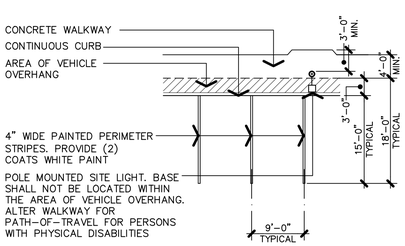
THAT PORTION OF LOT 7 OF SUBDIVISON OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MAP PER MAP FILED JUNE 2, 1906, IN BOOK 5, PAGE 14 OF PLATS. DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, BEING A POINT IN THE CENTER LINE OF THE 40 FOOT STREET SHOWN ON SAID MAP; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 662.66 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE WEST ONE HALF OF SAID LOT 7; THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST ONE HALF OF SAID LOT 7, A DISTANCE OF 661.04 FEET TO A POINT, BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTHERLY ALONG SAID EAST LINE 297.47 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 662.66 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT 7, BEING A POINT IN THE CENTERLINE OF THE STREET SHOWN ON SAID MAP; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 297.47 FEET; THENCE EASTERLY 662.66 FEET TO SAID TRUE POINT OF BEGINNING.

EXCEPTING THERE FROM THE WESTERLY 20 FEET THEREOF INCLUDED WITHIN ARMSTRONG AVENUE, AS SHOWN ON SAID MAP.

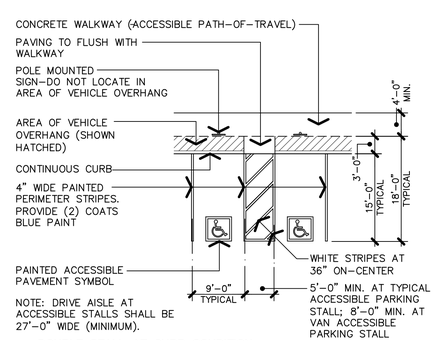
KEYNOTES

1. CENTERLINE OF STREET.
2. HATCHING INDICATES THE LOCATION OF DEDICATION PROPOSED FOR STREET PURPOSES AS REQUIRED TO PROVIDE ALIGNMENT WITH THE STREET TO THE NORTH. STREET FRONTAGE IMPROVEMENTS INCLUDING CURB, GUTTER, WALK AND PAVING TO BE INSTALLED ALONG THE STREET FRONTAGE.
3. INDICATES 34'-0" INSIDE TURNING RADIUS AND 54'-0" OUTSIDE TURNING RADIUS PER CITY OF FRESNO STANDARDS FOR FIRE AND SOLID WASTE VEHICLES (SHOWN DASHED).
4. BUILDING TO BE PROVIDED WITH NFPA 13 COMMERCIAL TYPE AUTOMATIC SPRINKLER SYSTEM IN LIEU OF PROVIDING A SECOND POINT-OF-ACCESS FOR FIRE DEPARTMENT EMERGENCY VEHICLES.
5. INSTALL FIRE HYDRANT ON WEST SIDE OF NORTH ARMSTRONG AVENUE PER CITY OF FRESNO PUBLIC WORKS STANDARDS.
6. EXISTING POWER POLE TO BE RELOCATED. COORDINATE THE WORK WITH THE LOCAL UTILITY PROVIDER.
7. EXISTING 30'-0" WIDE PUBLIC UTILITIES EASEMENT.



NOTE: DRIVE AISLE SERVING STALLS SHALL BE 27'-0" WIDE (MINIMUM).

Ⓐ AT CURB CONDITION
STANDARD PARKING STALL



NOTE: DRIVE AISLE AT ACCESSIBLE STALLS SHALL BE 27'-0" WIDE (MINIMUM).

Ⓑ DOUBLE STALL AT CURB CONDITION
ACCESSIBLE PARKING STALL

Ⓘ TYPICAL
PARKING STALL DIMENSIONS

NOTES

1. A KNOX BOX AND KNOX GATE LOCKS SHALL BE PROVIDED AT THE SITE PEDESTRIAN ENTRANCE GATES PER CFC 2019 SECTION 501.1. VERIFY THE LOCATION WITH THE FRESNO CITY ENGINEER AND FIRE DEPARTMENT PRIOR TO INSTALLATION.
2. NO RETAINING WALLS ARE ANTICIPATED IN THE PROPOSED CONSTRUCTION PROJECT. IN THE EVENT THAT SITE CONDITIONS REQUIRE THE USE OF RETAINING WALLS, THE APPLICANT SHALL SUBMIT SITE PLANS AND ELEVATIONS FOR THE CITY ENGINEER TO REVIEW AND APPROVE PRIOR TO CONSTRUCTION.
3. FINAL LOCATIONS FOR ELECTRICAL TRANSFORMERS HAVE NOT AS YET BEEN PROVIDED BY THE LOCAL UTILITY AT THIS TIME. ONCE FINAL LOCATIONS ARE PROVIDED, PROPOSED LANDSCAPE SCREENING SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION.
4. ALL PEDESTRIAN AND VEHICULAR GATES SHALL BE PROVIDED WITH GATE LOCKS / MECHANISMS FOR FIRE AND POLICE DEPARTMENT ACCESS. COORDINATE THE REQUIREMENTS WITH THE CITY OF FRESNO FIRE AND POLICE DEPARTMENTS.
5. UPON COMPLETION OF ALL CONSTRUCTION, ALL ASPHALT PAVING SHALL BE SWEPT CLEAN, SEALED AND RESTRIPED AS REQUIRED TO PROVIDE AN "AS-NEW" APPEARANCE.
6. 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.
7. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
8. TWO (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.
9. REFER TO SHEET PA-1.2 FOR ADDITIONAL SITE NOTES AND CONDITIONS.

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

Revisions	Date
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PROPOSED APARTMENTS COMPLEX FOR:

ARMSTRONG APARTMENTS

2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:

REGISTERED ARCHITECT
SCOTT A. VINCENT
Exp. 12/31/23
No. C-15290
STATE OF CALIFORNIA

Issuances:	Date:
◯ DESIGN REVIEW	
◯ PLAN CHECK	
◯ BACK CHECK	
◯ PERMITS	
◯ CONSTRUCTION	
◯ AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1" = 30'-0"

Project Name: ARMSTRONG APTS.
FRESNO, CA .

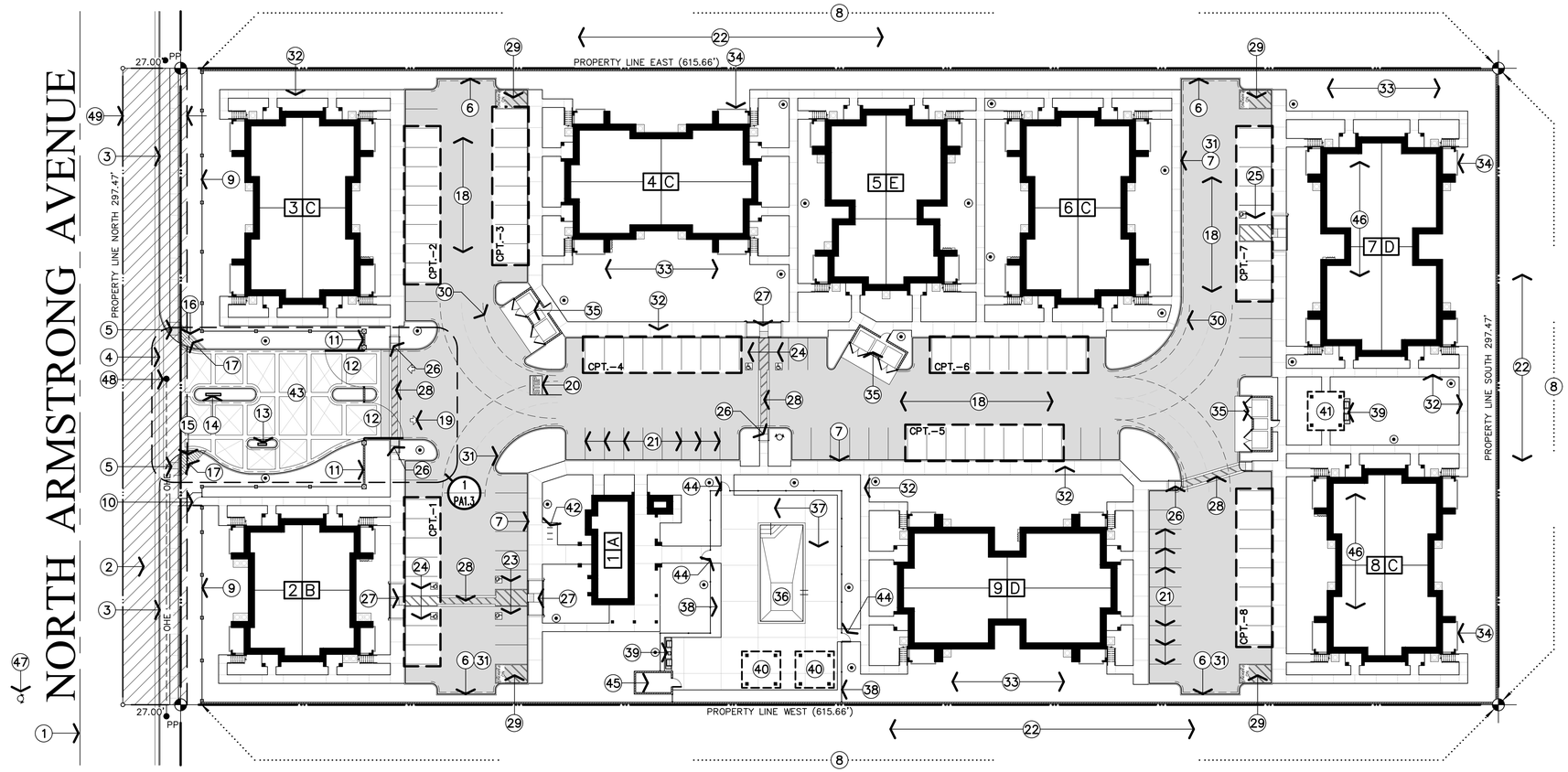
Project Number: 0210101

Plot Date: 06.20.22

Sheet Number:

PA1

Of . Sheets .



NOTED SITE PLAN

1" = 30'-0"

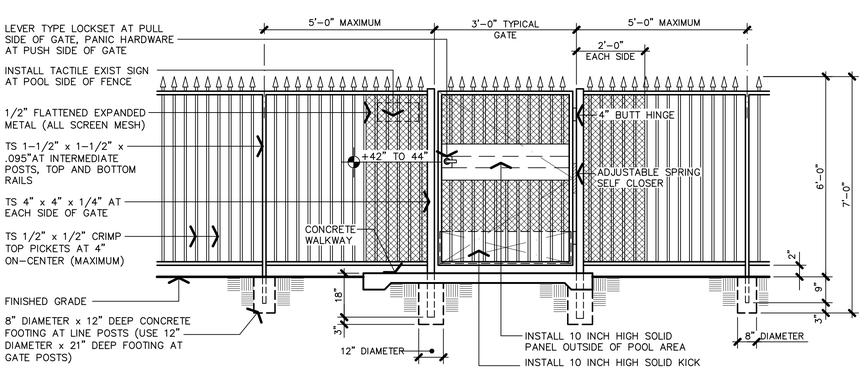
APPL. NO. P22-02376 EXHIBIT A-2 DATE 12/15/2022

PLANNING REVIEW BY _____ DATE _____

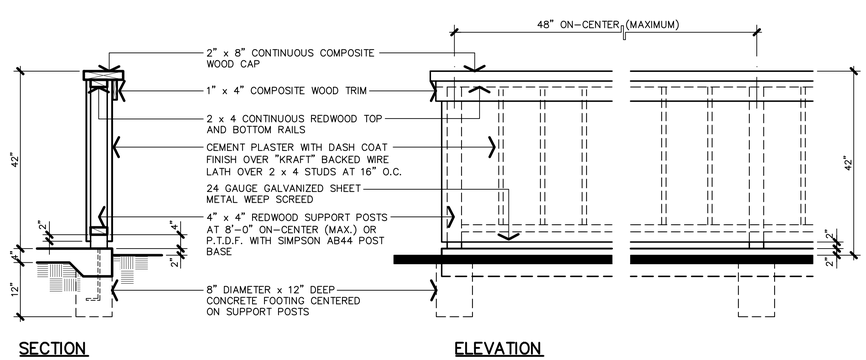
TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



2 SWIMMING POOL ENCLOSURE FENCE-ELEVATION



1 PATIO ENCLOSURE FENCE ELEVATION

KEYNOTES

1. CENTERLINE OF STREET.
2. HATCHING INDICATES THE LOCATION OF DEDICATION PROPOSED FOR STREET PURPOSES AS REQUIRED TO PROVIDE ALIGNMENT WITH THE STREET TO THE NORTH. STREET FRONTAGE IMPROVEMENTS INCLUDING CURB, GUTTER, WALK AND PAVING TO BE INSTALLED ALONG THE STREET FRONTAGE.
3. INSTALL RIGHT-OF-WAY IMPROVEMENTS ALONG STREET FRONTAGE TO INCLUDE CAST-IN-PLACE CONCRETE CURB, GUTTER, SIDEWALK, AND ASPHALT PAVING TO CITY OF FRESNO PUBLIC WORKS STANDARDS.
4. INSTALL NEW STREET TYPE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARD P-77.
5. INSTALL ACCESSIBLE CURB RAMP PER CITY OF FRESNO PUBLIC WORKS STANDARD P-29.
6. 6 INCH CONTINUOUS CONCRETE CURB/ TYPICAL.
7. 6 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL 4 INCH THICK CONCRETE WALK AND GUTTER (WHERE NOTED)/ TYPICAL.
8. INSTALL 6'-0" HIGH SPLIT FACED CONCRETE MASONRY FENCE AT PROPERTY LINES COMMON WITH ADJACENT SINGLE FAMILY RESIDENCES. COORDINATE THE WORK WITH DETAIL 4, SHEET PA-1.3.
9. INSTALL 6'-0" HIGH WROUGHT IRON FENCE WITH CRIMP TOP PICKETS AND CEMENT PLASTER PILASTERS AT 30'-0" ON-CENTER.
10. INDICATES THE LOCATION OF 4'-0" WIDE x 6'-0" HIGH WROUGHT IRON PEDESTRIAN GATE WITH LEVER TYPE LOCKSET MASTER KEYED TO TENANT ENTRANCE DOORS/ TYPICAL. DOORS SHALL NOT SWING INTO PUBLIC EASEMENTS.
11. INDICATES THE LOCATION OF 6'-0" HIGH CONCRETE MASONRY ENTRANCE SIGNAGE WALL WITH STUCCO FINISH AND PRE-CAST CONCRETE CAP. COORDINATE THE WORK WITH DETAIL 3, SHEET PA-1.3.
12. INDICATES THE LOCATION OF 16'-0" WIDE x 6'-0" HIGH WROUGHT IRON GATE WITH AUTOMATIC OPENER TO REMAIN OPEN DURING DAYLIGHT HOURS. INSTALLATION SHALL COMPLY WITH THE CITY OF FRESNO PUBLIC WORKS STANDARDS AND FIRE DEPARTMENT REQUIREMENTS/ TYPICAL.
13. INDICATES THE LOCATION OF GATE CONTROLLER PEDESTAL WITH PROJECT DIRECTORY MAP. COORDINATE THE INSTALLATION WITH DETAILS 7 AND 8, SHEET PA-1.3.
14. INDICATES THE LOCATION OF PROJECT MONUMENT SIGN TO BE REVIEWED UNDER SEPARATE SIGNAGE PERMIT.
15. INSTALL "ACCESSIBLE PARKING WARNING" SIGNAGE AT ENTRANCE TO PROJECT SITE AS REQUIRED BY TITLE 24 C.C.R. ACCESSIBILITY REQUIREMENTS. MOUNT SIGN AT +80 INCHES ABOVE FINISHED GRADE.
16. 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. WHERE "RIGHT TURN ONLY" SIGN ALSO REQUIRED AT SAME LOCATION, INSTALL 30" x 36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST.
17. INDICATES THE LOCATION(S) OF 12' x 12' (CLEAR) VISIBILITY TRIANGLES TO BE PROVIDED AT ALL DRIVE APPROACHES.
18. ASPHALTIC CONCRETE PAVING OVER CLASS II AGGREGATE BASE OVER NATIVE SOIL COMPACTED TO 90%. COORDINATE PAVING SECTION(S) WITH GRADING AND DRAINAGE PLANS, THE PROJECT SOILS REPORT AND PUBLIC WORKS STANDARDS P-21, P-22, AND P-23/ TYPICAL.
19. INDICATES THE LOCATION OF PAINTED DIRECTIONAL ARROWS PER CITY OF FRESNO PUBLIC WORKS STANDARDS.
20. INDICATES THE LOCATION PAINTED TRAFFIC SIGNAGE PER CITY OF FRESNO PUBLIC WORKS STANDARDS.
21. 4 INCH WIDE WHITE PAINTED STRIPING PER CITY OF FRESNO PUBLIC WORKS STANDARDS. REFER TO DETAIL 1, SHEET A-1 FOR ADDITIONAL INFORMATION/ TYPICAL AT PARKING STALLS.
22. INDICATES LOCATION OF EXISTING ADJACENT SINGLE FAMILY RESIDENTIAL.
23. INDICATES THE LOCATION(S) OF ACCESSIBLE PARKING SPACES WITH A 8'-0" WIDE VAN ACCESSIBLE UNLOADING ZONE PER TITLE 24 CCR ACCESSIBILITY STANDARDS. PROVIDE PAINTED AND POLE MOUNTED SIGNAGE AS REQUIRED.
24. INDICATES THE LOCATION OF ACCESSIBLE PARKING STALL WITH 5'-0" WIDE ACCESSIBLE UNLOADING AREA AND CURB RAMP. INSTALL SIGNAGE AND MARKINGS AS REQUIRED BY TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
25. INDICATES LOCATION OF ACCESSIBLE CARPORT STALL WITH 8'-0" WIDE VAN ACCESSIBLE UNLOADING AREA, 8'-2" MINIMUM VERTICAL CLEARANCE AND WARPED WALK WHEELCHAIR RAMP AVAILABLE FOR ASSIGNMENT TO TENANTS WITH PHYSICAL DISABILITIES/ TYPICAL.
26. INDICATES THE LOCATION OF ON-SITE DEPRESSED WALK ACCESSIBLE CURB RAMP(S) PER TITLE 24 CCR ACCESSIBILITY STANDARDS.
27. INDICATES THE LOCATION OF ACCESSIBLE RETURNED CURB RAMP PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
28. INSTALL 4'-0" WIDE PAINTED CROSSWALK AT ACCESSIBLE PATH-OF-TRAVEL. THE MAXIMUM SLOPE AT PAVING SHALL BE 5% WITH A 2% MAXIMUM CROSS SLOPE.
29. 9'-0" WIDE STALL STRIPED AND MARKED "NO PARKING" FOR VEHICLE TURN-AROUND AT DEAD-END AISLES.
30. INDICATES 34'-0" INSIDE TURNING RADIUS AND 54'-0" OUTSIDE TURNING RADIUS PER CITY OF FRESNO STANDARDS FOR FIRE AND SOLID WASTE VEHICLES (SHOWN DASHED).
31. DASHED LINE INDICATES THE LOCATION(S) OF CURBS TO BE PAINTED RED AND MARKED "FIRE LANE - NO PARKING". LETTERS SHALL BE WHITE, 3 INCHES HIGH AND SPACED AT 50'-0" ON-CENTER PER CITY OF FRESNO FIRE DEPARTMENT STANDARDS/ TYPICAL.
32. 4'-0" WIDE x 4 INCH THICK CAST-IN-PLACE CONCRETE WALKS APPLIED OVER COMPACTED NATIVE SOIL. WALKS SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL OR 2% MAXIMUM CROSS-SLOPE. PROVIDE 7' WIDE WALKS ADJACENT TO PAVING.
33. LANDSCAPE AREAS. COORDINATE WORK WITH LANDSCAPE PLANS.
34. INDICATES THE LOCATION(S) OF PRIVATE PATIOS/ BALCONIES AT RESIDENTIAL UNITS. REFER TO THE BUILDING FLOOR PLANS FOR EACH BUILDING TYPE FOR ADDITIONAL INFORMATION.
35. INDICATES LOCATION OF 26'-0" WIDE x 10'-8" DEEP ACCESSIBLE TRASH/ RECYCLING ENCLOSURE WITH SPLIT-FACED CONCRETE MASONRY WALLS TO +6'-0" PER CITY OF FRESNO PUBLIC WORKS STANDARDS P-33B AND P-34/ TYPICAL.
36. INDICATES THE LOCATION OF SWIMMING POOL TO BE INSTALLED UNDER SEPARATE PERMIT.
37. INDICATES THE LOCATION OF SWIMMING POOL DECKING. PROVIDE 6'-0" HIGH WROUGHT IRON FENCE/ ENCLOSURE.
38. INDICATES THE LOCATION OF SWIMMING POOL EQUIPMENT ENCLOSURE WITH 6'-0" HIGH CONCRETE MASONRY ENCLOSURE FENCE AND 4'-0" WIDE x 6'-0" HIGH CORRUGATED STEEL GATE AS INDICATED. COORDINATE THE INSTALLATION WITH DETAILS AND THE SWIMMING POOL INSTALLER.
39. INDICATES THE LOCATION OF THE BUILT-IN BAR-B-QUE UNIT. COORDINATE INSTALLATION REQUIREMENTS WITH DETAIL 5, SHEET PA-1.5/ TYPICAL.
40. INDICATES THE LOCATION OF POOL AREA ARBOR(S). COORDINATE THE WORK WITH THE COMMUNITY AREA PLAN, SHEET PA-4.
41. INDICATES THE LOCATION OF ARBOR WITH THE BUILT-IN BAR-B-QUE UNIT. COORDINATE INSTALLATION REQUIREMENTS WITH DETAILS 1 THRU 5, SHEET PA-1.5/ TYPICAL.
42. INSTALL BICYCLE RACK WITH SPACE FOR 6 BICYCLES AND PROVIDE WITH CONCRETE PAD WITH 4'-0" WIDE CLEARANCE ON ALL 4 SIDES. COORDINATE WITH DETAIL 6, SHEET PA-1.5/ TYPICAL.
43. INSTALL 6 INCH THICK COLORED CONCRETE ACCENT PAVING WITH TOOLED JOINT PATTERN AS INDICATED AT MAIN PROJECT ENTRANCE AND PEDESTRIAN CROSSINGS.
44. INDICATES THE LOCATION OF 3'-0" WIDE x 5'-0" HIGH WROUGHT IRON PEDESTRIAN GATE. PROVIDE PANIC HARDWARE WITH LEVER TYPE EXTERIOR HANDLE PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
45. INDICATES LOCATION OF SWIMMING POOL EQUIPMENT ENCLOSURE WITH 6'-0" HIGH CONCRETE MASONRY ENCLOSURE FENCE AND 4'-0" WIDE x 6'-0" HIGH CORRUGATED STEEL GATE AS INDICATED. COORDINATE THE INSTALLATION WITH DETAILS AND THE SWIMMING POOL INSTALLER.
46. BUILDING TO BE PROVIDED WITH NFPA 13 COMMERCIAL TYPE AUTOMATIC SPRINKLER SYSTEM IN LIEU OF PROVIDING A SECOND POINT-OF-ACCESS FOR FIRE DEPARTMENT EMERGENCY VEHICLES.
47. INSTALL FIRE HYDRANT ON WEST SIDE OF NORTH ARMSTRONG AVENUE PER CITY OF FRESNO PUBLIC WORKS STANDARDS.
48. EXISTING POWER POLE TO BE RELOCATED. COORDINATE THE WORK WITH THE LOCAL UTILITY PROVIDER.
49. EXISTING 30'-0" WIDE PUBLIC UTILITIES EASEMENT.

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

Revisions	Date
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PROPOSED APARTMENTS COMPLEX FOR:

ARMSTRONG APARTMENTS

2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/23 No. C-15290 STATE OF CALIFORNIA

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

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1" = 30'-0"

Project Name: ARMSTRONG APTS. FRESNO, CA .

Project Number: 0210101

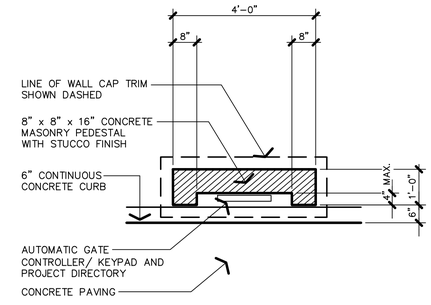
Plot Date: 06.08.22

Sheet Number:

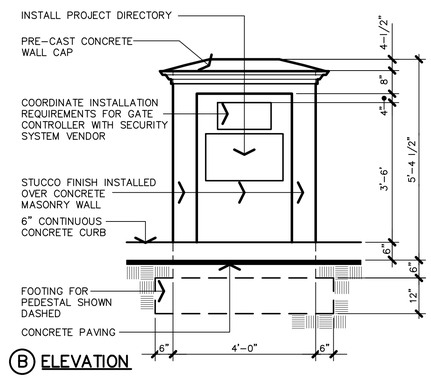
PA1.1

Of . Sheets .

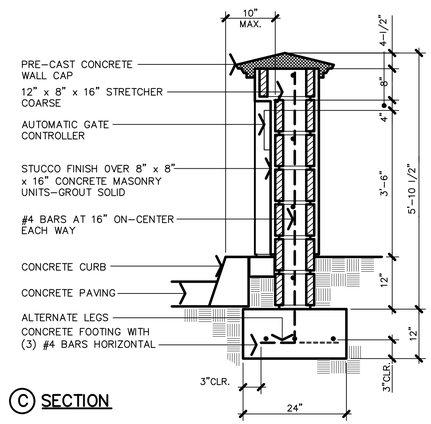
APPL. NO. P22-02376 EXHIBIT A-3 DATE 12/15/2022
PLANNING REVIEW BY ____ DATE ____
TRAFFIC ENG. ____ DATE ____
APPROVED BY ____ DATE ____
CITY OF FRESNO DARM DEPT



Ⓐ PLAN VIEW

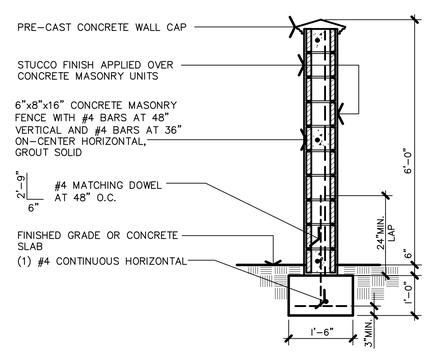


Ⓑ ELEVATION

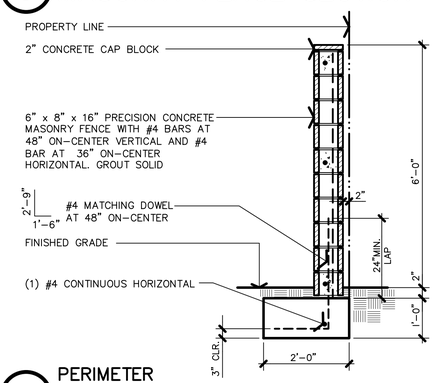


Ⓒ SECTION

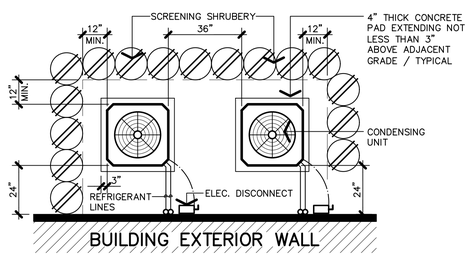
7 GATE CONTROLLER PEDESTAL



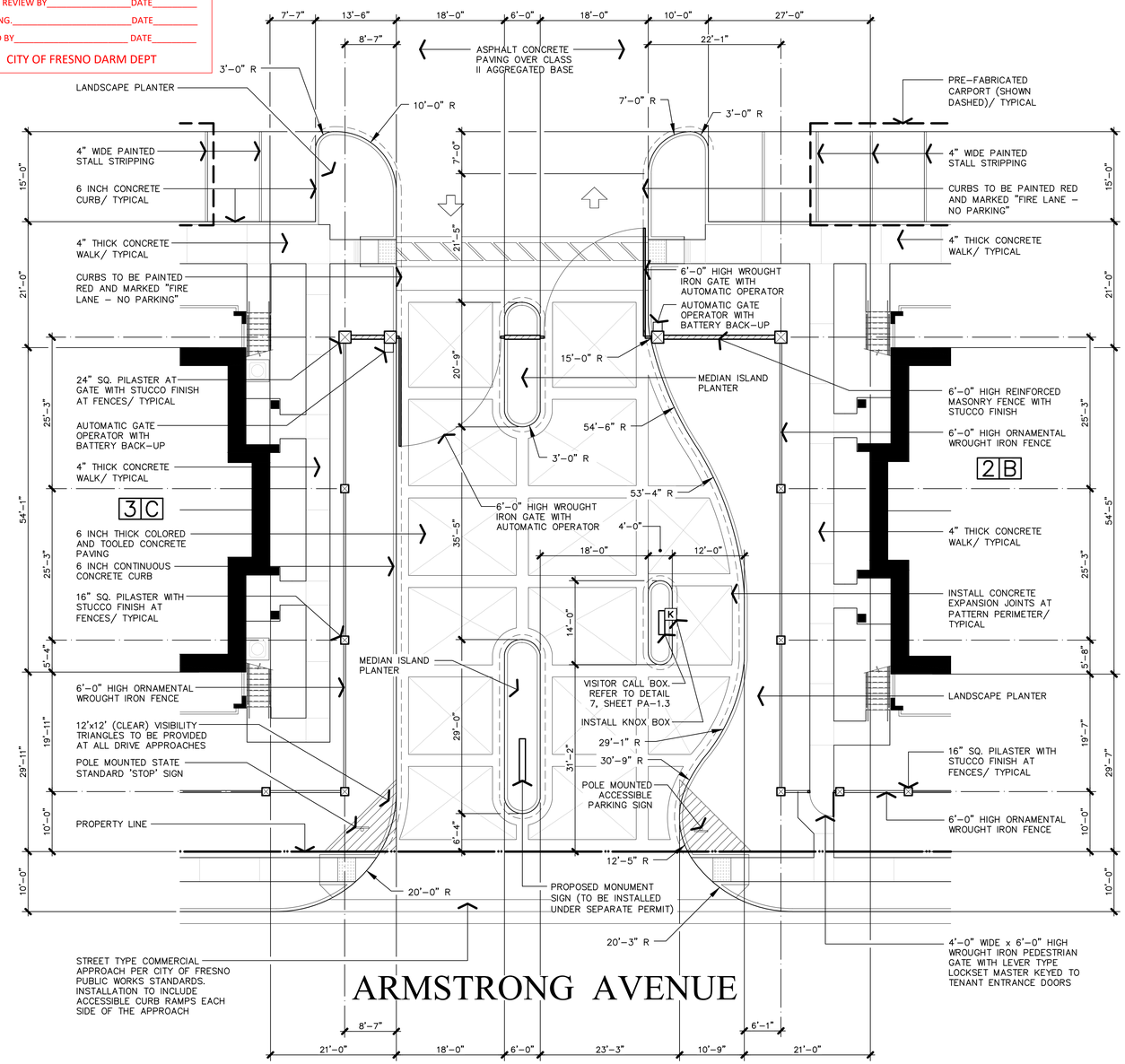
3 AT SITE ENTRANCE/POOL EQUIPMENT MASONRY FENCE SECTION



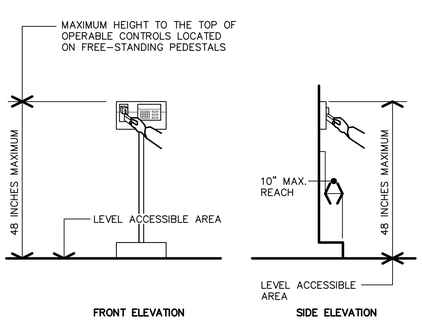
4 PERIMETER MASONRY FENCE SECTION



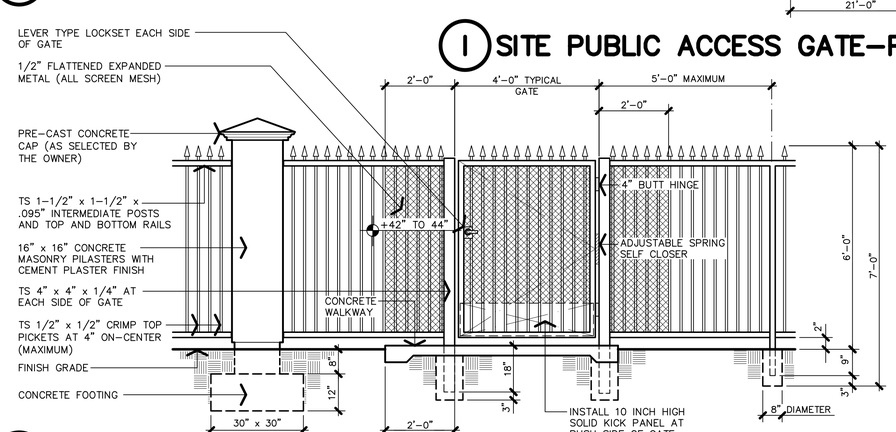
5 CONDENSING UNIT SCREENING & CLEARANCES



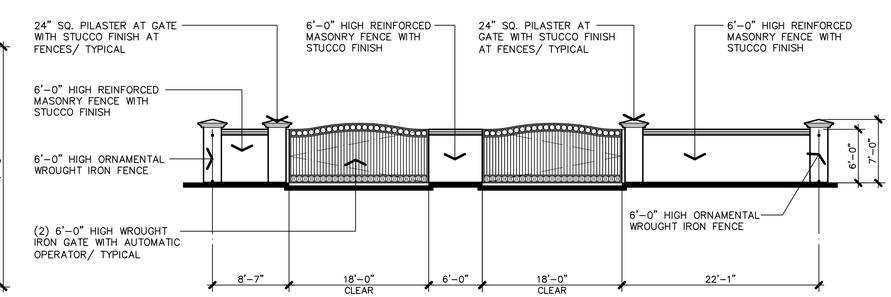
1 SITE PUBLIC ACCESS GATE–PLAN VIEW 3/32" = 1'-0"



8 AUTOMATIC GATE CONTROLLER



6 STREET FRONTAGE FENCE–ELEVATION



2 SITE TENANT ACCESS GATE–ELEVATION 1/8" = 1'-0"

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

Revisions	Date
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PROPOSED APARTMENTS COMPLEX FOR:
ARMSTRONG APARTMENTS
2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

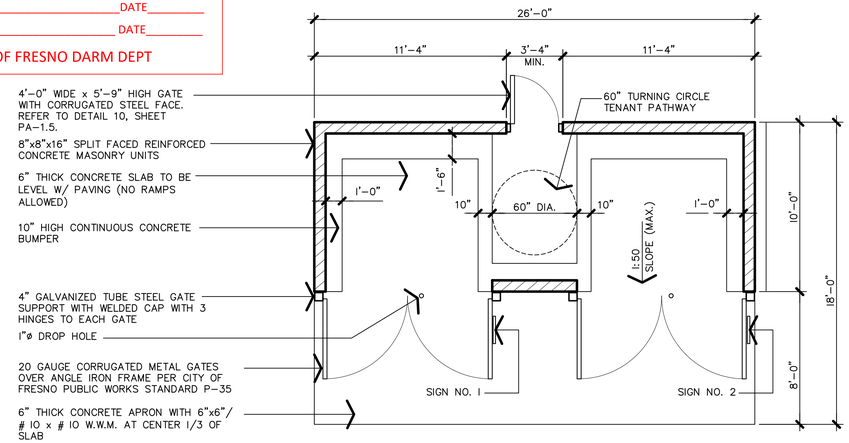
Project Architect:
REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15290 STATE OF CALIFORNIA

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

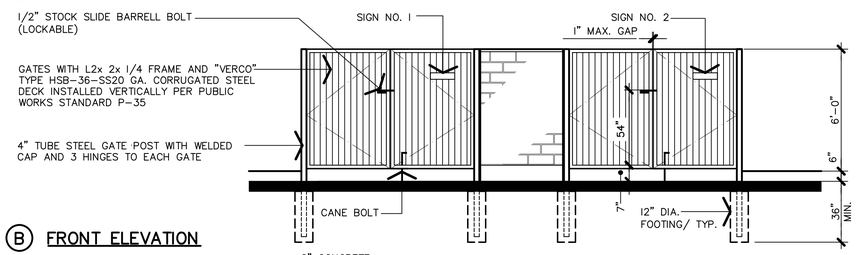
All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:
Scale: AS NOTED
Project Name: ARMSTRONG APTS.
FRESNO, CA .
Project Number: 0210101
Plot Date: 10.02.21
Sheet Number:
PA1.3
Of . Sheets .

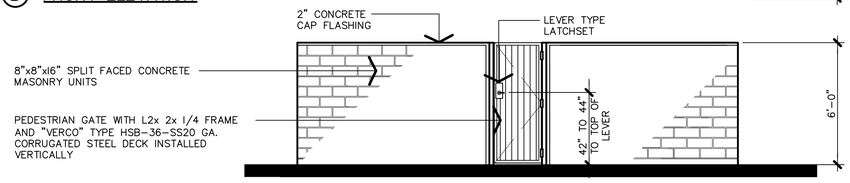
APPL. NO. P22-02376 EXHIBIT A-4 DATE 12/15/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



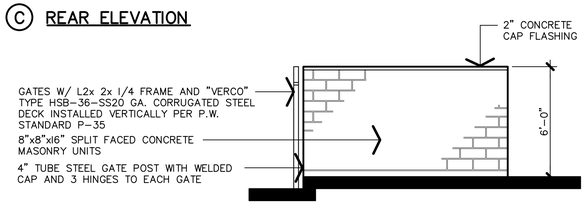
A ENCLOSURE PLAN VIEW



B FRONT ELEVATION

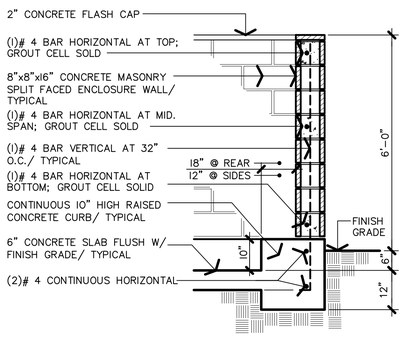


C REAR ELEVATION

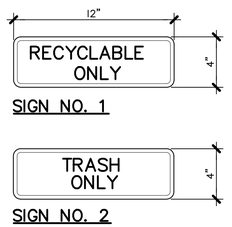


D END ELEVATION

14 ACCESSIBLE TRASH ENCLOSURE DETAILS



15 ENCLOSURE WALL SECTION



SIGN NO. 1

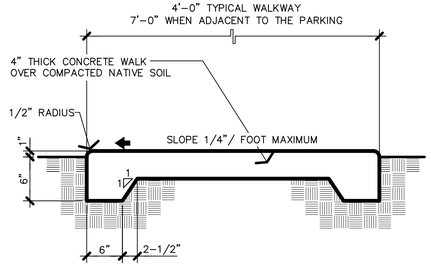
SIGN NO. 2

NOTES:

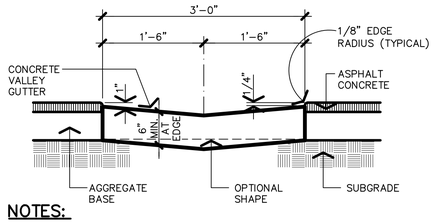
- SIGNS TO HAVE BLUE LETTERS ON A WHITE BACKGROUND
- MOUNT SIGNS AT +48"

13 ENCLOSURE GATE SIGNAGE

NOTE: PROVIDE NON-SLIP FINISH AS NOTED ON THE SITE PLAN OR AS SELECTED BY THE ARCHITECT



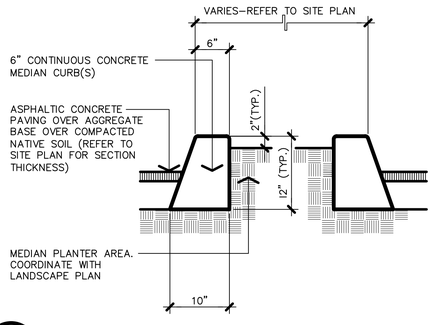
9 TYPICAL CONCRETE WALK



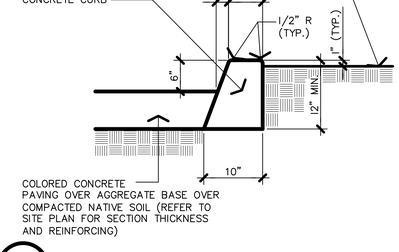
NOTES:

1. CONCRETE TO HAVE 1/8" WIDE BY 2" DEEP WEAKENED PLANE JOINTS AT 15'-0" ON-CENTER MAXIMUM AND 1/2" EXPANSION JOINTS AT 90'-0" ON-CENTER MAXIMUM.
2. CONCRETE VALLEY GUTTER SHALL MATCH THE THICKNESS OF THE A.C. PLUS THE A.B., BUT IT SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES AT THE EDGE.
3. FINISH TO BE TYPE I-C-BROOM FINISH.

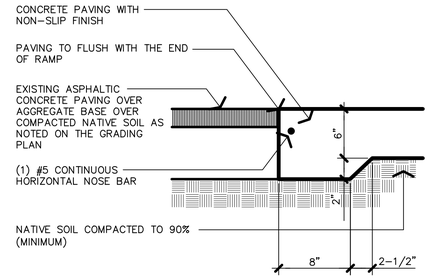
10 CONCRETE VALLEY GUTTER



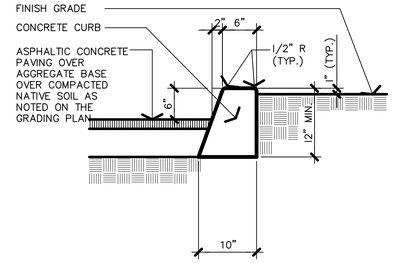
11 MEDIAN ISLAND SECTION



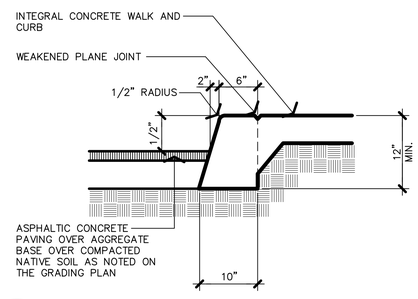
12 TYPICAL CONCRETE CURB



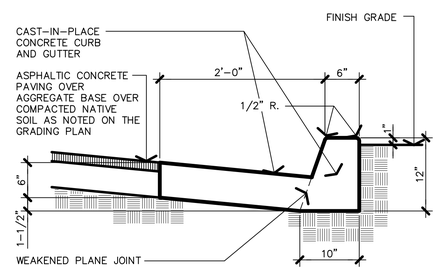
5 PAVING TRANSITION



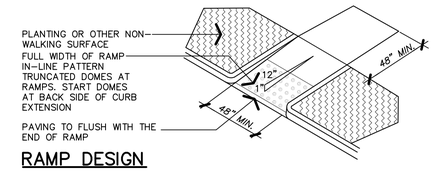
6 TYPICAL CONCRETE CURB



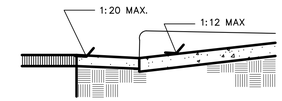
7 INTEGRAL CURB & WALK



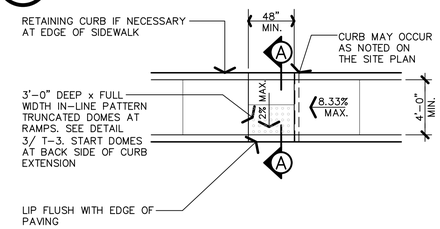
8 CONCRETE CURB & GUTTER



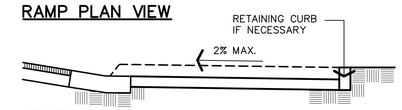
RAMP DESIGN



1 PUBLIC ACCESS RETURN CURB RAMP

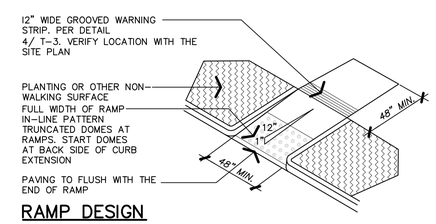


RAMP PLAN VIEW

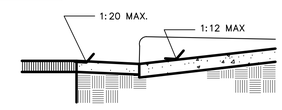


SECTION A-A

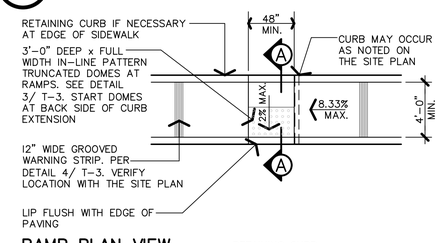
2 PUBLIC ACCESS DEPRESSED WALK RAMP



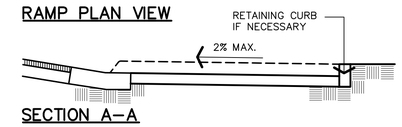
RAMP DESIGN



3 RESIDENTIAL ACCESS RETURN CURB RAMP



RAMP PLAN VIEW



SECTION A-A

4 RESIDENTIAL ACCESS DEPRESSED WALK RAMP

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

Revisions	Date
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△	
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PROPOSED APARTMENTS COMPLEX FOR:
ARMSTRONG APARTMENTS
2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:
REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15290 STATE OF CALIFORNIA

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

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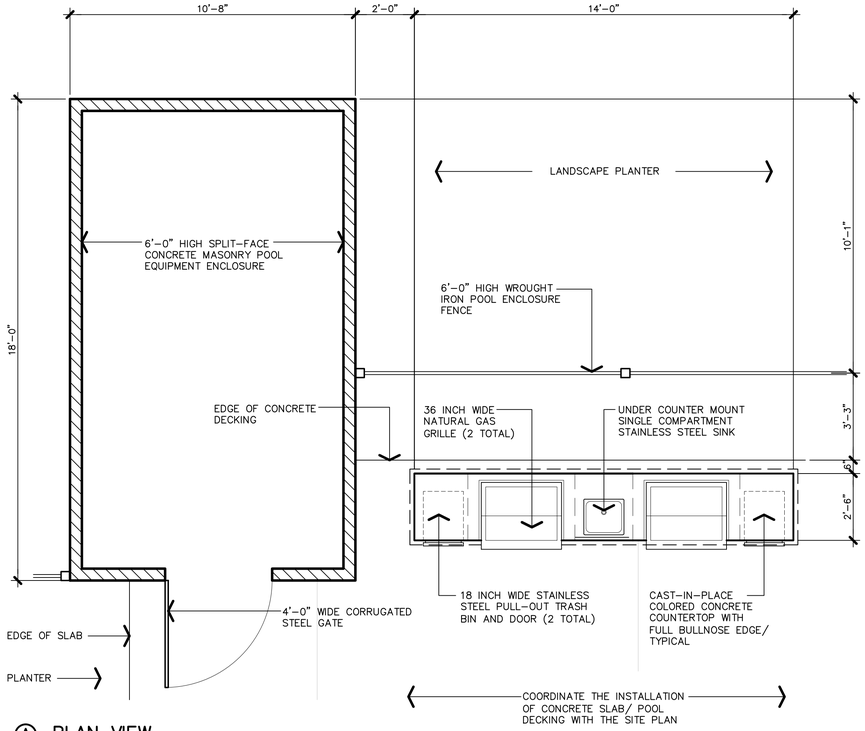
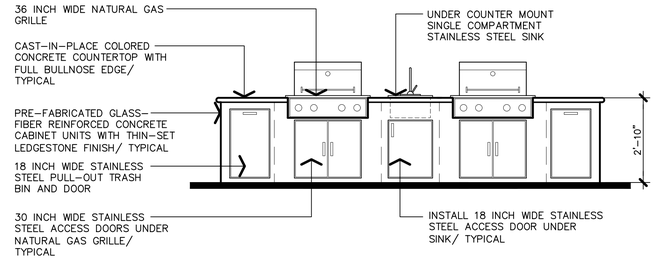
Reference North:
Scale: NONE

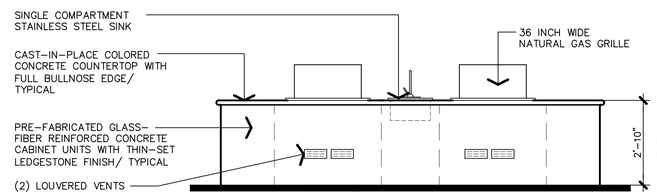
Project Name: ARMSTRONG APTS. FRESNO, CA .
Project Number: 0210101
Plot Date: 10.02.21
Sheet Number:
PA1.4
Of . Sheets .



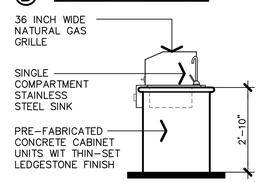
Ⓐ PLAN VIEW



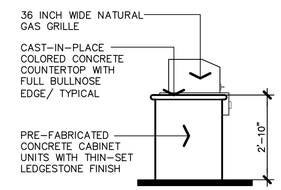
Ⓐ FRONT ELEVATION



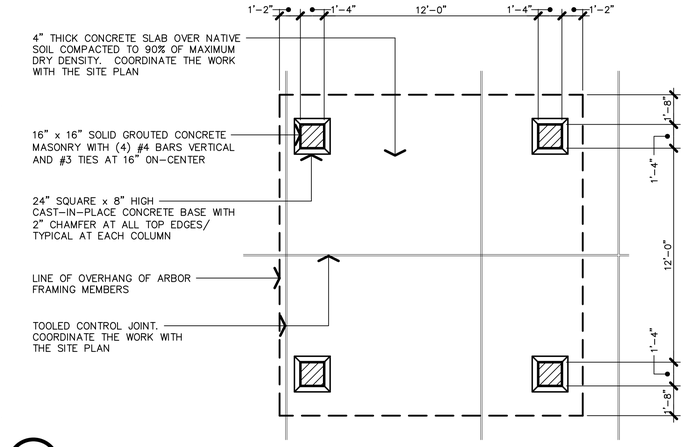
Ⓑ REAR ELEVATION



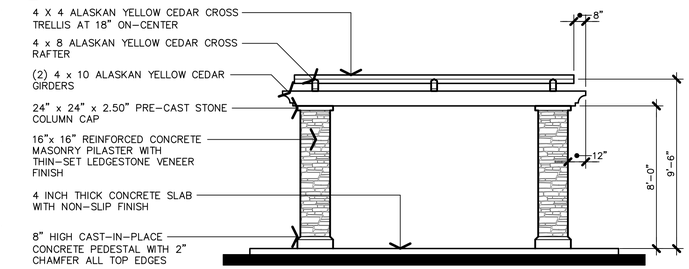
Ⓒ RIGHT ELEVATION



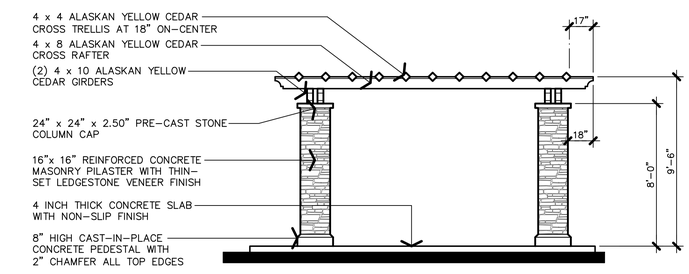
Ⓓ LEFT ELEVATION



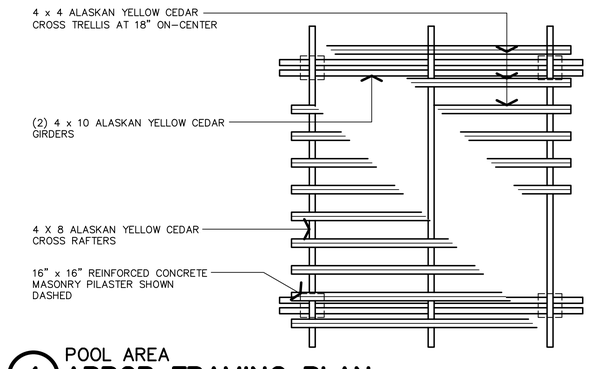
1 POOL AREA ARBOR FLOOR PLAN 1/4" = 1'-0"



2 POOL AREA ARBOR END ELEVATION 1/4" = 1'-0"

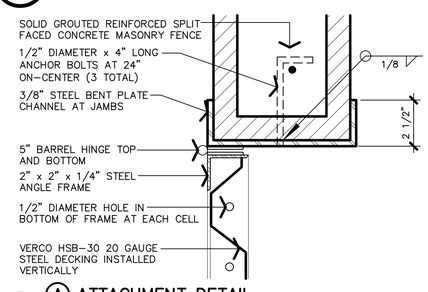


3 POOL AREA ARBOR FRONT / REAR ELEVATION 1/4" = 1'-0"

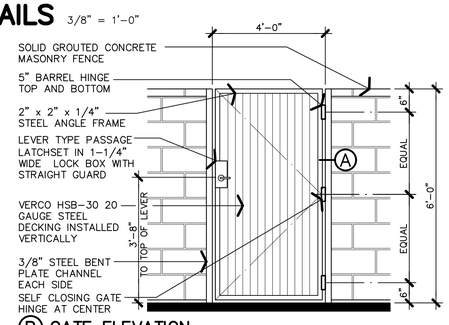


4 POOL AREA ARBOR FRAMING PLAN 1/4" = 1'-0"

9 POOL AREA RESIDENT BAR-B-QUE DETAILS 3/8" = 1'-0"

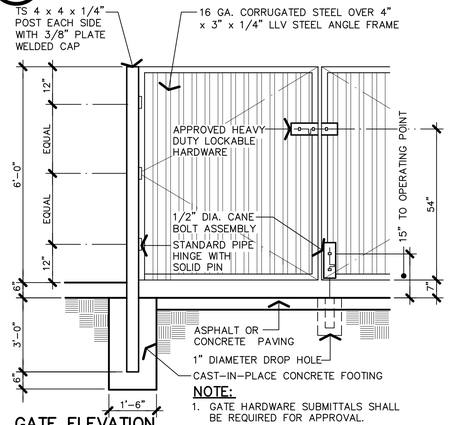


Ⓐ ATTACHMENT DETAIL



Ⓑ GATE ELEVATION

10 METAL PEDESTRIAN GATE



GATE ELEVATION

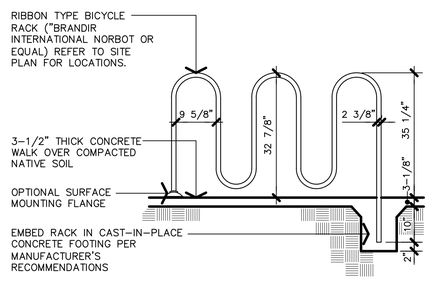
NOTE:

1. GATE HARDWARE SUBMITTALS SHALL BE REQUIRED FOR APPROVAL.
2. BLOCKS TO INCLUDE REINFORCING, FILL ALL CORES AND CAP AT TOP.

11 METAL ENCLOSURE GATES

APPL. NO. P22-02376	EXHIBIT A-5	DATE 12/15/2022	
PLANNING REVIEW BY		DATE	
TRAFFIC ENG.		DATE	
APPROVED BY		DATE	

CITY OF FRESNO DARM DEPT

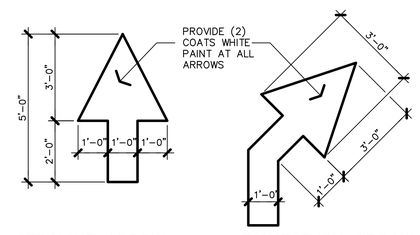


8 BICYCLE RACK DETAIL

NOTES:

1. PROVIDE TWO (2) COATS OF WHITE TRAFFIC PAINT FOR LETTERS AND LINES
2. REFER TO THE ARCHITECTURAL SITE PLAN FOR LOCATIONS

6 PAINTED PAVEMENT SIGNAGE



STRAIGHT ARROW

RIGHT TURN ARROW
LEFT TURN SIM.

NOTES:

1. REFER TO THE ARCHITECTURAL SITE PLAN, SHEET PA-1 FOR LOCATIONS.

7 PAINTED TRAFFIC ARROWS

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

Revisions	Date
△	
△	
△	
△	
△	
△	

PROPOSED APARTMENTS COMPLEX FOR:

ARMSTRONG APARTMENTS

2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15290 STATE OF CALIFORNIA

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

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Reference North:

Scale: AS NOTED

Project Name: ARMSTRONG APTS. FRESNO, CA .

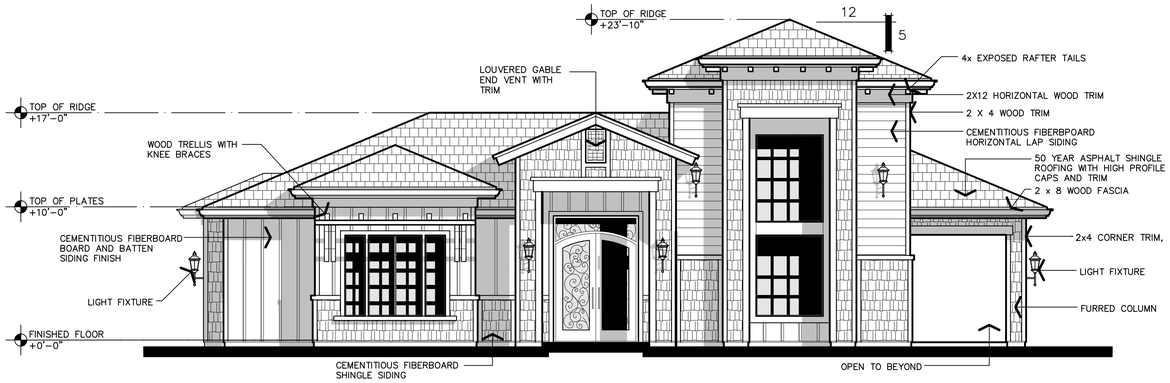
Project Number: 0210101

Plot Date: 10.02.21

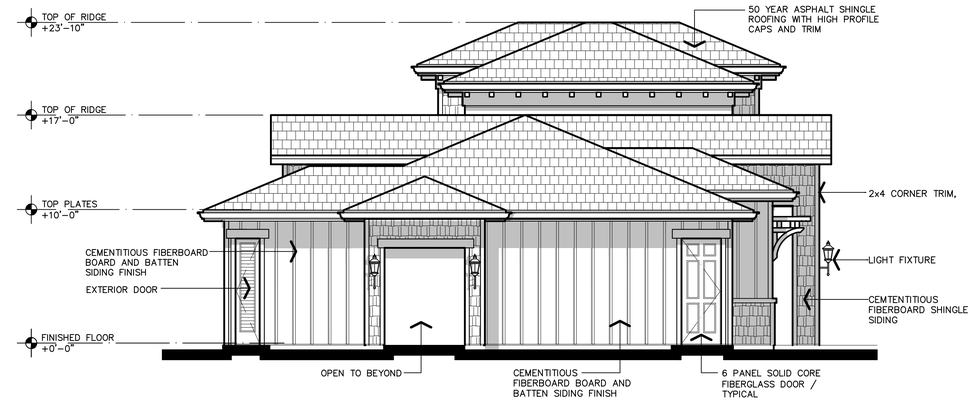
Sheet Number:

PA1.5

Of . Sheets .



BUILDING 'A' - FRONT



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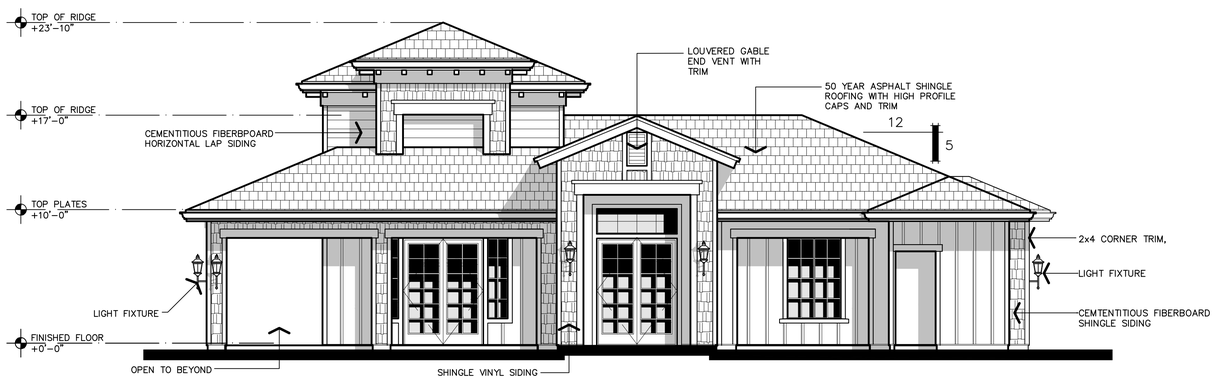

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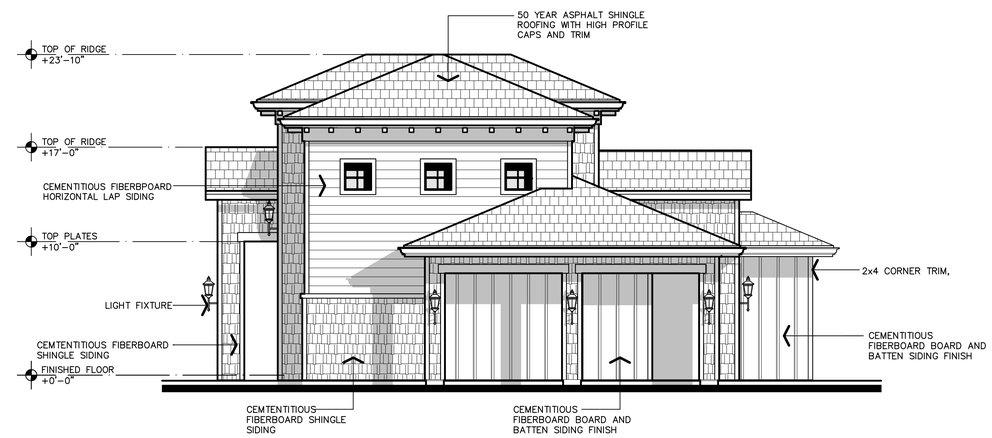

BUILDING 'A' - RIGHT

APPL. NO. P22-02376 EXHIBIT E-1 DATE 12/15/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

EXTERIOR ELEVATIONS

3/16" = 1'-0"

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

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PROPOSED APARTMENTS COMPLEX FOR:

ARMSTRONG APARTMENTS

2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:

REGISTERED ARCHITECT
SCOTT A. VINCENT
Exp. 12/31/21
No. C-15290
STATE OF CALIFORNIA

Issuances:	Date:
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○ BACK CHECK	
○ PERMITS	
○ CONSTRUCTION	
○ AS BUILT	

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Reference North:

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Project Name: ARMSTRONG APTS.
FRESNO, CA .

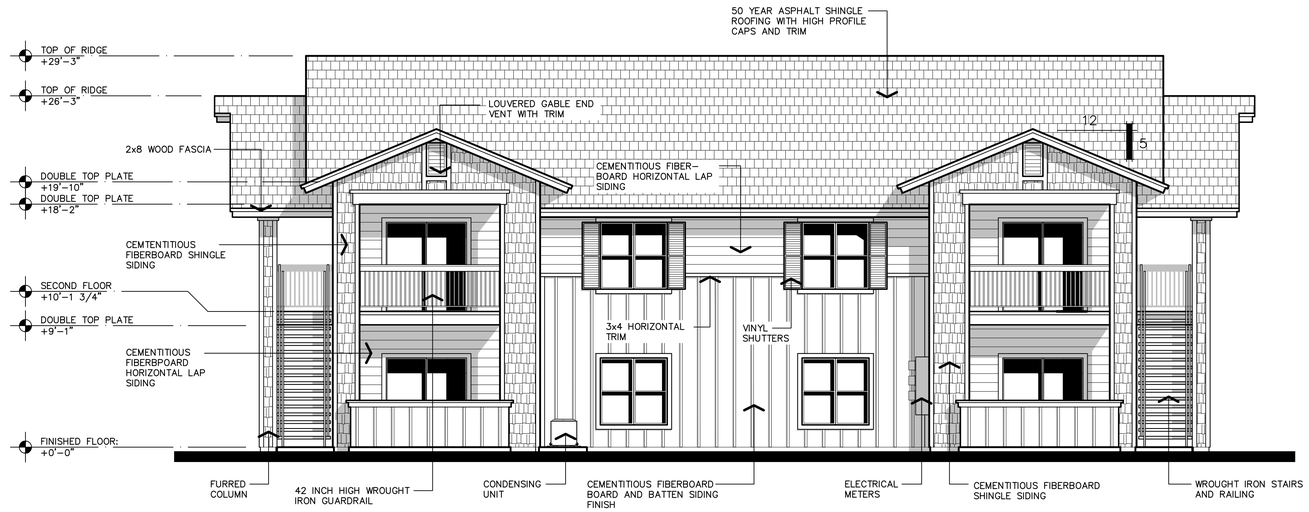
Project Number: 0210101

Plot Date: 10.04.21

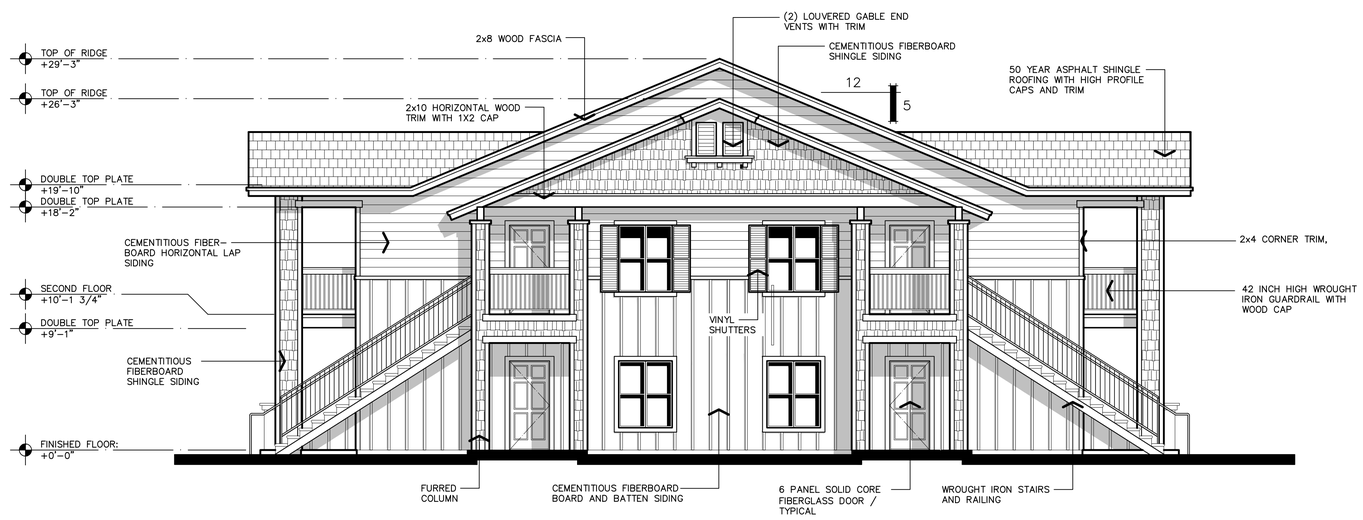
Sheet Number:

PA9

Of . Sheets .



BUILDING 'B' - FRONT/REAR



BUILDING 'B' - END

APPL. NO. P22-02376 EXHIBIT E-2 DATE 12/15/2022

PLANNING REVIEW BY_____ DATE_____

TRAFFIC ENG._____ DATE_____

APPROVED BY_____ DATE_____

CITY OF FRESNO DARM DEPT

EXTERIOR ELEVATIONS

3/16" = 1'-0"

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PROPOSED APARTMENTS COMPLEX FOR:

ARMSTRONG APARTMENTS

2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15290 STATE OF CALIFORNIA

Issuances:	Date:
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Reference North:

Scale: 3/16" = 1'-0"

Project Name: ARMSTRONG APTS.
FRESNO, CA .

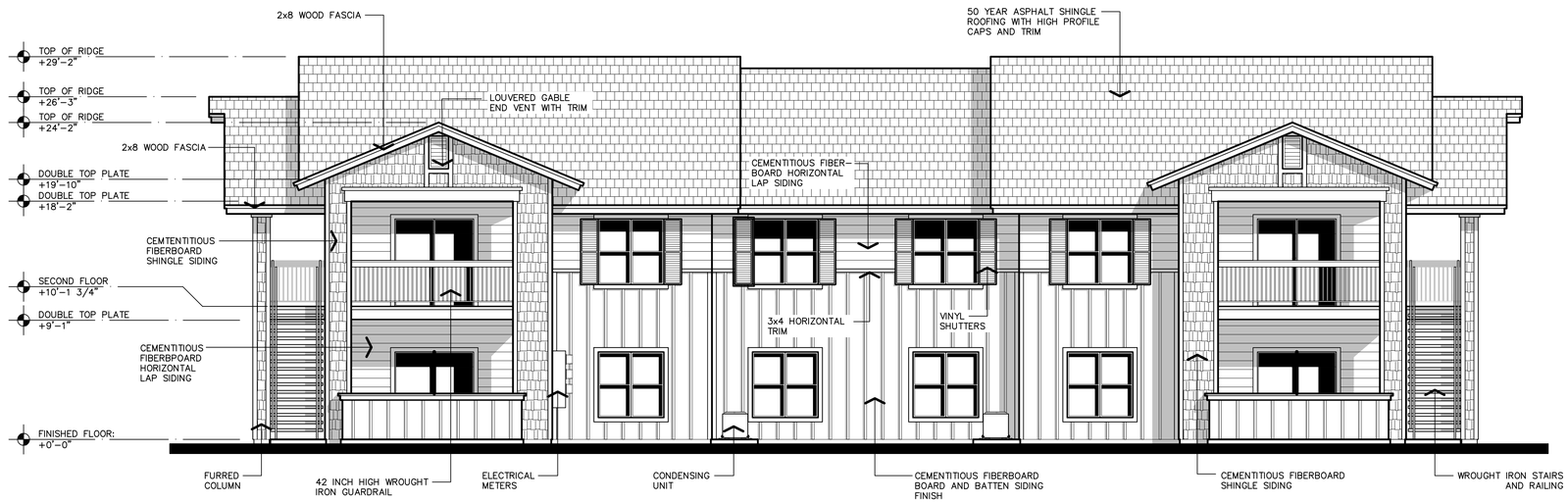
Project Number: 0210101

Plot Date: 10.04.21

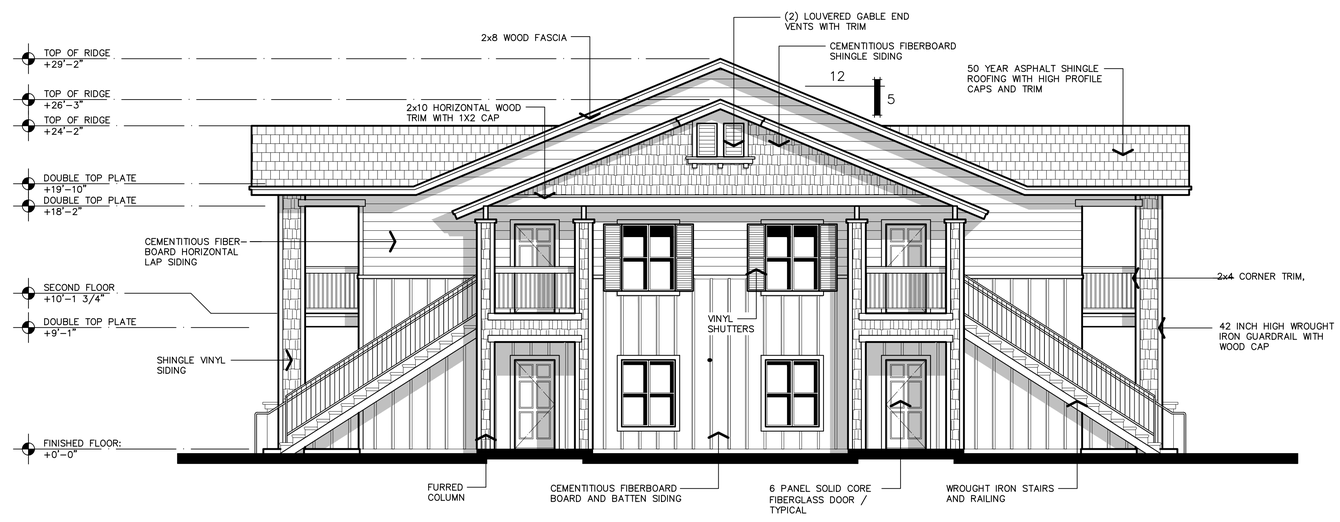
Sheet Number:

PA10

Of . Sheets .



BUILDING 'C' - FRONT/ REAR



BUILDING 'C' - END

APPL. NO. P22-02376 EXHIBIT E-3 DATE 12/15/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
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EXTERIOR ELEVATIONS

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PROPOSED APARTMENTS COMPLEX FOR:
ARMSTRONG APARTMENTS
2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:

REGISTERED ARCHITECT
SCOTT A. VINCENT
Exp. 12/31/21
No. C-15290
STATE OF CALIFORNIA

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

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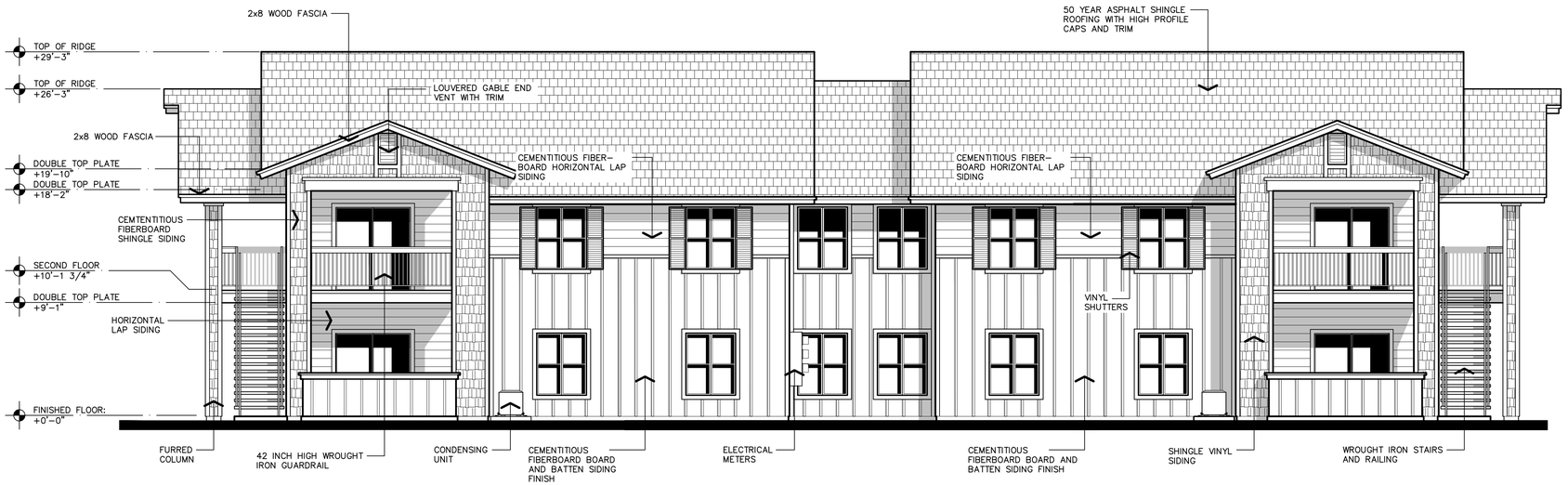
Reference North:

Scale: 3/16" = 1'-0"

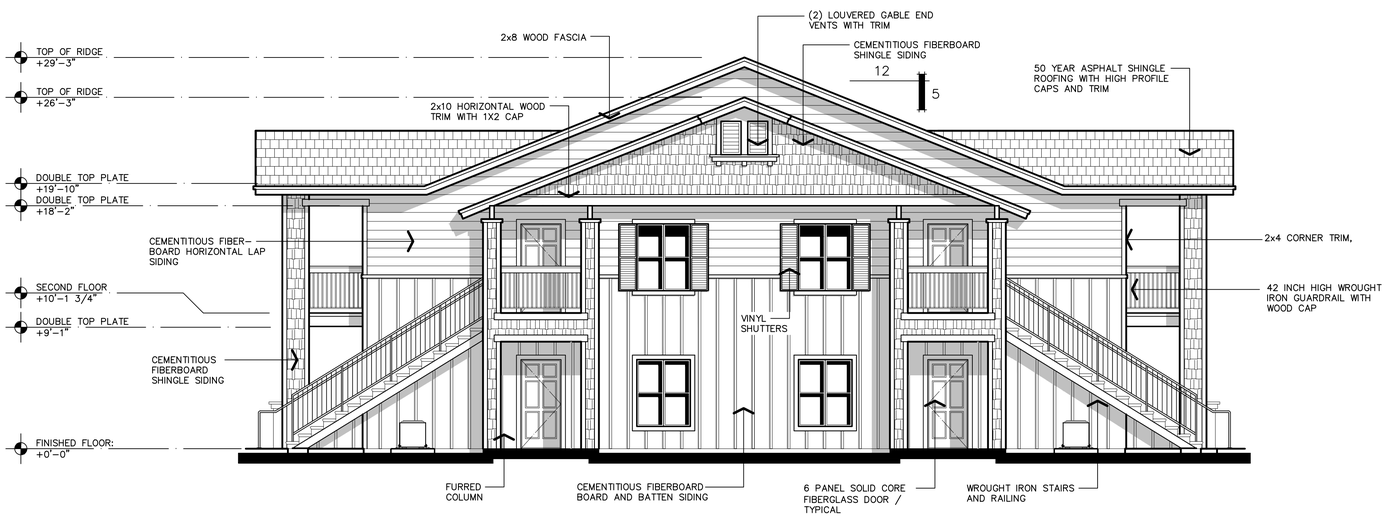
Project Name: ARMSTRONG APTS.
FRESNO, CA .
Project Number: 0210101
Plot Date: 10.04.21
Sheet Number:

PA11

Of . Sheets .



BUILDING 'D' - FRONT/ REAR



BUILDING 'D' - END

APPL. NO. P22-02376 EXHIBIT E-4 DATE 12/15/2022

PLANNING REVIEW BY_____ DATE_____

TRAFFIC ENG._____ DATE_____

APPROVED BY_____ DATE_____

CITY OF FRESNO DARM DEPT

EXTERIOR ELEVATIONS

3/16" = 1'-0"

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PROPOSED APARTMENTS COMPLEX FOR:

ARMSTRONG APARTMENTS

2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15290 STATE OF CALIFORNIA

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

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Reference North:

Scale: 1/8" = 1'-0"

Project Name: ARMSTRONG APTS.
FRESNO, CA .

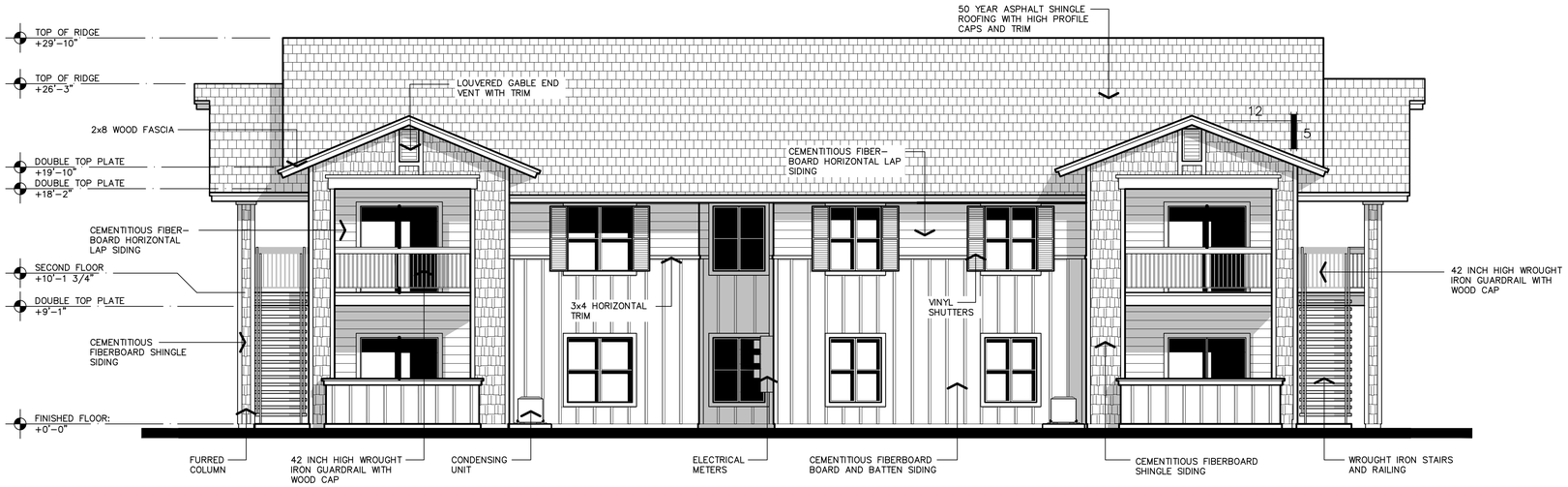
Project Number: 0210101

Plot Date: 10.04.21

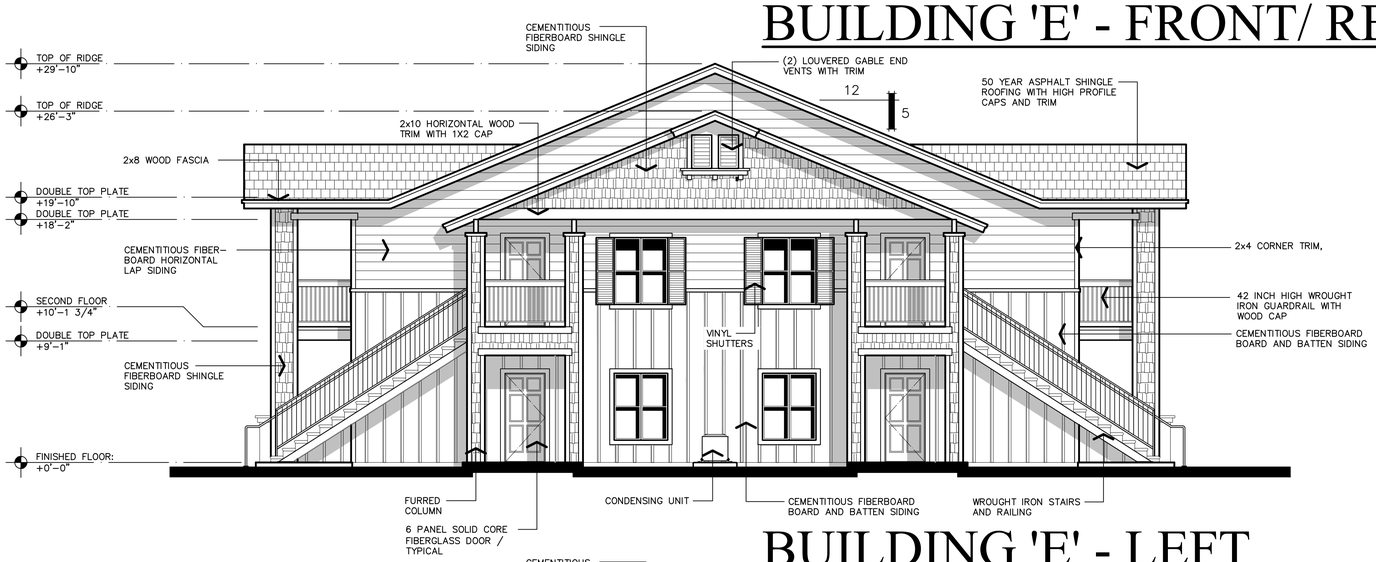
Sheet Number:

PA12

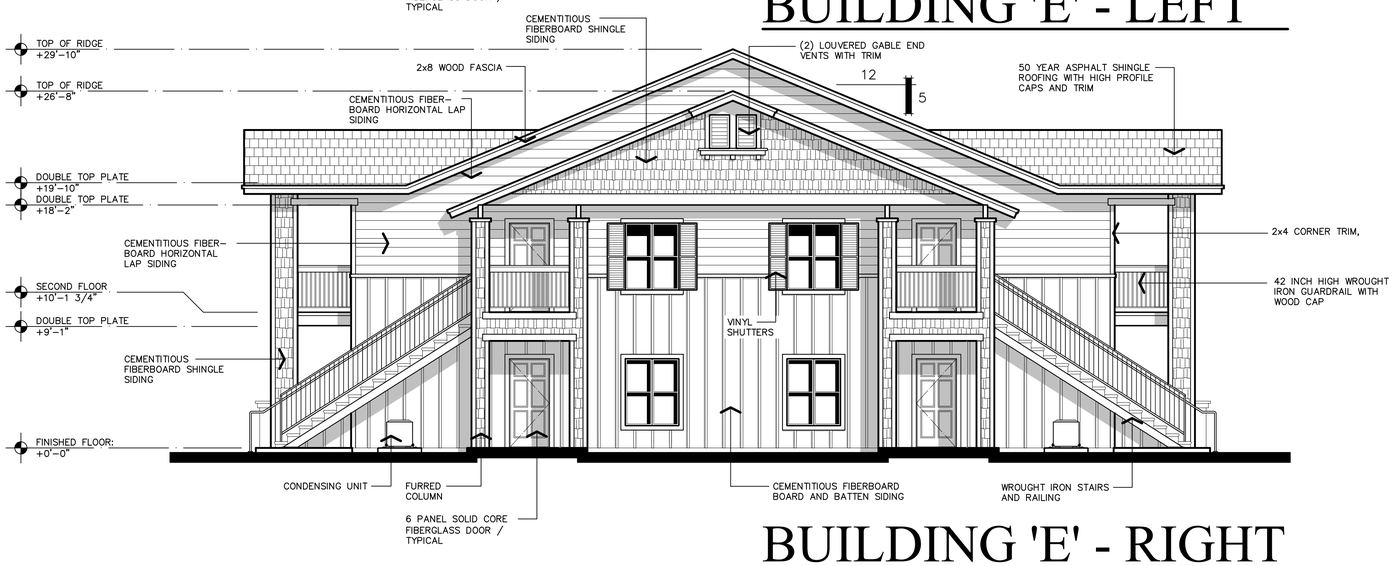
Of . Sheets .



BUILDING 'E' - FRONT/ REAR



BUILDING 'E' - LEFT



BUILDING 'E' - RIGHT

APPL. NO. P22-02376 EXHIBIT E-5 DATE 12/15/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

EXTERIOR ELEVATIONS

3/16" = 1'-0"

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Phone: 559.225.2602

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PROPOSED APARTMENTS COMPLEX FOR:

ARMSTRONG APARTMENTS

2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/21 No. C-15290 STATE OF CALIFORNIA

Issuances:	Date:
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○ BACK CHECK	
○ PERMITS	
○ CONSTRUCTION	
○ AS BUILT	

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Reference North:

Scale: 1/8" = 1'-0"

Project Name: ARMSTRONG APTS.
FRESNO, CA .

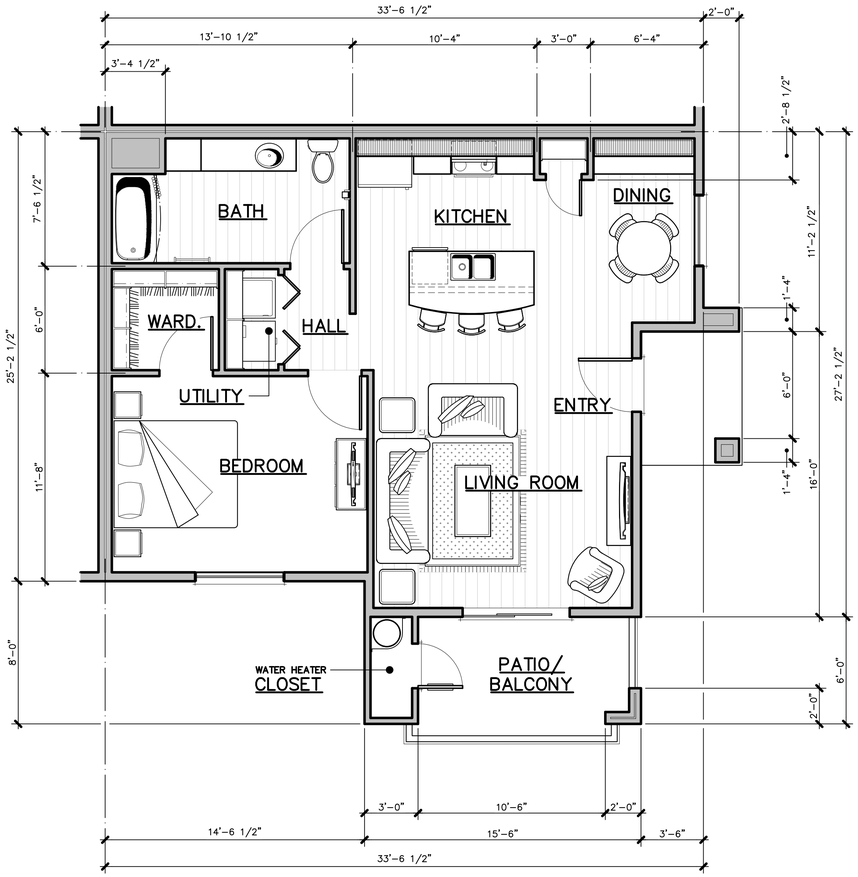
Project Number: 0210101

Plot Date: 10.04.21

Sheet Number:

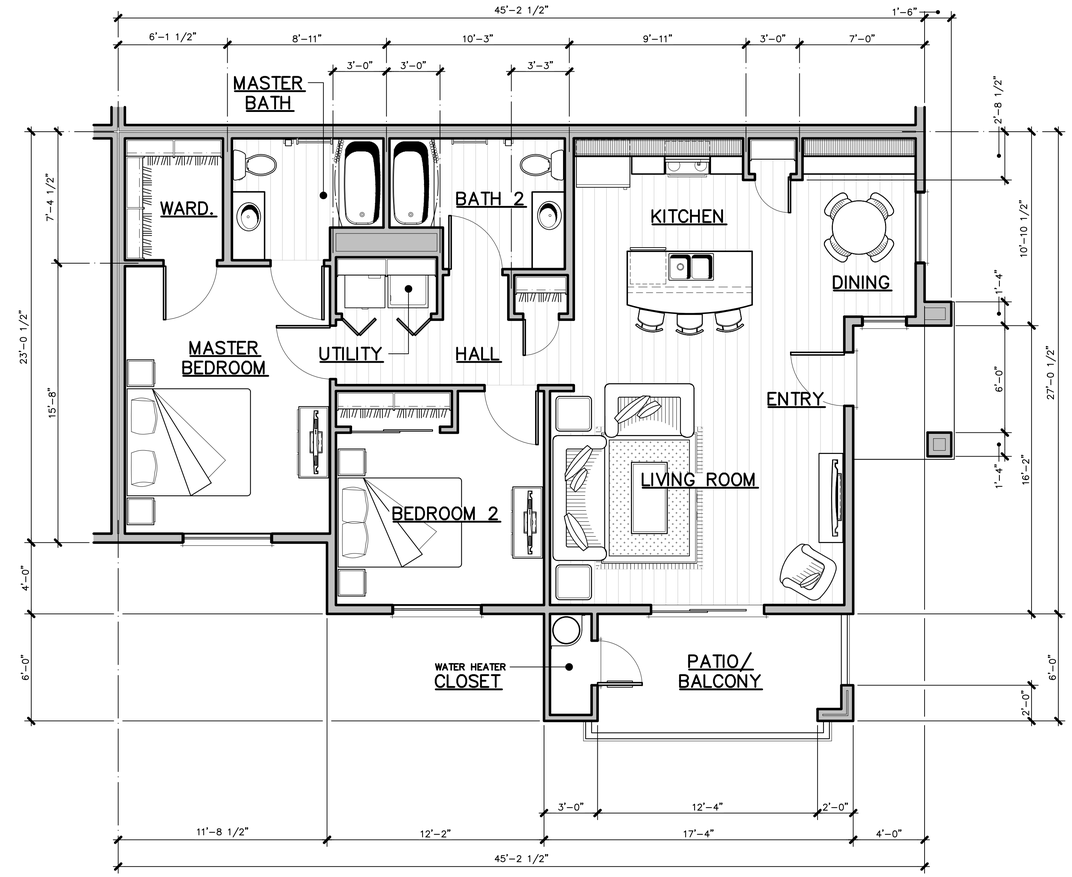
PA13

Of . Sheets .



TYPE 1

1 BEDROOM 1 BATH
828 S.F.



TYPE 2

2 BEDROOM 2 BATH
1,111 S.F.

UNIT FLOOR PLANS

1/4" = 1'-0"

APPL. NO. P22-02376 EXHIBIT F-1 DATE 12/15/2022
PLANNING REVIEW BY_____ DATE_____
TRAFFIC ENG._____ DATE_____
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CITY OF FRESNO DARM DEPT

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

Revisions Date

PROPOSED APARTMENTS COMPLEX FOR:
ARMSTRONG APARTMENTS
2594 NORTH ARMSTRONG AVENUE
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SCOTT A. VINCENT
Exp. 12/31/21
No. C-15290
STATE OF CALIFORNIA

Issuances: Date:
- DESIGN REVIEW
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- BACK CHECK
- PERMITS
- CONSTRUCTION
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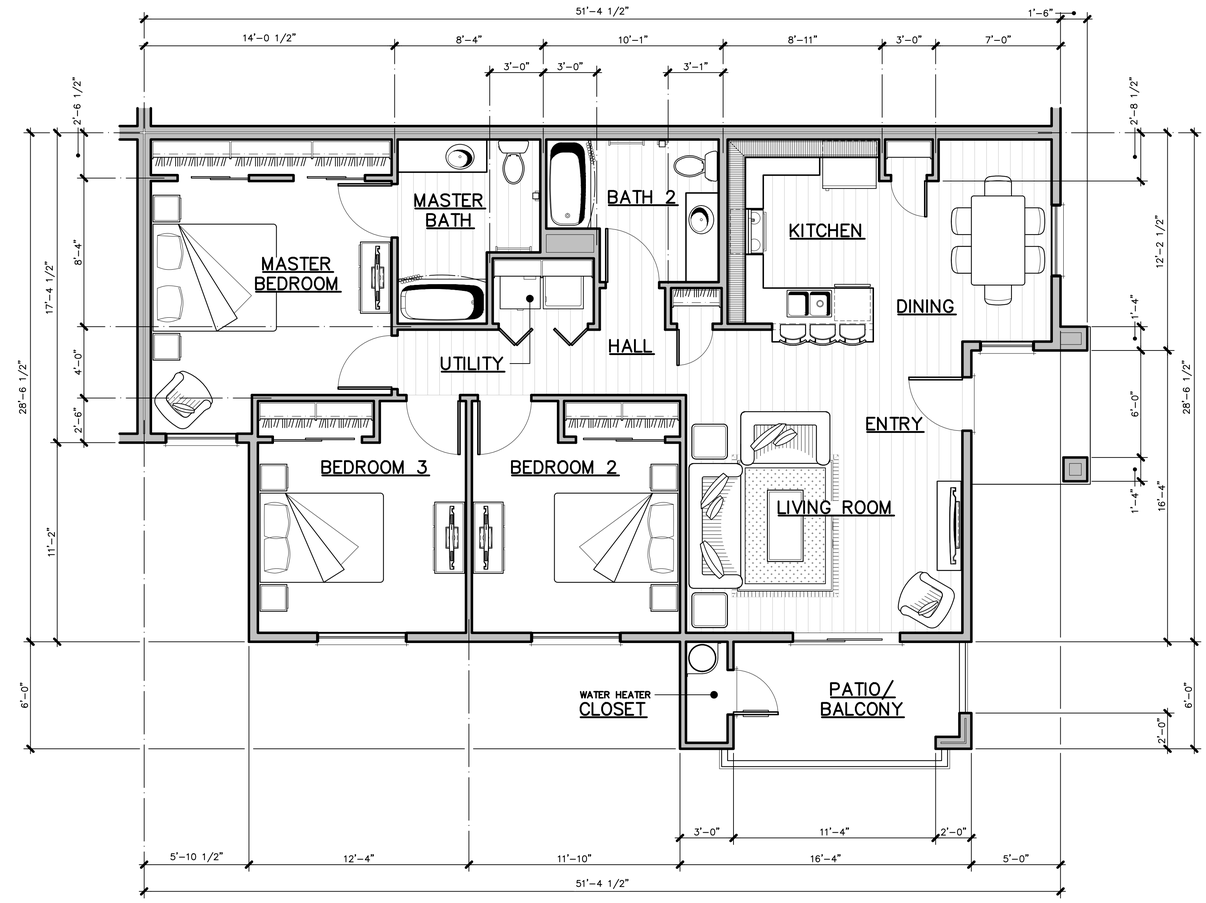
Reference North:

Scale: 1/4" = 1'-0"

Project Name: ARMSTRONG APTS.
FRESNO, CA .
Project Number: 0210101
Plot Date: 10.02.21

Sheet Number:
PA2
Of . Sheets .



TYPE 3

3 BEDROOM 2 BATH
1,319 S.F.

UNIT FLOOR PLAN

1/4" = 1'-0"

APPL. NO. P22-02376 EXHIBIT F-2 DATE 12/15/2022
PLANNING REVIEW BY_____ DATE_____
TRAFFIC ENG._____ DATE_____
APPROVED BY_____ DATE_____
CITY OF FRESNO DARM DEPT

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ARCHITECTS, INC.
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Fresno, California 93711
Phone: 559.225.2602

Revisions Date

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ARMSTRONG APARTMENTS
2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

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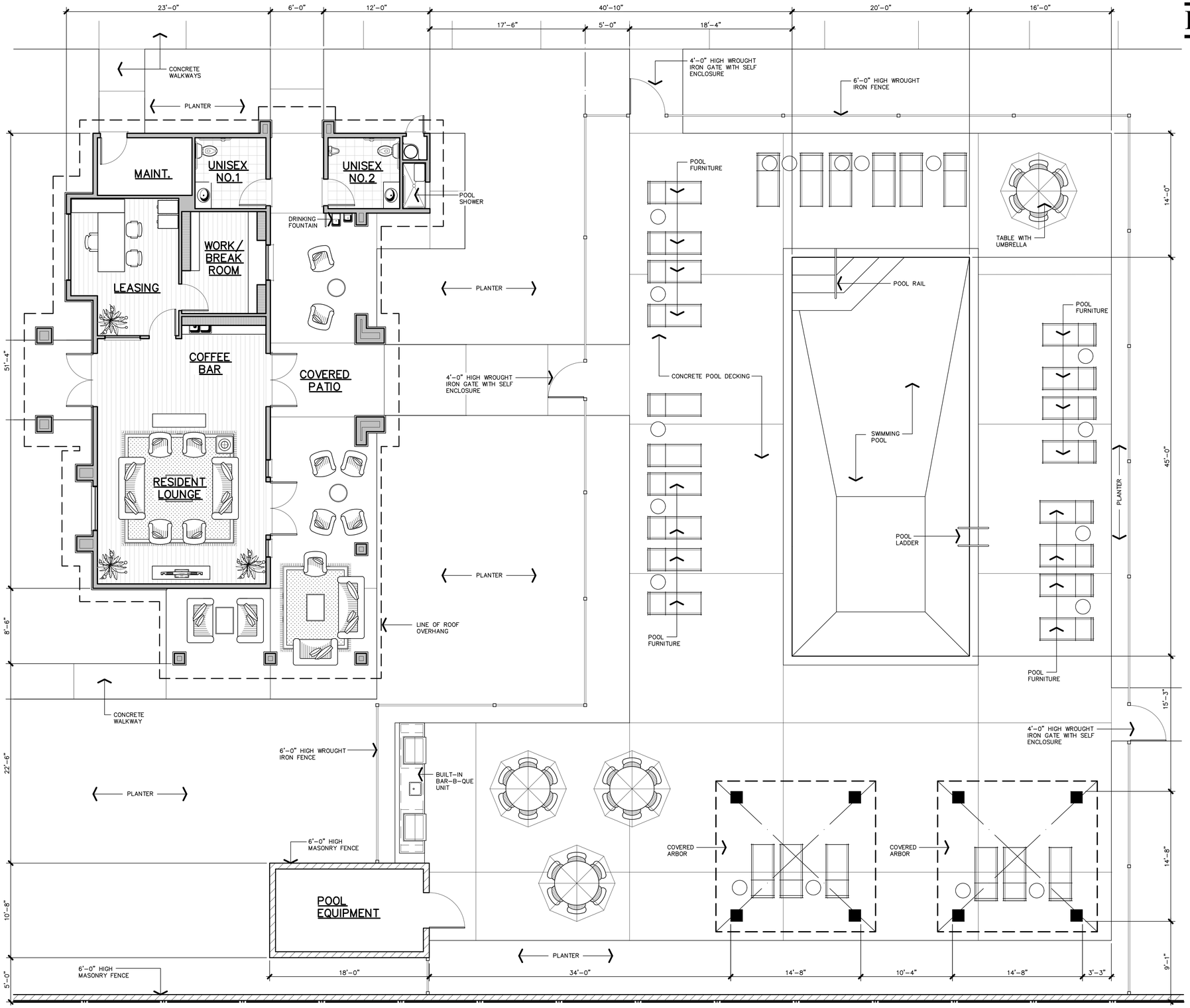
Project Name: ARMSTRONG APTS.
FRESNO, CA .
Project Number: 0210101
Plot Date: 10.02.21

Sheet Number:

PA3

Of . Sheets .



BUILDING STATISTICS

PROPOSED USE	MANAGEMENT/ RESIDENT COMMUNITY CENTER
OCCUPANCY GROUP	
a. RESIDENT LOUNGE/ COFFEE BAR	B
b. LEASING/WORK/BREAKROOM	B
c. TOILETS	B
d. MAINTENANCE	S-2
CONSTRUCTION TYPE	V-B
AREA CALCULATIONS	
a. RESIDENT LOUNGE/ COFFEE BAR	592 SQ.FT.
b. LEASING/ WORK/ BREAKROOM	314 SQ.FT.
c. TOILETS/ MAINTENANCE	264 SQ.FT.
d. COVERED PORCH/ PATIO	802 SQ.FT.
e. TOTAL BUILDING AREA	1,972 SQ.FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. INTERIOR BEARING WALLS	NON-RATED
c. INTERIOR NON-BEARING WALLS	NON-RATED
d. CEILING/ROOF ASSEMBLY	NON-RATED
e. EXTERIOR OPENINGS	NON-RATED
OCCUPANCY SEPARATION	
a. B TO S-2 OCCUPANCY GROUPS	NONE REQUIRED PER CBC SECTIONS 503.1.2 AND 508.3

BUILDING 'A' FLOOR PLAN

3/16" = 1'-0"

APPL. NO. P22-02376 EXHIBIT F-3 DATE 12/15/2022

PLANNING REVIEW BY_____ DATE_____

TRAFFIC ENG._____ DATE_____

APPROVED BY_____ DATE_____

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ARMSTRONG APARTMENTS

2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:

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Project Name: ARMSTRONG APTS.
FRESNO, CA .

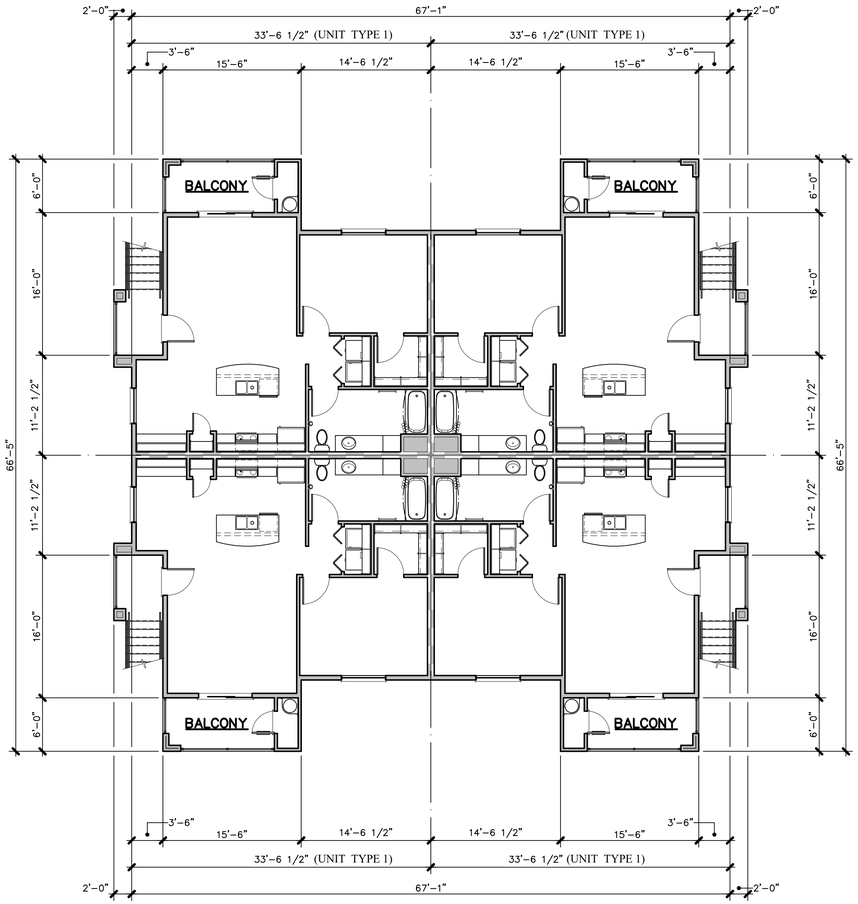
Project Number: 0210101

Plot Date: 10.02.21

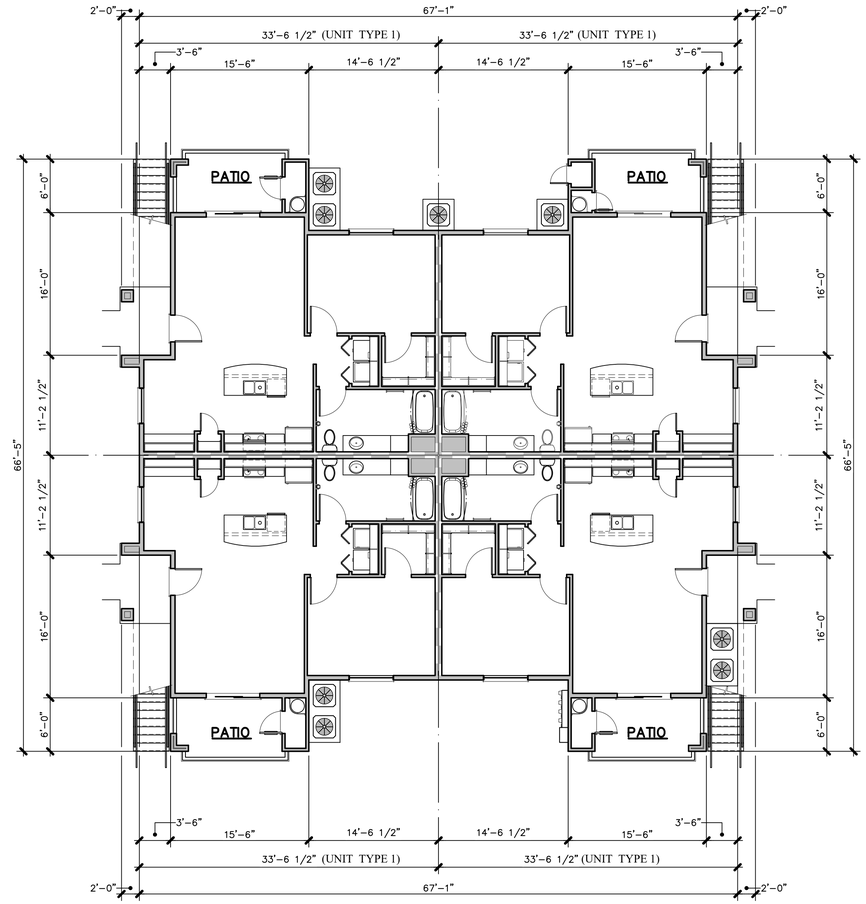
Sheet Number:

PA4

Of . Sheets .



SECOND



GROUND

BUILDING 'B' FLOOR PLANS

1/8" = 1'-0"

BUILDING STATISTICS

BUILDING UNIT MIX	(8) UNITS TYPE "1": 1 BEDROOM 1 BATHROOM WALK-UP UNIT 828 S.F./UNIT
OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	V-B WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA	
a. GROUND FLOOR	
1. RESIDENTIAL UNITS	3,312 S.F.
2. COVERED PORCH/ PATIOS	516 S.F.
b. SECOND FLOOR	
1. RESIDENTIAL UNITS	3,312 S.F.
2. COVERED PORCH/ BALCONIES	444 S.F.
TOTAL BUILDING AREA	7,688 S.F.
MAXIMUM ALLOWABLE AREA	
a. BASE PER FLOOR PER CBC TABLE 506.2	7,000 S.F.
b. MULTI-STORY INCREASE FACTOR	2.0
c. TOTAL ALLOWABLE BUILDING AREA	14,000 S.F.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. INTERIOR BEARING WALLS	NON-RATED
c. INTERIOR NON-BEARING WALLS	NON-RATED
d. CEILING/ROOF ASSEMBLY	NON-RATED
e. FLOOR/CEILING ASSEMBLY	TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-5508) STC RATING = 55 TO 59
g. SHAFT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

APPL. NO. P22-02376 EXHIBIT F-4 DATE 12/15/2022

PLANNING REVIEW BY_____ DATE_____

TRAFFIC ENG._____ DATE_____

APPROVED BY_____ DATE_____

CITY OF FRESNO DARM DEPT

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

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PROPOSED APARTMENTS COMPLEX FOR:

ARMSTRONG APARTMENTS

2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:

REGISTERED ARCHITECT
SCOTT A. VINCENT
Exp. 12/31/21
No. C-15290
STATE OF CALIFORNIA

Issuances:	Date:
○ DESIGN REVIEW	
○ PLAN CHECK	
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Reference North:

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Project Name: ARMSTRONG APTS.
FRESNO, CA .

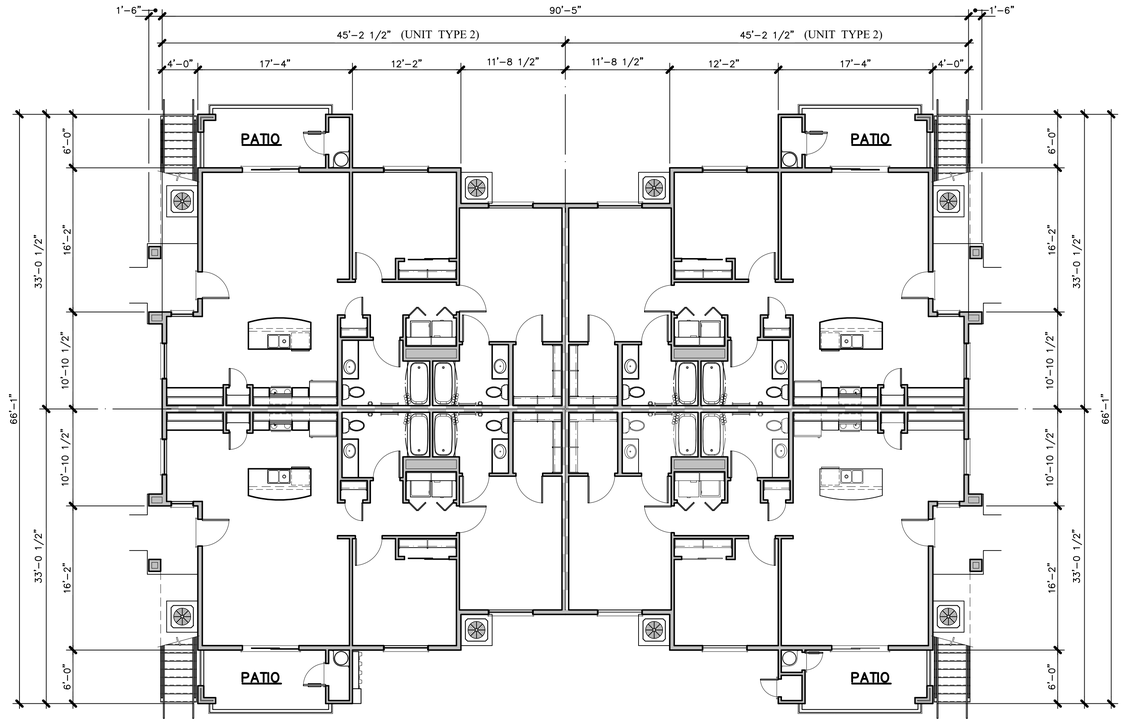
Project Number: 0210101

Plot Date: 10.02.21

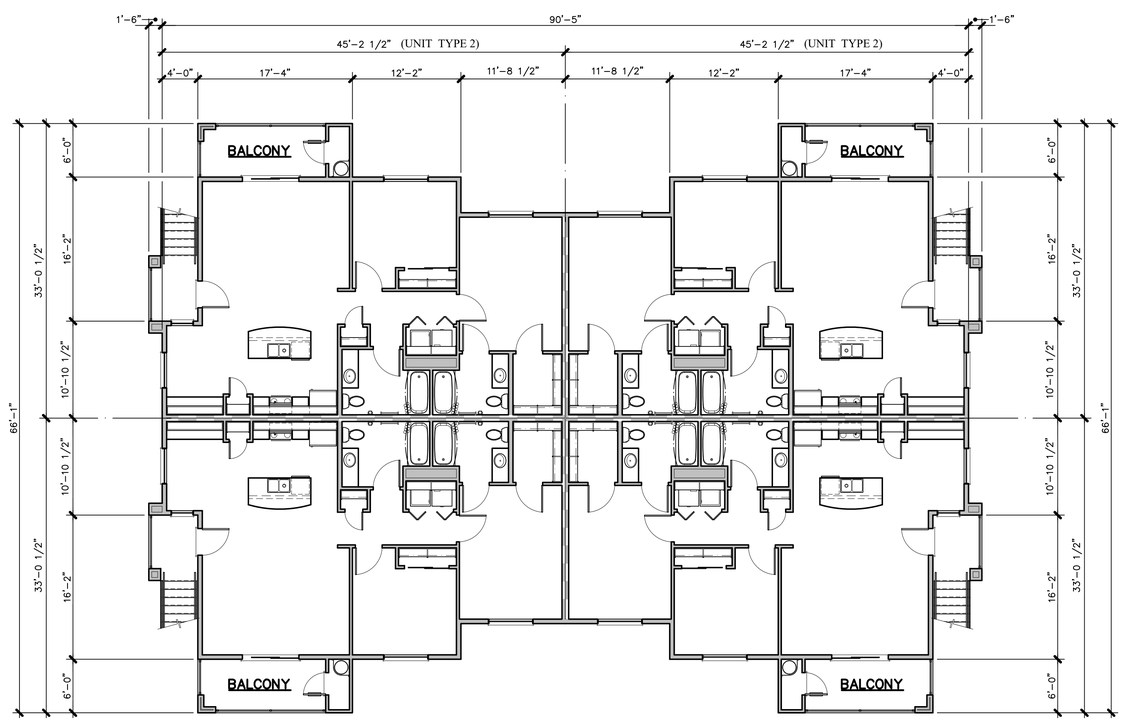
Sheet Number:

PA5

Of , Sheets ,



GROUND



SECOND

BUILDING STATISTICS

BUILDING UNIT MIX	(8) UNITS TYPE "2": 2 BEDROOMS 2 BATHROOMS WALK-UP UNIT 1,111 S.F./UNIT
OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	V-B WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA	
a. GROUND FLOOR	
1. RESIDENTIAL UNITS	4,444 S.F.
2. COVERED PORCH/ PATIOS	568 S.F.
b. SECOND FLOOR	
1. RESIDENTIAL UNITS	4,444 S.F.
2. COVERED PORCH/ BALCONIES	336 S.F.
TOTAL BUILDING AREA	9,792 S.F.
MAXIMUM ALLOWABLE AREA	
a. BASE PER FLOOR PER CBC TABLE 506.2	7,000 S.F.
b. MULTI-STORY INCREASE FACTOR	2.0
c. TOTAL ALLOWABLE BUILDING AREA	14,000 S.F.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. INTERIOR BEARING WALLS	NON-RATED
c. INTERIOR NON-BEARING WALLS	NON-RATED
d. CEILING/ROOF ASSEMBLY	NON-RATED
e. FLOOR/CEILING ASSEMBLY	TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-5508) STC RATING = 55 TO 59
g. SHAFT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

BUILDING 'C' FLOOR PLANS

1/8" = 1'-0"

APPL. NO. P22-02376 EXHIBIT F-5 DATE 12/15/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

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

Revisions	Date
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PROPOSED APARTMENTS COMPLEX FOR:

ARMSTRONG APARTMENTS

2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:

REGISTERED ARCHITECT
SCOTT A. VINCENT
Exp. 12/31/21
No. C-15290
STATE OF CALIFORNIA

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

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Reference North:

Scale: 1/8" = 1'-0"

Project Name: ARMSTRONG APTS.
FRESNO, CA .

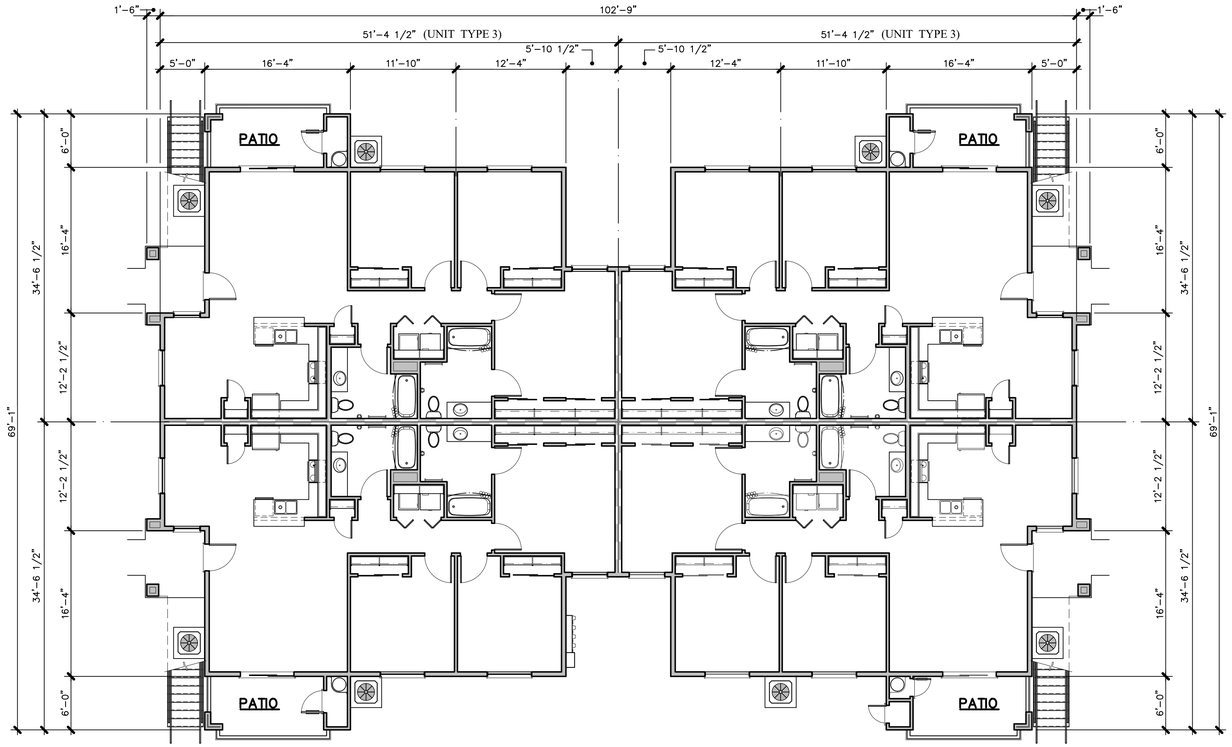
Project Number: 0210101

Plot Date: 10.02.21

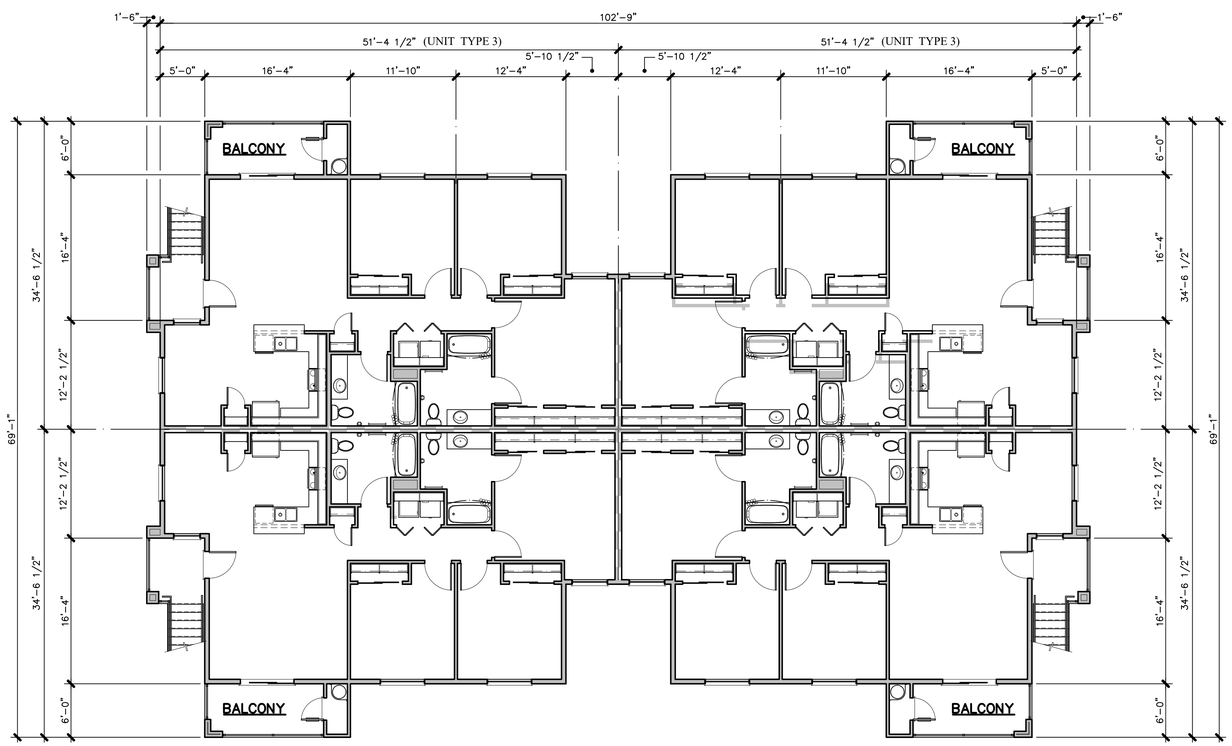
Sheet Number:

PA6

Of . Sheets .



GROUND



SECOND

BUILDING STATISTICS

BUILDING UNIT MIX	(8) UNITS TYPE "3": 3 BEDROOMS 2 BATHROOMS WALK-UP UNIT 1,319 S.F./UNIT
OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	V-B WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA	
a. GROUND FLOOR	
1. RESIDENTIAL UNITS	5,276 SQ. FT.
2. COVERED PORCH/ PATIOS	564 SQ. FT.
b. SECOND FLOOR	
1. RESIDENTIAL UNITS	5,276 SQ. FT.
2. COVERED PORCH/ BALCONIES	496 SQ. FT.
TOTAL BUILDING AREA	11,612 SQ. FT.
MAXIMUM ALLOWABLE AREA	
a. BASE PER FLOOR PER CBC TABLE 506.2	7,000 S.F.
b. MULTI-STORY INCREASE FACTOR	2.0
c. TOTAL ALLOWABLE BUILDING AREA	14,000 S.F.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. INTERIOR BEARING WALLS	NON-RATED
c. INTERIOR NON-BEARING WALLS	NON-RATED
d. CEILING/ROOF ASSEMBLY	NON-RATED
e. FLOOR/CEILING ASSEMBLY	TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-5508) STC RATING = 55 TO 59
g. SHAFT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

BUILDING 'D' FLOOR PLANS

1/8" = 1'-0"

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FRESNO, CA .

Project Number: 0210101

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Sheet Number:

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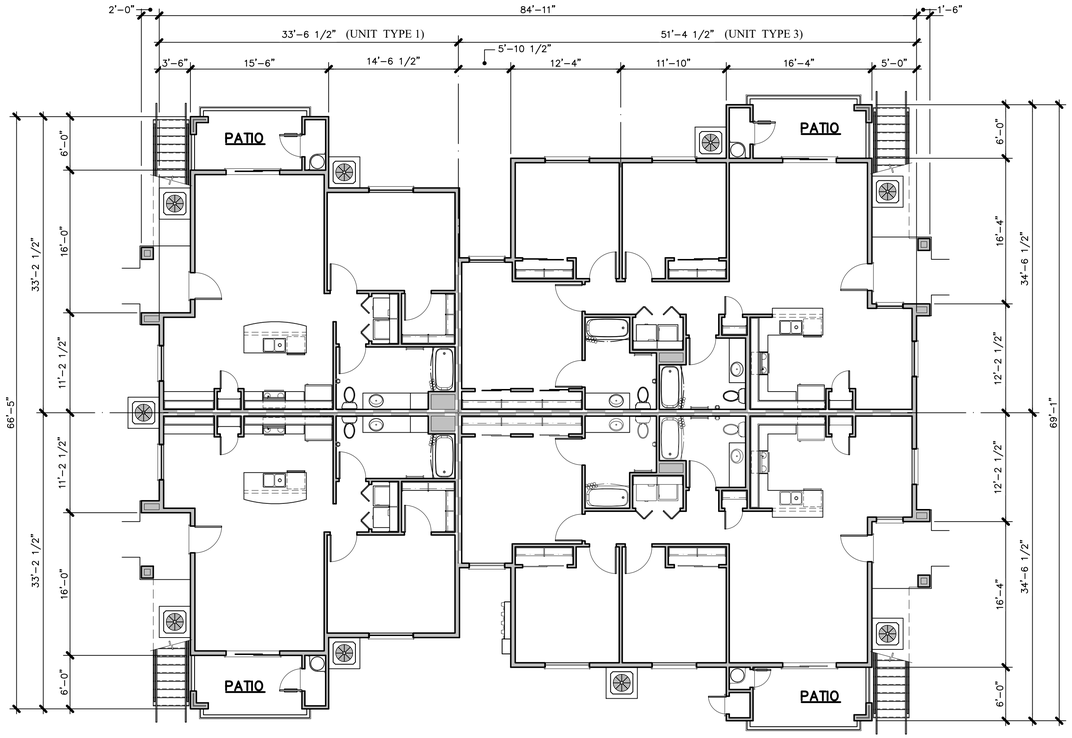

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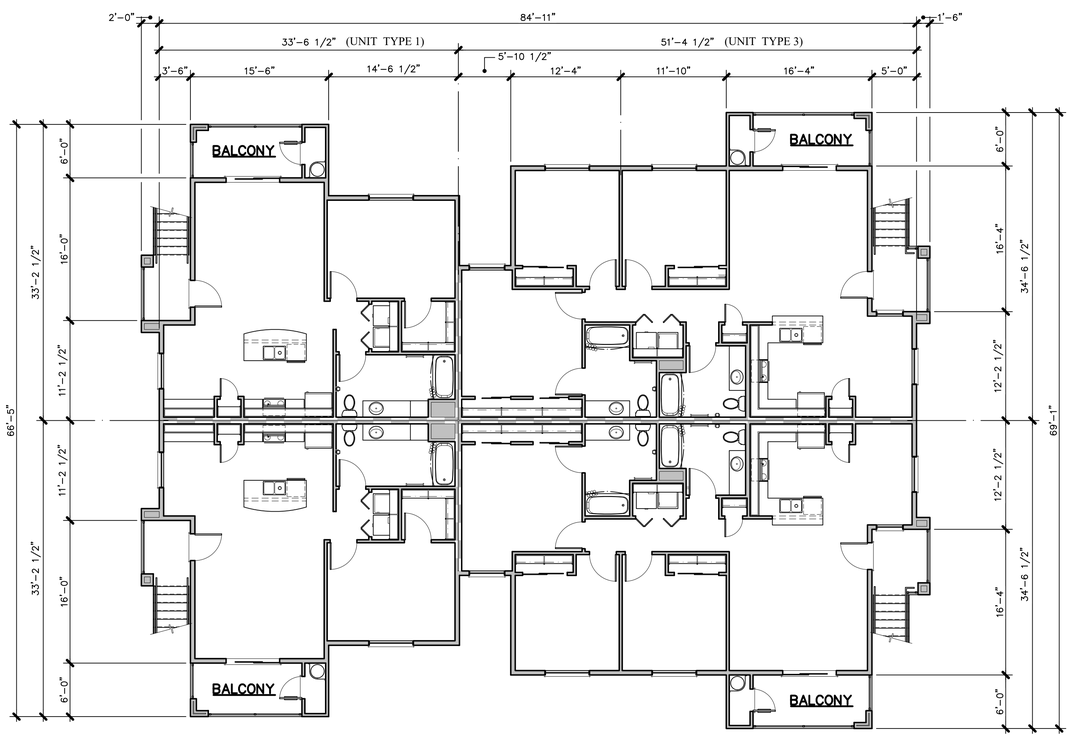

SECOND

BUILDING 'E' FLOOR PLANS

1/8" = 1'-0"

BUILDING STATISTICS

BUILDING UNIT MIX	(4) UNITS TYPE "1": 1 BEDROOM 1 BATHROOM WALK-UP UNIT 828 S.F./UNIT (4) UNITS TYPE "3": 3 BEDROOMS 2 BATHROOMS WALK-UP UNIT 1,319 S.F./UNIT
OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	V-B WITH NFPA 13R AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA	
a. GROUND FLOOR	
1. RESIDENTIAL UNITS	4,294 SQ. FT.
2. COVERED PORCH/ PATIOS	538 SQ. FT.
b. SECOND FLOOR	
1. RESIDENTIAL UNITS	4,294 SQ. FT.
2. COVERED PORCH/ BALCONIES	470 SQ. FT.
TOTAL BUILDING AREA	9,596 SQ. FT.
MAXIMUM ALLOWABLE AREA	
a. BASE PER FLOOR PER CBC TABLE 506.2	7,000 S.F.
b. MULTI-STORY INCREASE FACTOR	2.0
c. TOTAL ALLOWABLE BUILDING AREA	14,000 S.F.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. INTERIOR BEARING WALLS	NON-RATED
c. INTERIOR NON-BEARING WALLS	NON-RATED
d. CEILING/ROOF ASSEMBLY	NON-RATED
e. FLOOR/CEILING ASSEMBLY	TSC/FCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WP-5508) STC RATING = 55 TO 59
g. SHAFT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

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2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:

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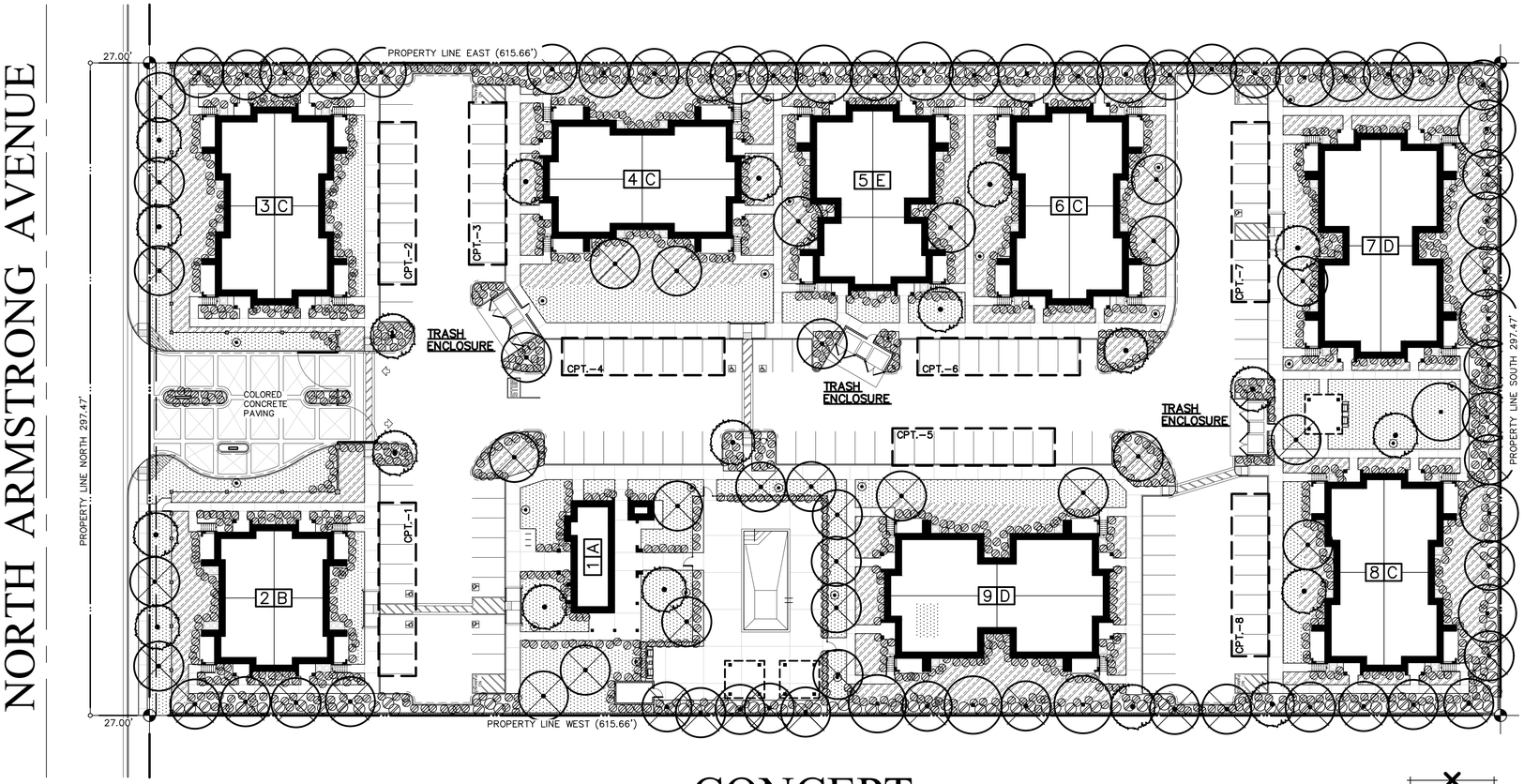
FRESNO, CA .

Project Number: 0210101
Plot Date: 10.02.21

Sheet Number:

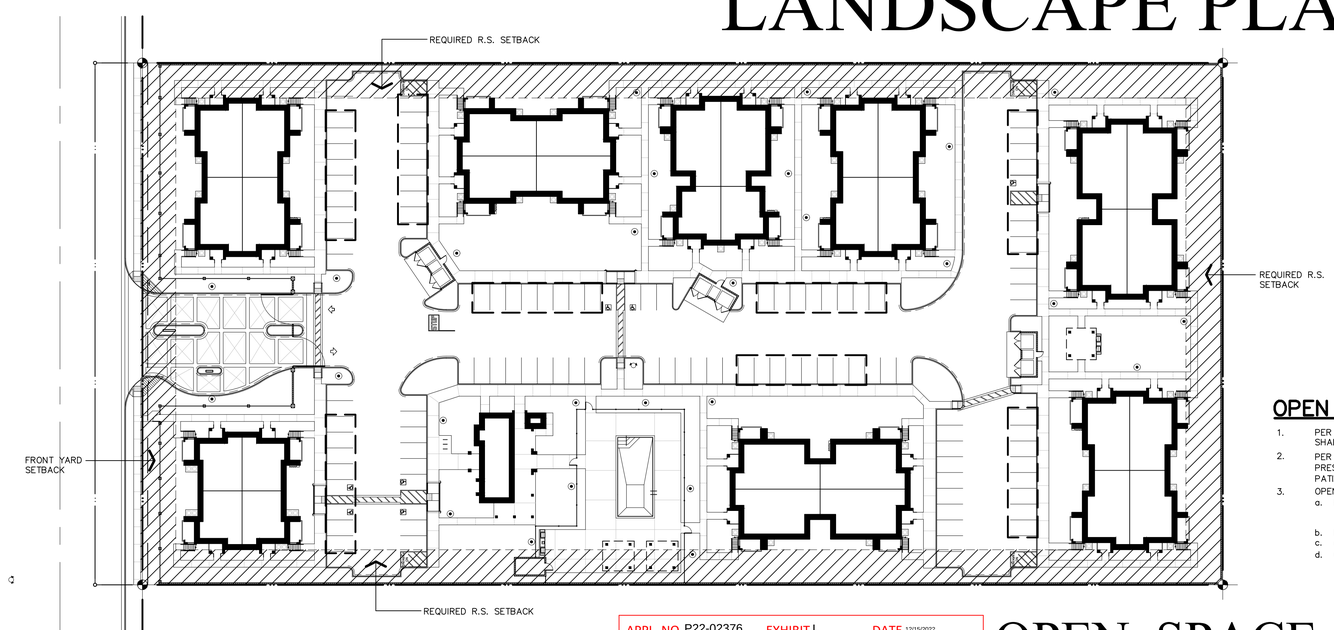
PA8

Of . Sheets .



CONCEPT LANDSCAPE PLAN

1" = 30'-0"



OPEN SPACE REQUIREMENTS

1. PER DEVELOPMENT CODE TABLE 15-1003, 20% OF THE NET SITE AREA SHALL BE PROVIDED WITH OPEN SPACE COMPLYING WITH 15-1004.D.
2. PER DEVELOPMENT CODE SECTION 15-1004.D.1.a, FIFTY PERCENT (50%) OF PRESIDENTIAL UNITS SHALL BE PROVIDED WITH PRIVATE OPEN SPACE (I.E. PATIO OR BALCONY).
3. OPEN SPACE CALCULATIONS
   a. PRIVATE SPACE
      1. UNITS WITH PATIO OR BALCONY — 64 UNITS (100%)
   b. NET SITE AREA — 183,140 S.F.
   c. OPEN SPACE REQUIRED (20%) — 36,628 S.F.
   d. OPEN SPACE PROVIDED — 43,190 S.F.

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OPEN SPACE SITE PLAN

1" = 40'-0"

LANDSCAPE NOTES

1. LANDSCAPE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR SUBMISSION OF IRRIGATION PLANS TO THE ARCHITECT AND CITY OF PORTERVILLE BUILDING AND INSPECTION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OF THE SYSTEM. PLANS SHALL INCLUDE LOCATION AND TYPE OF ALL HEADS; LOCATION, MATERIALS AND SIZE OF ALL WATER LINES AND CALCULATION VERIFYING ADEQUACY OF WATER SUPPLY.
2. PLANTING SHALL BE PERFORMED BY WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. THE PLANTING FOREMAN SHALL BE ON-SITE AT ALL TIMES WHEN PLANTING IS IN PROGRESS.
3. PLANTS SHALL BE NURSERY GROWN, TYPICAL OF THEIR SPECIES AND VARIETY, AND SHALL BE FREE FROM DEFECTS AND INJURIES. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1-1969 "AMERICAN STANDARD FOR NURSERY STOCK"
4. LAWN SEED SHALL BE FRESH STOCK, 95% PURE LIVE SEED BY WEIGHT. SEED SHALL PASS A GERMINATING TEST WITH 85% GERMINATION.
5. LARGE TREES SHALL BE PLANTED FIRST. SHRUB PLANTING SHALL BE COMPLETED BEFORE GROUND COVER AND LAWN AREAS ARE PLANTED.
6. ALL TREES, PLANTS AND GRASS PROVIDED UNDER THIS CONTRACT SHALL BE IN GOOD HEALTHY AND FLOURISHING CONDITION ONE GROWING YEAR FROM DATE OF ACCEPTANCE. EXCEPT FOR LOSS BEYOND CONTROL OF CONTRACTOR, REPLACEMENT OF TREES AND PLANTS OF COMPARABLE QUALITY AND SIZE SHALL BE MADE BY THE CONTRACTOR.
7. EXTRA CARE SHALL BE TAKEN TO PRESERVE EXISTING MATURE LANDSCAPING. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW MATERIAL OF LIKE MATURITY AND QUALITY.
8. ALL LANDSCAPING SHALL BE IN PLACE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
9. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE) ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPED AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDINGS. ALL TRANSFORMERS, ETC, ARE TO BE SHOWN ON THE SITE PLAN. THE BACKFLOW PREVENTION DEVICE SHALL BE SCREENED BY LANDSCAPING OR OTHER SUCH MEANS AS MAY BE APPROVED.
10. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY BE OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
11. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPE AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.

PLANT MATERIALS

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

TREES

	15 GAL.	18' O.C.	EUCALYPTUS SIDEROXYLEN 'ROSEA' (BLACK IRON BARK)
	15 GAL.	12' O.C.	LAGERSTROEMIA INDICA (CREPE MYRTLE)
*	15 GAL.	18' O.C.	PINUS CANARIENSIS (CANARY ISLAND PINE)
*	15 GAL.	30' O.C.	PYRUS CALLERYANA (ARISTOCAT PEAR)
*	15 GAL.	20' O.C.	PINUS HALEPENSIS (ALLEPO PINE)
*	15 GAL.	35' O.C.	PISTACHE CHINENSIS (CHINESE PISTACHE)
	15 GAL.	18' O.C.	PRUNUS CERASIFERA 'ATROPURPUREA' (PURPLE LEAF PLUM)

*PROVIDE 24" TO 48" BOX TREES AT PROPERTY LINES COMMON TO SINGLE FAMILY RESIDENCES.

SHRUBS

1 GAL.	18" O.C.	AGAPANTHUS AFRICANUS (LILY OF THE NILE)
5 GAL.	36" O.C.	ASPARAGUS SPRENGERI (SPRENGER ASPARAGUS)
5 GAL.	36" O.C.	AZALEA SOUTHERN INDICA (SUN AZALEA)
5 GAL.	36" O.C.	CAMELLIA SASANGUA (SUN CAMELLIA)
1 GAL.	20' O.C.	FICUS PUMILA (CREEPING FIG VINE)
5 GAL.	36" O.C.	GAMOPELIS CHRYSANTHENOIDES (NO COMMON NAME)
5 GAL.	36" O.C.	JUNIPERUS SABINA TAMARISCIFOLIA (JUNIPER TAM)
5 GAL.	36" O.C.	MAHONIA AQUIFOLIUM (CHINESE GRAPE)
5 GAL.	36" O.C.	NANDINA DOMESTICA (HEAVENLY BAMBOO)
5 GAL.	72" O.C.	PHOTENIA FRASERII (PHOTENIA)
5 GAL.	72" O.C.	PITTOSPORUM TOBIRA (TOBIRA)
5 GAL.	36" O.C.	RAPHIOLEPIS INDICA ROSEA (INDIAN HAWTHORNE)
5 GAL.	36" O.C.	ROSEMARY OFFICINALIS (ROSEMARY)
5 GAL.	36" O.C.	TRACHELOSPERMUM JASMINOIDES (STAR JASMINE)
5 GAL.	72" O.C.	XYLOSMA CONGESTUM (SHINEY XYLOSMA)

GROUND COVERS / ANNUALS

FLATS	12" O.C.	HYPERICUM CALYSINUM (AARONS BEARD)
FLATS	12" O.C.	GAZANIA 'COPPER KING' (TRAILING GAZANIA)
FLATS	12" O.C.	VINCA MINOR (DWARF PERIWINKLE)
FLATS	12" O.C.	ANNUALS (PETUNIAS, MUMS AND DWARF MARIGOLDS)

SYMBOLS

LARGE TREES (30 - 35 FOOT CANOPY)
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS. PROVIDE 24" TO 48" BOX TREES AT PROPERTY LINES COMMON TO SINGLE FAMILY RESIDENCES

EXISTING LARGE TREE

MEDIUM TREES (25 - 30 FOOT CANOPY)
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS. PROVIDE 24" TO 48" BOX TREES AT PROPERTY LINES COMMON TO SINGLE FAMILY RESIDENCES

SMALL TREES (20 - 25 FOOT CANOPY)
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS

SHRUBS / PERRENIALS
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS

GROUND COVER / ANNUALS
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS

LAWN

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Sheet Number:
PL1
Of . Sheets .