

Exhibit I – Conditions of Approval

**City of Fresno
Planning and Development Department**

**Conditions of Approval
August 10, 2023**

**Plan Amendment and Rezone Application No. P22-04389 and
Development Permit Application No. P22-02376**

Planner: Steven Lieng (559) 621-8007

PROJECT DESCRIPTION

Plan Amendment and Rezone Application No. P22-04389 and related Development Permit Application No. P22-02376, filed by Scott Vincent of The Vincent Company Architects, Inc. and pertains to ±4.39 acres located on 2594 North Armstrong Avenue.

Plan Amendment Application No. P22-04389 proposes to amend the Fresno General Plan and McLane Community Plan to change the planned land use designation for the subject property from Low Density Residential to Medium High Density Residential.

The rezone application component proposes to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-1 (Residential Single-Family, Extremely Low Density) (±4.39 acres) to RM-1 (Residential Multi-Family, Medium High Density) (±4.39 acres) zone district in accordance with the Plan Amendment Application.

Development Permit Application No. P22-02376 requests to construct a 64-unit two-story multi-family residential development consisting of (12) one-bedroom one bath, (32) two-bedroom two bath, and (20) three-bedroom two bath units; including a community building. The project proposes on and off-site improvements including but not limited to one point of ingress and egress; curbs, gutters, and sidewalks; and landscaping.

APN: 310-250-13

ADDRESS: 2594 North Armstrong Avenue

EXISTING/PREVIOUS ZONING: RS-1 (Residential Single-Family, Extremely Low Density)

PROPOSED/APPROVED (BY CITY COUNCIL) ZONING: RM-1 (*Residential Multi-Family, Medium High Density*)

PART A - ITEMS TO BE COMPLETED

The following items are required prior to final approval and/or commencement of land use activity:

Planner to check when completed

- | | |
|--------------------------|--|
| ☐ | Development shall take place in accordance with Exhibits A-1 through A-5, E-1 through E-5, O-1 through O-3, F-1 through F-7, L, and O-1 through O-3 dated December 15, 2022. Revise and transfer all comments and conditions on Exhibits to the corrected exhibit(s) and upload to the related Compliance Record No. P23-00XXX and submit to the planner at least 15 days prior to issuance of building permits. |
| ☐ | <i>The address(es) within the enclosed address plan have been tentatively assigned to your project. These addresses will be formally entered into the official addressing system just prior to your submittal of building plans. Please inform the staff planner when you are ready to submit building plans for your project and include confirmation that the tentative addresses are consistent with your building plans.</i> |

If your project changes and requires an updated address plan, please contact the staff planner.

Site Plan Redlines:

- ☐ Provide EVCS per the California Green Building Standards code section 4.106.4 on Exhibits A-1 and A-2.
- ☐ Site Plan shall accurately depict how car ports poles are going to be mounted.
- ☐ A minimum 6-foot high block wall is required along the north, south and east property lines, pursuant to [Section 15-2006](#) for Fences, Walls, and Hedges.
- ☐ Comply with [Section 15-2011](#) for screening of mechanical and electrical equipment of the FMC. All outdoor utility equipment shall be effectively screened from public view. The parapet heights of all buildings shall effectively screen all roof-top mechanical and electrical equipment, and all ground-mounted main switchgear electrical service panel cabinets are to be installed within the buildings.

Depict and Verify Compliance on Exhibit A-1.
- ☐ Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit.
All proposed signs shall be in accordance with Article 26 of the Development Code (FMC Chapter 15) and be submitted under a separate sign application. Note that the project's development may require a Master Sign Program approval.
- ☐ All parking stalls that propose a curb/wheel stop shall place the curb/wheel stop a minimum of 3 feet from the front of the parking stall to allow for a 3-foot overhang into the remainder of the parking stall. The size of the parking stall shall comply with the City of Fresno Parking Manual.
- ☐ 50 percent of areas not landscaped shall be shaded, of light colored materials with a Solar Reflectance Index (SRI) of at least 29, or a combination of shading and light colored materials as follows:
 1. Permitted Types of Shading: Shade may be provided by solar shade structures, trees, or other equivalent materials.
 2. Shading Tree Standards: Trees provided to satisfy the requirements of this section shall meet the following standards:
 - a. Shading Tree Distribution: Trees provided to satisfy the requirements of this section shall be distributed relatively evenly throughout the parking area.
 - b. Species: Trees provided to satisfy the requirements of this section shall be selected from a list maintained by the City and shall be of a species which can reasonably be expected to provide the required amount of shading within 15 years.
 - c. Size: Trees provided to satisfy the requirements of this section shall be a minimum 15-gallon size with a one-inch diameter as measured 48 inches above natural grade.
 3. Exception: This requirement shall not apply to RS Districts and truck loading and truck parking areas within Employment Districts.

Elevation Redlines:

- ☐ Comply with Section 15-1005 - Facade design development standards:

Specify if project is utilizing the **flexibility** or **certainty option** for facade design on all elevation sheets.
- ☐ Provide Elevation Exhibit of proposed Car Ports.

Landscape Redlines:

☐	Landscaping and irrigation shall be installed and maintained in accordance with provisions and standards of Article 23 of the Citywide Development Code.
☐	Depict all proposed and existing landscape locations, species and plant factor. Plant schedule must be depicted with legend. Provide Landscape Irrigation Plan. Provide Hydrozones - plant materials shall be grouped in Hydrozones accordance with their respective water, cultural (soil, climate sun, and light), and maintenance needs.
☐	All required landscaped areas shall be designed so that plant materials, at maturity, are protected from vehicle damage by providing a minimum two-foot clearance of low-growing plants where a vehicle overhang is permitted, or by wheel stops set a minimum of two feet from the back of curb.
☐	All required parking lot landscaping shall be within planters bounded by a concrete curb at least six inches wide and six inches high. Curbs separating landscaped areas from parking areas shall be designed to allow storm-water runoff to pass through.
☐	All landscaping and trees (existing and proposed) shall have free access for routine maintenance, including protected trees along the property lines that abut the adjoining property northeast of the subject property. As an option, gates can be installed as a component of the wrought iron fence to allow for maintenance access to this area.
☐	Plant materials shall be grouped in hydro zones accordance with their respective water, cultural (soil, climate sun, and light), and maintenance needs.
☐	Landscaping must be in place before issuance prior to occupancy and/or final inspection. A Hold on Occupancy/Final Inspection shall be placed on the proposed improvements until such time that landscaping has been approved and verified for proper installation by the Planning Division. (Include this note on Exhibits A and L)
☐	Prior to granting of occupancy/final inspection, 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. (Include this note on Exhibits A and L)
☐	Add applicable notes to the site plan from the attached "Notes and Requirements for Entitlement Applications" document.

PART B - OTHER AGENCY COMMENTS AND CONDITIONS

To be checked when completed where applicable	
☐	1. Air Pollution Control District: See SJVAPCD Memo dated January 10, 2023, in the attachment section labeled as "SJVAPCD 20221667 Armstrong Apartments Comment Letter". The Memo can also be found within the Conditions of Approval Final Packet as an attachment.
☐	2. Clovis Unified School District: The Clovis Unified School District (CUSD) response dated January 4, 2023, is uploaded to the attachment section of the record. The Memo can also be found within the Conditions of Approval Final Packet as an attachment.

☐	3. DPU Solid Waste Division:	Solid Waste requirements are located within the attachment section of the Planning Record under DPU CONDITIONS dated January 11, 2023. The Memo can also be found within the Conditions of Approval Final Packet as an attachment.
☐	4. DPU Planning and Engineering:	Sewer requirements are located within the attachment section of the Planning Record under DPU CONDITIONS dated January 11, 2023. The Memo can also be found within the Conditions of Approval Final Packet as an attachment.
☐	5. DPU Water Division:	Water conditions are located within the attachment section of the Planning Record under DPU CONDITIONS dated January 11, 2023. The Memo can also be found within the Conditions of Approval Final Packet as an attachment.
☐	6. Development And Impact Fee Estimate:	See development and impact fee estimate memo dated December 28, 2022, uploaded into Accela in the Attachments section labeled "P22-02376 - Armstrong Apartments - 2594 N Armstrong Ave". The Memo can also be found within the Conditions of Approval Final Packet as an attachment.
☐	7. DPW - Traffic Planning:	See Public Works, Traffic Planning conditions of approval and redlined Exhibits A-1 through A-3, check print 1 dated 1-27-23. For questions, please contact Andreina Aguilar at Andreina.Aguilar@fresno.gov or at (559) 621-8674. The conditions of approval and redlined Exhibits A-1 through A-4 can also be found within the Conditions of Approval Final Packet as an attachment.
☐	8. DPW – CFD:	See DPW Memo dated for January 9, 2023, in the attachment section labeled as P22-02376 2594 N Armstrong Ave Maintenance Conditions.pdf for maintenance conditions. The Memo can also be found within the Conditions of Approval Final Packet as an attachment.
☐	9. DPW ROW Landscaping:	See DPW Memo dated for January 9, 2023, in the attachment section labeled as "P22-02376 2594 N. Armstrong.pdf" for street conditions. The Memo can also be found within the Conditions of Approval Final Packet as an attachment.
☐	10. Fire Review:	1. The project is within the service area of existing Fire Station 10 near E. Clinton and N. Clovis Ave's which will be relocated in the near future to City owned property located on N. Armstrong 1/4 mile south of Clinton. 2. There are existing gridded public water mains serving the parcel; specific public and private fire hydrant requirements will be addressed with the review of the project formal site plan or CUP entitlement submittal. All back checks are performed electronically through the Accela Program (FAASTER portal). You must submit the following documentation to the Building Department: 1) Provide copy of the original submittals (drawings, calculations, and supporting documents) including mark-ups from the plan

reviewers who worked on your documents. 2) Provide a complete set of revised drawings, calculations, and supporting documents addressing plan check comments (all changes shall be clouded). 3) Provide a detailed typed response to each item listed in the plan check correction comments document. If you have additional questions regarding back check submittals, please contact the Building Department.

If there are questions regarding FFD Development Policies, you may access them at: <https://www.fresno.gov/fire-training/manuals-and-forms/>.

All revisions to plans shall be called out with a cloud or delta.

Note on plan: Fire hydrants shall be installed, and all-weather access provided before deliver of combustible materials to the job site.

Note on plan: Install a private fire hydrant on the south side of the main driveway north of the pool area. The minimum water main size required is 8 inch.

Note on plan: Install a CVC 22658 fire lane towaway warning sign at the entrance.

Note on plan: Provide Fire X1 as well as **Click-2-Enter radio frequency** gate opening hardware on the electric gate.

Show on plan: The proposed location of the fire sprinkler system risers and fire department \connections. Due to the building setbacks and carport locations the fire sprinkler laterals will likely need to be arranged in clusters through a remote PIV/FDC assembly to get the FDCs within 40 feet of each building and comply with the requirement that the connection be placed no closer than 5 feet laterally from a building opening.

☐ 11. **Flood Metropolitan Flood Control District (FMFCD) Fees:**

See attached FMFCD Notice of Requirements (NOR) memorandum dated January 3, 2023, and memorandum "Drainage Area (BS) dated January 4, 2023. The Memos can also be found within the Conditions of Approval Final Packet as an attachment.

\$158 NOR Review Fee, \$803 Grading Plan Review, and \$63,884 Drainage Fee all due on this project.

☐ 12. **Fresno County Environmental Health:**

Recommended Conditions of Approval:

- Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the proposed development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's Municipal Code.

- Prior to the issuance of building permits, the applicant shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Recreational Health Program at (559) 600-3357 for more information.
- Prior to operation, the applicant shall apply for and obtain a permit to operate a public swimming pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.
- Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

The following comments pertain to the demolition of existing structure(s):

- Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure(s), then prior to demolishing work the contractor should contact the following agencies for current regulations and requirements:
 - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (560) 620-5600.
 - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
 - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

☐ 13. **Flood Irrigation District:**

	See attached FID memorandum dated January 9, 2023, labeled as "P22-04389 Comments.pdf". The Memo can also be found within the Conditions of Approval Final Packet as an attachment.
☐ 14.	PG&E: Please see PG&E Impact letter uploaded to project attachments dated January 26, 2023. The Memo can also be found within the Conditions of Approval Final Packet as an attachment.
☐ 15.	Police Department: Please consider combating crimes through the implementations of Crime Prevention through Environmental Design (CPTED) concept. Examples: Sufficient lightings helps deter crime and allows officers to properly evaluate the area of any potential criminal activities. Surveillance cameras should be installed at all entry/exit points, points of sales locations, locations where groups of people would congregate and parking lots. Surveillance systems should be digital HD format; hold a minimum of fourteen days (14) of recordings has the ability to play back and is downloadable.
☐ 16.	Building and Safety: The following items require a separate process with additional fees and timelines, in addition to the Development Permit Application process. 1. Demolition permit is required for all structures being removed from the existing site. 2. Building, Grading and Utility plans are required to be submitted to Building and Safety Services Division for approval and permits for the proposed project. • All construction documents are required to be designed, stamped and signed by a licensed Architect/Engineer. • Clarify on the cover sheet if this will be privately funded or publicly funded project. i. Privately funded Multi-family Residential projects need to meet all requirements of CBC chapter 11A. ii. Publicly funded Multi-family Residential projects need to meet all requirements of CBC chapter 11B. • Verify permanent drainage facilities are provided by Fresno Metropolitan Flood Control District (FMFCD). Contact Jason Clark at (559) 456-3292 for additional information.

PART C - PLANNING DEVELOPMENT CODE STANDARDS

- 1. Density and Intensity Standards:** Development shall take place in accordance with Section 15-1003 of the FMC.
- 2. Site Design:** Development shall take place in accordance with Section 15-1004 of the FMC.
- 3. Façade Design:** Development shall take place in accordance with Section 15-1005 of the FMC.
- 4. Parking and Loading**
 - A. Provide short-term bicycle parking as required by Section 15-2429 of the FMC.
 - B. Long-term Bicycle parking shall be provided when required by the California Green Building Standards Code, as may be amended.

5. Landscaping

- A. 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. **(Include this note on the site and landscape plans.)**
- B. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.
- C. Additional landscaping requirements including landscape plan requirements, landscape design standards, and general landscaping standards can be found in Chapter 15, Article 23 of the Fresno Municipal Code.

6. Fencing: All Fencing, Walls, and Hedges shall be provided and installed per Section 15-2006 of the FMC.

7. Special Use Requirements: This section is not applicable.

PART D - PLANNING - OTHER REQUIREMENTS

1. Development shall take place in accordance with the policies of the Fresno General Plan, McLane Community Plan and with the Medium High Density Residential planned land use designation.
2. Development shall take place in accordance with the RM-1 (*Residential Multi-Family, Medium High Density*) zone district and all other applicable sections of the FMC.
3. Comply with the operational statement submitted for the proposed project dated December 15, 2022.
4. Comply with all applicable mitigation measures detailed in the attached Program Environmental Impact Report (PEIR) Mitigation Monitoring Checklist for the Fresno General Plan and any applicable project specific mitigation measures contained in the environmental assessment adopted for the project.
5. Property development standards and operational conditions are contained in Articles 10 (Residential Multi Family Districts), 20 (General Site Requirements), 23 (Landscape), 24 (Parking and Loading) and 25 (Performance Standards). Any project revisions, development and operation must comply with these property development standards and operational conditions.
6. Development shall comply with the City of Fresno Parking Manual, California Building Code, and American Disabilities Act requirements.
7. Development shall take place in accordance with the "General Notes and Requirements for Entitlement Applications" listed below if applicable.

PART E - MISCELLANEOUS AND GENERAL NOTES AND REQUIREMENTS

Not all notes and requirements listed below are applicable to all projects.

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement

remedy available under the law. The Planning and Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.

2. Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
 - a) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
 - b) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - c) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
3. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department.
5. Development shall take place in accordance with all city, county, state and federal laws and regulations.
6. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: [Click Here](#)
7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
8. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
9. A permit granted under the Fresno Municipal Code shall automatically expire if it is not exercised or extended within three years of its issuance. Refer to section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

FENCES/WALLS, LANDSCAPING, PARKING

10. Nothing in the Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.
11. Future fences shall be reviewed and approved by the Planning and Development Department prior to installation.
12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. Fences shall be maintained and shall stand upright and shall not lean.

13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.
14. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.
15. Trees shall be maintained by property owners to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
16. No tree for which a Tree Removal Permit is required shall be removed until all conditions of the permit have been satisfied and the decision has become final. In addition, tree(s) approved for removal in conjunction with a development application shall not be removed before the issuance of a Building Permit or unless all of the conditions of approval of the development applications are satisfied.
17. The review authority shall issue a Tree Removal Permit if any of the following general criteria is met:
 - a) The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal.
 - b) The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services.
 - c) The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).
18. 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 Current Planning Division. **(Include this note on the landscape plan.)**
19. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.
20. Trees required for parking lots are in addition to trees required elsewhere on the site as prescribed in other sections of the Fresno Municipal Code.
21. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.
22. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code.
23. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Fresno Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. **(Include this note on the site plan.)**
24. Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent

properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. **(Include this note on the site plan.)**

25. All general standards of Section 15-2015 of the Fresno Municipal Code shall apply when lighting is provided to illuminate parking, sales or display areas. **Depict all proposed lights on the site plan.**
26. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code. Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five-foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
27. All general provisions of Section 15-2403 of the Fresno Municipal Code shall apply to all parking areas.
28. The parking lot is required to meet the [City of Fresno's Parking Manual, Public Works Standards \(P-21, P-22, and P-23\) and Specifications](#). Parking must also comply with the California Building Code's accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. Contact the Planning and Development Department for Parking Manual questions.

SIGNAGE

29. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.
30. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**
31. All proposed signs shall conform to the current sign ordinance. The submittal checklist for signs is available online at: [Click Here](#)
32. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:
 - a) Operational windows signs shall not be mounted or placed on windows higher than the second story.
 - b) The maximum area of exempt window signage shall not exceed three square feet in area.
33. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.
34. Every sign displayed within the city, including exempt signs, shall be maintained in good physical condition and shall comply with adopted regulations. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required.

MISCELLANEOUS

35. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the Fresno

Municipal Code at any time, measured at the nearest subject property line.

36. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.
37. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public street lights and stadium lights, no light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential uses, exceeding one-half foot-candle.
38. No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Windows shall not cause glare that may disrupt adjoining properties, traffic on adjacent streets, etc. Glare or heat reflected from building materials shall be mitigated so as to not disrupt surrounding properties.
39. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Planning and Development Department for 'Official Addresses'. **Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'.** The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.
40. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, Fresno Municipal Code Chapter 6, Article 7 (Sections 6-701 *et seq.*)

When a project involves one acre or more of construction activity (including, but not limited to, grading) the developer is required to obtain a stormwater discharge permit for construction, with a Notice of Intent (NOI) filed **prior to** commencement of any grading construction activity. Contact the Fresno office of the California Regional Water Quality Control Board at (559) 445-6281 regarding the required NOI and stormwater discharge permit. Additional information on California's construction stormwater regulation may be obtained from the Water Board via the internet:

www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml

Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website, www.casqa.org

When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at (559) 445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater regulations may be obtained from the following website:

www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml,

The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities. (www.casqa.org).

41. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**

42. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**
43. 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 archeological 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. **(Include this note on the site plan.)**
44. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**
45. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
46. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.
47. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8797.
48. Open street cuts are not permitted; all utility connections must be bored.
49. CROSS-CONNECTION CONTROL. A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
50. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Planning and Development when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
51. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storages areas shall be screened from public view by building façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operational statement. If it is not, it is not allowed on the site.
52. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEES

(Not all fees will be applicable to all projects.)

Please reach out to Frank Saburit at (559) 621-8797 for fee questions.)

53. **NOTICE TO PROJECT APPLICANT:** In accordance with the provisions of Government Code

Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

54. CITYWIDE DEVELOPMENT IMPACT FEES

a) Traffic Signal Charge (Fresno Municipal Code Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest Master Fee Schedule. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.

b) Fire Facilities Fee (Fresno Municipal Code Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)

c) Police Facilities Fee (Fresno Municipal Code Section 12-4.801 to 12-4.806) (based on building square footage, or residential units).

d) Parks Facilities Fee (Fresno Municipal Code Section 12-4.701 to 12-4.706) (based on the number of residential units)

55. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (Fresno Municipal Code Section 12-4.1006).

a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.

b) Street Impact Fees will be a condition on all development entitlements granted.

56. FRESNO COUNTY FACILITY IMPACT FEE

Fresno County adopted a Facilities Impact Fee, but the requirement to pay this fee was subsequently suspended by Fresno County. If the fee has been reinstated at the time of issuance of building permits for this project, or an alternative fee system has been adopted by Fresno County, proof of payment or payment of this fee will be required for issuance of building permits.

57. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption prior to issuance of certificate of occupancy.

58. SCHOOL FEES

School fees must be paid, if required, prior to the issuance of building permits. Contact the applicable school district to obtain fee amount. Provide proof of payment (or no fee required) prior to the issuance of building permits.

59. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact the FMFCD at (559) 456-3292.

b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Planning and Development Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.

60. SEWER CONNECTION CHARGES (Fresno Municipal Code Section 6-304(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.

- a) Lateral Sewer Charge (based on property frontage to a depth of 100')
- b) Oversize Sewer Charge (based on property frontage to a depth of 100')
- c) Wastewater Facilities Charge
- d) Trunk Sewer Charge

Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Administration Division at (559) 621-8600.

61. WATER CONNECTION CHARGES: (Fresno Municipal Code Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council **prior to** issuance of building permits may also be applied.

- a) Frontage Charge (based on property frontage)
- b) Service Charges (based on service size required by applicant)
- c) Meter Charges (based on service need)
- d) Water Capacity fee (based on size of meter)

62. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

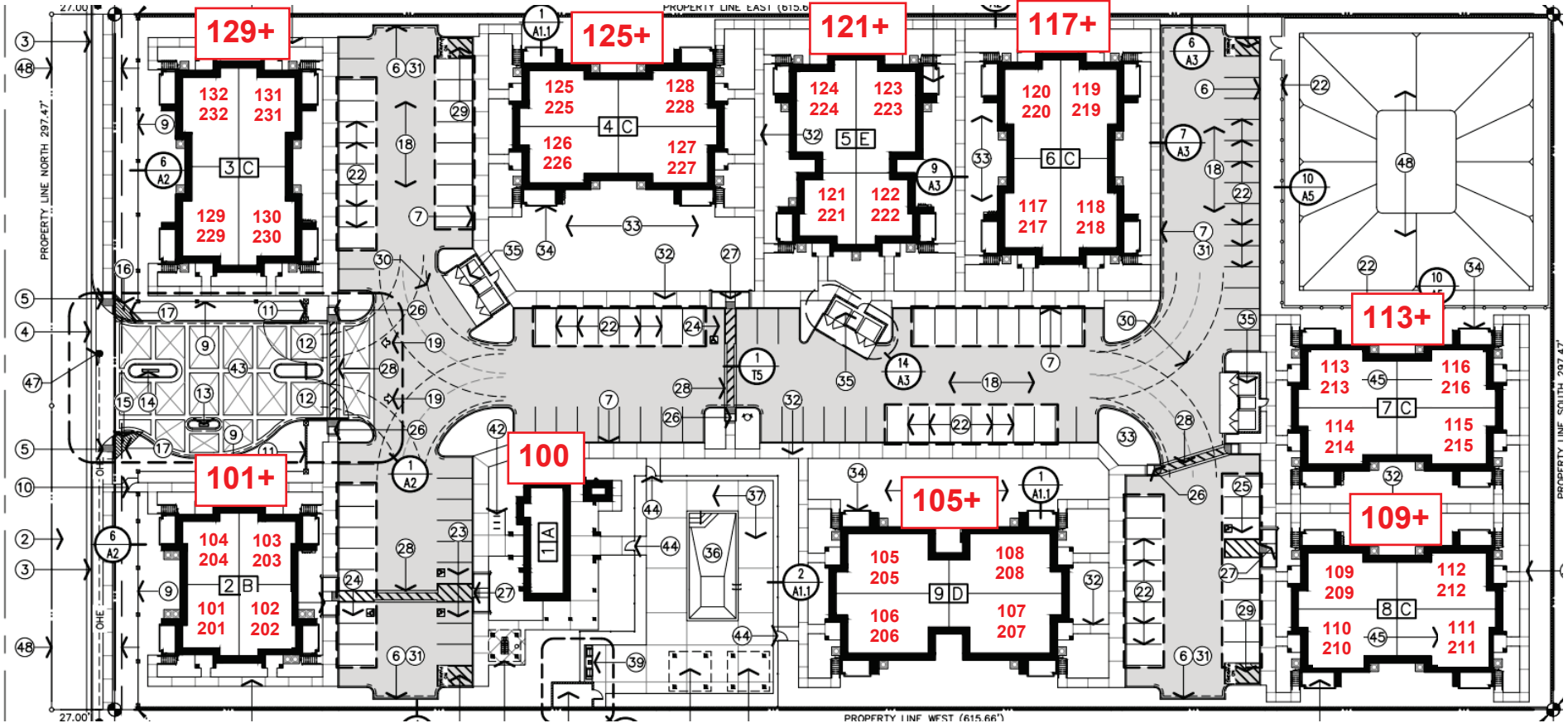
PUBLIC WORKS DEPARTMENT GENERAL NOTES
(to be added to the site plan)

- 63. 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.
- 64. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
- 65. Two working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing under-ground facilities shall have been located by underground services.
- 66. 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.
- 67. Contact the Public Works Department, Traffic Engineering at (559) 621-8800, 10 working days prior to any offsite concrete construction.
- 68. For Standard Drawings [Click Here](#)
- 69. For Traffic Planning's website with useful links, additional notes, sample of legend, Parking Manual and Traffic Study Checklist [Click Here](#).
- 70. Traffic Planning Checklist [Click Here](#).
- 71. For Traffic Study questions please contact Jill Gormley at (559) 621-8792 or via email at Jill.Gormley@fresno.gov.

2594 North Armstrong Avenue

Address Plan

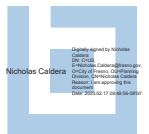
NORTH ARMSTRONG AVENUE



Site Address: 2594 N Armstrong Ave S/A

Approved Address Plan

APPL NO. _____ EXHIBIT _____ DATE _____
 PROJ ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY Nicholas Caldera 2/17/2023
 DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



KEYNOTES

- 1

CENTERLINE OF STREET.
- 2

HATCHING INDICATES THE LOCATION OF DEDICATION PROPOSED FOR STREET PURPOSES AS REQUIRED TO PROVIDE 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.
- 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 WARDED 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" WDE PUBLIC UTILITIES EASEMENT.

T H E
VINCENT
COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

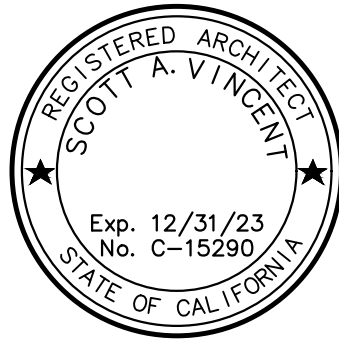
Revisions	Date
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PROPOSED APARTMENTS COMPLEX FOR:

ARMSTRONG
APARTMENTS

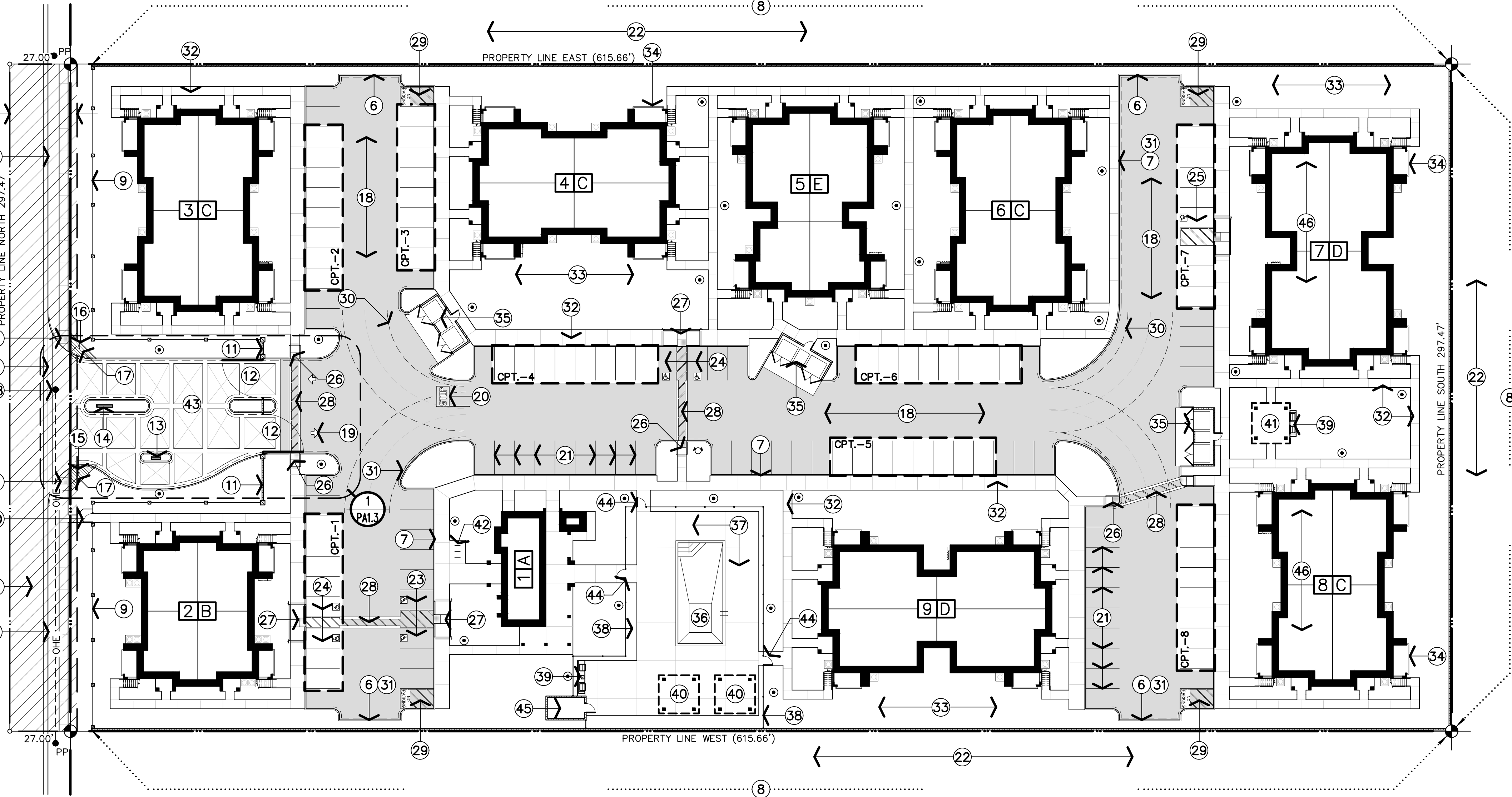
2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:



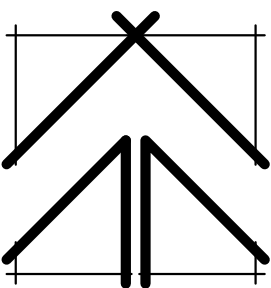
Issuances:	Date:
☐ DESIGN REVIEW	
☐ PLAN CHECK	
☐ BACK CHECK	
☐ PERMITS	
☐ CONSTRUCTION	
☒ AS BUILT	
All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.	
Reference North:	
Scale: 1" = 30'-0"	
Project Name: ARMSTRONG APTS.	
FRESNO, CA.	
Project Number: 0210101	
Plot Date: 06.08.22	
Sheet Number:	
PA1.1	
Of .	Sheets .

NORTH ARMSTRONG AVENUE



NOTED
SITE PLAN

1" = 30'-0"



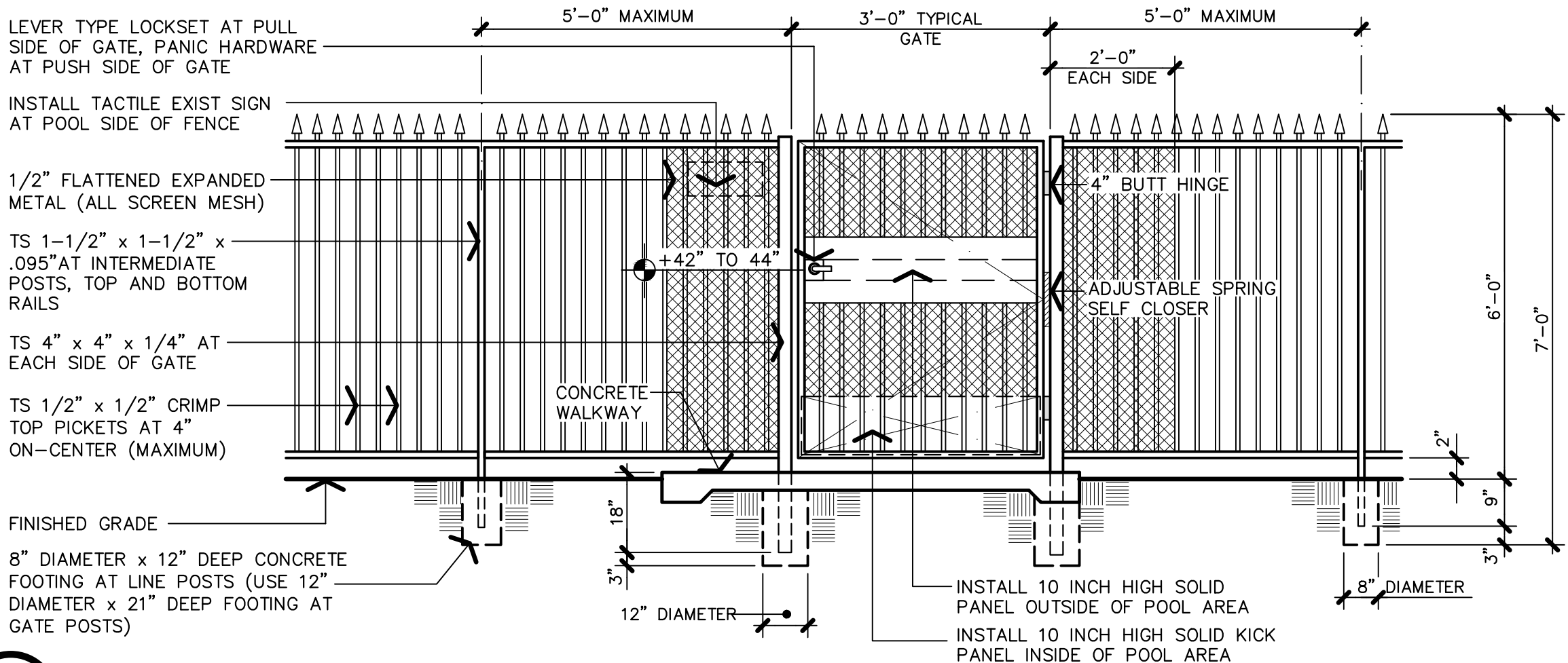
APPL. NO. P22-02376 EXHIBIT A-2 DATE 12/15/2022

PLANNING REVIEW BY DATE

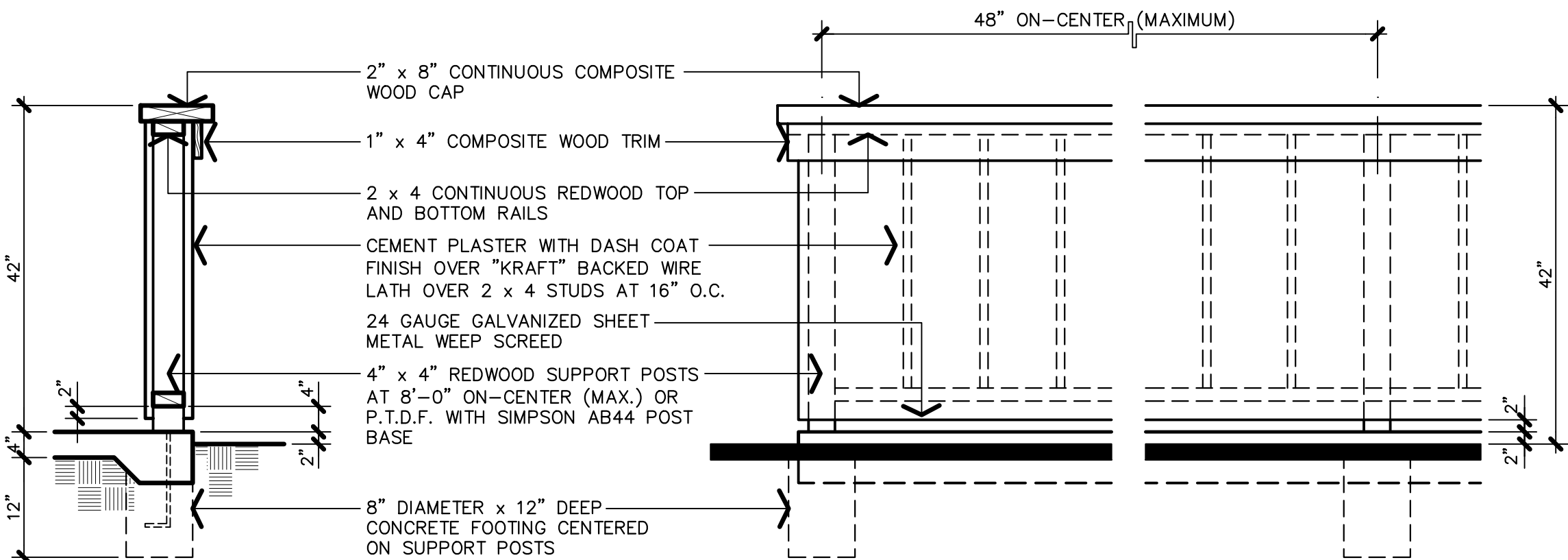
TRAFFIC ENG. DATE

APPROVED BY DATE

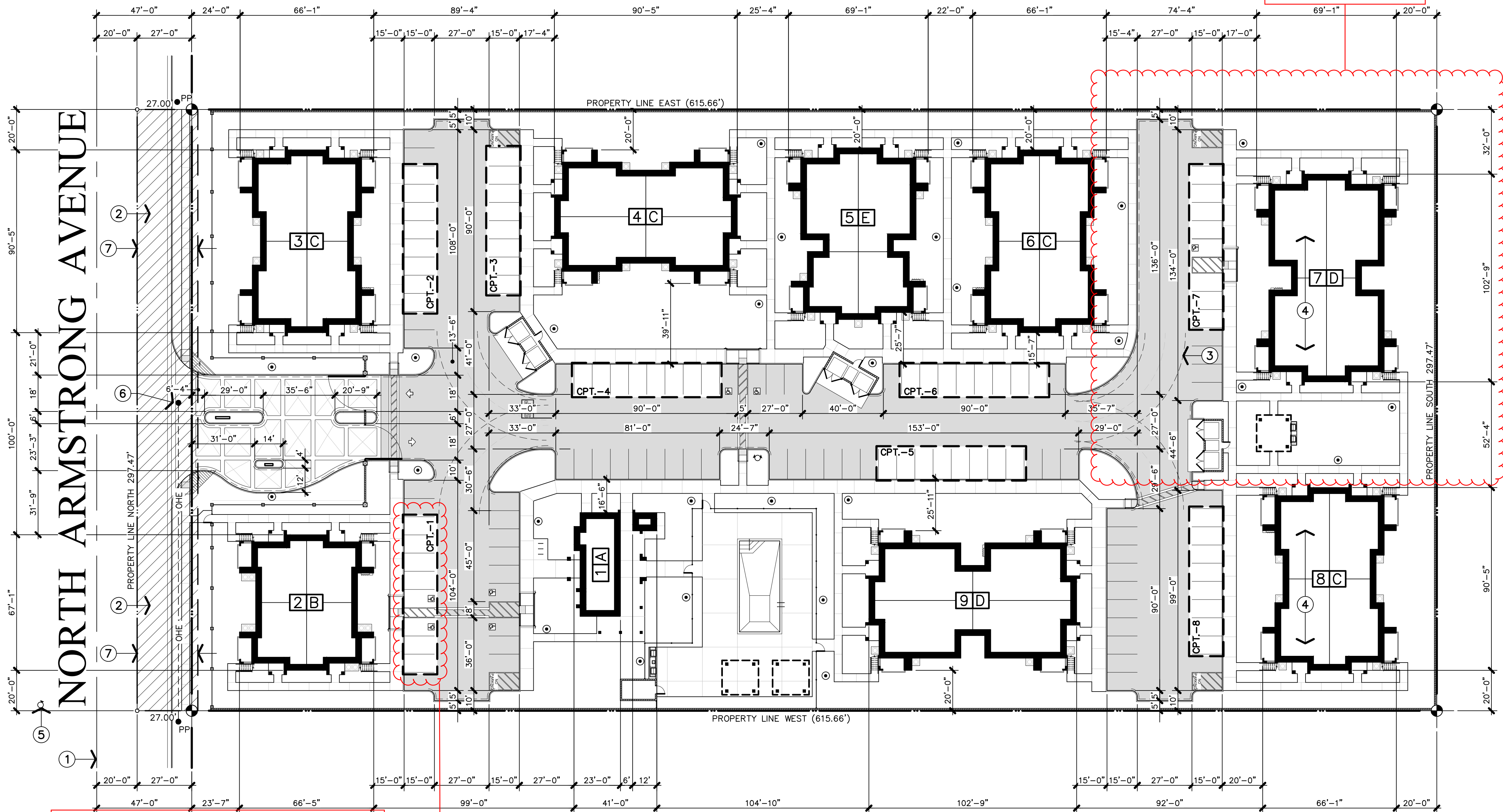
CITY OF FRESNO DARM DEPT



2 SWIMMING POOL ENCLOSURE FENCE-ELEVATION



1 PATIO ENCLOSURE FENCE ELEVATION



UPDATE SITE PLAN TO
REFLECT GRADING &
ADDRESS PLAN

NORTH ARMSTRONG AVENUE

COMPLY WITH SECTION 15-2015 - OUTDOOR LIGHTING AND ILLUMINATION:

IN MULTI-FAMILY DISTRICTS, EXTERIOR LIGHTING WITH AN INTENSITY OF AT LEAST 0.25 FOOT-CANDLES AT THE GROUND LEVEL SHALL BE PROVIDED FOR A SECURE NIGHTTIME PEDESTRIAN ENVIRONMENT BY REINFORCING ENTRANCES, PUBLIC SIDEWALKS AND OPEN AREAS WITH A SAFE LEVEL OF ILLUMINATION.

AISLES, PASSAGEWAYS, RECESSES, ETC., RELATED TO AND WITHIN THE BUILDING COMPLEX SHALL BE ILLUMINATED WITH AN INTENSITY OF AT LEAST 0.25 FOOT-CANDLES AT THE GROUND LEVEL DURING THE HOURS OF DARKNESS. LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER AND VANDAL-RESISTANT COVERS.

MAXIMUM HEIGHT OF LIGHTING FIXTURES SHALL NOT EXCEED THE FASCIA OF THE UNIT OR 16 FEET, WHICHEVER IS GREATER

ALL PARKING LOTS AND GARAGES SHALL BE ILLUMINATED WITH A MINIMUM OF 0.5 FOOT-CANDLE OF LIGHT

PROVIDE ELEVATIONS FOR ALL PROPOSED CARPORTS. COMPLY WITH SECTION 15-2420 OF THE FMC

SITE PLAN SHALL ACCURATELY DEPICT HOW CARPORTS ARE GOING TO BE MOUNTED

COMPLY WITH SECTION 15-2011 FOR SCREENING OF MECHANICAL AND ELECTRICAL EQUIPMENT. ALL OUTDOOR UTILITY EQUIPMENT SHALL BE EFFECTIVELY SCREENED FROM PUBLIC VIEW. THE PARAPET HEIGHTS OF ALL BUILDINGS SHALL EFFECTIVELY SCREEN ALL ROOF-TOP MECHANICAL AND ELECTRICAL EQUIPMENT, AND ALL GROUND-MOUNTED ELECTRICAL UTILITY CIRCUIT PANEL CABINETS ARE INSTALLED WITHIN THE BUILDINGS.

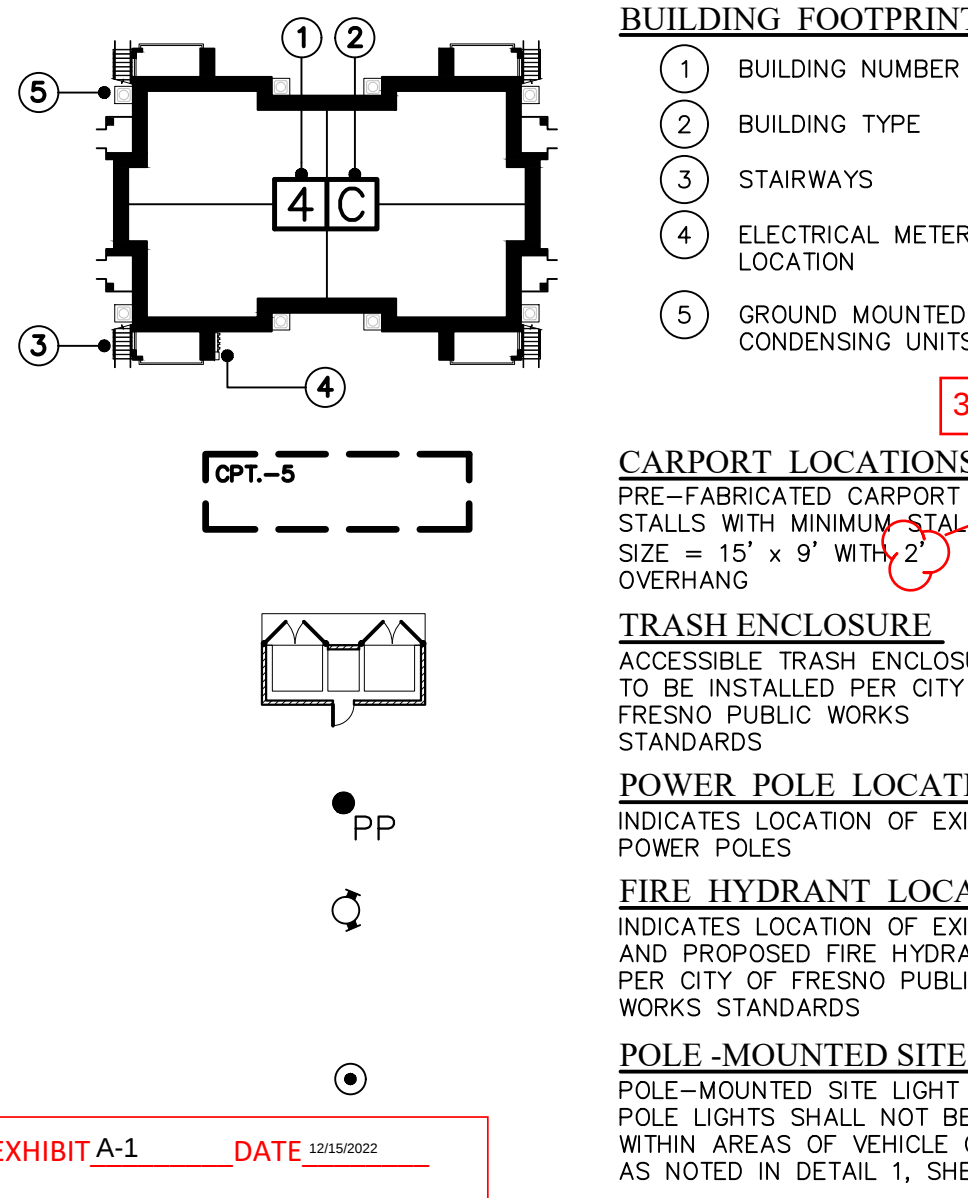
COMPLY WITH SECTION 15-1004(E) OF THE FMC, SPECIFIC WHICH PEDESTRIAN ACCESS IS PROPOSED, FLEXIBILITY OPTION OR CERTAIN OPTION.

COMPLY WITH SECTION 15-2419 FOR PARKING LOT SURFACE STANDARDS, VERIFY AND DEPICT COMPLIANCE

DIMENSIONED SITE PLAN

1" = 30'-0"

SYMBOLS



LEGAL DESCRIPTION

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

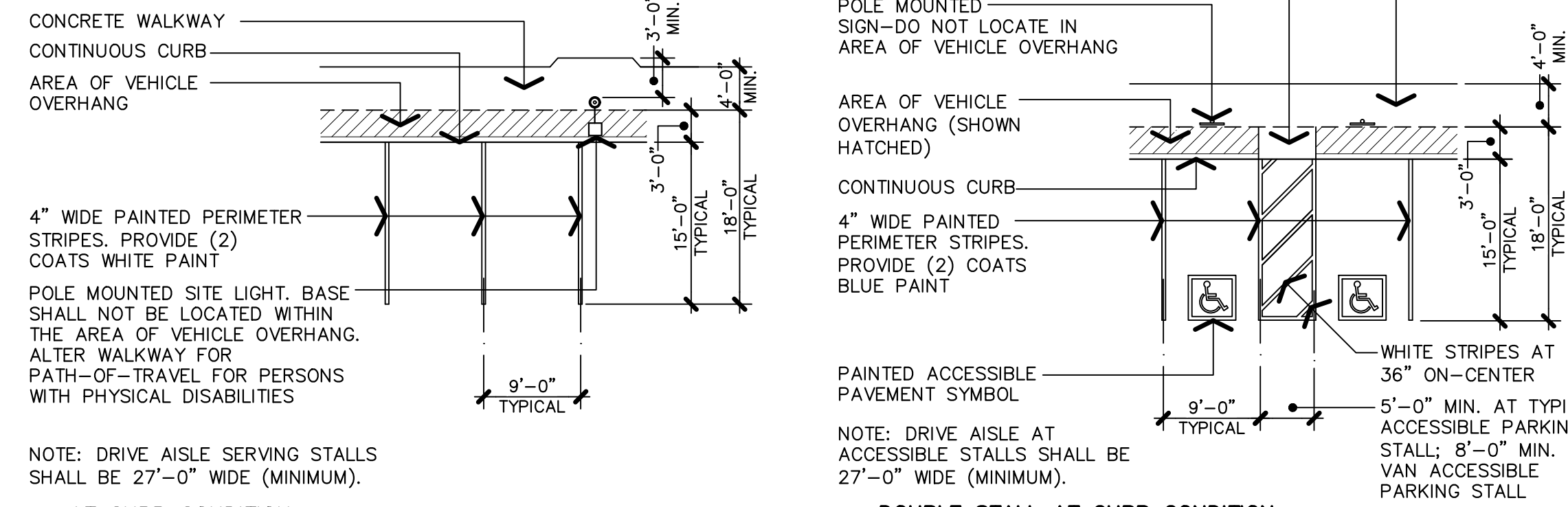
THAT PORTION OF LOT 7 OF SUBDIVISION OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MAP PER MAP FILED JUNE 2, 1906, IN BOOK 5, PAGE 14 OF PLATS, DESCRIBED AS FOLLOWS

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

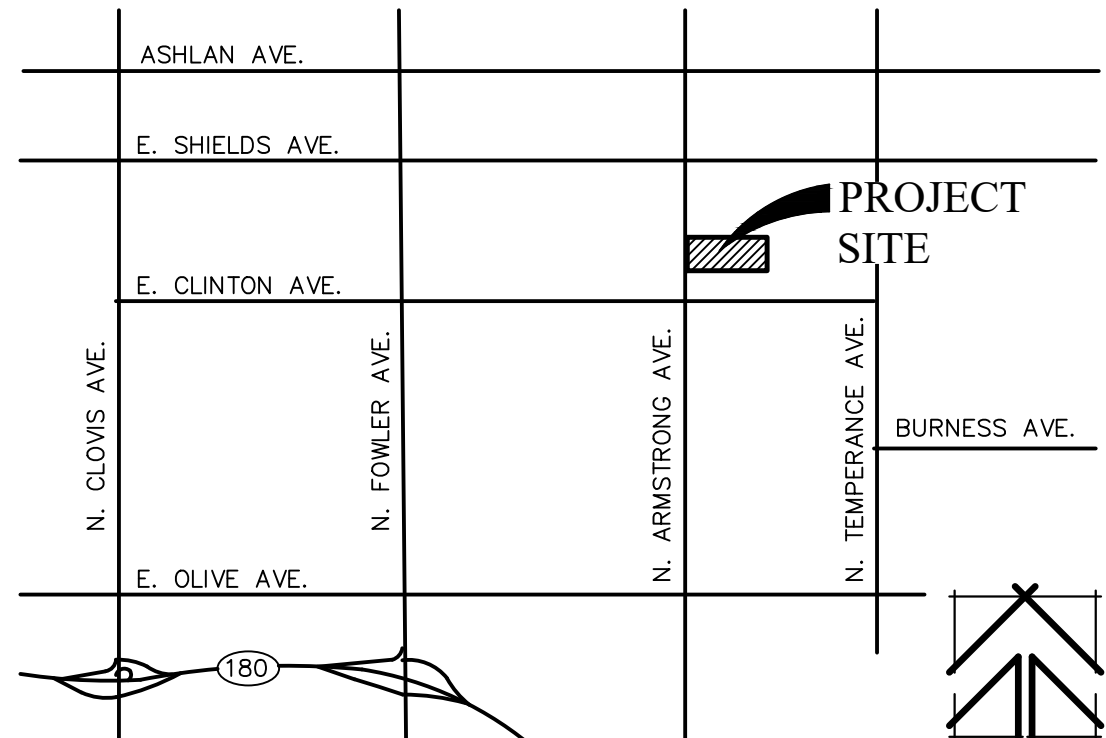
- CENTERLINE OF STREET.
- HATCHING INDICATES THE LOCATION OF DEDICATION PROPOSED FOR STREET IMPROVEMENTS AS REQUIRED TO PROVIDE ALIGNMENT WITH THE STREET TO THE NORTH. STREET FRONTAGE IMPROVEMENTS INCLUDING CURB, GUTTER, WALK AND PAVING TO BE INSTALLED ALONG THE STREET FRONTAGE.
- INDICATES 34'-0" INSIDE TURNING RADIUS AND 54'-0" OUTSIDE TURNING RADIUS PER CITY OF FRESNO STANDARDS FOR FIRE AND SOLID WASTE VEHICLES (SHOWN DASHED).
- 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.
- INSTALL FIRE HYDRANT ON WEST SIDE OF NORTH ARMSTRONG AVENUE PER CITY OF FRESNO PUBLIC WORKS STANDARDS.
- EXISTING POWER POLE TO BE RELOCATED. COORDINATE THE WORK WITH THE LOCAL UTILITY PROVIDER.
- EXISTING 30'-0" WIDE PUBLIC UTILITIES EASEMENT.



- AT CURB CONDITION STANDARD PARKING STALL
- DOUBLE STALL AT CURB CONDITION ACCESSIBLE PARKING STALL

TYPICAL PARKING STALL DIMENSIONS

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%)
e. REQUIRED OPEN SPACE (20%)	36,628 S.F.
f. PROVIDED OPEN SPACE	40,700 S.F. (INCLUDING PRIVATE BALCONIES AND PATIOS)
UNIT STATISTICS	
a. (12) UNIT TYPE 1	828 S.F. PER UNIT
b. (32) UNIT TYPE 2	1,111 S.F. PER UNIT
c. (20) UNIT TYPE 3	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.
2. (4) BUILDING TYPE 'C'	40,160 S.F.
3. (2) BUILDING TYPE 'D'	23,440 S.F.
4. (1) BUILDING TYPE 'E'	9,704 S.F.
5. TOTAL RESIDENTIAL BUILDINGS	80,992 S.F.
b. NON-RESIDENTIAL BUILDINGS	
1. BUILDING TYPE 'A'	1,972 S.F.
2. CARPORTS	10,150 S.F.
d. TOTAL BUILDING AREA	93,114 S.F.
e. GROUND FLOOR PARKING AREA	52,522 S.F.
PARKING REQUIRED	
a. 1 AND 2 BR. UNITS	
b. (44 UNITS @ 1.5 STALLS)	66 STALLS
c. 3 BR. UNITS	40 STALLS
d. (20 UNITS @ 2.0 STALLS)	106 STALLS
e. TOTAL PARKING REQUIRED	64 STALLS
f. COVERED STALLS REQUIRED	
1. COVERED STALLS @ 2%	1.28 STALLS
2. OPEN STALLS @ 5%	2.1 STALLS
PARKING PROVIDED	
a. CARPORTS	64 STALLS
b. OPEN STALLS	60 STALLS
c. TOTAL STALLS PROVIDED	124 STALLS
d. PARKING RATIO	1.94 STALLS/ UNIT
e. ACCESSIBLE STALLS	
1. CARPORTS	2 STALLS
2. OPEN STALLS	4 STALLS

NOTES

- A KNOX BOX AND KNOX GATE LOCKS SHALL BE PROVIDED AT THE PEDESTRIAN ENTRANCE GATES PER CFC 2019 SECTION 501.1. VERIFY THE LOCATION WITH THE FRESNO CITY ENGINEER AND FIRE DEPARTMENT PRIOR TO INSTALLATION.
- 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.
- 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.
- 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.
- UPON COMPLETION OF ALL CONSTRUCTION, ALL ASPHALT PAVING SHALL BE SWEEP CLEAN, SEALED AND RESTRIPTED AS REQUIRED TO PROVIDE AN "AS-NEW" APPEARANCE.
- 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.
- 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.
- REFER TO SHEET PA-1.2 FOR ADDITIONAL SITE NOTES AND CONDITIONS.

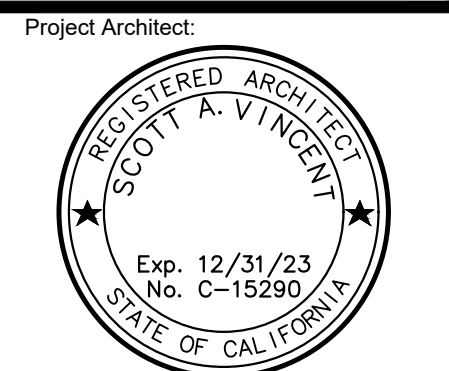
T H E VINCENT COMPANY

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

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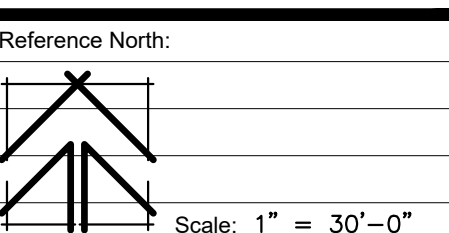
PROPOSED APARTMENTS COMPLEX FOR: ARMSTRONG APARTMENTS

2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA



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☐ BACK CHECK	
☐ PERMITS	
☐ CONSTRUCTION	
☐ AS BUILT	

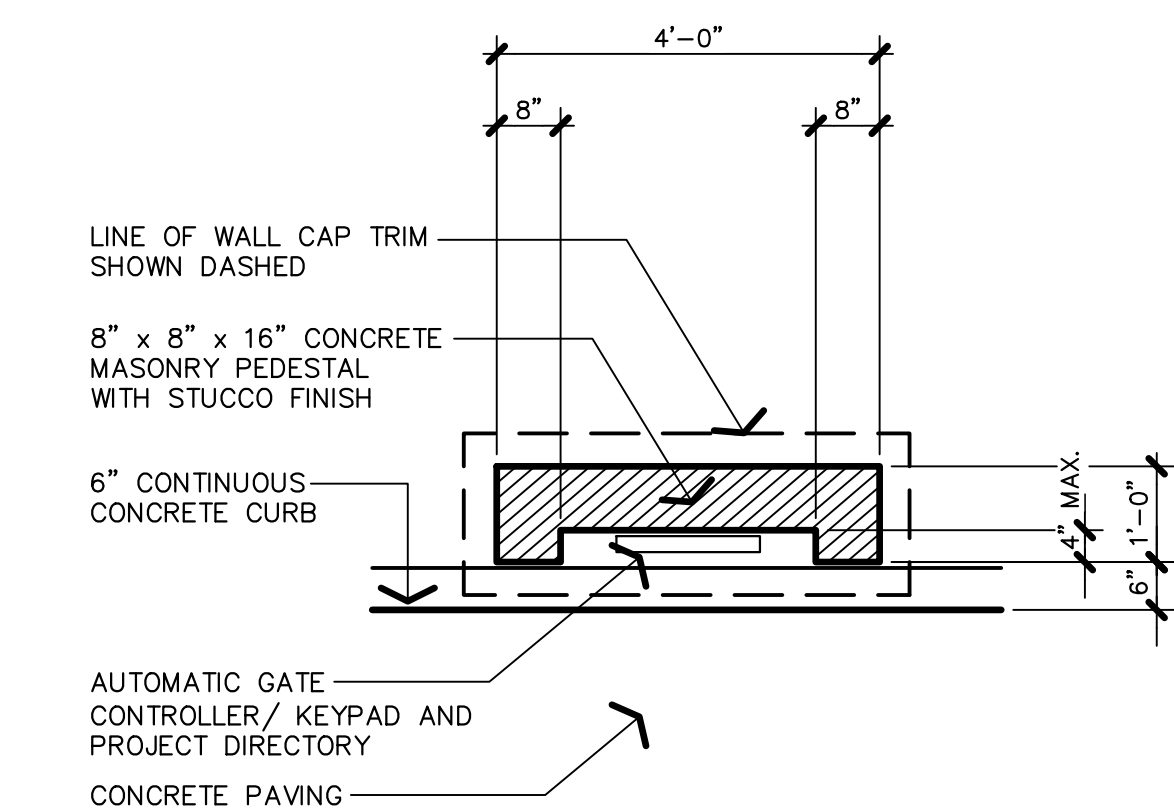
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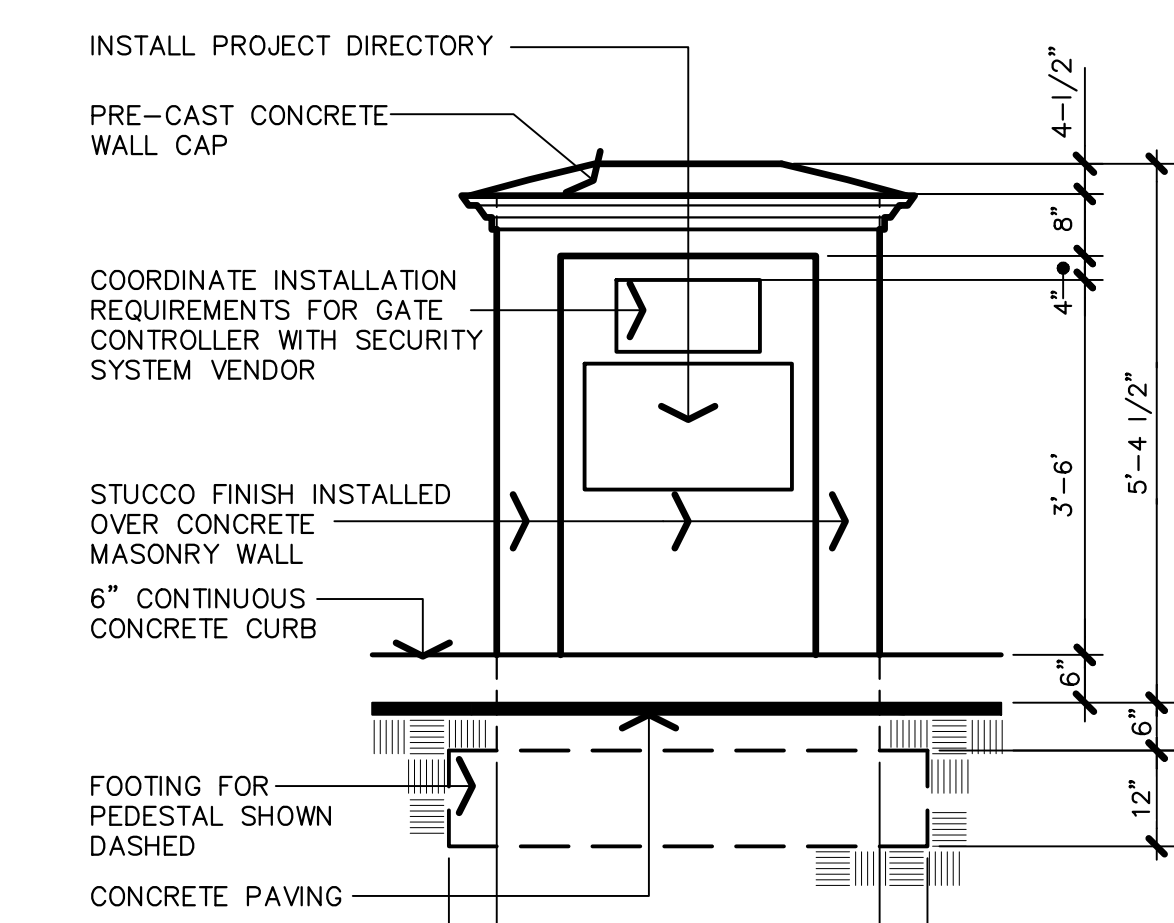
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FRESNO, CA.
Project Number: 0210101
Plot Date: 06.20.22
Sheet Number:

PA1

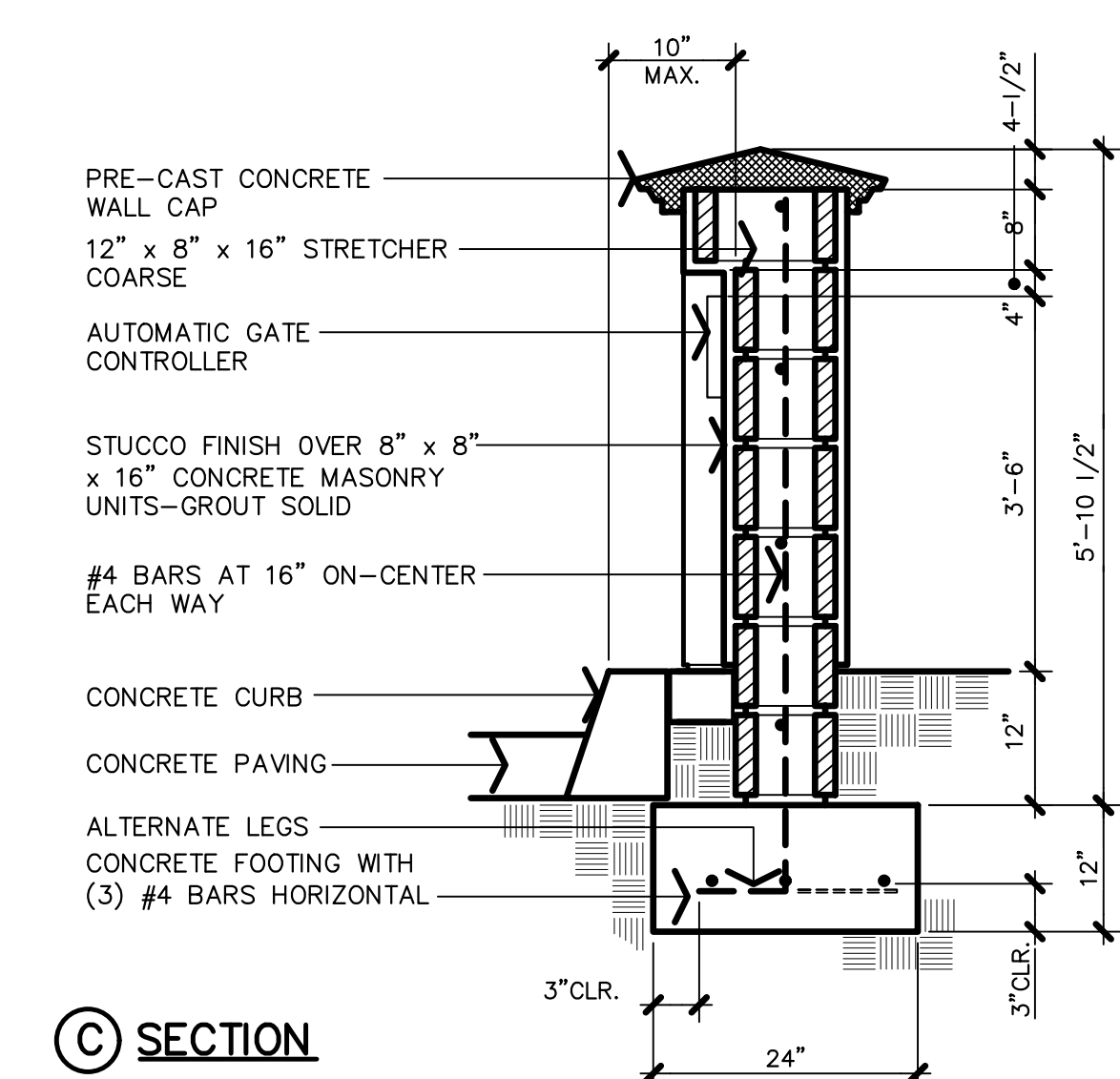
Of . Sheets .



A PLAN VIEW

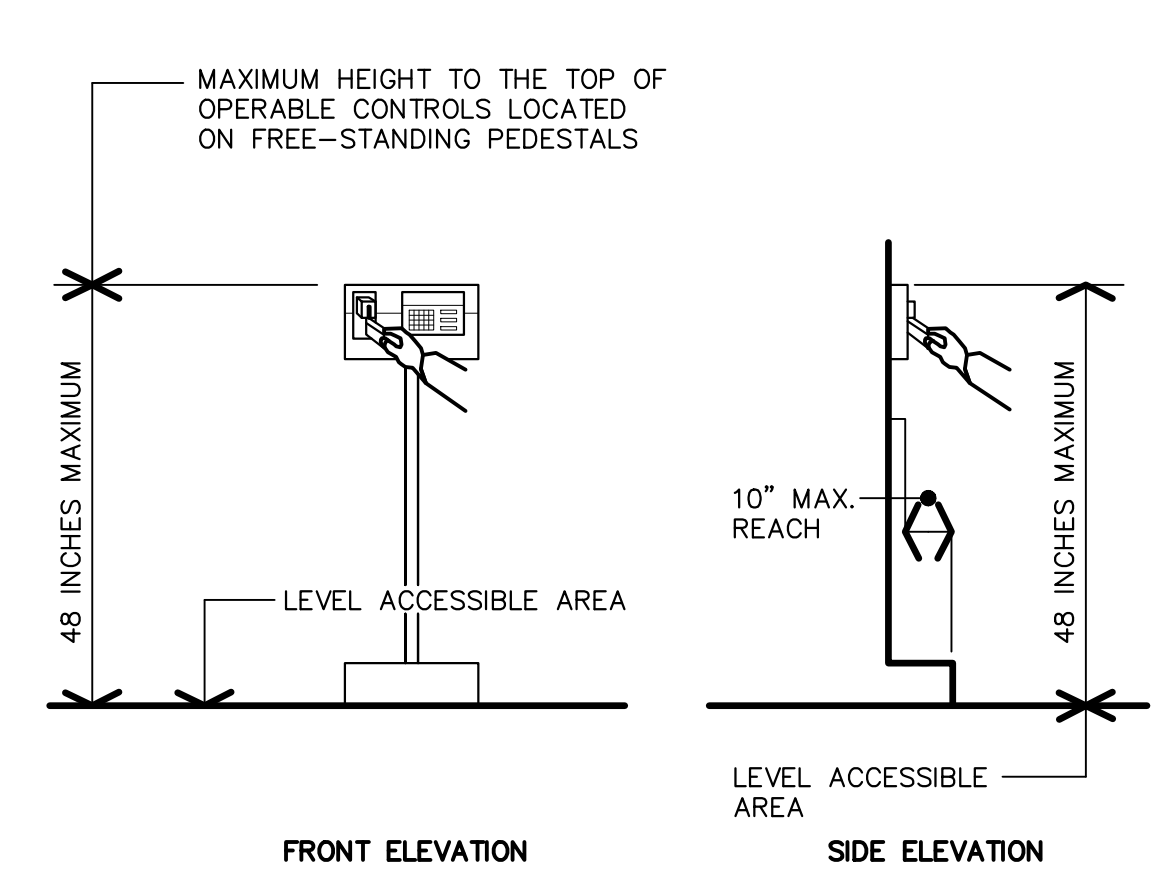


B ELEVATION

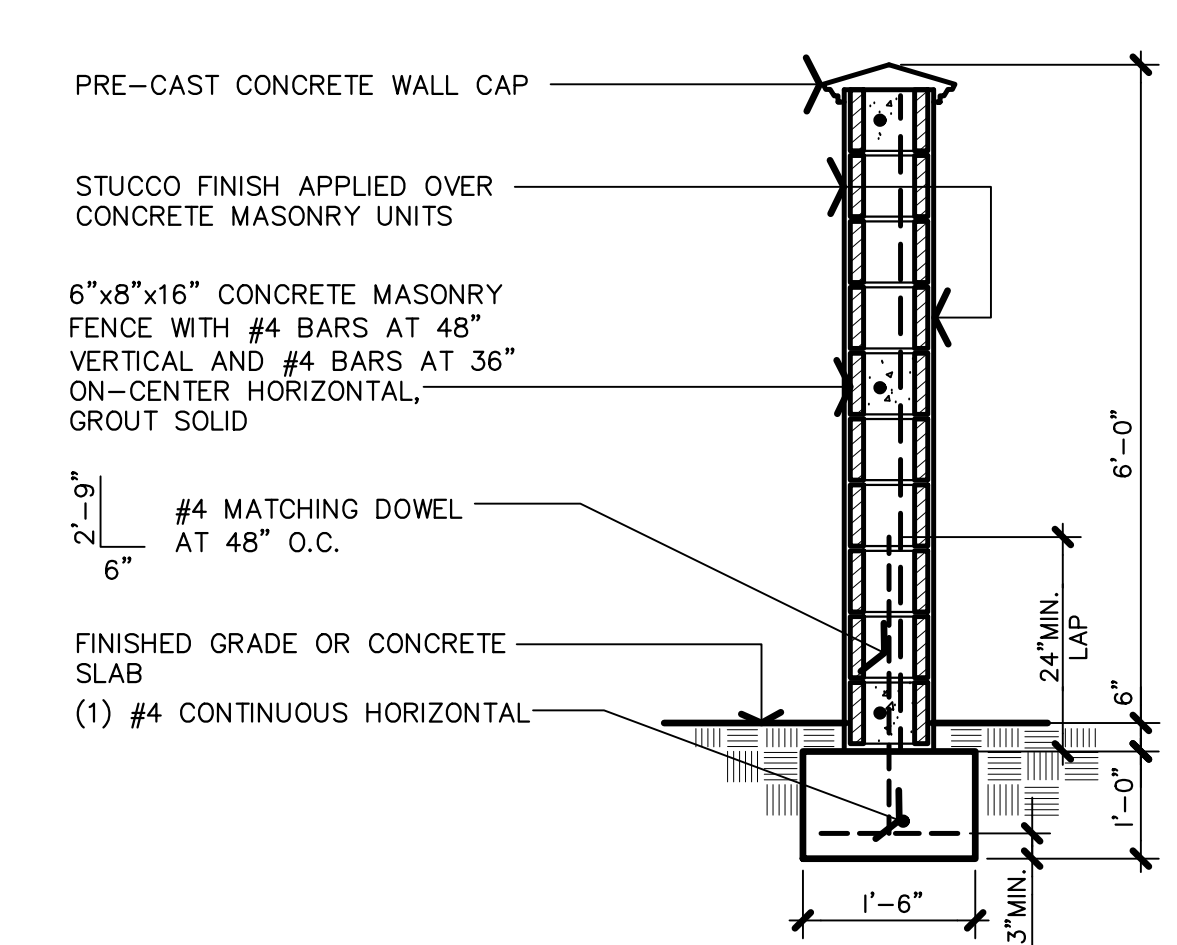


C SECTION

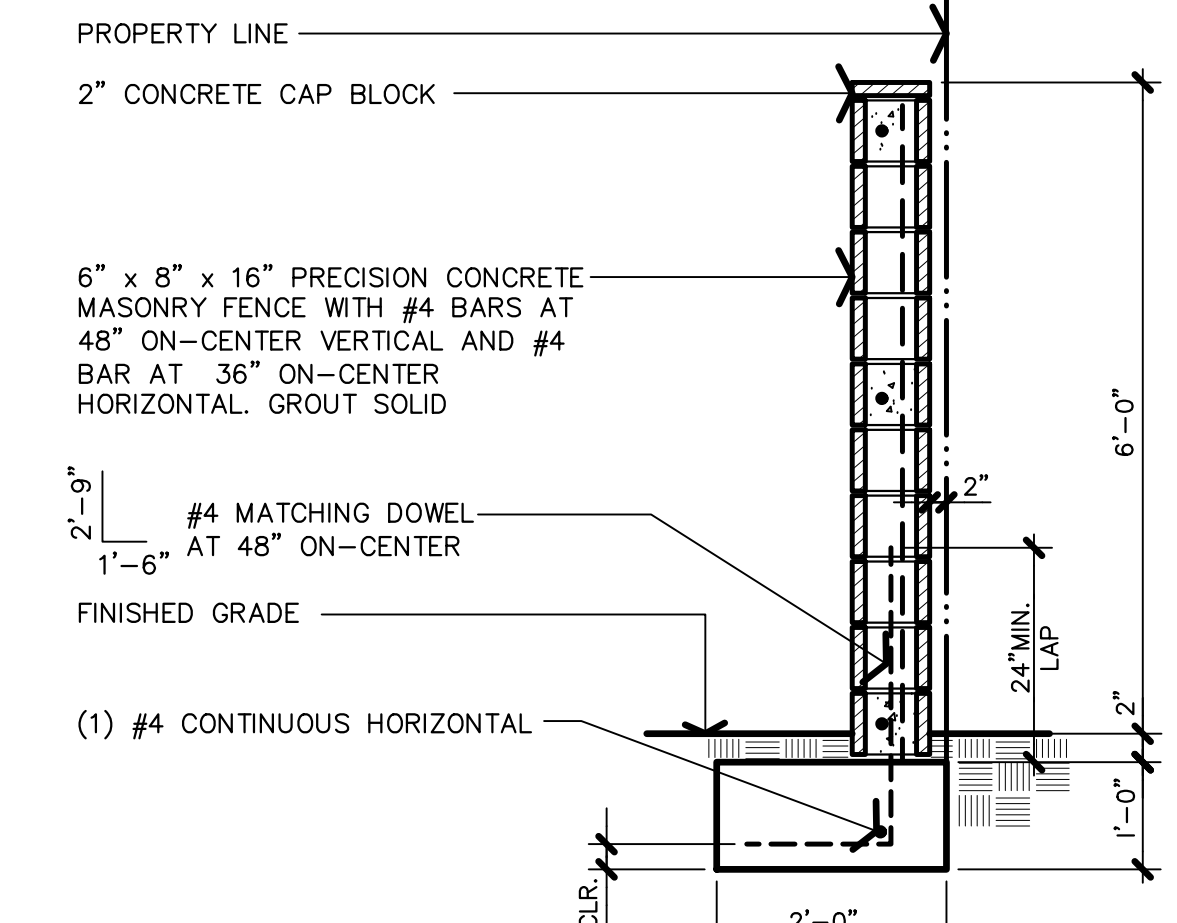
7 GATE CONTROLLER PEDESTAL



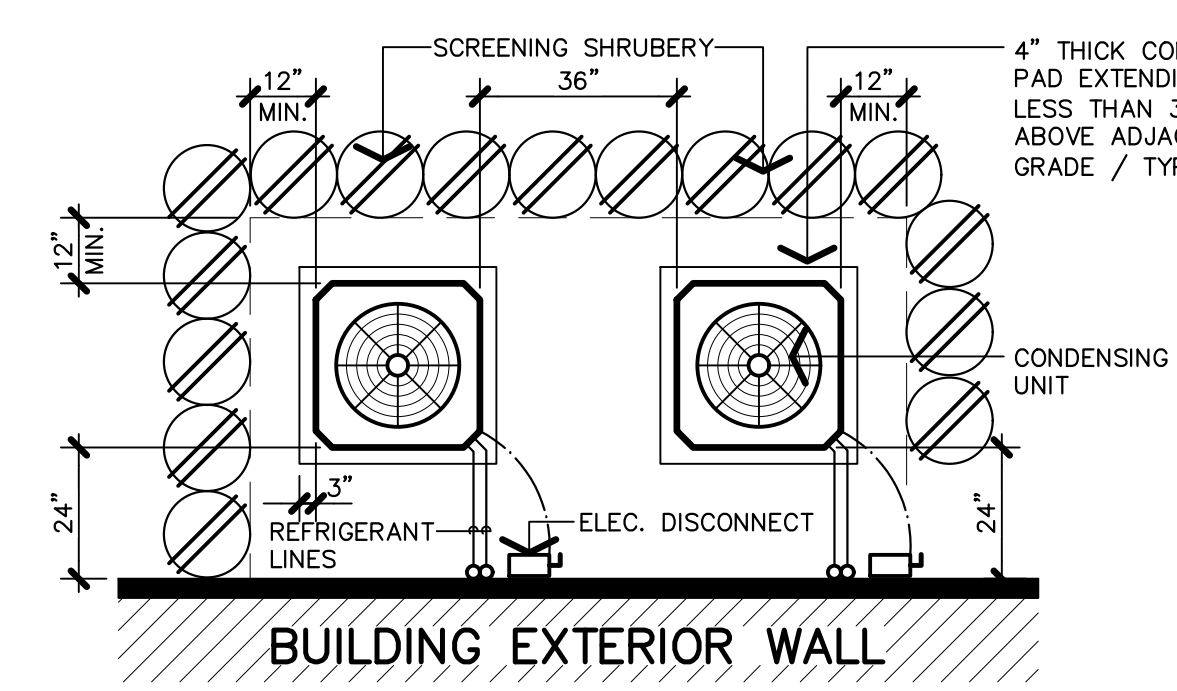
8 AUTOMATIC GATE CONTROLLER



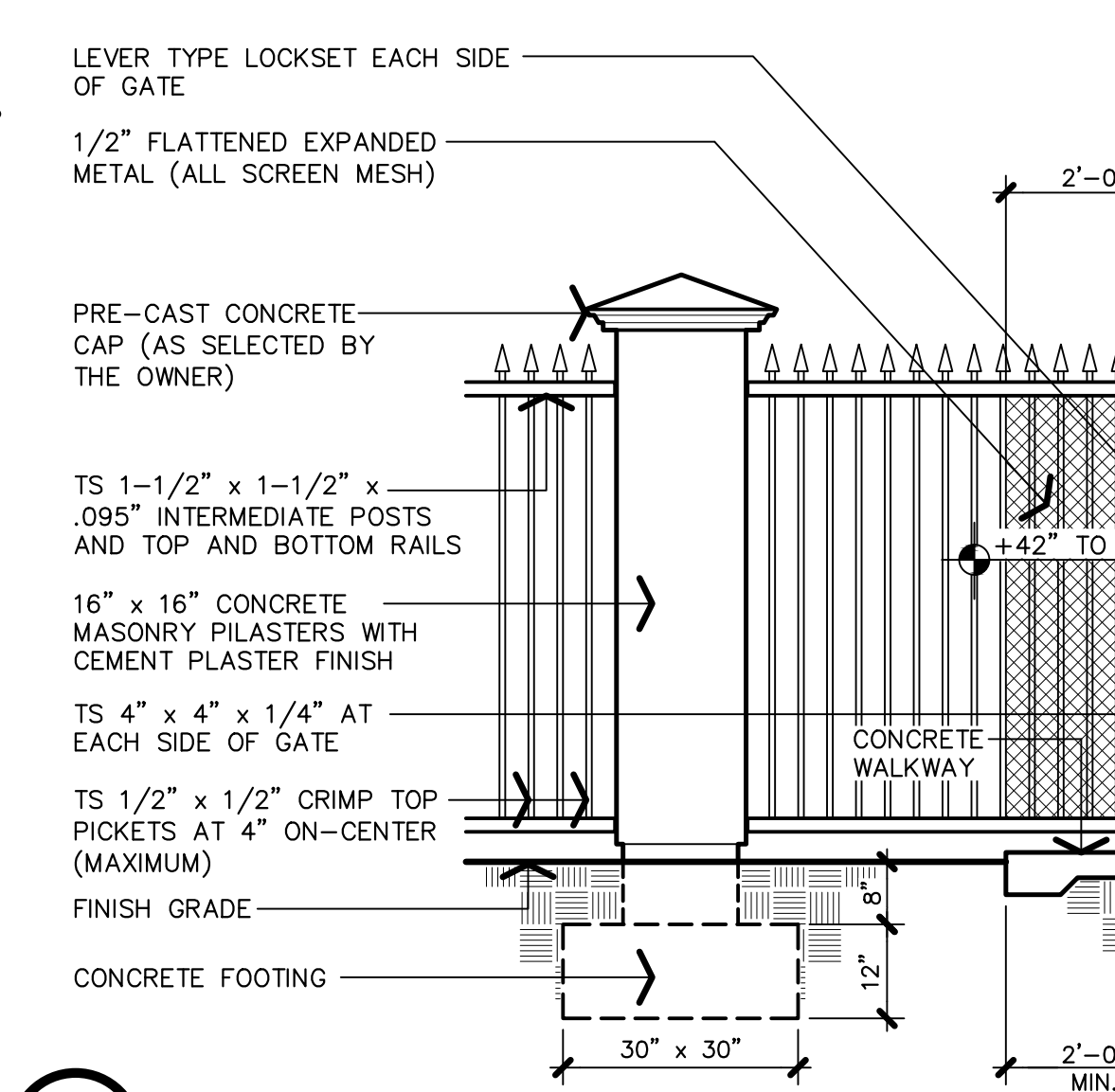
3 AT SITE ENTRANCE/POOL EQUIPMENT MASONRY FENCE SECTION



4 PERIMETER MASONRY FENCE SECTION

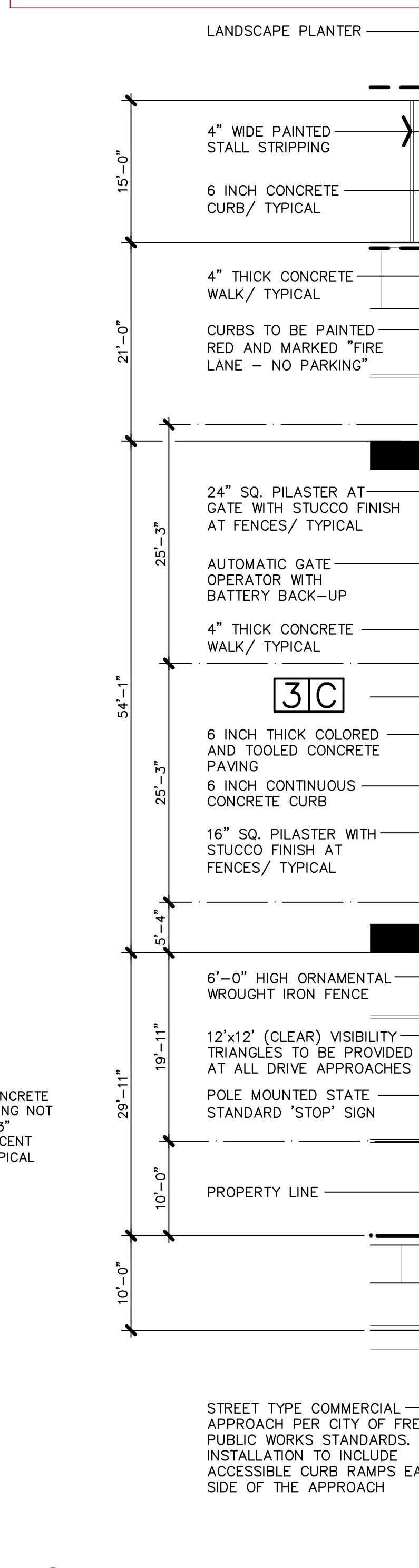


5 CONDENSING UNIT SCREENING & CLEARANCES

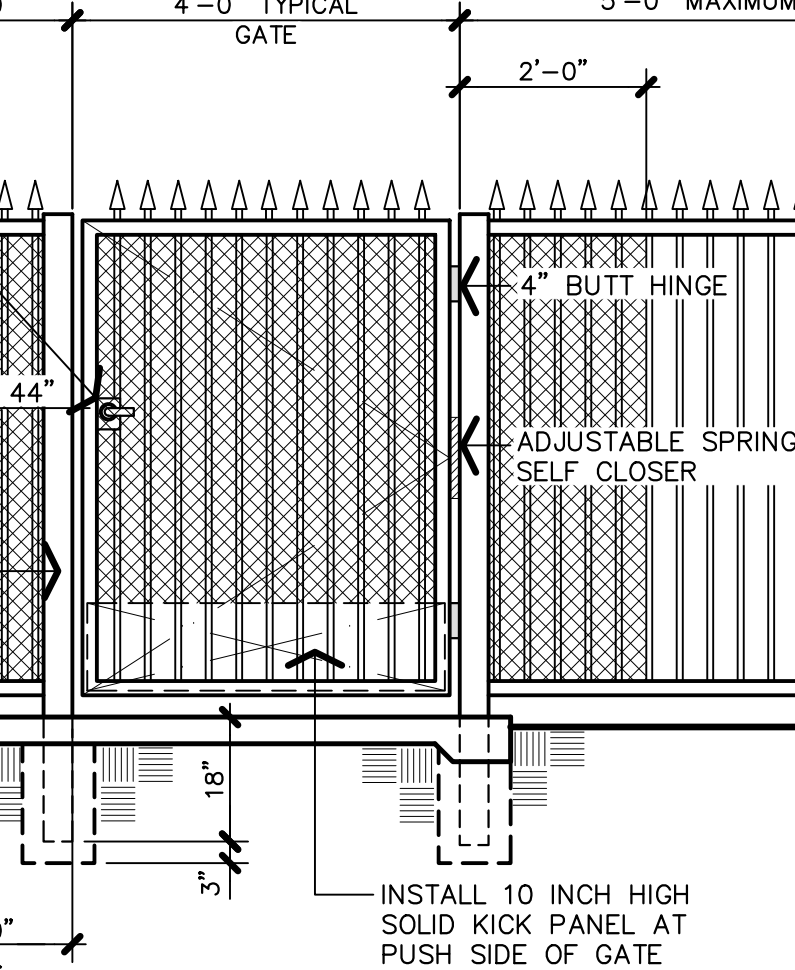


6 STREET FRONTAGE FENCE-ELEVATION

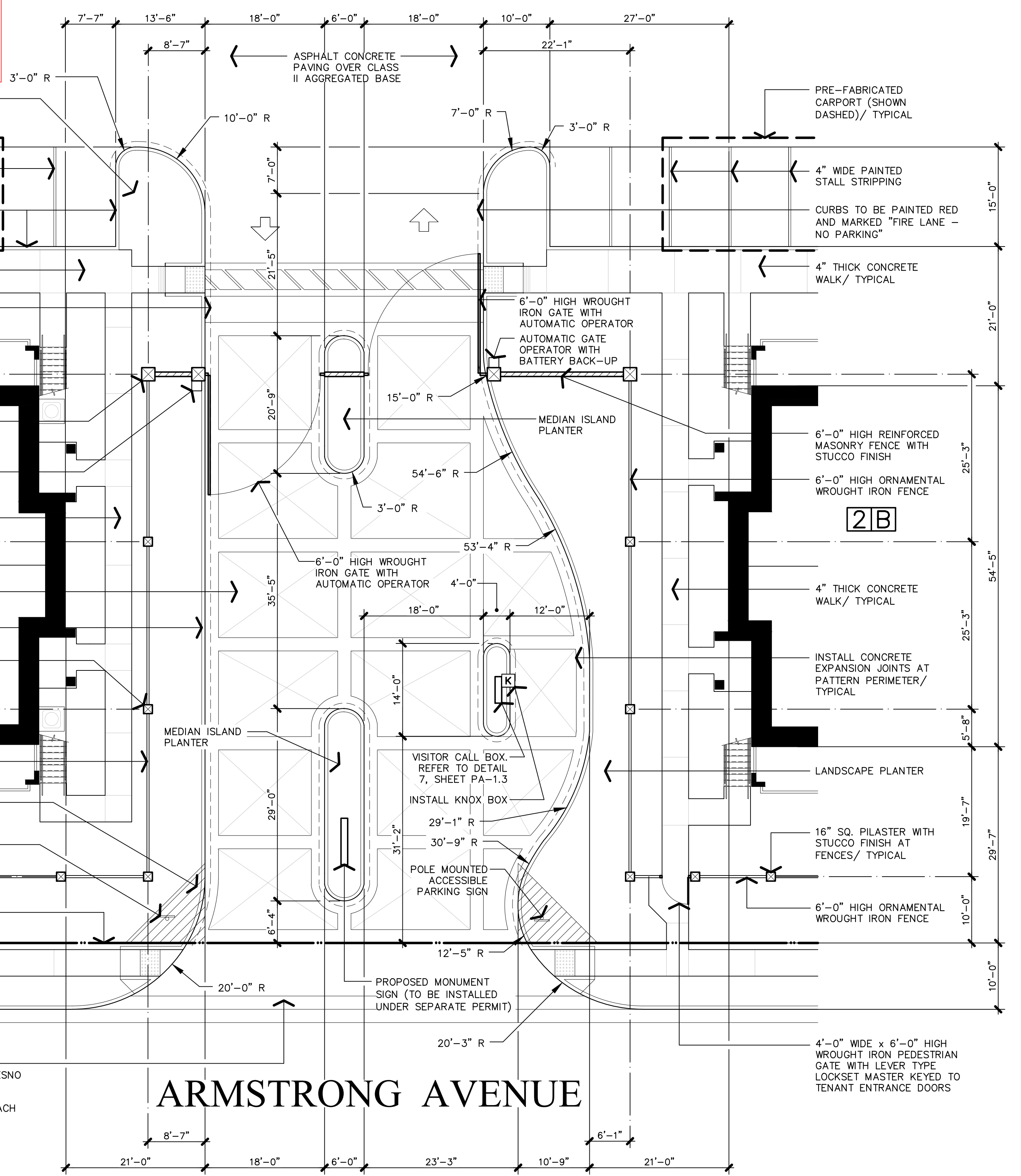
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PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT



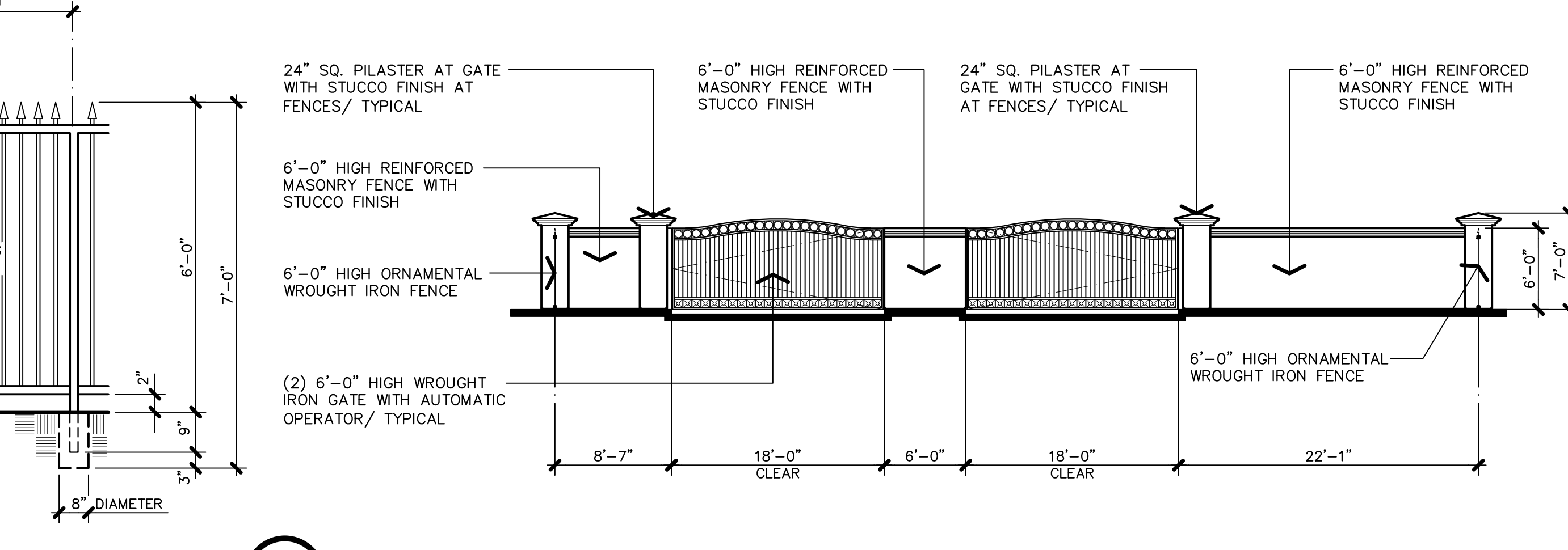
1 SITE PUBLIC ACCESS GATE-PLAN VIEW



2 SITE TENANT ACCESS GATE-ELEVATION



ARMSTRONG AVENUE



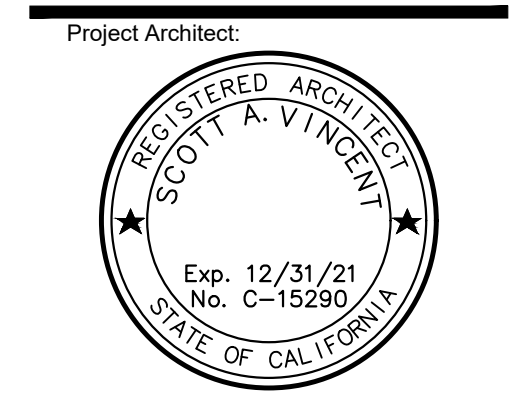
2 SITE TENANT ACCESS GATE-ELEVATION

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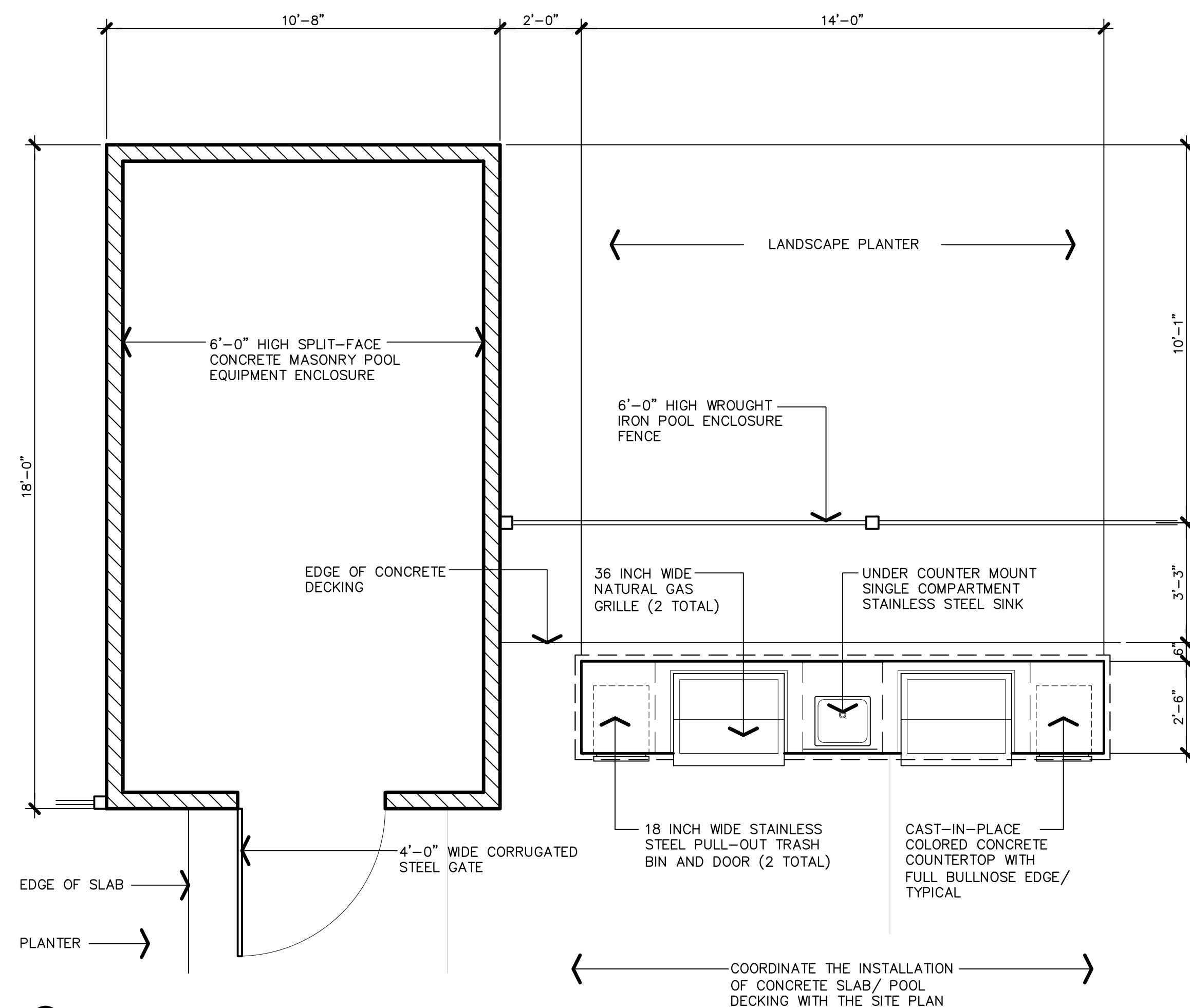
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Fresno, California 93711
Phone: 559.225.2602

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

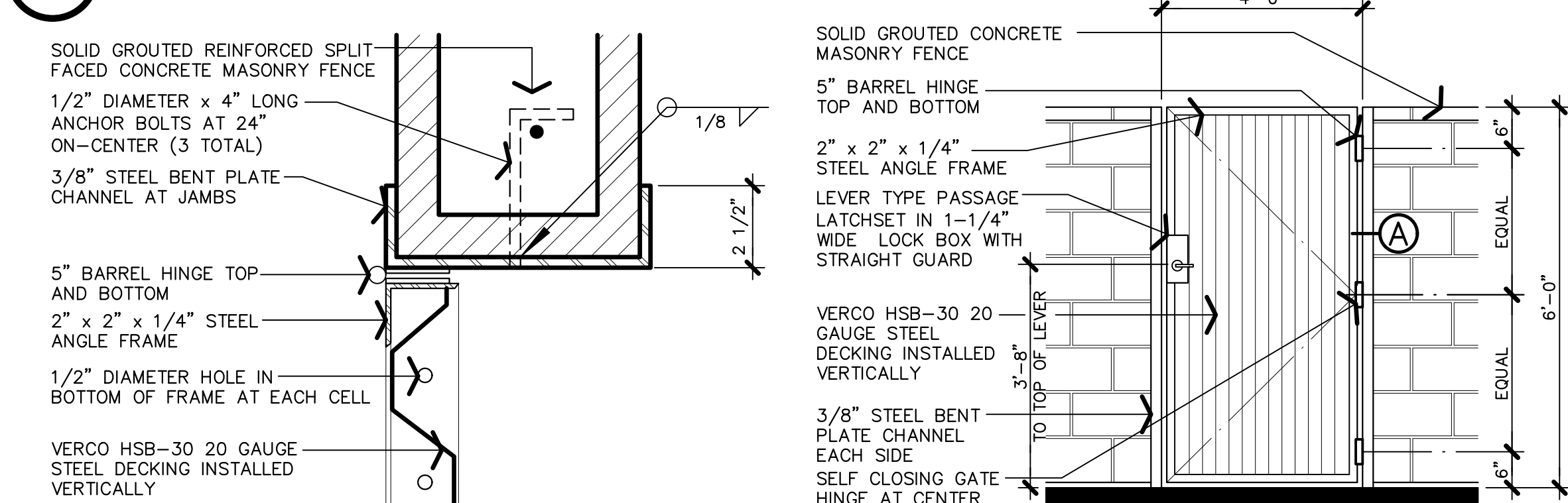


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Reference North:	
Scale: AS NOTED	
Project Name: ARMSTRONG APTS. FRESNO, CA.	
Project Number: 0210101	
Plot Date: 10.02.21	
Sheet Number:	
PA1.3	
Of . Sheets .	

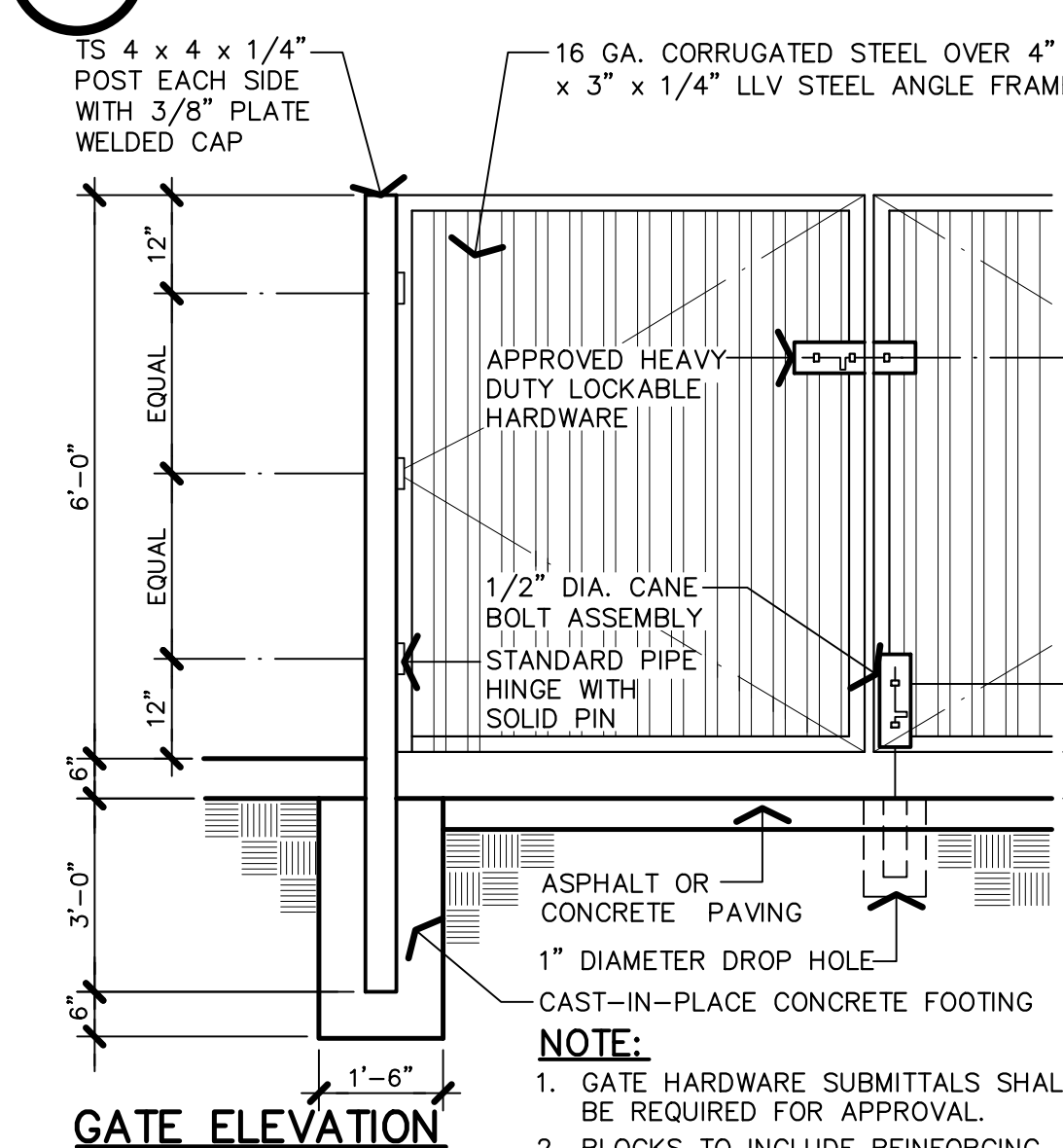


⑨ PLAN VIEW

⑨ POOL AREA RESIDENT BAR-B-QUE DETAILS



⑩ ATTACHMENT DETAIL METAL PEDESTRIAN GATE



⑪ METAL ENCLOSURE GATES

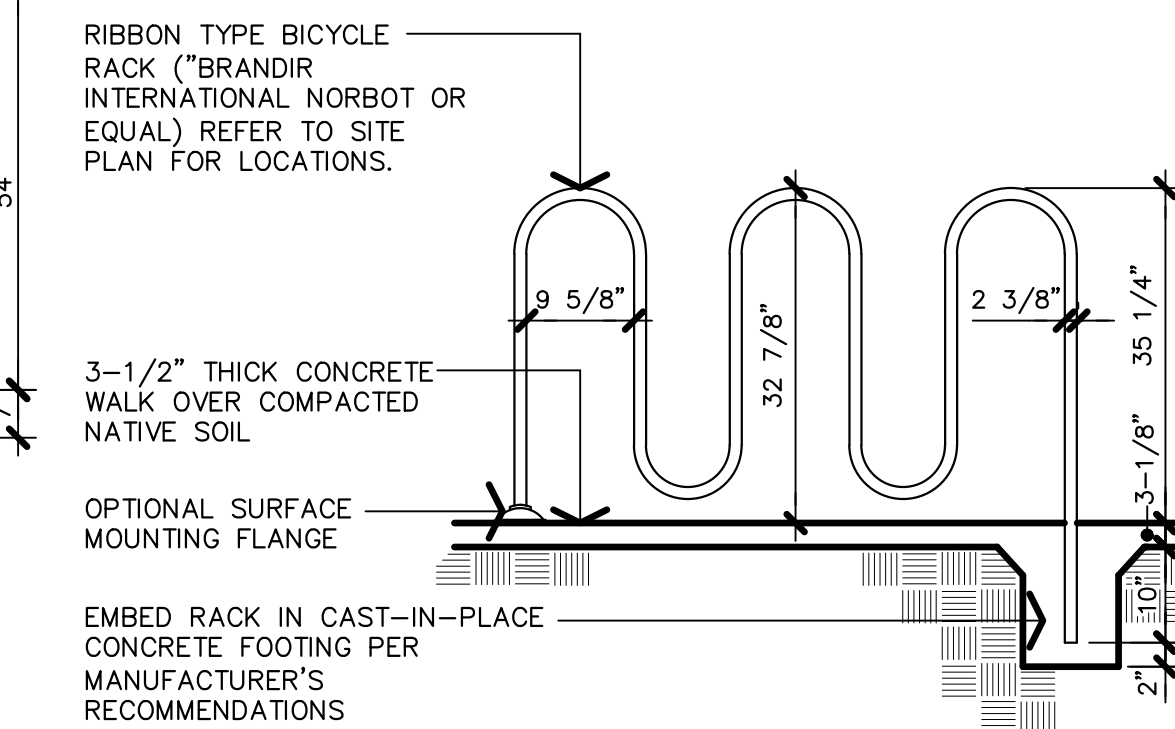
APPL. NO. P22-02376 EXHIBIT A-5 DATE 12/15/2022

PLANNING REVIEW BY _____ DATE _____

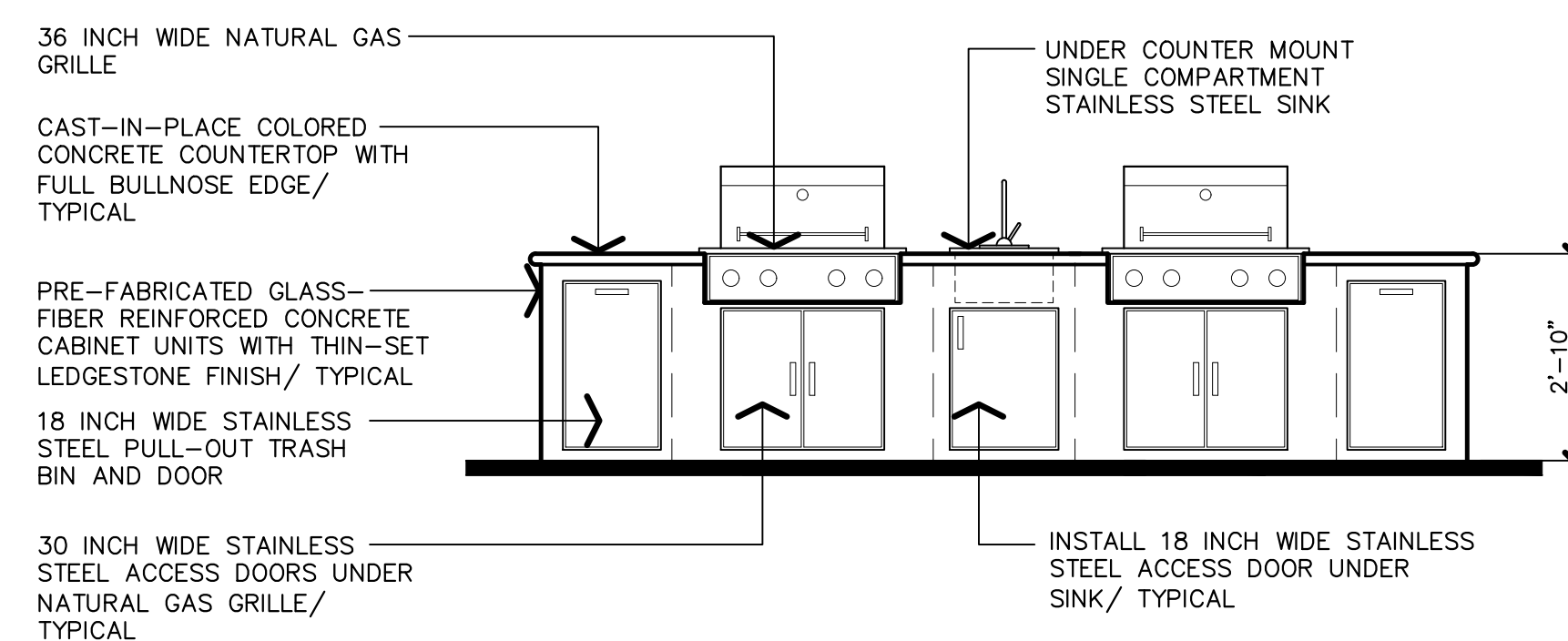
TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

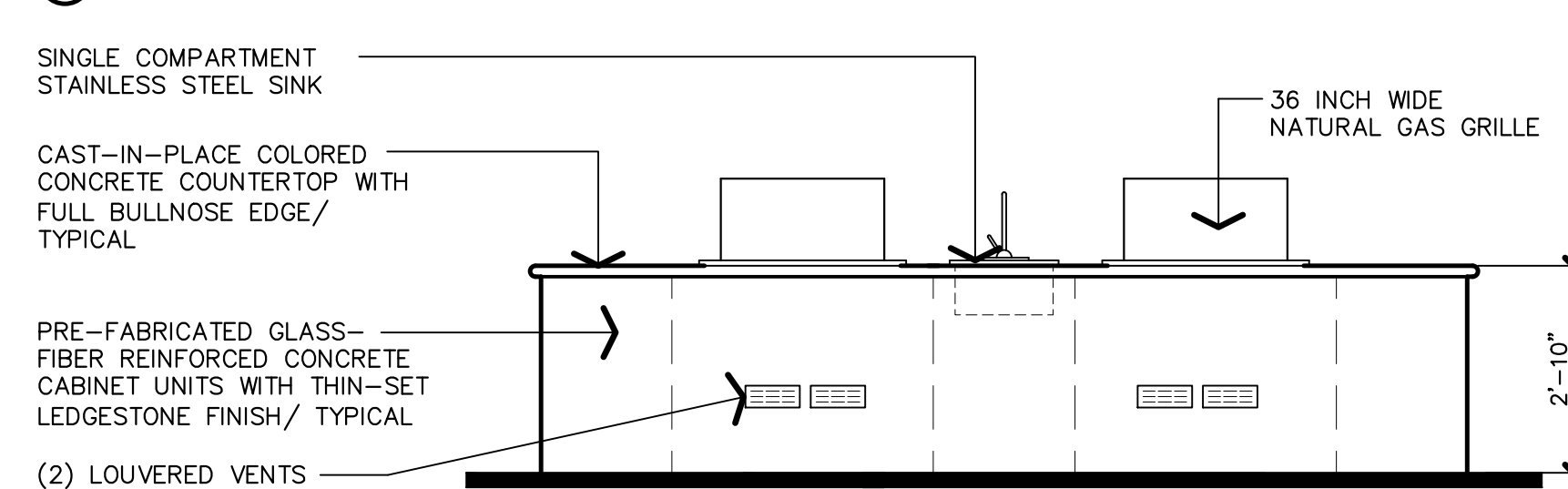
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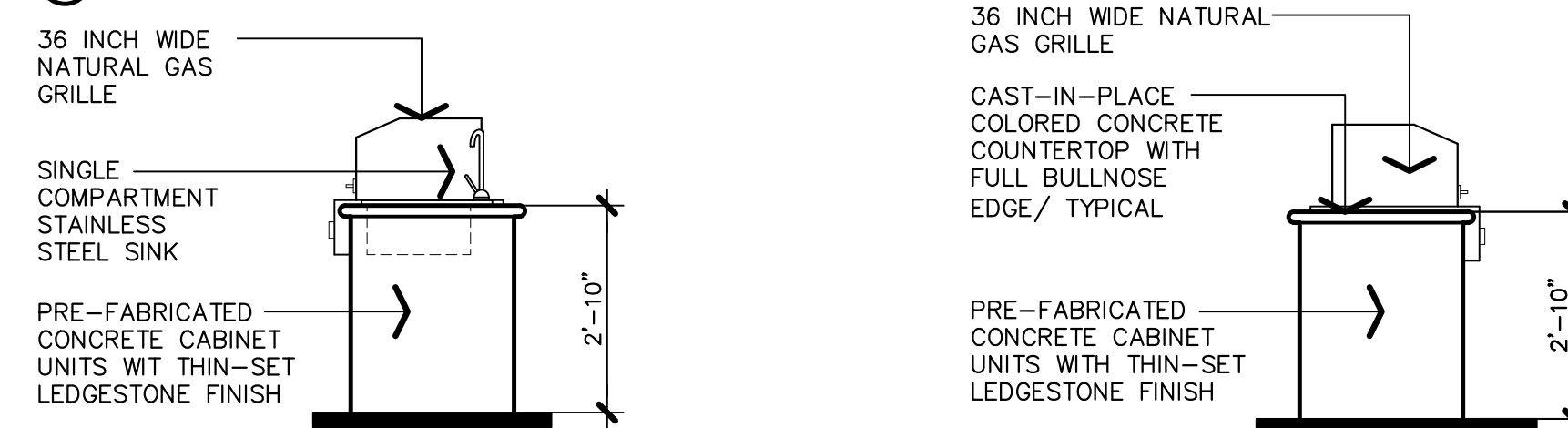
⑧ BICYCLE RACK DETAIL



⑨ FRONT ELEVATION



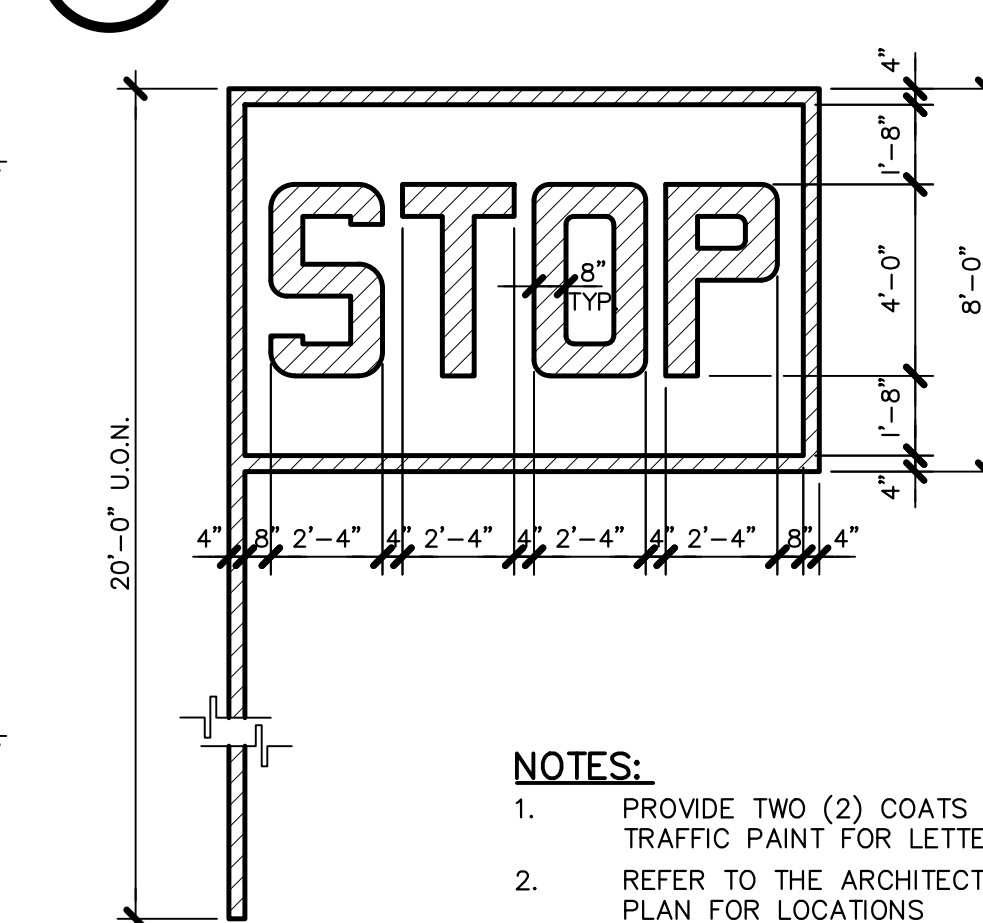
⑩ REAR ELEVATION



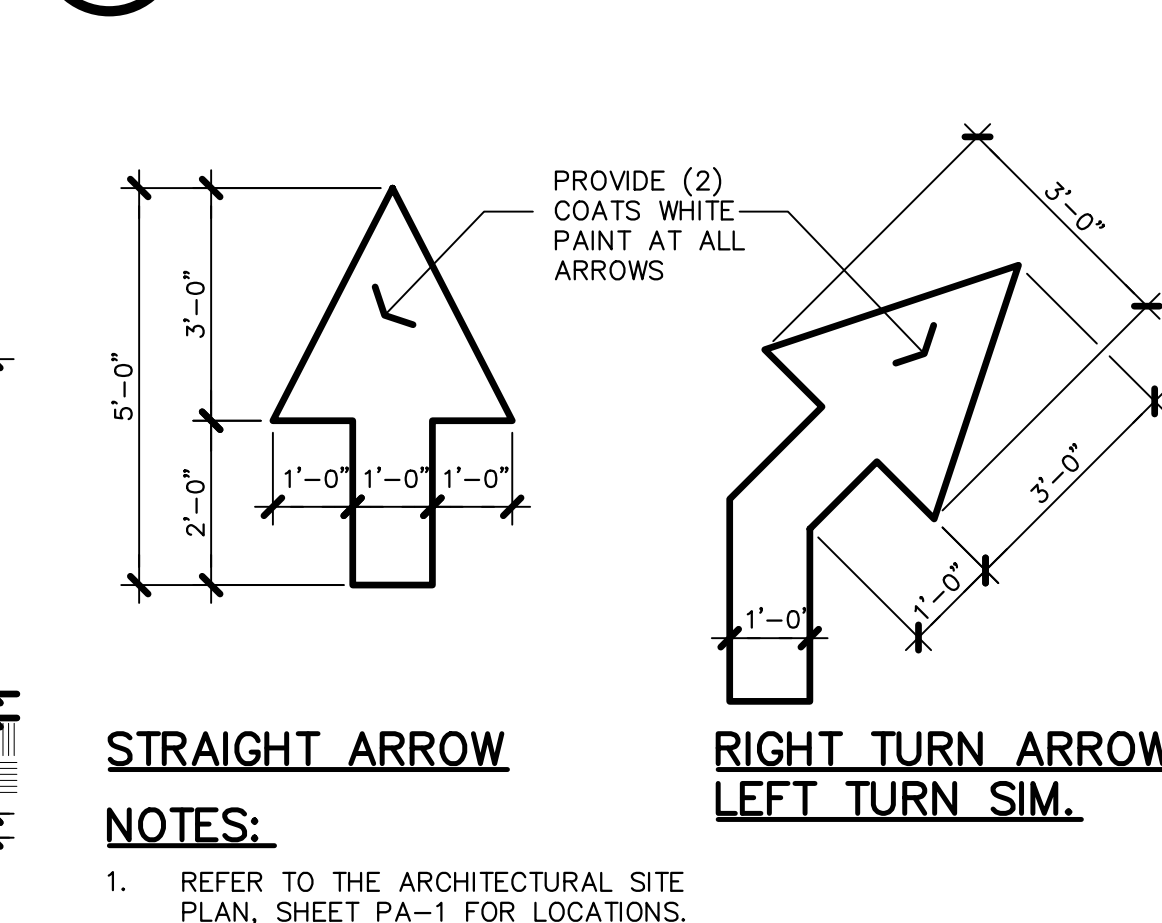
⑪ RIGHT ELEVATION

⑫ LEFT ELEVATION

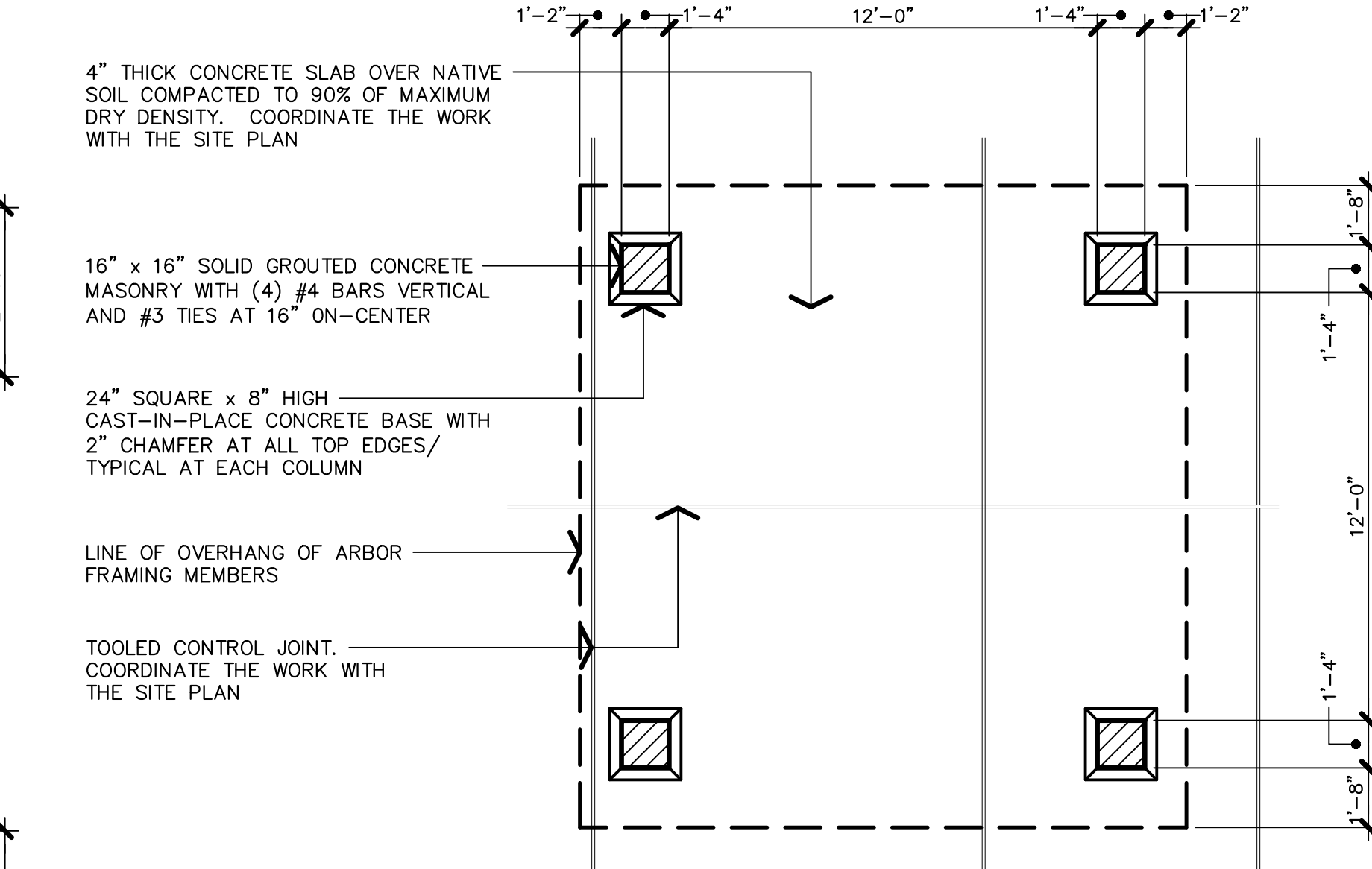
⑫ RESIDENT BAR-B-QUE ELEVATIONS



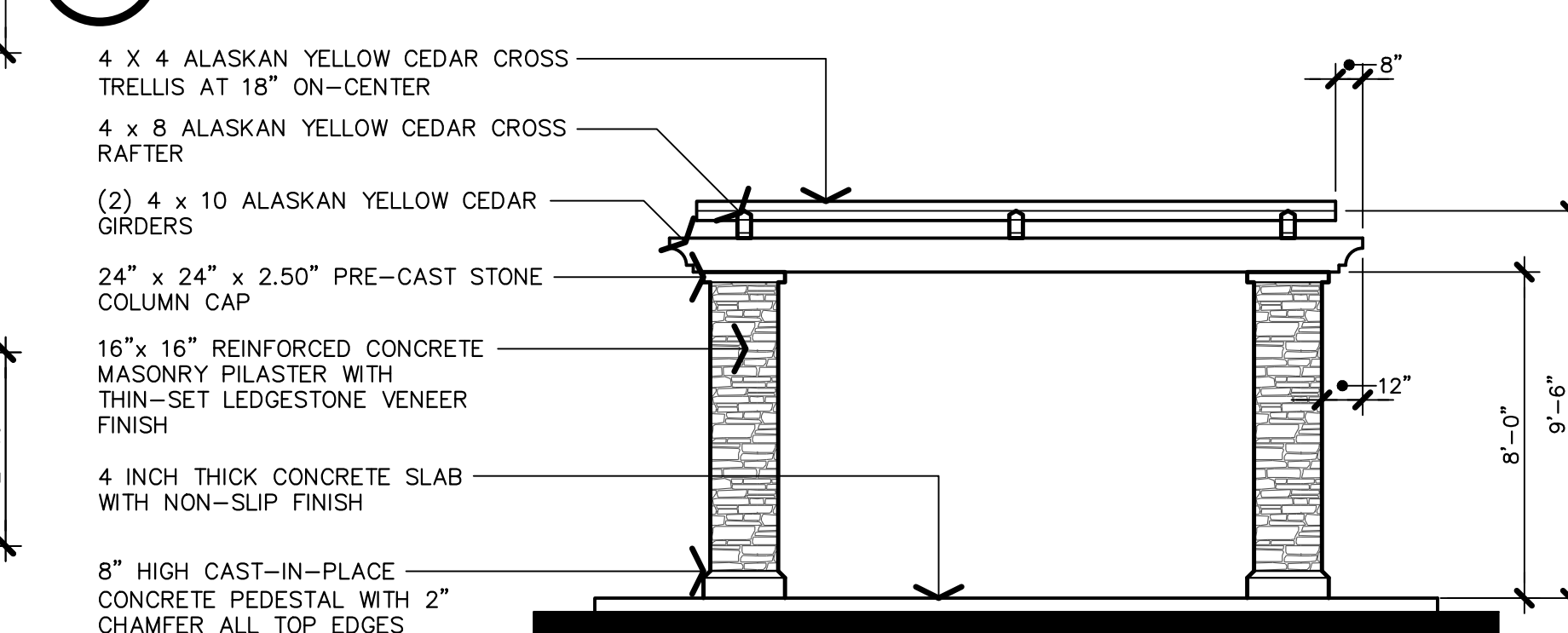
⑬ PAINTED PAVEMENT SIGNAGE



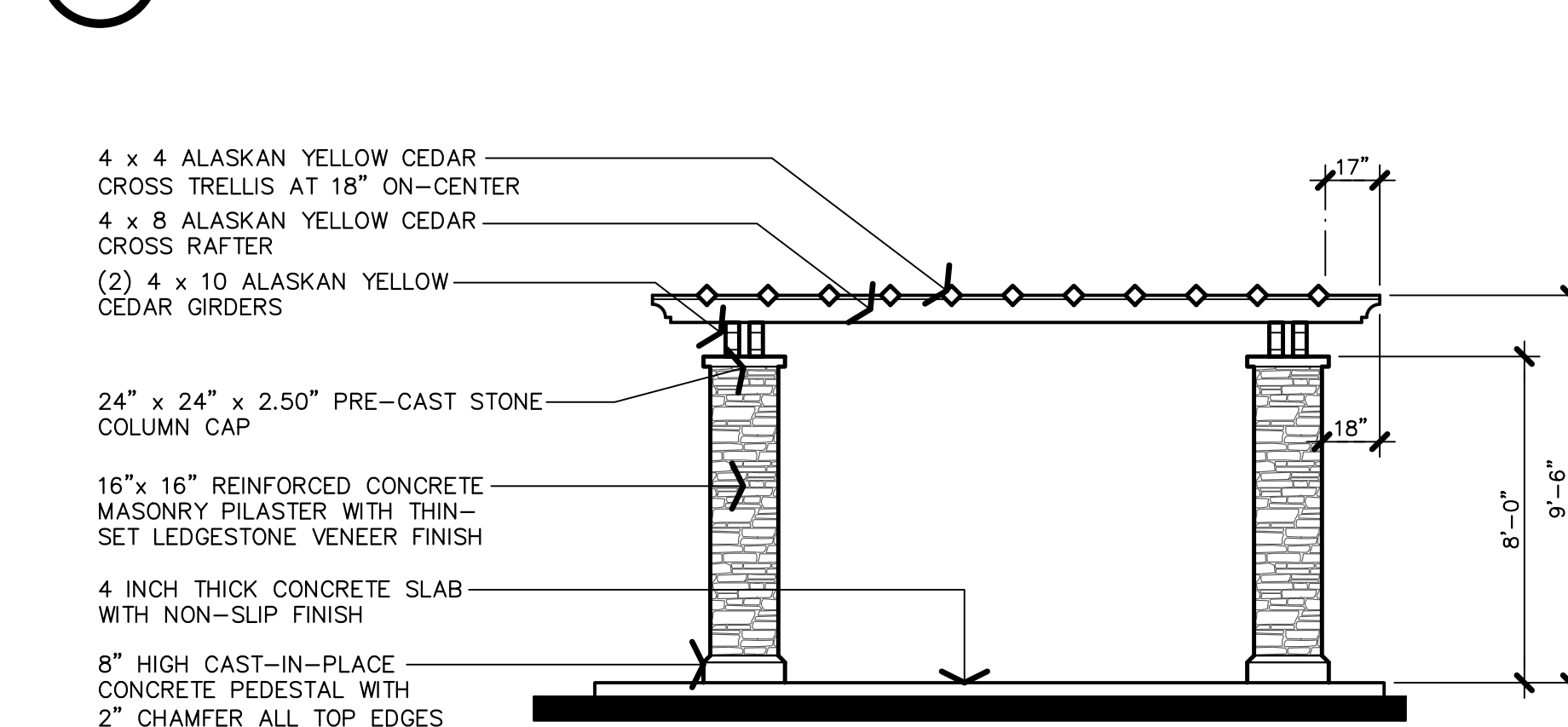
⑭ PAINTED TRAFFIC ARROWS



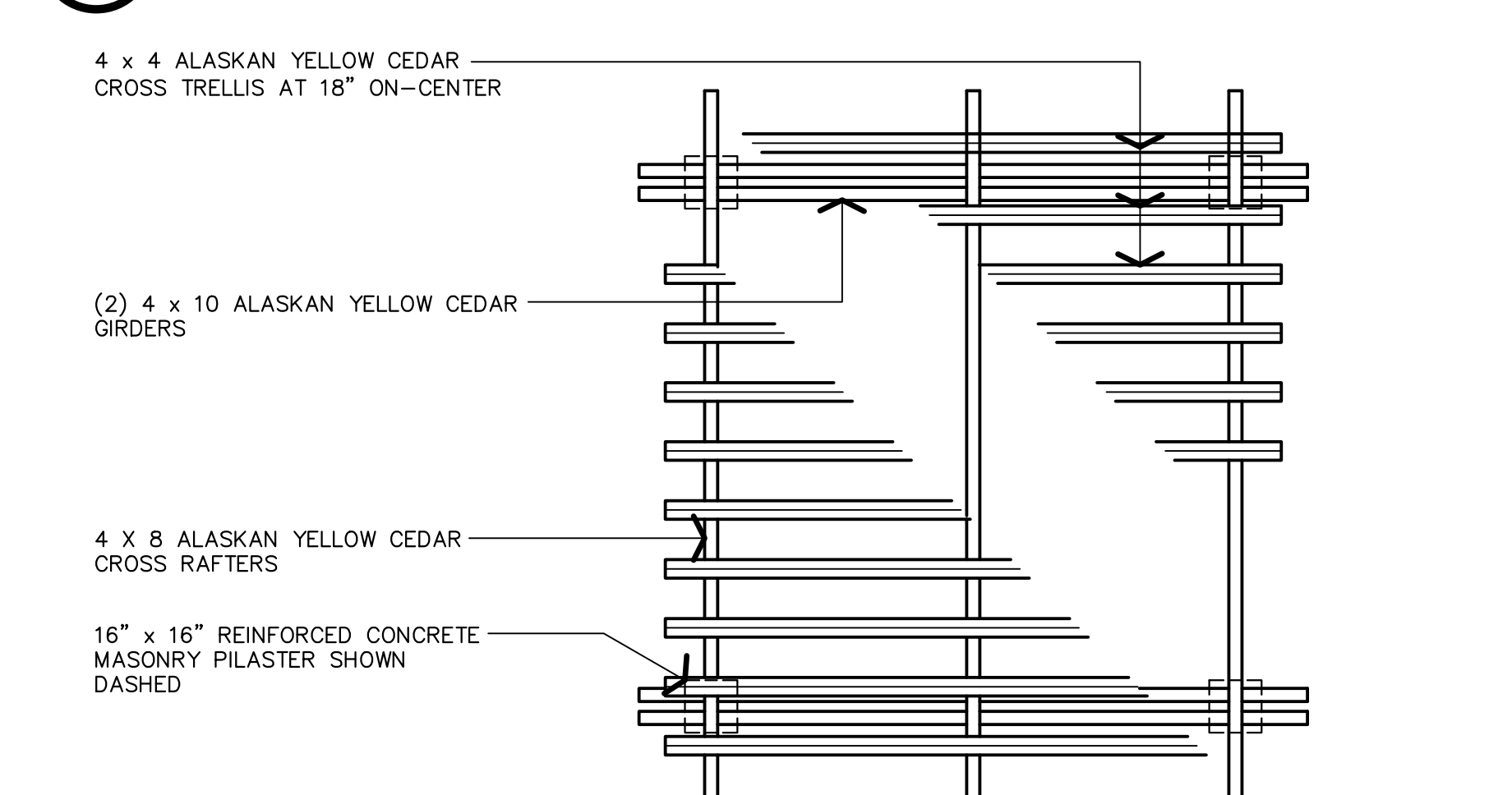
⑮ POOL AREA ARBOR FLOOR PLAN



⑯ POOL AREA ARBOR END ELEVATION



⑰ POOL AREA ARBOR FRONT / REAR ELEVATION



⑱ POOL AREA ARBOR FRAMING PLAN

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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

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☐ CONSTRUCTION	
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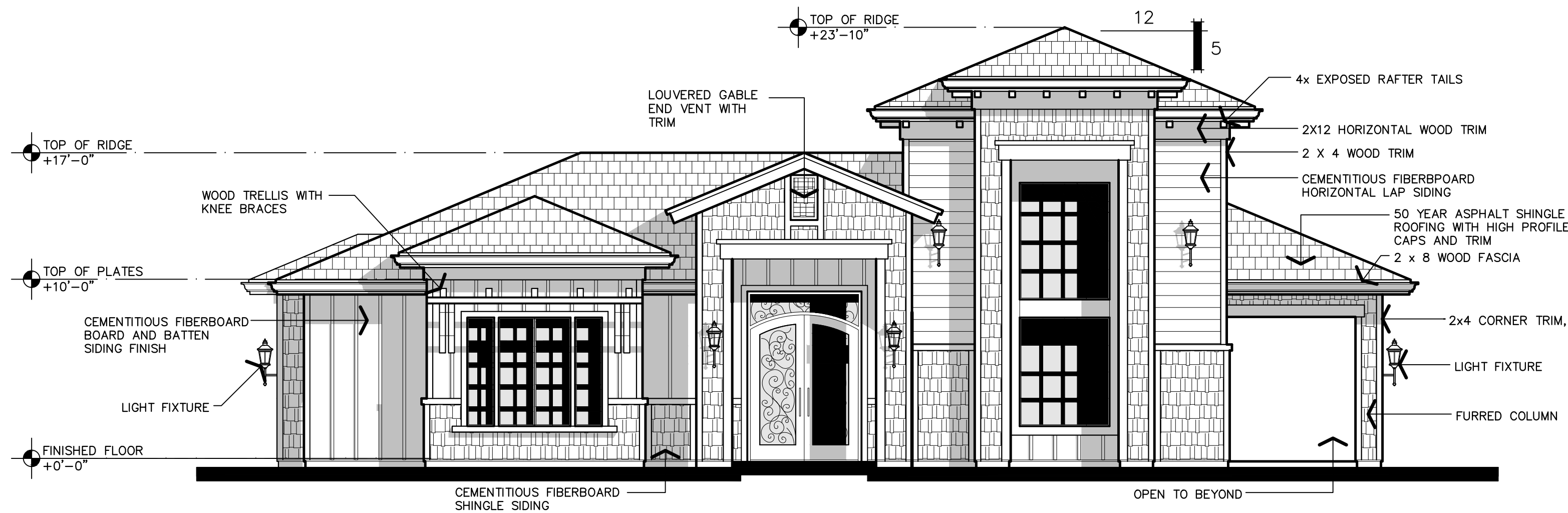
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Project Name: ARMSTRONG APTS.
FRESNO, CA.

Project Number: 0210101
Plot Date: 10.02.21
Sheet Number: _____

PA1.5

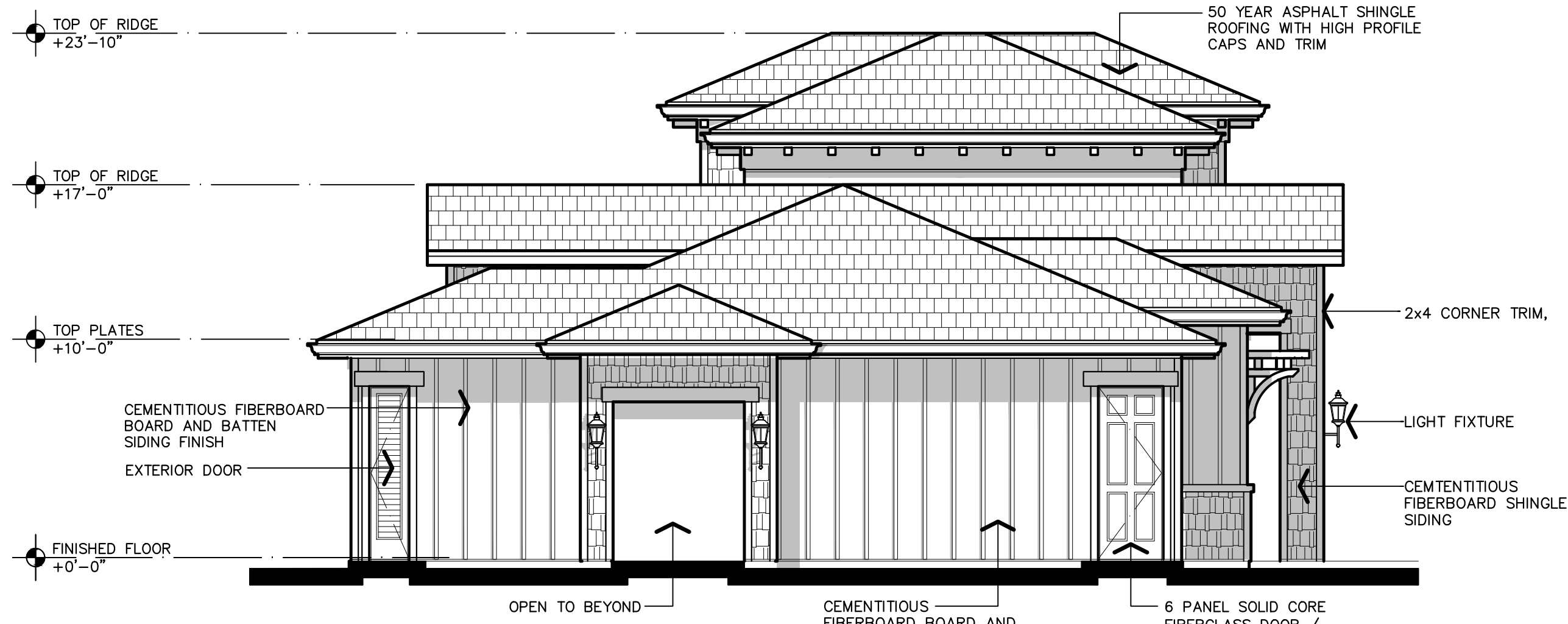
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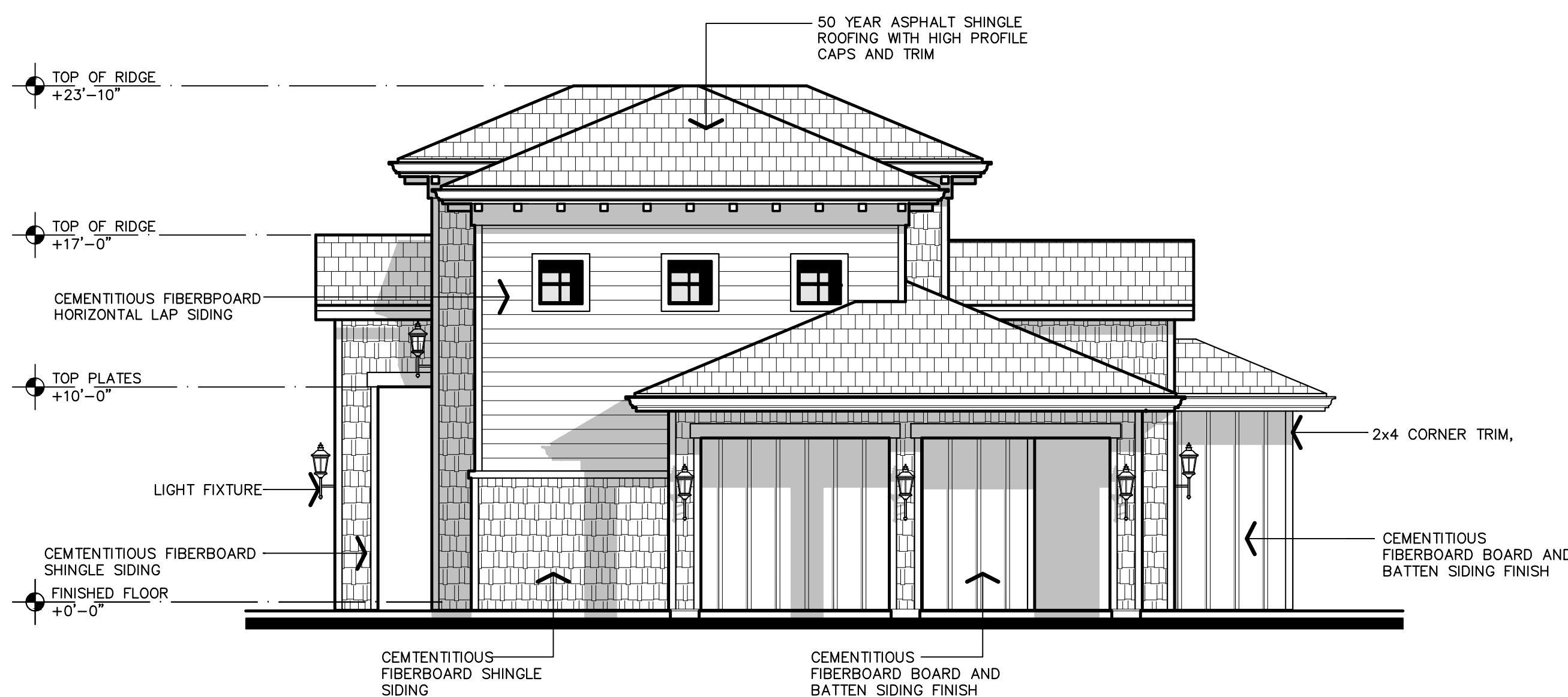
BUILDING 'A' - FRONT



BUILDING 'A' - REAR



BUILDING 'A' - LEFT



BUILDING 'A' - RIGHT

COMPLY WITH SECTION 15-1005 -
FACADE DESIGN DEVELOPMENT
STANDARDS

SPECIFY IF PROJECT IS UTILIZING
THE **FLEXIBILITY** OR **CERTAINTY**
OPTION FOR FACADE DESIGN ON
ALL ELEVATION SHEETS

PROVIDE ELEVATION OF PROPOSED
CAR PORTS

APPL. NO. P22-02376 EXHIBIT E-1 DATE 12/15/2022
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APPROVED BY _____ DATE _____
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EXTERIOR
ELEVATIONS

3/16" = 1'-0"

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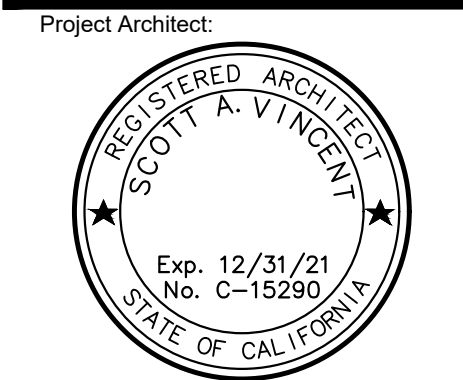
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Phone: 559.225.2602

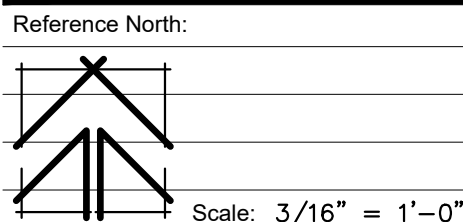
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PROPOSED APARTMENTS COMPLEX FOR:
**ARMSTRONG
APARTMENTS**
2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA



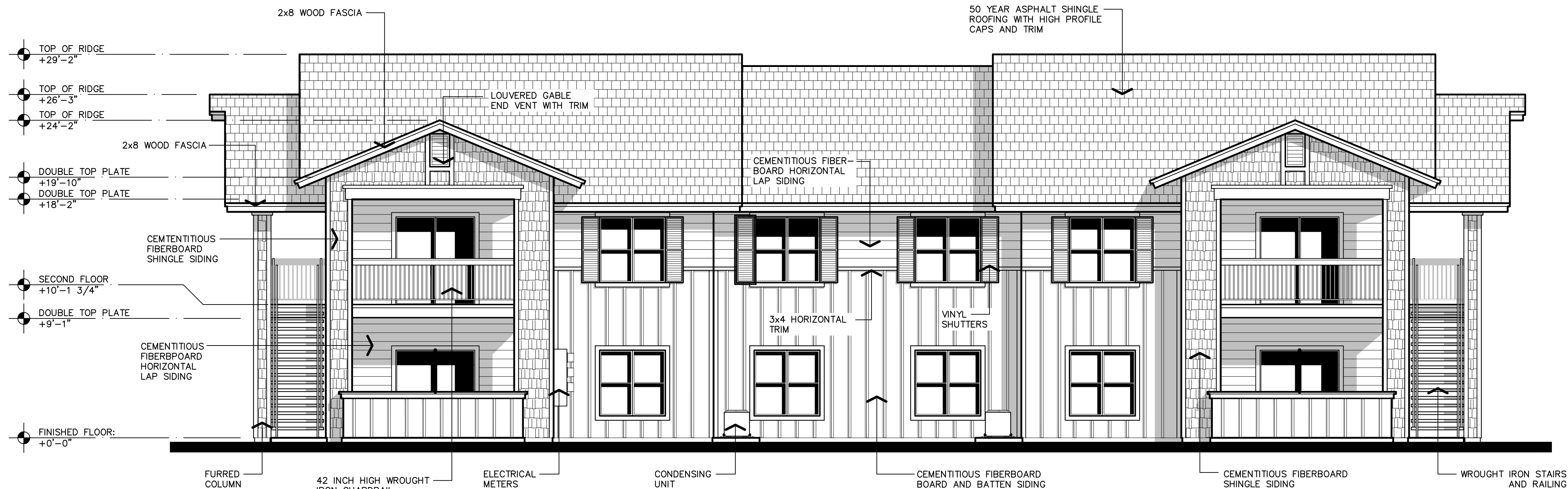
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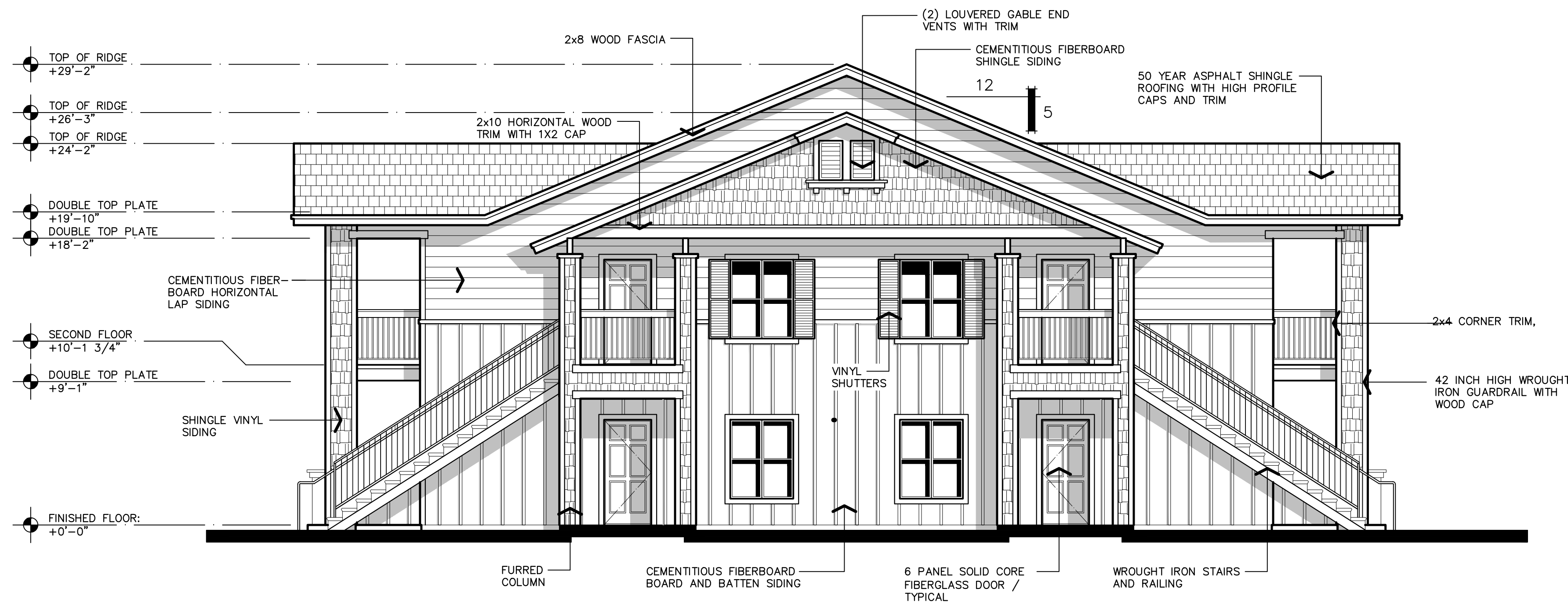


Project Name: ARMSTRONG APTS.
FRESNO, CA.
Project Number: 0210101
Plot Date: 10.04.21
Sheet Number:

PA9
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 _____
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EXTERIOR ELEVATIONS

3/16" = 1'-0"

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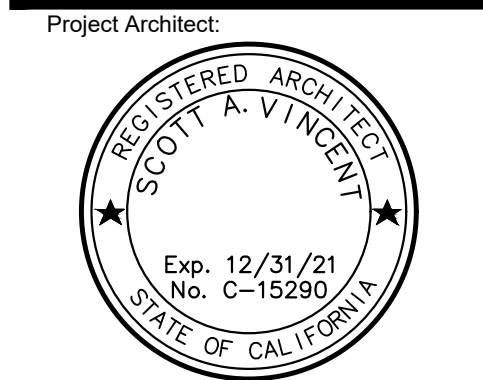
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PROPOSED APARTMENTS COMPLEX FOR:

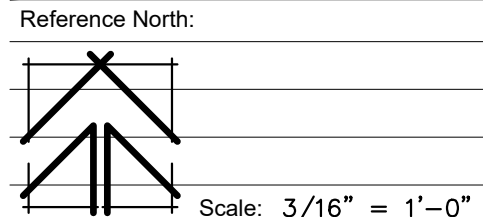
ARMSTRONG APARTMENTS

2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA



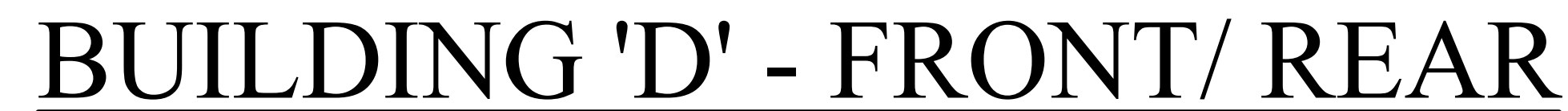
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Project Name: ARMSTRONG APTS.
FRESNO, CA.
Project Number: 0210101
Plot Date: 10.04.21

Sheet Number:
PA11
Of . Sheets .



EXTERIOR ELEVATIONS

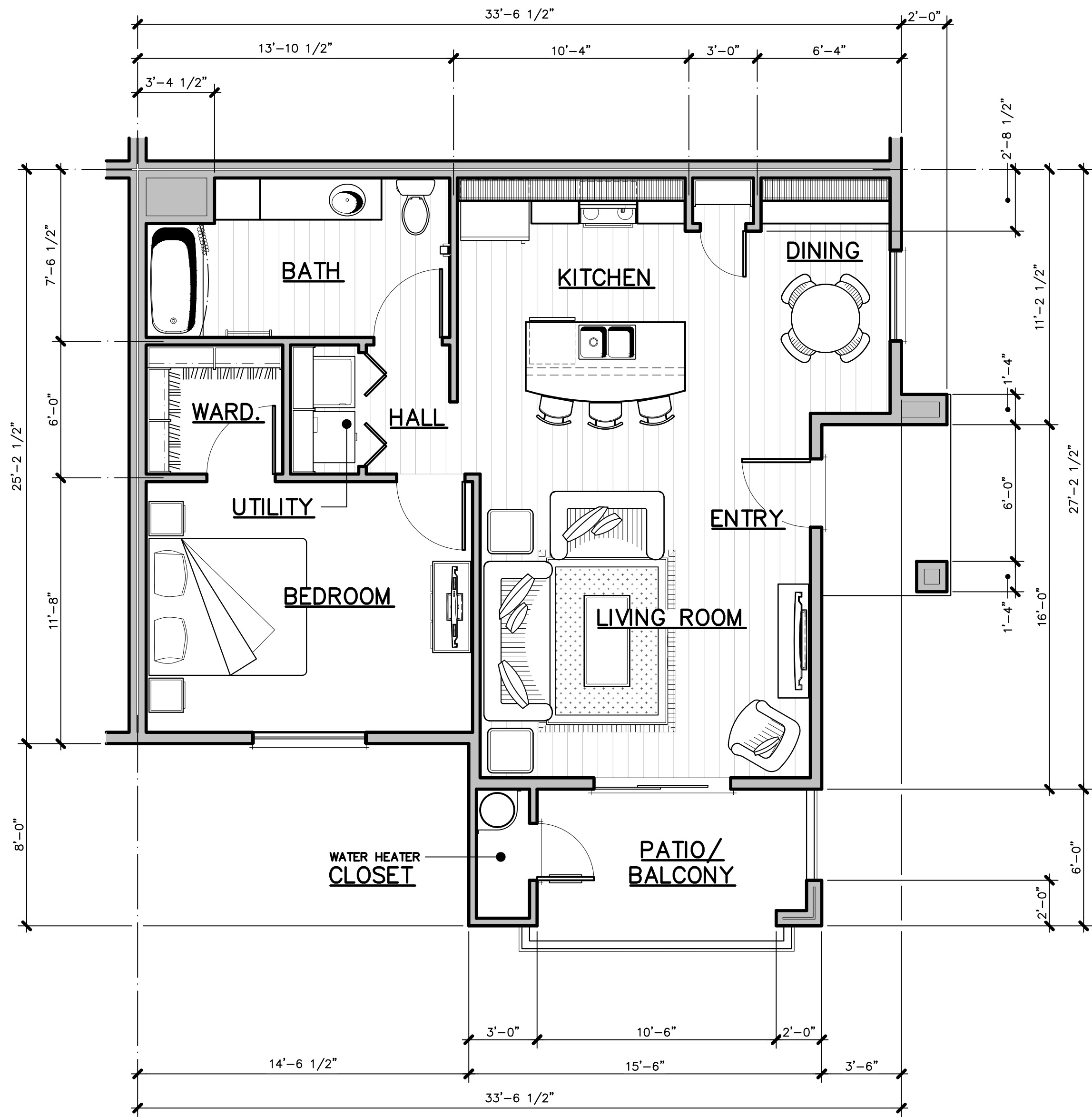


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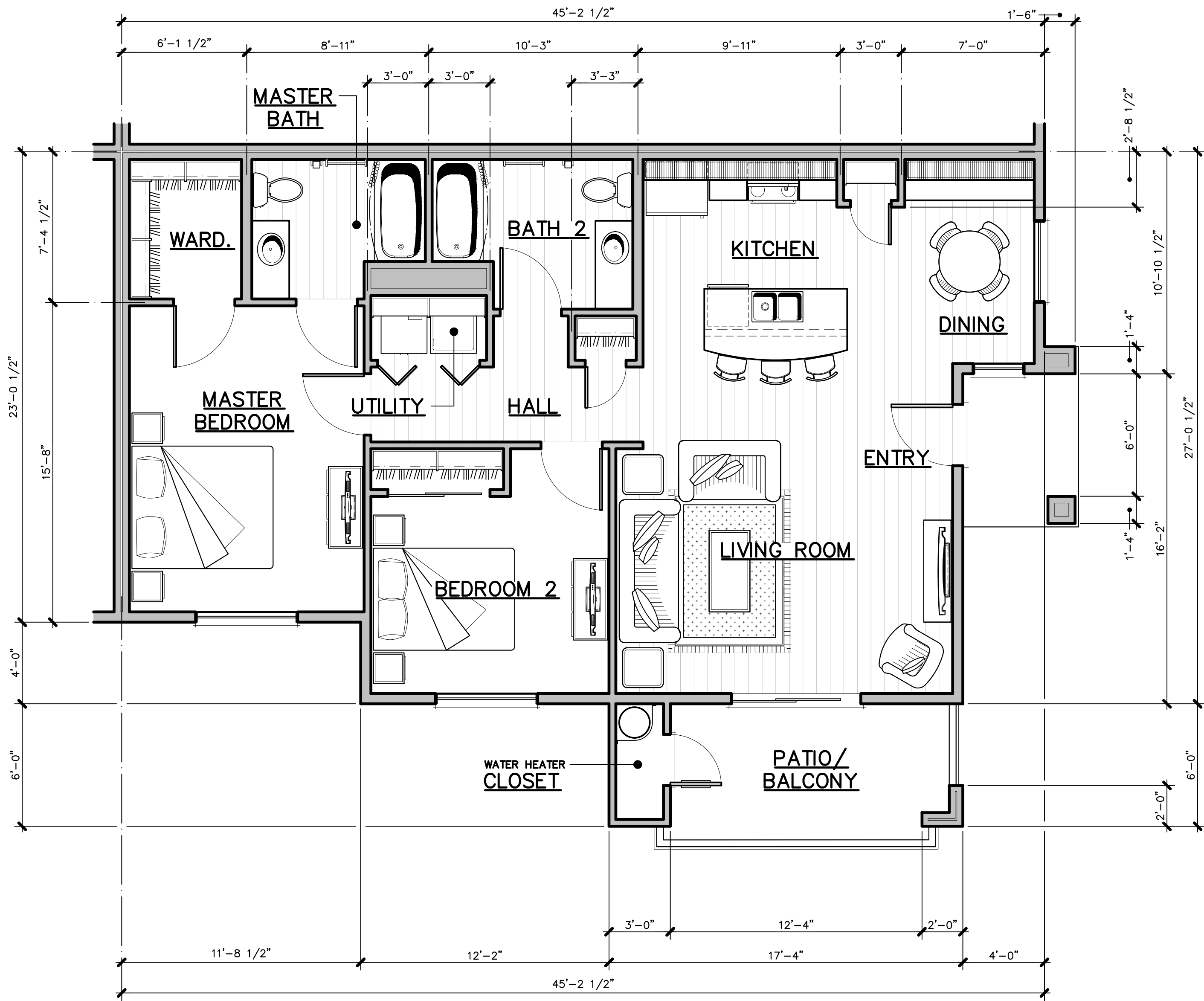
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TYPE 1
1 BEDROOM 1 BATH
828 S.F.



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 _____

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

△

△

△

△

△

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: 1/4" = 1'-0"

Project Name: ARMSTRONG APTS.
FRESNO, CA.

Project Number: 0210101
Plot Date: 10.02.21

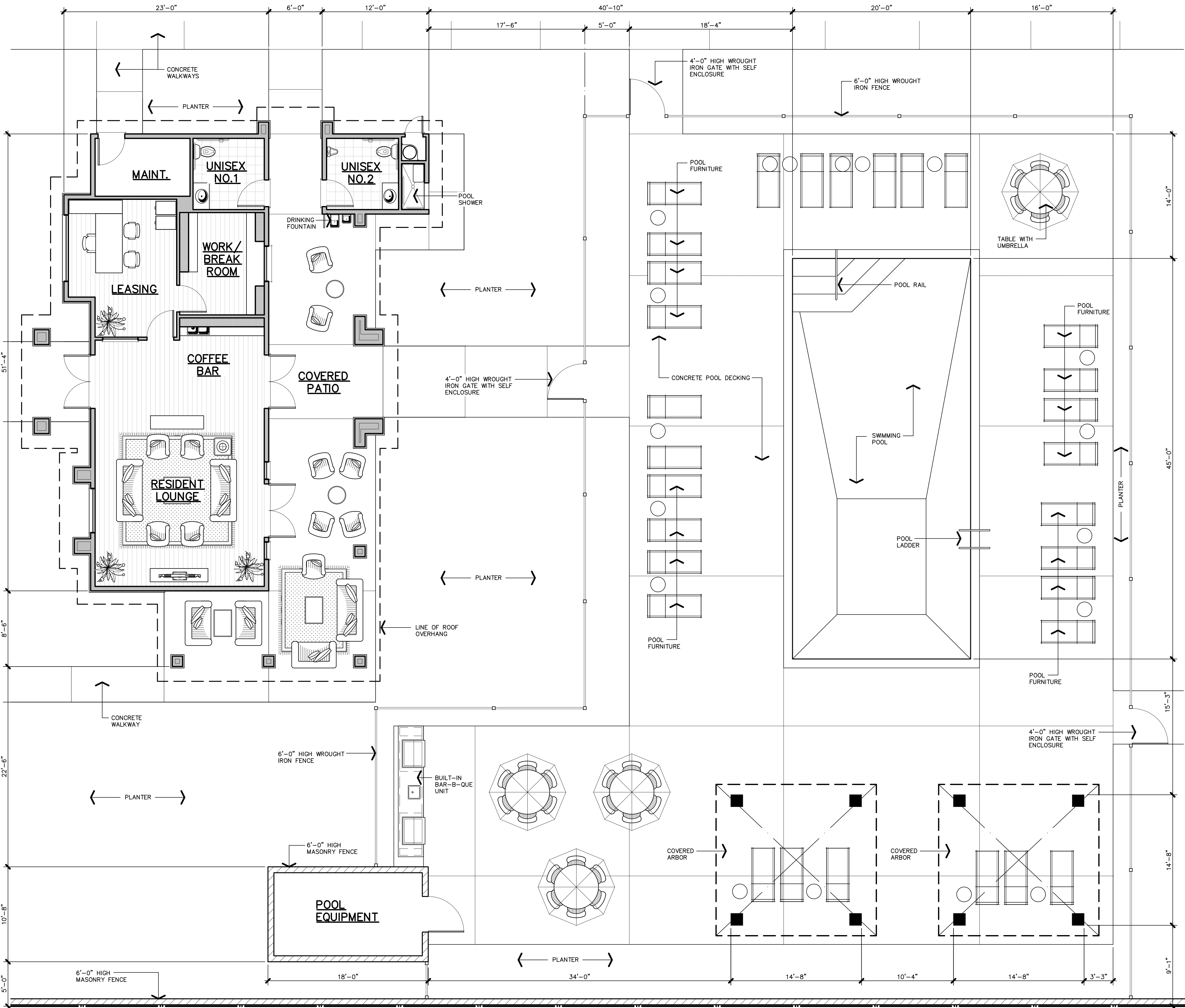
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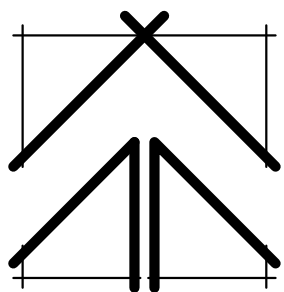


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BUILDING 'A'
FLOOR PLAN

3/16" = 1'-0"



BUILDING STATISTICS

PROPOSED USE	MANAGEMENT / RESIDENT COMMUNITY CENTER
OCCUPANCY GROUP	B
a. RESIDENT LOUNGE / COFFEE BAR	B
b. LEASING / WORK / BREAKROOM	B
c. TOILETS	S-2
d. MAINTENANCE	V-B
CONSTRUCTION TYPE	
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

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VINCENT
COMPANY

ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

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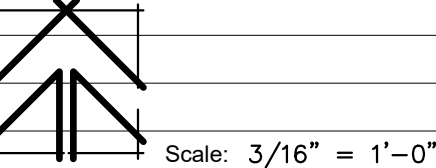
PROPOSED APARTMENTS COMPLEX FOR:
**ARMSTRONG
APARTMENTS**
2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA



Issuances:	Date:
☐ DESIGN REVIEW	
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☐ BACK CHECK	
☐ PERMITS	
☐ CONSTRUCTION	
☐ AS BUILT	

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Reference North:



Project Name: ARMSTRONG APTS.

FRESNO, CA.

Project Number: 0210101

Plot Date: 10.02.21

Sheet Number:

PA4

Of . Sheets .

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


$$1/8'' = 1'-0''$$

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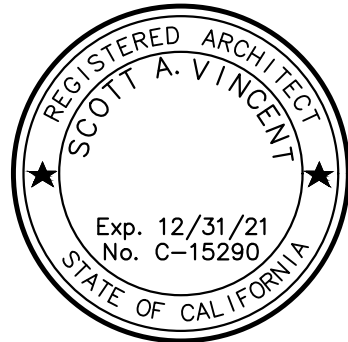
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ARMSTRONG

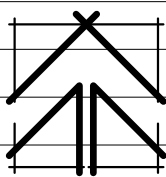
APARTMENTS

NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:



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

Project Name: ARMSTRONG APTS.

FRESNO, CA .

Project Number: 0210101

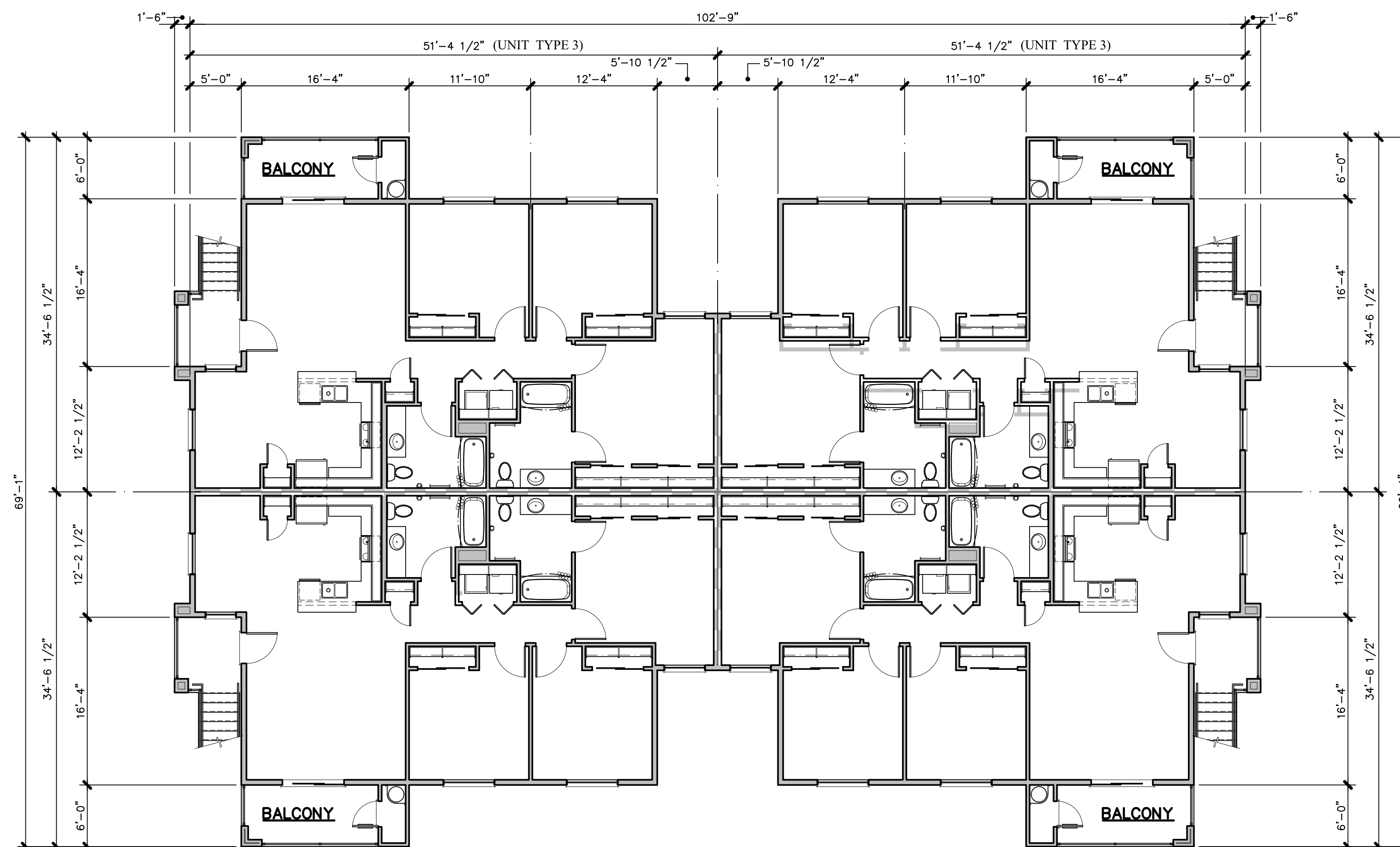
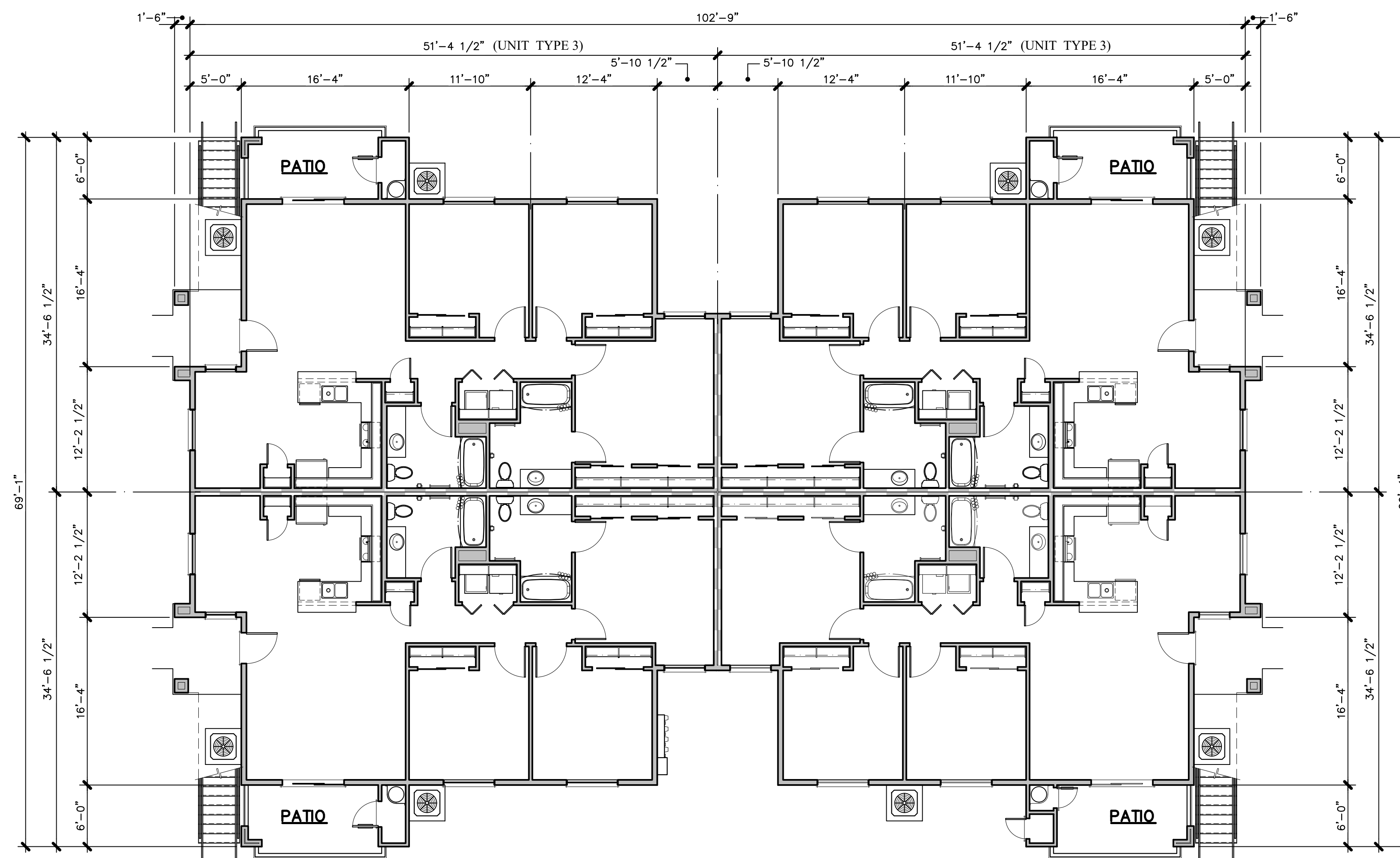
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Sheet Number: _____

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Of . Sheets .

CITY OF FRESNO DARM DEPT



BUILDING 'D' FLOOR PLANS

$$1/8'' = 1'-0''$$

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/FGA 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

THE
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COMPANY

1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

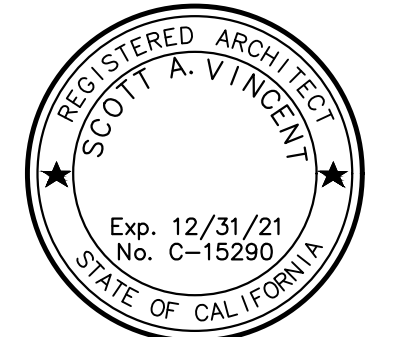
Revisions	Date
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PROPOSED APARTMENTS COMPLEX FOR:

ARMSTRONG

NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

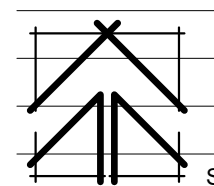
Project Architect:



Issuances:	Date:
☐ DESIGN REVIEW	
☐ PLAN CHECK	
☐ BACK CHECK	
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FRESNO, CA.

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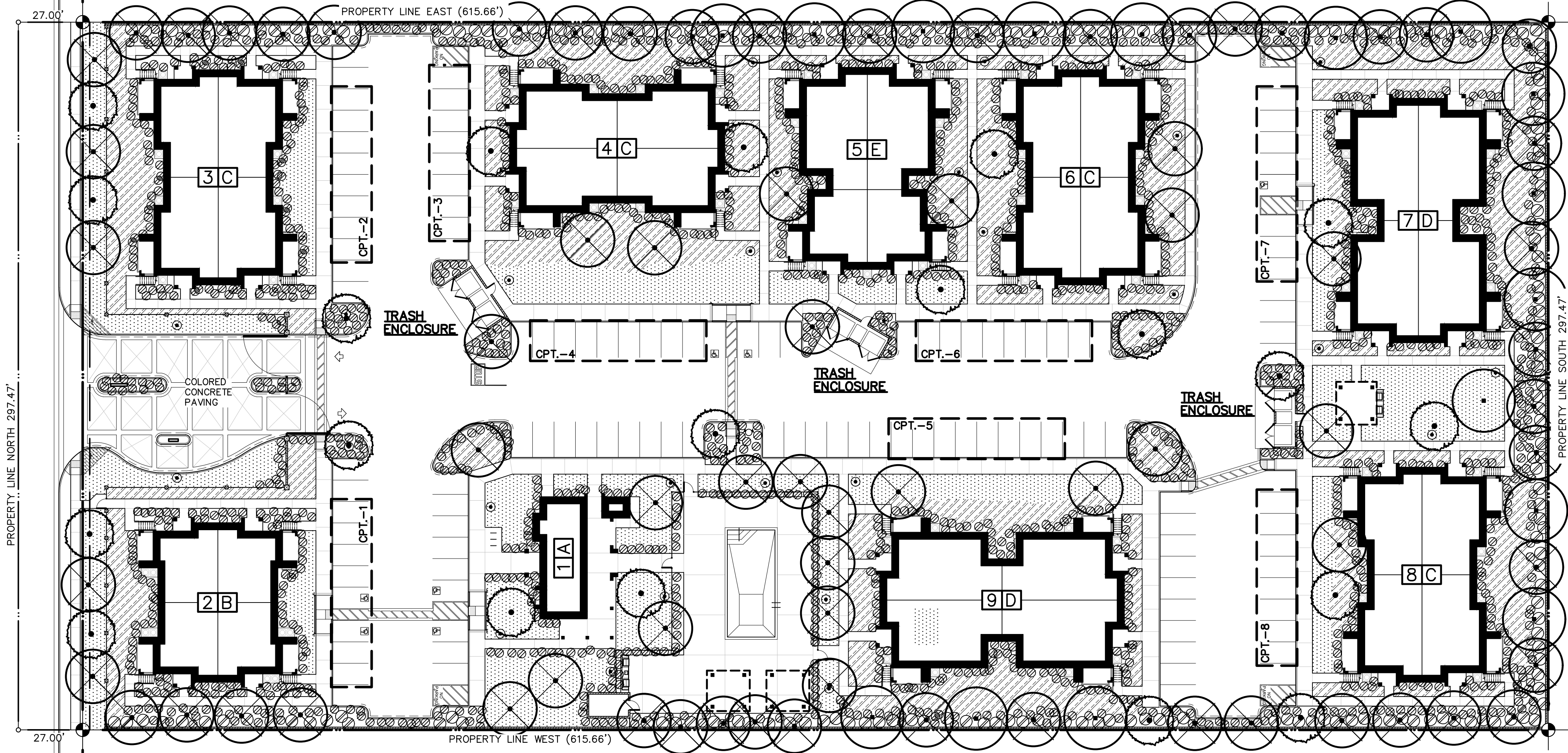
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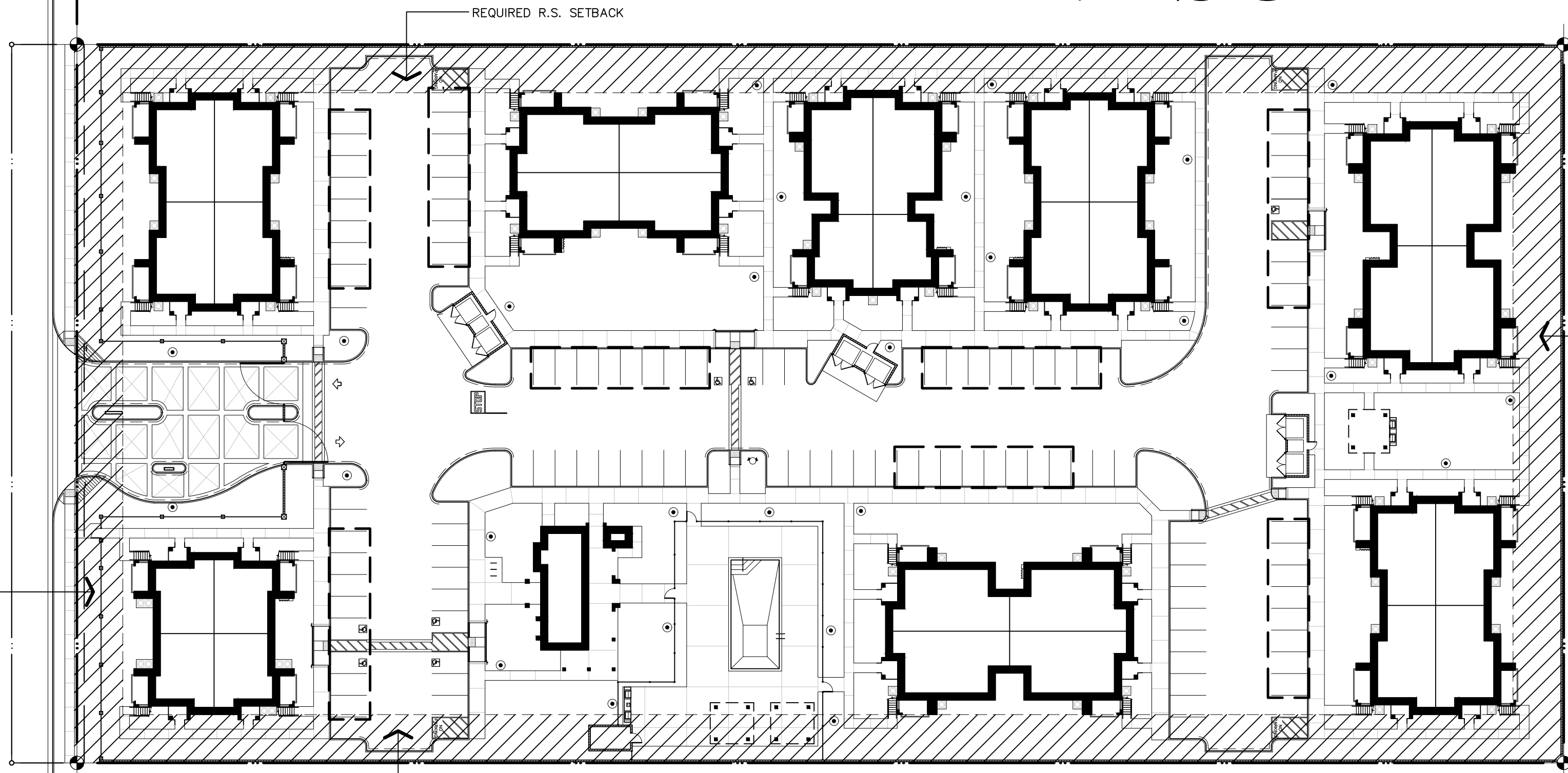
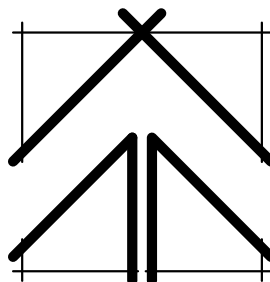
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NORTH ARMSTRONG AVENUE



CONCEPT LANDSCAPE PLAN

1" = 30'-0"



COMPLY WITH SECTION 15-2307 - GENERAL LANDSCAPING STANDARDS, VERIFY COMPLIANCE

DEPICT ALL PROPOSED AND EXISTING LANDSCAPE LOCATIONS, SPECIES AND PLANT FACTOR

PLANT SCHEDULE MUST BE DEPICTED WITH LEGEND

PROVIDE HYDROZONES

PROVIDE LANDSCAPE IRRIGATION PLAN

PLANT MATERIALS SHALL BE GROUPED IN HYDROZONES ACCORDANCE WITH THEIR RESPECTIVE WATER, CULTURAL (SOIL, CLIMATE SUN, AND LIGHT), AND MAINTENANCE NEEDS

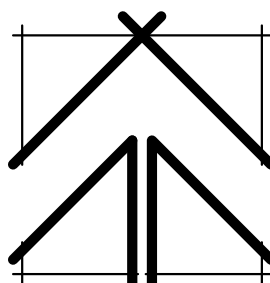
OPEN SPACE REQUIREMENTS

- PER DEVELOPMENT CODE TABLE 15-1003, 20% OF THE NET SITE AREA SHALL BE PROVIDED WITH OPEN SPACE COMPLYING WITH 15-1004.D.
- 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).
- OPEN SPACE CALCULATIONS
 - PRIVATE SPACE
 - UNITS WITH PATIO OR BALCONY
 - NET SITE AREA
 - OPEN SPACE REQUIRED (20%)
 - OPEN SPACE PROVIDED

64 UNITS (100%)
183,140 S.F.
36,828 S.F.
43,190 S.F.

OPEN SPACE SITE PLAN

1" = 40'-0"



APPL. NO. P22-02376 EXHIBIT L DATE 12/15/2022
PLANNING REVIEW BY DATE
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LANDSCAPE NOTES

- 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.
- 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.
- 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 Z60.1-1989 "AMERICAN STANDARD FOR NURSERY STOCK".
- LAWN SEED SHALL BE FRESH STOCK, 95% PURE LIVE SEED BY WEIGHT. SEED SHALL PASS A GERMINATING TEST WITH 85% GERMINATION.
- LARGE TREES SHALL BE PLANTED FIRST. SHRUB PLANTING SHALL BE COMPLETED BEFORE GROUND COVER AND LAWN AREAS ARE PLANTED.
- 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.
- 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.
- ALL LANDSCAPING SHALL BE IN PLACE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 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 FRONTS 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.
- 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.
- 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. | PIRUS CALLERYANA (ARISTOCAT PEAR) |
| *15 GAL. | 20" O.C. | PINUS HALPENSIS (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.

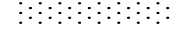
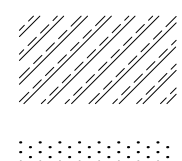
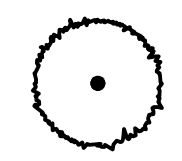
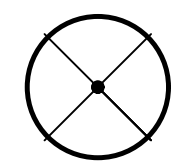
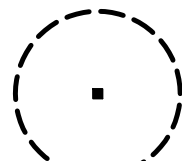
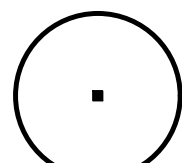
SHRUBS

- | | | |
|--------|----------|---|
| 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 / PERENNIALS
SELECTED FROM THE LIST OF PROPOSED PLANT MATERIALS

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

LAWN

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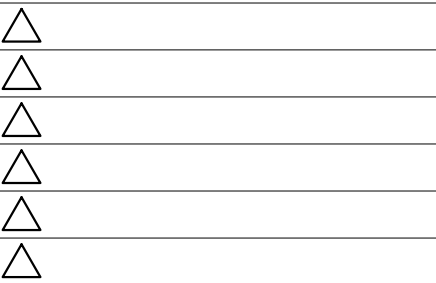
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1500 West Shaw, Ste. 304

Fresno, California 93711

Phone: 559.225.2602

Revisions Date

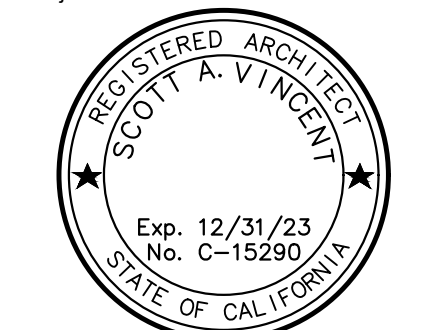


PROPOSED APARTMENTS COMPLEX FOR:

ARMSTRONG APARTMENTS

2594 NORTH ARMSTRONG AVENUE
FRESNO, CALIFORNIA

Project Architect:

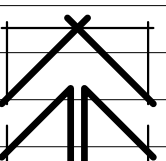


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Reference North:



Scale: 1" = 30'-0"

Project Name: ARMSTRONG APTS.

FRESNO, CA.

Project Number: 0210101

Plot Date: 11.29.21

Sheet Number:

PL1

Of . Sheets .