

## Exhibit H



NORTH COMMERCIAL PARCEL

A.P.N.: 504-042-15  
LAND AREA: 62,240 SQ. FT. OR 1.43 ACRES (GROSS)  
33,416 SQ. FT. OR 0.78 ACRES (NET)

DRIVE THRU STACKING:  
SEE COMMERCIAL SITE  
PLAN KEY NOTE NO. 24  
FOR STACKING CALCS  
FOR THE DRIVE THRU

SOUTH COMMERCIAL PARCEL

A.P.N.: 504-042-16  
LAND AREA: 21,450 SQ. FT. OR 1.01 ACRES (GROSS)  
6,419 SQ. FT. OR 1.41 ACRES (NET)

VICINITY MAP

SITE PLAN

SCALE: 1"=60'-0"

APPL. NO. P23-03993 EXHIBIT A DATE 03/06/2025

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

PROJECT DIRECTORY:

OWNER

MARC O' POLO ENTERPRISES, INC.  
6124 N. WILLOW AVE., STE. 105  
FRESNO, CALIFORNIA 93710  
CONTACT: ARMEN BAGHAJIAN  
PH: (559) 405-5600  
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ARCHITECT

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CIVIL ENGINEER

ALAN MOK ENGINEERING  
3422 W. SHAW AVE., STE. 106  
FRESNO, CA 93711  
CONTACT: ALAN MOK  
PH: (559) 432-6874  
EMAIL: alan@alamokengineering.com

SITE STATISTICS:

EXISTING ZONE DISTRICTS:

COMMERCIAL - O/EAVENGLZ  
RESIDENTIAL - RM-2UGM

EXISTING GP LAND USES:

COMMERCIAL - EMPLOYMENT-OFFICE  
RESIDENTIAL - URBAN NEIGHBORHOOD

MULTIFAMILY RESIDENTIAL:

LAND / FLOOR AREA RATIO:

LAND AREA EQUALS 112,642 SQUARE FEET OF LAND OR 16.36 ACRES (NET)  
WITH 346 UNITS. FAR = 346 UNITS / 16.36 ACRES = 24.21 UNITS PER ACRE

BUILDINGS:

PARCEL 1:

BUILDING TYPE 1: 3 STORY BUILDING WITH 12 ONE BEDROOM / ONE BATH UNITS (1 BUILDING)  
BUILDING TYPE 2: 3 STORY BUILDING WITH 12 TWO BEDROOM / TWO BATH UNITS (10 BUILDINGS)  
BUILDING TYPE 3: 3 STORY BUILDING WITH 12 THREE BEDROOM / TWO BATH UNITS (3 BUILDINGS)  
RECREATION BUILDING: SINGLE STORY

PARCEL 2:

BUILDING TYPE 1: 3 STORY BUILDING WITH 12 ONE BEDROOM / ONE BATH UNITS (3 BUILDINGS)  
BUILDING TYPE 2: 3 STORY BUILDING WITH 12 TWO BEDROOM / TWO BATH UNITS (6 BUILDINGS)  
BUILDING TYPE 3: 3 STORY BUILDING WITH 12 THREE BEDROOM / TWO BATH UNITS (4 BUILDINGS)

TOTAL:

BUILDING TYPE 1: 3 STORY BUILDING WITH 12 ONE BEDROOM / ONE BATH UNITS (10 BUILDINGS)  
BUILDING TYPE 2: 3 STORY BUILDING WITH 12 TWO BEDROOM / TWO BATH UNITS (16 BUILDINGS)  
BUILDING TYPE 3: 3 STORY BUILDING WITH 12 THREE BEDROOM / TWO BATH UNITS (7 BUILDINGS)

UNITS:

PARCEL 1:

UNIT "A" - ONE BEDROOM / ONE BATH = 84 UNITS  
UNIT "B" - TWO BEDROOM / TWO BATH = 120 UNITS  
UNIT "C" - THREE BEDROOM / TWO BATH = 36 UNIT  
TOTAL 240 UNITS

PARCEL 2:

UNIT "A" - ONE BEDROOM / ONE BATH = 36 UNITS  
UNIT "B" - TWO BEDROOM / TWO BATH = 72 UNITS  
UNIT "C" - THREE BEDROOM / TWO BATH = 48 UNITS  
TOTAL 156 UNITS

TOTAL:

UNIT "A" - ONE BEDROOM / ONE BATH = 120 UNITS (30.3%)  
UNIT "B" - TWO BEDROOM / TWO BATH = 192 UNITS (49.5%)  
UNIT "C" - THREE BEDROOM / TWO BATH = 84 UNITS (21.2%)  
TOTAL 396 UNITS

LOT COVERAGE:

BUILDING: 18716 SQ. FT. / 112,642 SQ. FT. (BUILDING AREA / LOT AREA) = 26.3%  
PAVED AREA: 203503 SQ. FT. / 112,642 SQ. FT. (PAVED AREA / LOT AREA) = 26.2%  
LANDSCAPED AREA: 322,023 SQ. FT. / 112,642 SQ. FT. (LANDSCAPED AREA / LOT AREA) = 45.5%

PARKING:

PARKING REQUIRED:  
1 STALL PER ONE AND TWO BEDROOM UNITS x 312 UNITS = 312 STALLS  
1.5 STALLS PER THREE BEDROOM UNITS x 84 UNITS = 126 STALLS  
1 STALL FOR EVERY 2 UNITS GUEST PARKING = 198 STALLS  
TOTAL PARKING STALLS REQUIRED 636 STALLS

PARKING PROVIDED:

ENCLOSED GARAGES = 70 STALLS  
COVERED CARPORTS = 326 STALLS  
TOTAL COVERED PARKING STALLS = 396 STALLS (ONE PER UNIT)  
OPEN PARKING STALLS = 240 STALLS  
TOTAL PARKING STALLS PROVIDED 636 STALLS

COMMERCIAL:

LAND AREA:

LAND AREA EQUALS 108,900 SQ. FT. OF LAND OR 2.2 ACRES (NET)

BUILDING AREA:

RETAIL SHELL BUILDING - 12,750 SQ. FT.  
COMMERCIAL PAD 1 - 5,000 SQ. FT.  
RETAIL PAD 2 - 4,250 SQ. FT.  
TOTAL SQUARE FOOTAGE - 22,000 SQ. FT.

LOT COVERAGE:

BUILDING: 22,000 SQ. FT. / 108,900 SQ. FT. (BUILDING AREA / LOT AREA) = 20.1%  
PAVED AREA: 28,200 SQ. FT. / 108,900 SQ. FT. (PAVED AREA / LOT AREA) = 54%  
LANDSCAPED AREA: 21,444 SQ. FT. / 108,900 SQ. FT. (LANDSCAPED AREA / LOT AREA) = 25.3%

LOT COVERAGE:

BUILDING AREA / LOT AREA = 22,000 / 108,900 = .201

PARKING:

PARKING REQUIRED:  
RETAIL BUILDINGS - ONE STALL PER 450 SQ. FT. = 40 STALLS  
COMMERCIAL PAD - ONE STALL PER 150 SQ. FT. = 33 STALLS  
TOTAL PARKING REQUIRED 74 STALLS

PARKING PROVIDED:

STANDARD PARKING STALLS 75  
ACCESSIBLE PARKING STALLS 6  
TOTAL SPACES PROVIDED 81

COMMERCIAL SITE PLAN KEY NOTES:

- NEW CONCRETE APPROACH (WIDTH AS DIMENSIONED) CONSTRUCTED TO CITY OF FRESNO STANDARDS P-2, P-6 AND P-42
- EXIST. CONCRETE CURB, GUTTER TO CITY OF FRESNO STANDARDS PER FH STD. P-5
- NEW ASPHALT PAVING AT CIRCULATION AREAS PER CITY OF FRESNO STANDARDS P-21/P-22 AND P-23
- LANDSCAPED AREAS AT PARKING AREA
- LANDSCAPED STREET SETBACK
- EXIST. SIDEWALK RAMP FOR ACCESSIBILITY
- NEW 8'-0" WIDE VAN ACCESSIBLE LOADING AREA
- NEW ACCESSIBLE PARKG. STALL AS SHOWN WITH ALL APPLICABLE STATE AND A.D.A. REQUIRED STALL AND SITE SIGNAGE
- PROPOSED 6'-8" HIGH CMU WALL WITH 4" CAP AT PROPERTY LINE
- PROPOSED CONG. PATIOS
- PROPOSED 6" CONG. CURB AT PARKING AREAS
- NEW TRASH ENCLOSURE TO CITY STDS. P-33 & P-34
- NEW CONCRETE WALKWAY
- NEW ACCESSIBLE PATH OF TRAVEL TO PUBLIC R.O.H.
- PROPOSED STANDARD 9'-0" WIDE PARKING STALLS, STRIPING TO CITY OF FRESNO PARKING MANUAL STANDARDS
- EXISTING STREET MEDIAN AT NORTH HAYES STREET
- RED CURBS DENOTING FIRE LANES SHOWN HATCHED. PAINT CURBS RED WITH WHITE LETTERING STATING "FIRE LANE - NO PARKING"
- PROPOSED TRAFFIC DIRECTION ARROWS (TYP. AS SHOWN)
- INSTALL 30" STATE STANDARD STOP (STOP) SIGNS AT LOCATIONS SHOWN. SIGN SHALL BE MOUNTED ON A 2" DIA. GALVANIZED POST WITH THE BOTTOM 1" ABOVE GROUND. LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK, WHERE "RIGHT TURN ONLY" SIGN IS REQUIRED AT THE SAME LOCATION. INSTALL 30"x36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON THE SAME POST.
- PROVIDE 12"x12" VISIBILITY TRIANGLE AT DRIVE APPROACH
- LANDSCAPED PLAZA WITH STAMPED CONG. PAVING
- ACCESSIBLE PATH OF TRAVEL THROUGH PROJECT SITE
- "EV" DENOTES ELECTRICAL VEHICLE CHARGING PARKING STALLS
- DRIVE THRU LANE. 330 LINEAL FEET LONG ALLOWS FOR 15 CAR STACKING BASED ON 20 L.F. PER CAR
- PROVIDE "RIGHT TURN ONLY" SIGN AT PROJECT EXIT. SEE KEYNOTE #14 FOR MOUNTING REQUIREMENTS
- PROVIDE 12" WIDE TRAIL PER FH STDS. P-58, P-60
- PROVIDE 4'-0" HIGH WROUGHT IRON FENCE
- FIRE HYDRANT LOCATION. SEE FIRE DEPT. NOTE NO. 14 FOR REQUIREMENTS

MULTIFAMILY SITE PLAN KEY NOTES:

- EXISTING CONCRETE CURB, GUTTER AS REQUIRED TO CITY OF FRESNO
- NEW CONG. APPROACH (WIDTH AS DIMENSIONED) CONSTRUCTED TO CITY OF FRESNO FH STDS. P-2, P-6 AND P-42
- PROVIDE 6'-8" HIGH CONG. BLOCK WALL WITH 4" CAP AT PROJECT PERIMETER
- CONSTRUCT CONG. BLOCK TRASH ENCLOSURE PER CITY OF FRESNO STDS. (TYP. OF 6)
- PROVIDE ASPHALT PAVING AT PARKING LOT / TRAFFIC CIRCULATION AREAS PER FH STD. P-21 AT MIN.
- PROVIDE ACCESSIBLE PARKING STALL AND RAMP WITH ALL REQUIRED SIGNAGE
- MIN. 4'-0" WIDE CONG. WALKS WITH MAX 2% CROSS SLOPE
- ENCLOSED GARAGES, MIN. 11' x 21' WITH 10' x 8' OVERHEAD GARAGE DOORS
- 5'-0" HIGH PATIO FENCES AT UNITS
- FIRE DEPARTMENT ACCESS. CONTACT FRESNO FIRE DEPARTMENT FOR REQUIREMENTS. CONSTRUCT TO FH STD. P-61
- DECORATIVE WROUGHT IRON FENCING AT PROJECT ENTRY
- WROUGHT IRON SECURITY GATES AT ENTRY / ELECTRONICALLY OPERATED
- PROPOSED CONTROLLED PEDESTRIAN ACCESS GATE
- PROPOSED PEDESTRIAN ACCESS TO FUTURE DEVELOPMENT TO THE WEST
- LINE OF OPEN CARPORTS SHOWN DASHED
- PROPOSED BAR-B-QUE AREA
- PROPOSED TOT LOT AREA / OWNER TO SELECT EQUIPMENT
- PROPOSED SWIMMING POOL
- PROPOSED MAIL DROP LOCATION
- LANDSCAPED MEDIAN AT PROJECT ENTRY
- PROPOSED MONUMENT SIGN AT PROJECT ENTRY
- ENTRY KEYPAD MOUNTED IN COLUMN
- PROPOSED GAZEBO
- PROPOSED BAR-B-QUE / PATIO AREA
- PICKLE BALL COURT
- PLANTER ISLAND AT PARKING AREA
- 5'-0" HIGH WROUGHT IRON FENCE AT POOL
- DOG PARK WITH 48" HIGH CHAIN LINK FENCE
- FENCED SERVICE AREA
- ROLLING AUTOMATIC SECURITY GATE AT SECOND EXIT
- ACCESS. PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY TO SITE ARRIVAL POINT
- 8'-0" HIGH CONG BLOCK WALL AT EAST PROPERTY LINE
- LINE OF OVERHEAD POWER LINE EASEMENT
- ACCESSIBLE PATH OF TRAVEL THROUGH SITE
- PROPOSED 6'-8" HIGH CMU WALL WITH 4" CAP AT SERVICE YARD
- PROVIDE A MIN. 8'-0" HIGH CONG. BLOCK WALL AT HERNDON EXPRESSWAY STREET FRONTAGE
- 12'-0" WIDE x 6'-0" HIGH METAL GATES AT SERVICE YARD
- INSTALL 30" STATE STANDARD STOP (STOP) SIGNS AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" DIA. GALVANIZED POST WITH THE BOTTOM 1" ABOVE GROUND. LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK, WHERE "RIGHT TURN ONLY" SIGN IS REQUIRED AT THE SAME LOCATION. INSTALL 30"x36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON THE SAME POST.
- PROVIDE "RIGHT TURN ONLY" SIGN AT PROJECT EXIT. SEE KEYNOTE NO. 38 FOR MOUNTING REQUIREMENTS
- CONSTRUCT A 12'-0" WIDE BIKE AND PEDESTRIAN TRAIL PER THE CITY OF FRESNO GENERAL PLAN AND FRESNO PUBLIC WORKS STDS. P-58, P-60 AND P-61 AND CALTRANS HIGHWAY DESIGN MANUAL CHAPTER 1000 FOR CLASS I BIKEWAYS (BIKE PATHS)
- OMITTED
- PROVIDE 12"x12" VISIBILITY TRIANGLE AT ALL DRIVE APPROACHES (TYP.)
- DEDICATE A 26' (MIN) EASEMENT FOR LANDSCAPE, BIKE AND PEDESTRIAN PURPOSES ONLY. ABOVE GROUND UTILITIES ARE NOT ALLOWED WITHIN THIS EASEMENT
- CONSTRUCT NEW CONG. CURB AND GUTTER PER FH STD. P-5
- CONSTRUCT 4'-0" HIGH WROUGHT IRON FENCE
- PRE-MANUF. METAL STORAGE BLDGS AT SERVICE YARD (2280 SQ. FT.)
- 40' WIDE SLIDING GATE AT STORAGE YARD
- FIRE APPARATUS TURNING RADIUS / 44 FT. TO CENTERLINE
- FIRE HYDRANT LOCATION. SEE FIRE DEPT. NOTE NO. 14 FOR REQUIREMENTS
- FIRE DEPARTMENT CONNECTION LOCATION. TYPICAL AT ALL BUILDINGS

KENT P. RODRIGUES Architect

2040 W. MAGILL, FRESNO, CA 93711 (559) 438-1790

ARCHITECT  
REGISTERED  
C-15955  
STATE OF CALIFORNIA

SHEET TITLE:  
Bella Vita Multifamily Development  
COMMERCIAL DEVELOPMENT

PROJECT TITLE:  
Bella Vita Multifamily Development

SE CORNER / HERNDON AND HAYES  
FRESNO, CALIFORNIA

REVISED 10/12/23  
REVISED 12/14/23  
REVISED 1/31/24  
REVISED 4/30/24  
REVISED 12/18/24  
REVISED 12/31/24

JOB NO.: ARMENHAYES

DRAWN BY: RODRIGUES

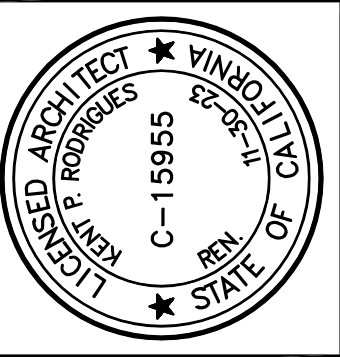
SHEET NO.:

A-1

OF 1 SHEETS

DATE: 9/21/21





SHEET TITLE:

COMPOSITE FLOOR PLAN -  
BUILDING TYPE 1

PROJECT TITLE:

MULTIFAMILY DEVELOPMENT  
PROPOSED 516 UNIT MULTIFAMILY PROJECT

WEST HERNDON AND HAYES  
FRESNO, CALIFORNIA

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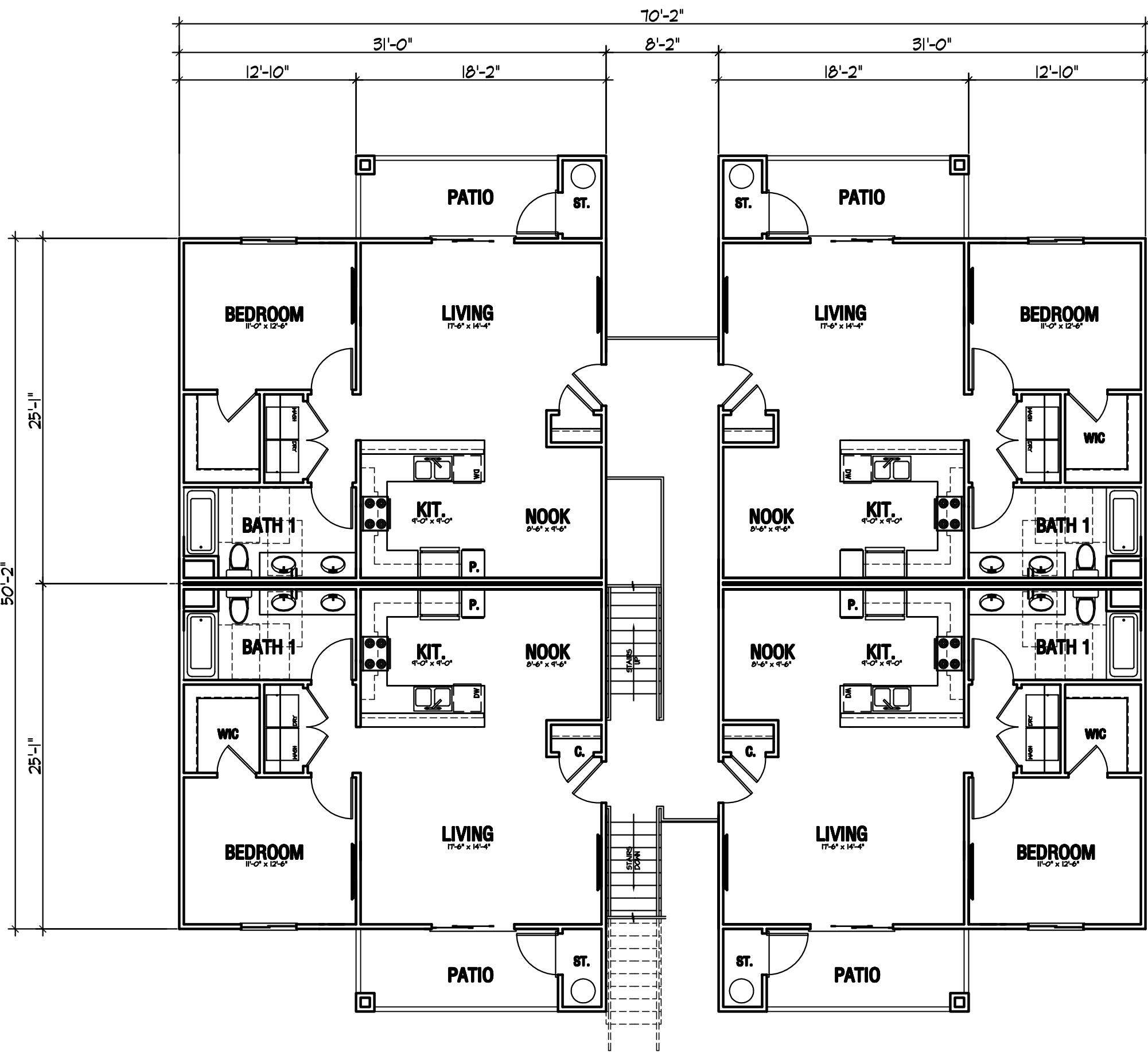
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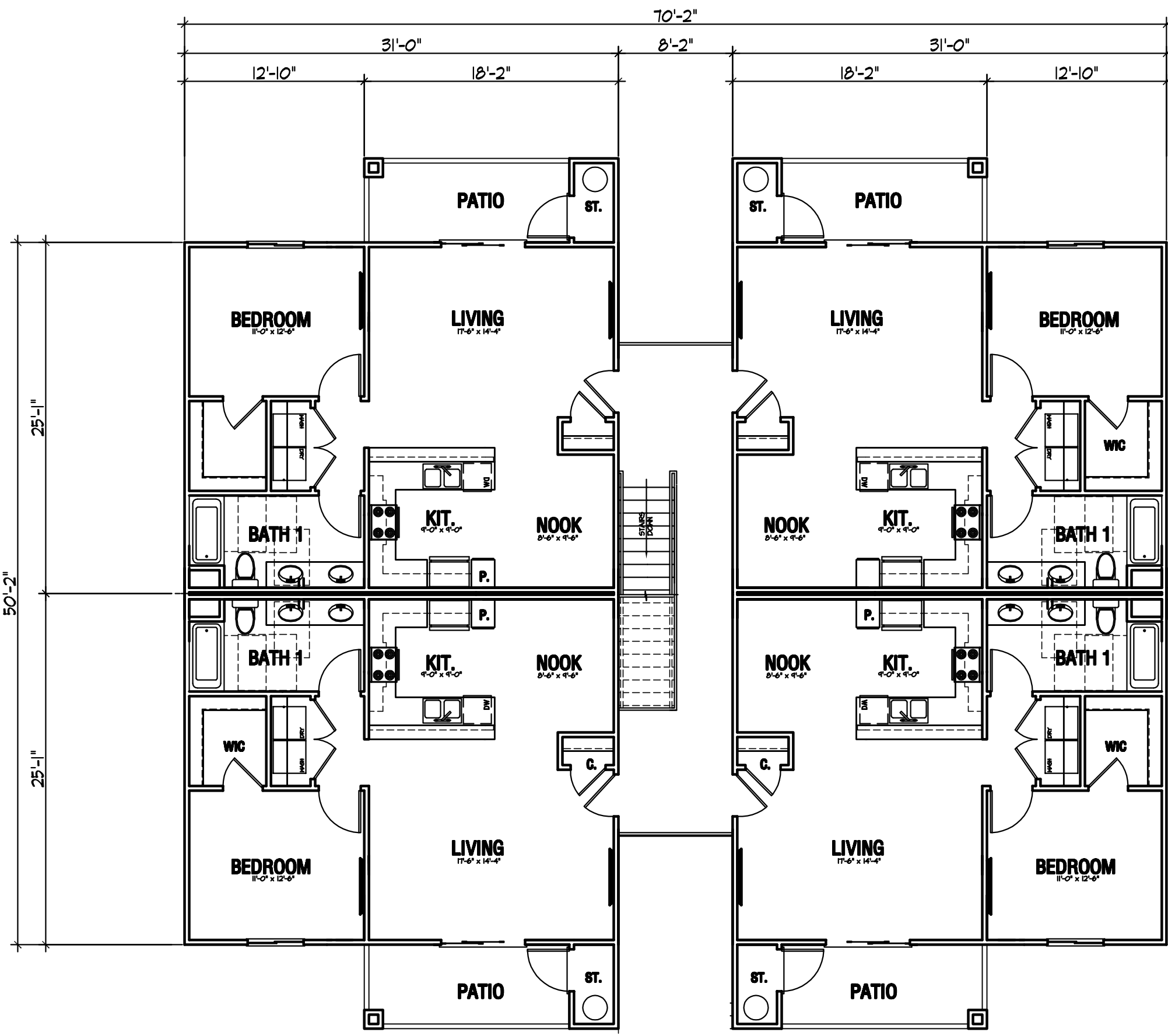
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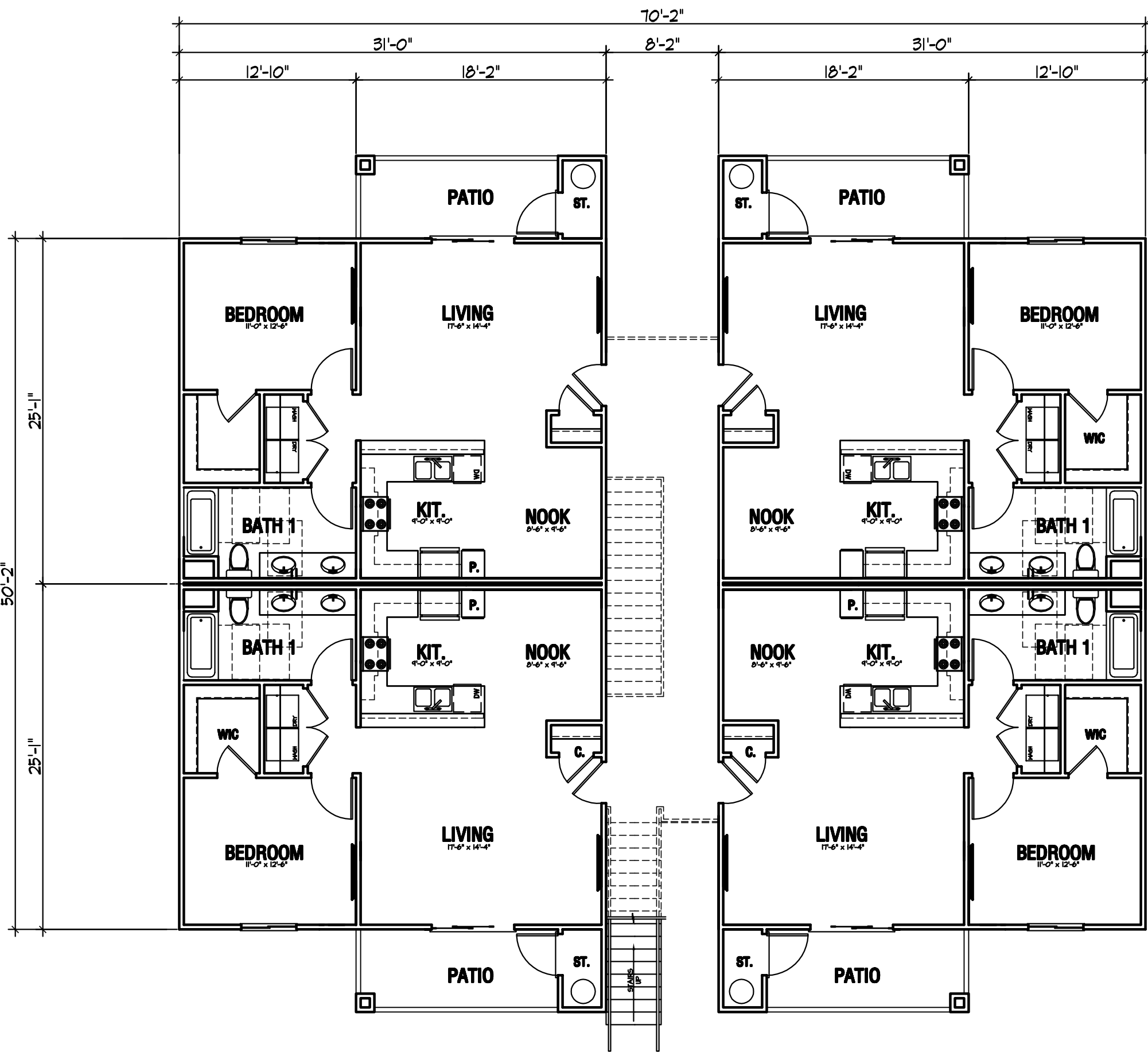
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SECOND FLOOR



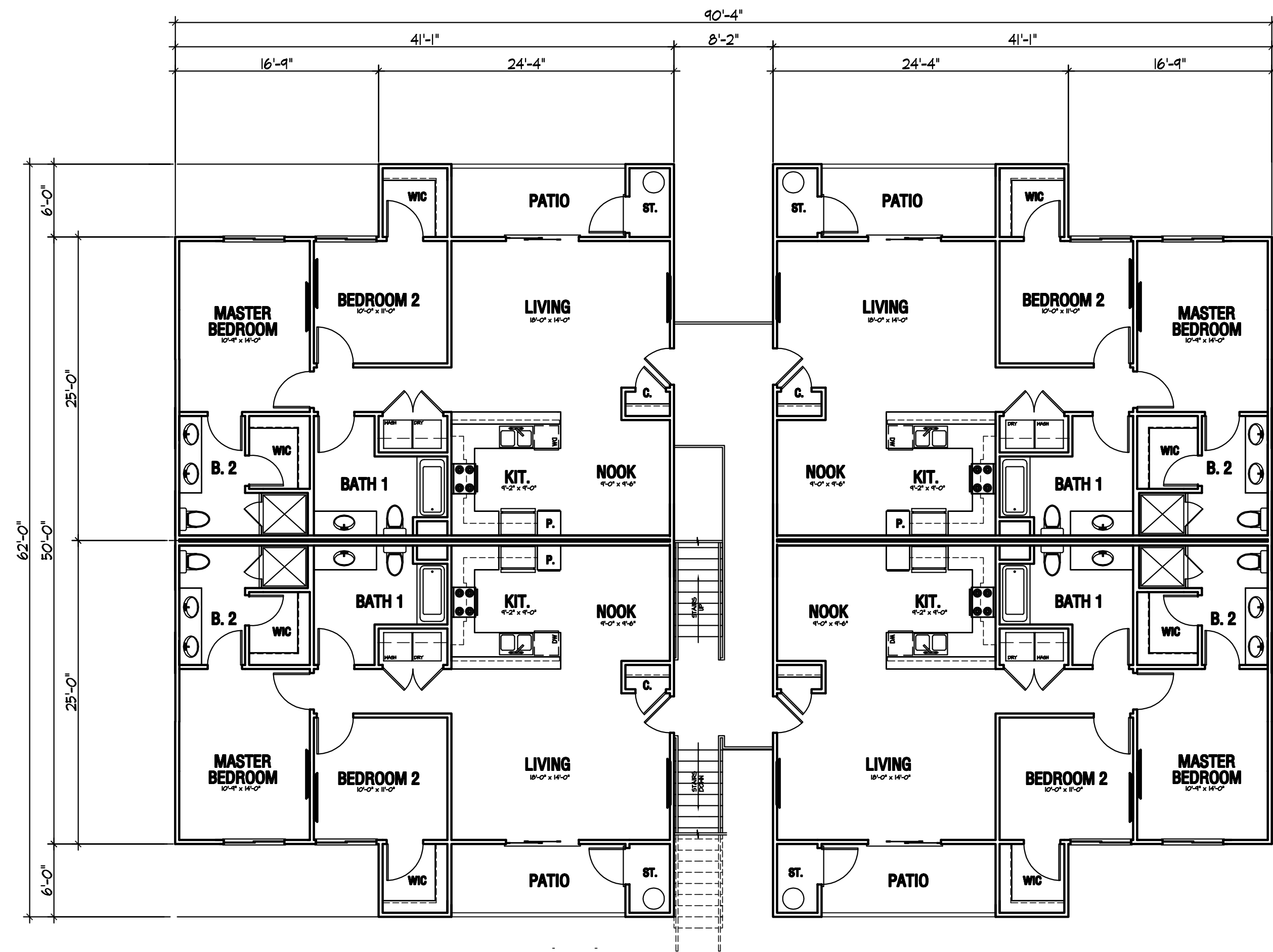
THIRD FLOOR



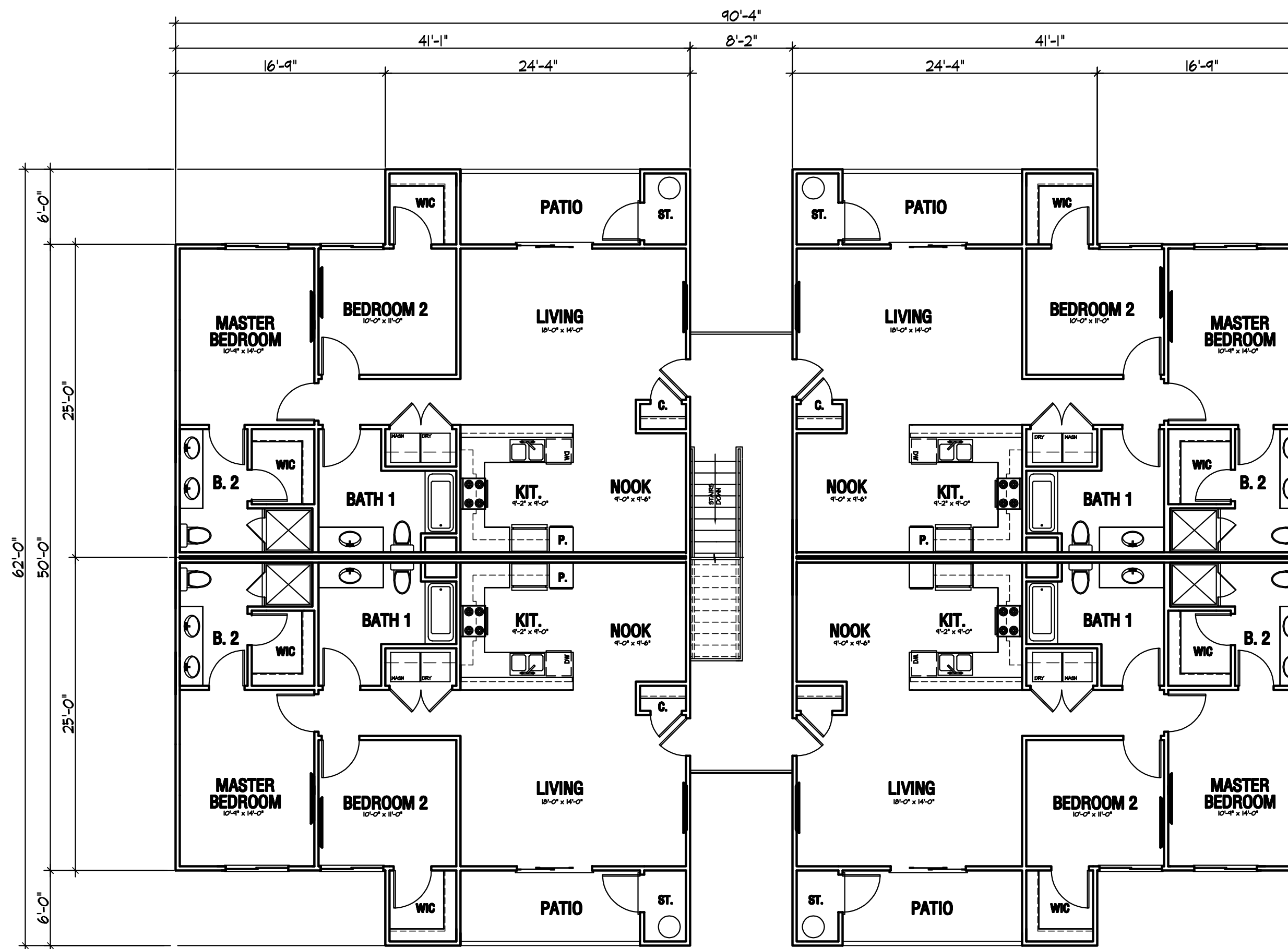
FIRST FLOOR

BUILDING TYPE 1

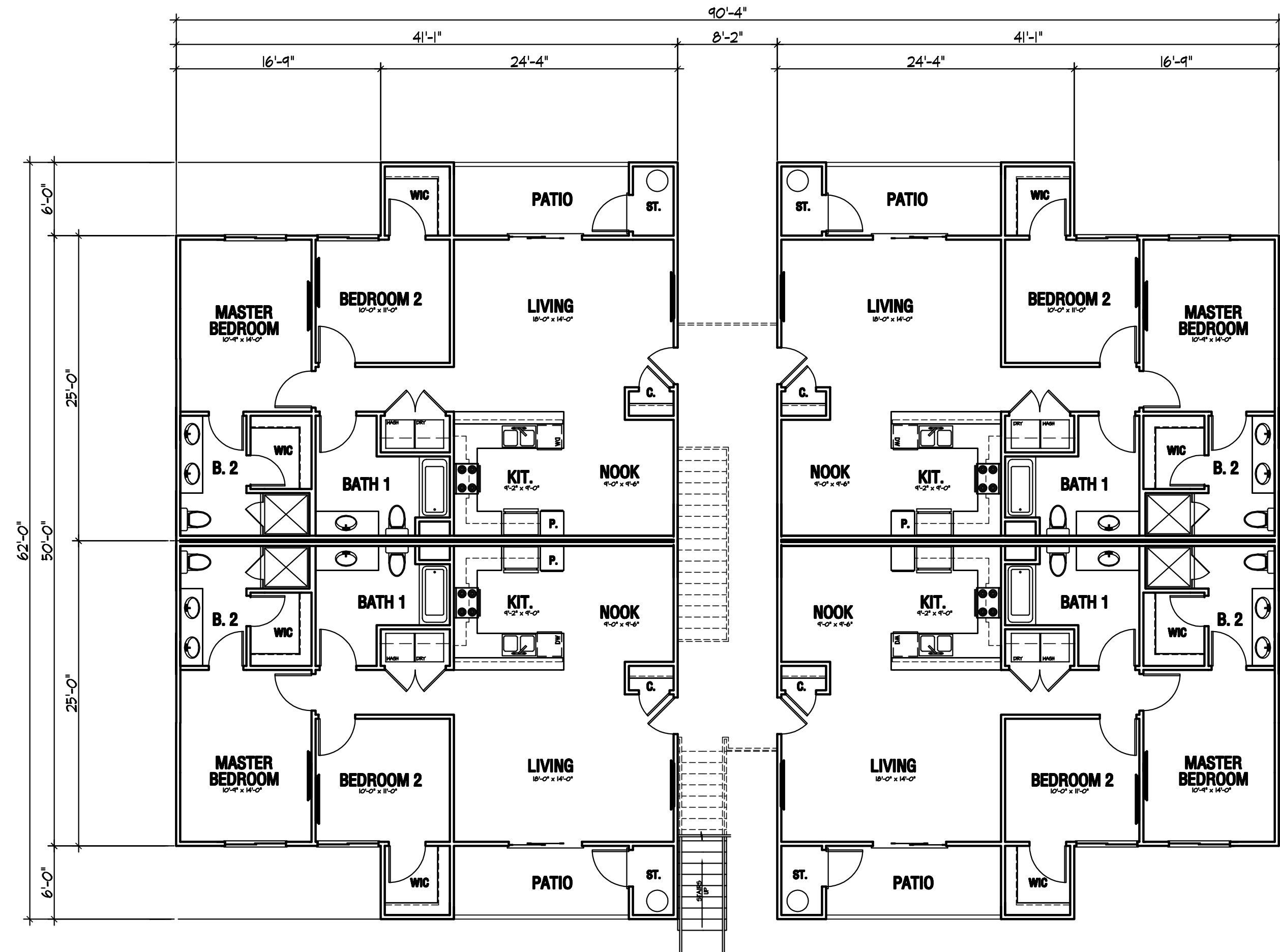
12 - ONE BEDROOM / ONE BATH UNITS



SECOND FLOOR

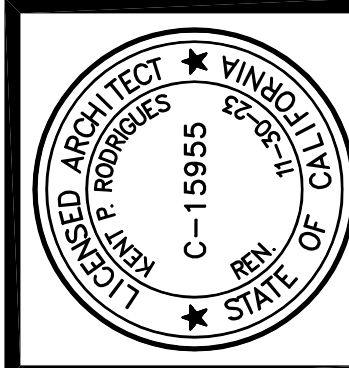


THIRD FLOOR



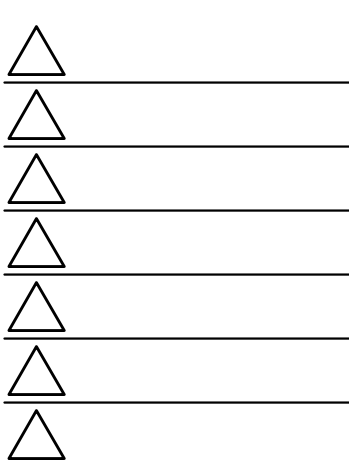
FIRST FLOOR

# BUILDING TYPE 2 12 - TWO BEDROOM / TWO BATH UNITS

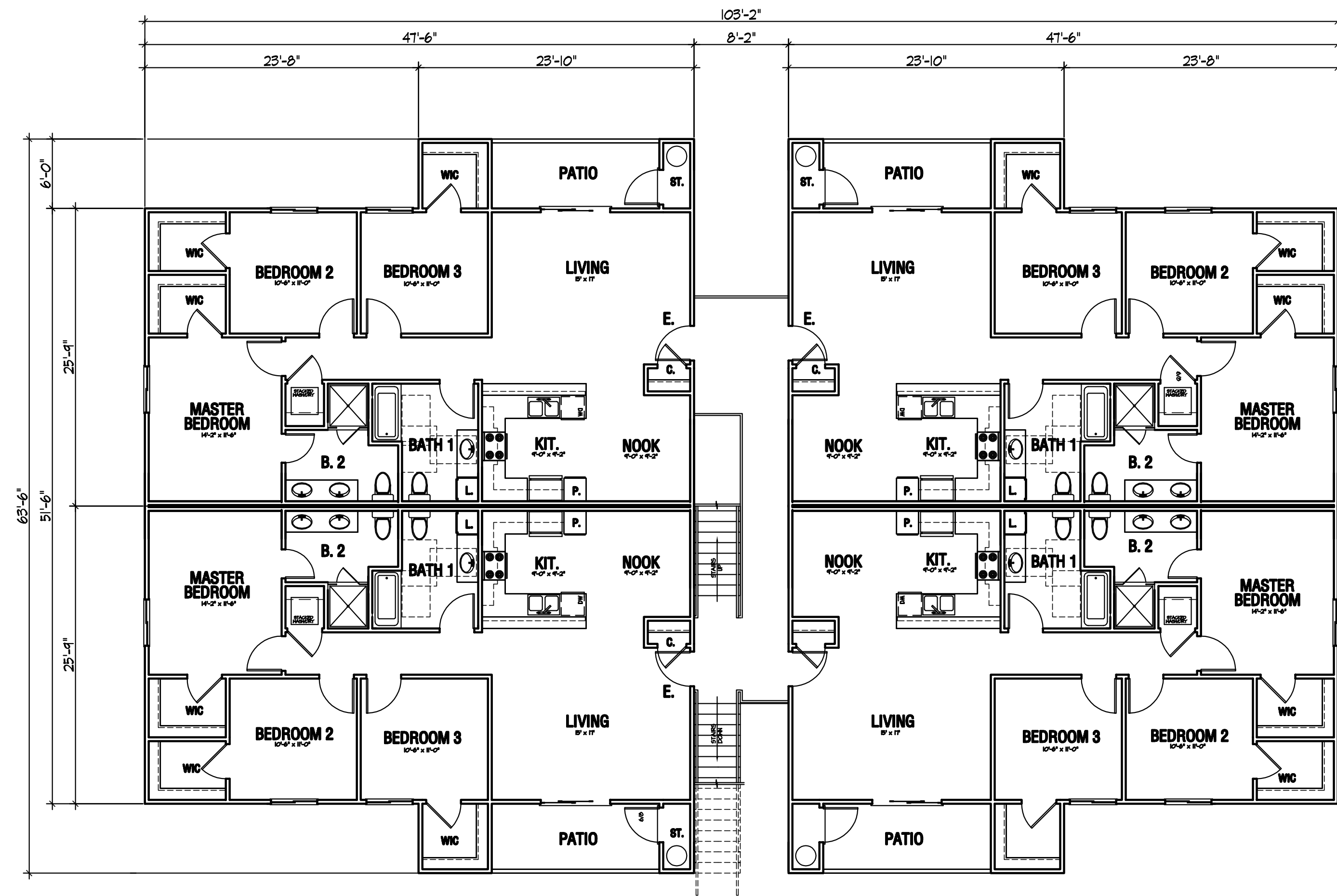


PROJECT TITLE:  
MULTIFAMILY DEVELOPMENT  
PROPOSED 516 UNIT MULTIFAMILY PROJECT  
SHEET TITLE:  
COMPOSITE FLOOR PLAN -  
BUILDING TYPE 2

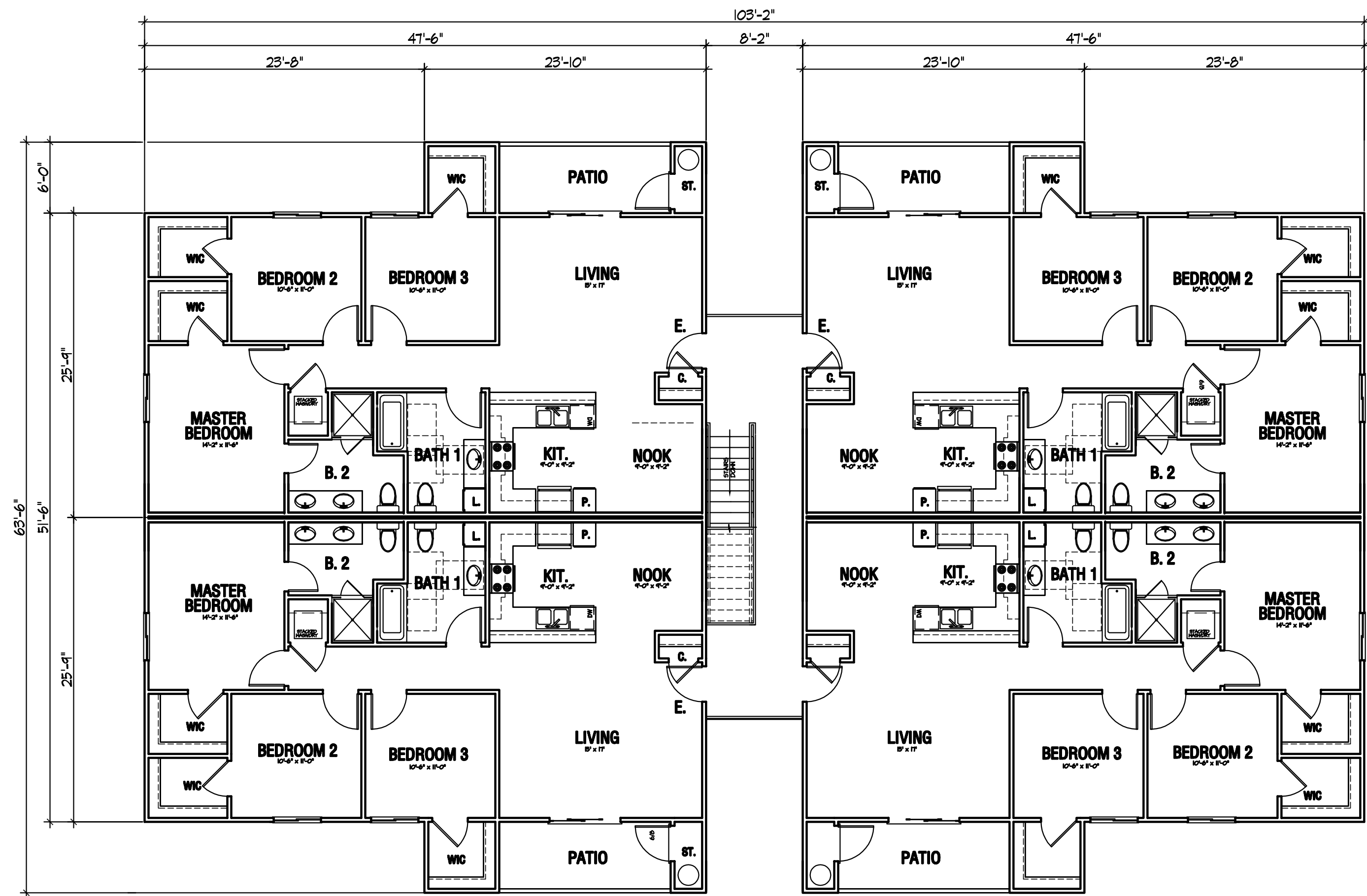
WEST HERNDON AND HAYES  
FRESNO, CALIFORNIA



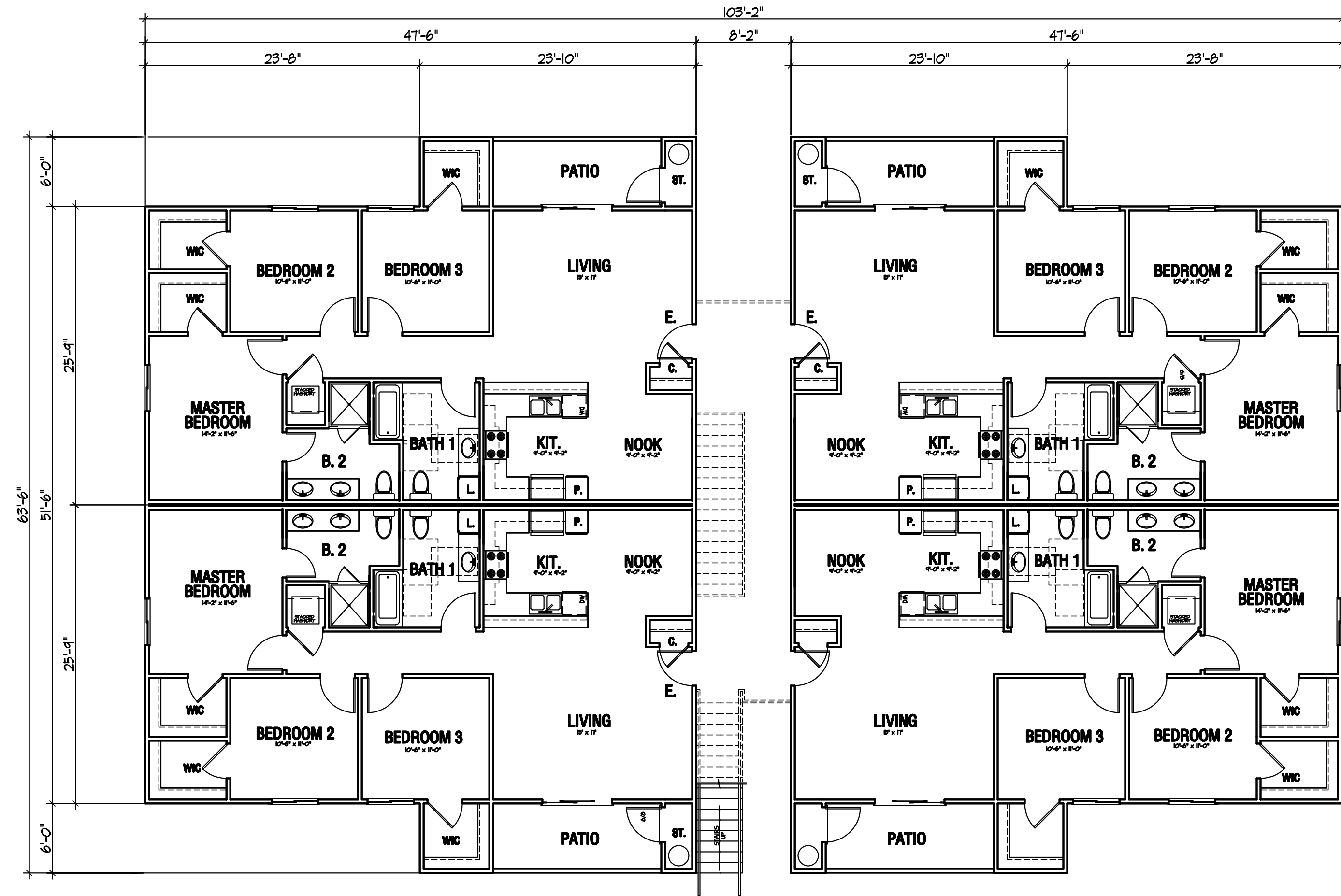




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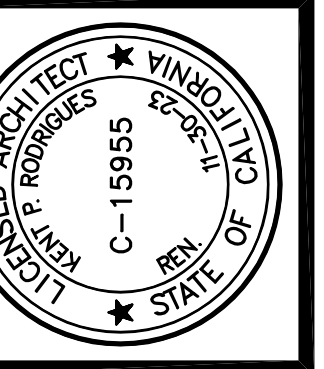
THIRD FLOOR



FIRST FLOOR

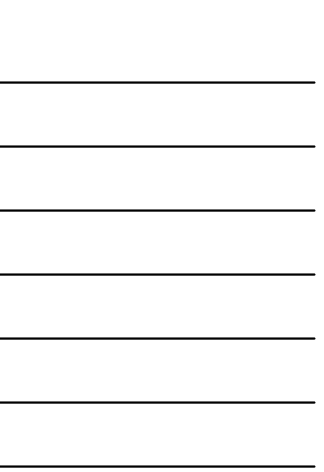
# BUILDING TYPE 3 12 - THREE BEDROOM / TWO BATH UNITS

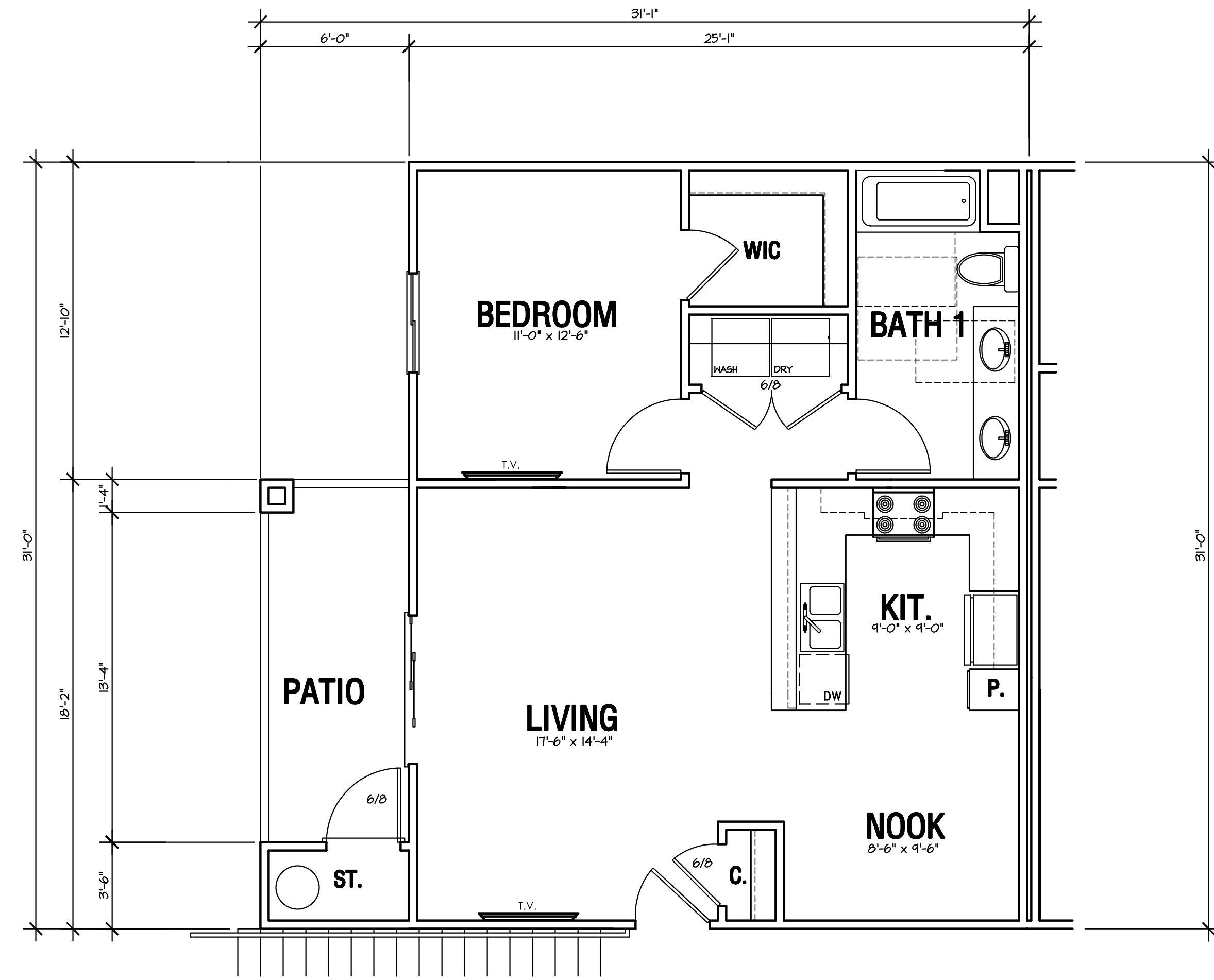
KENT P. RODRIGUES Architect  
2000 W. MAGILL, FRESNO, CA 93711 (559) 438-7700  
PLANNING • DESIGN • ARCHITECTURE



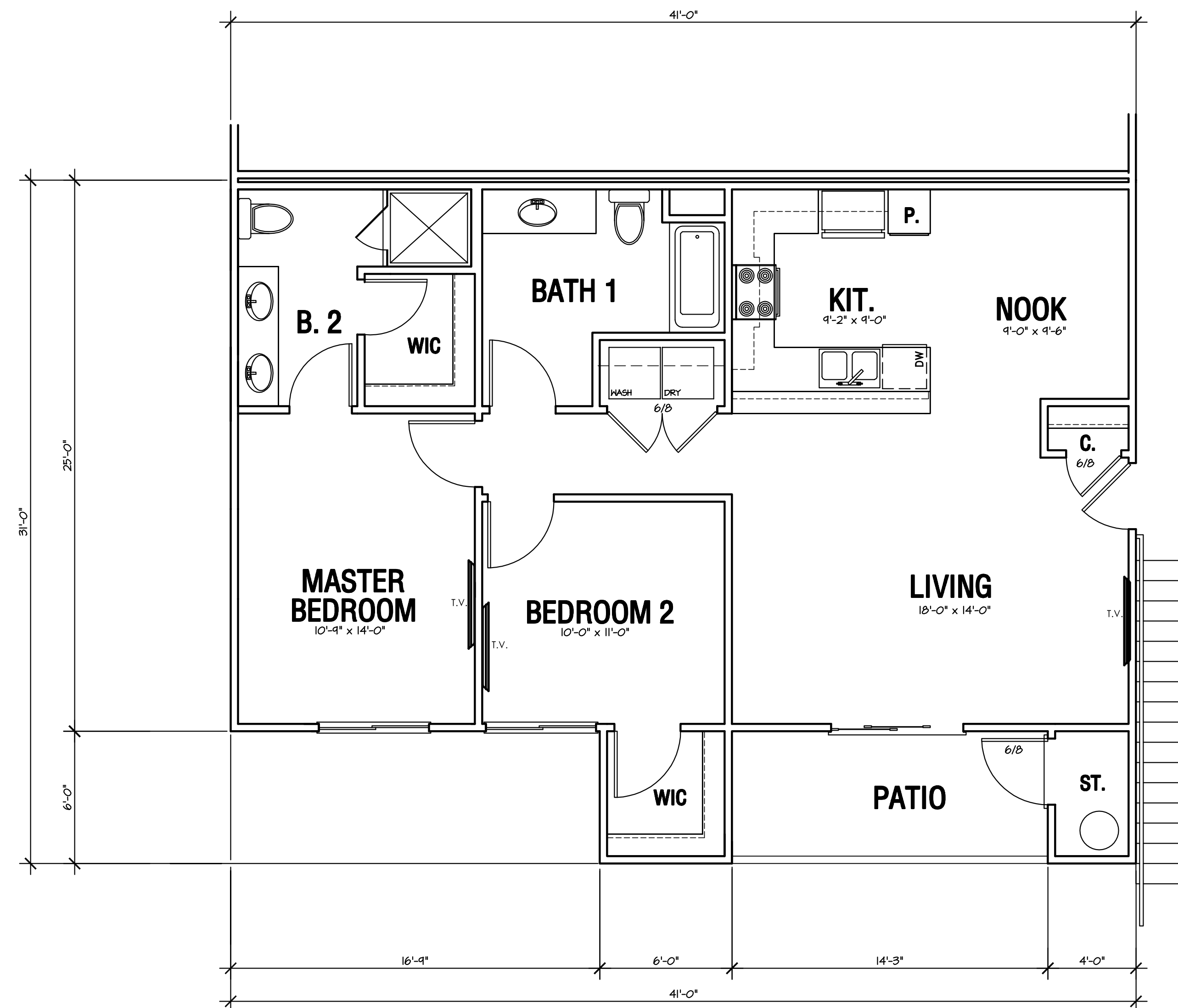
PROJECT TITLE:  
MULTIFAMILY DEVELOPMENT  
PROPOSED 516 UNIT MULTIFAMILY PROJECT  
SHEET TITLE:  
COMPOSITE FLOOR PLAN -  
BUILDING TYPE 3

WEST HERNDON AND HAYES  
FRESNO, CALIFORNIA

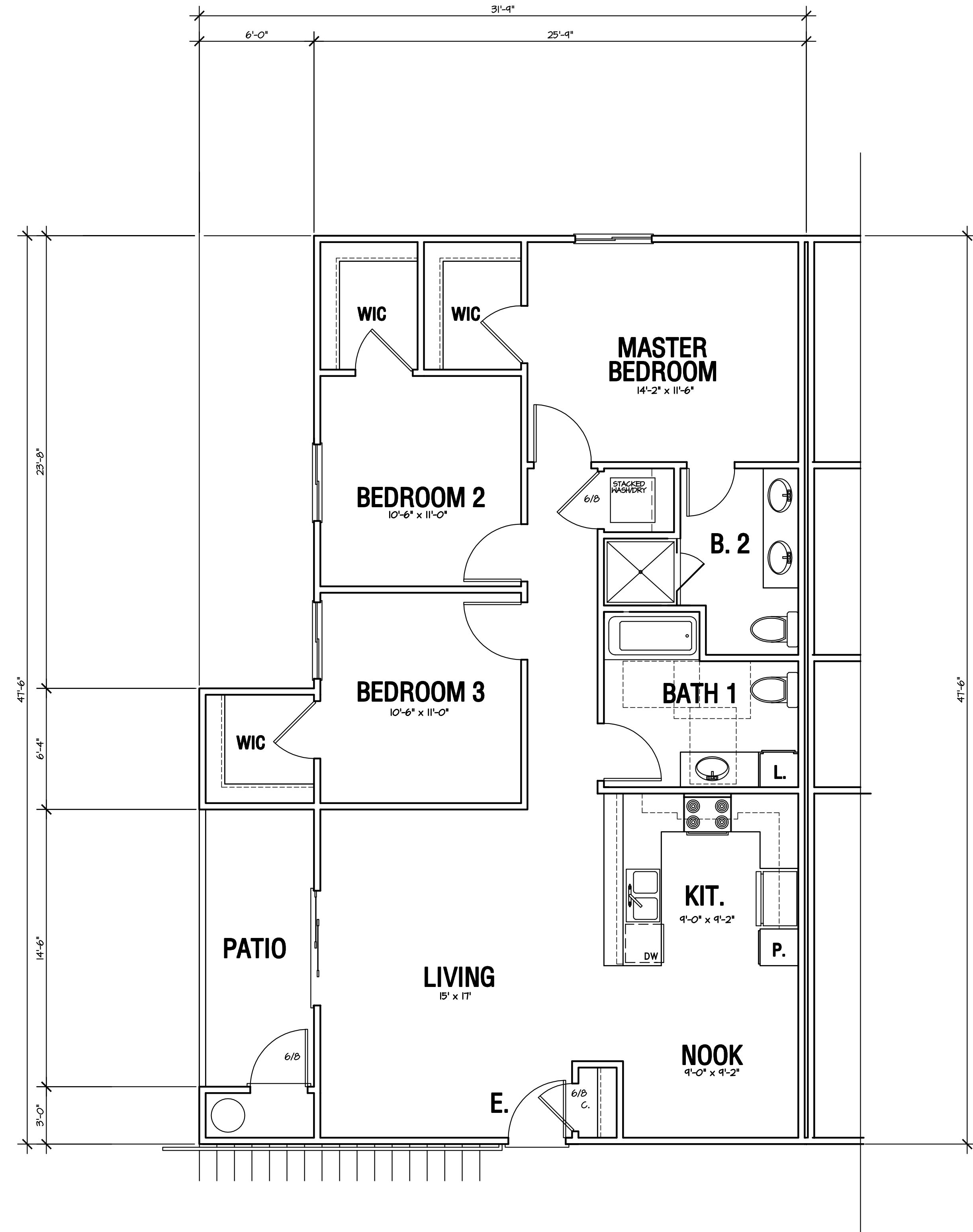




ONE BEDROOM / ONE BATH  
775 SQ. FT.



TWO BEDROOM / TWO BATH  
1060 SQ. FT.



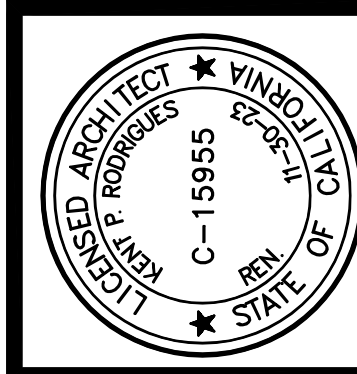
THREE BEDROOM / TWO BATH  
1,258 SQ. F.T

APPL. NO. P23-03993 EXHIBIT F-4 DATE 03/06/2024  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRESNO DARM DEPT

PROJECT TITLE:  
MULTIFAMILY DEVELOPMENT  
PROPOSED 516 UNIT MULTIFAMILY PROJECT

NEST HERNDON AND HAYES  
FRESNO, CALIFORNIA

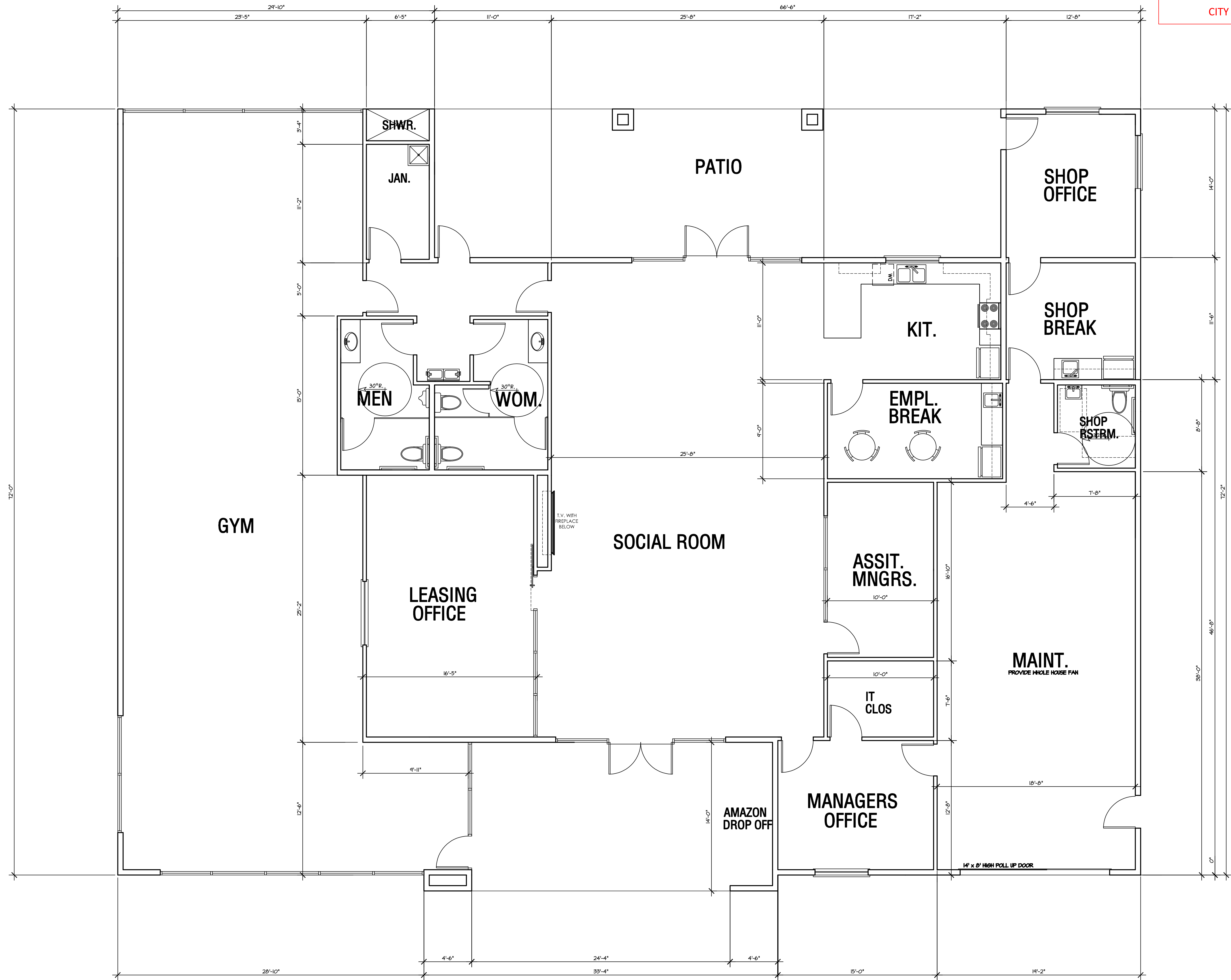
SHEET TITLE:  
FLOOR PLANS



**KR** KENT P. RODRIGUES Architect  
2080 W. MAGILL, FRESNO, CA 93711 (559) 498-1790  
PLANNING \* DESIGN \* ARCHITECTURE

JOB NO.: ARDENHAYES  
DRAWN BY: RODRIGUES  
SHEET NO.:  
**A-2**  
OF 1 SHEETS  
DATE: 6/1/23





APPL. NO. P23-03993    EXHIBIT F-5    DATE 03/06/2024

PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_

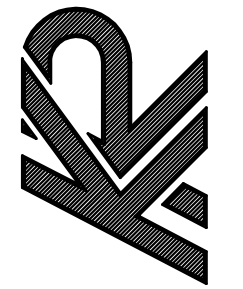
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APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

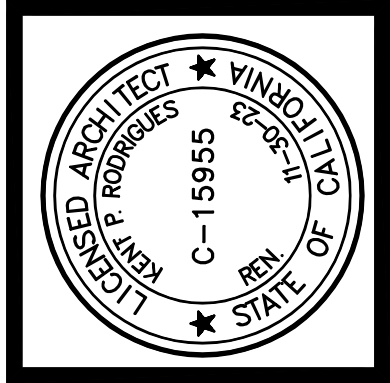
CITY OF FRESNO DARM DEPT

# FLOOR PLAN

5,384 SQ. FT.



**KENT P. RODRIGUES** Architect  
2080 W. MAGILL, FRESNO, CA 93711 (559) 488-1790  
PLANNING • DESIGN • ARCHITECTURE



SHEET TITLE:  
**RECREATION BUILDING FLOOR PLAN**

PROJECT TITLE:  
**MULTIFAMILY DEVELOPMENT  
PROPOSED 516 UNIT MULTIFAMILY PROJECT**  
WEST HERNDON AND HAYES  
FRESNO, CALIFORNIA

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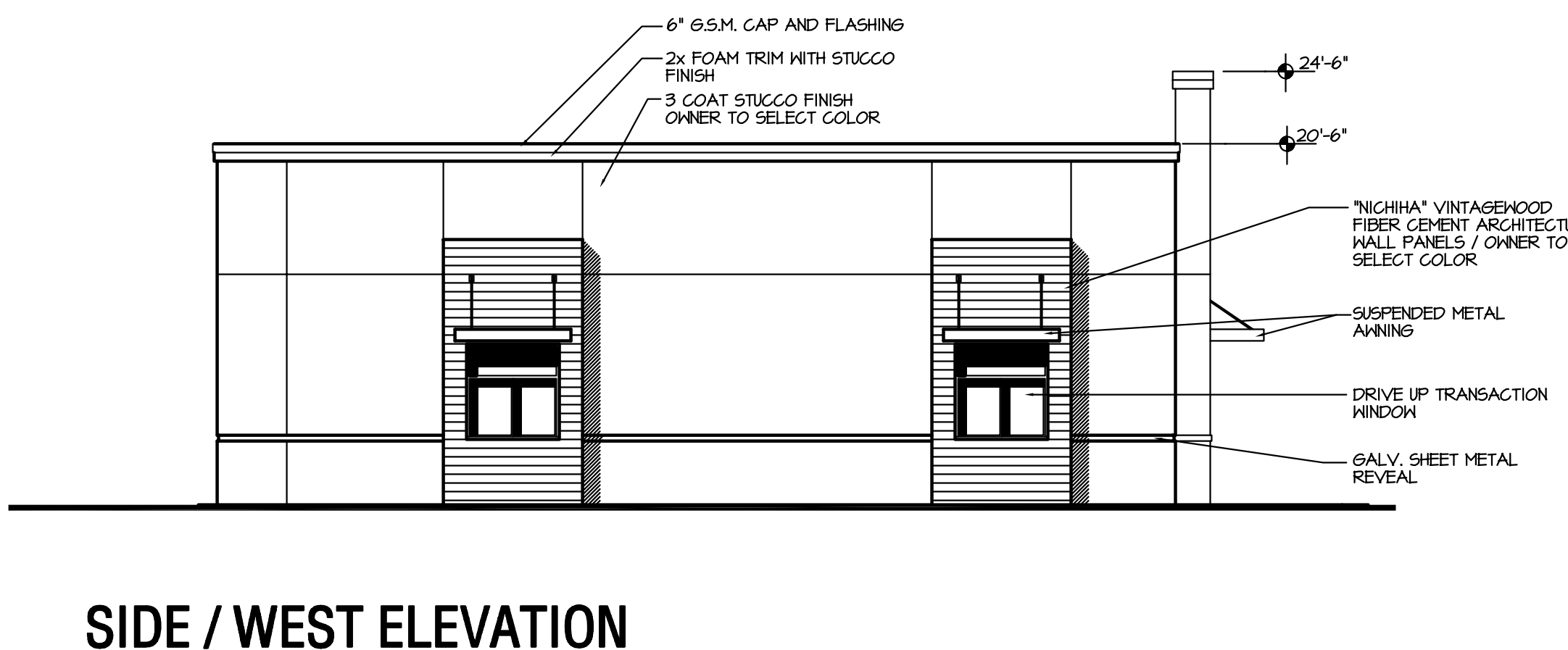
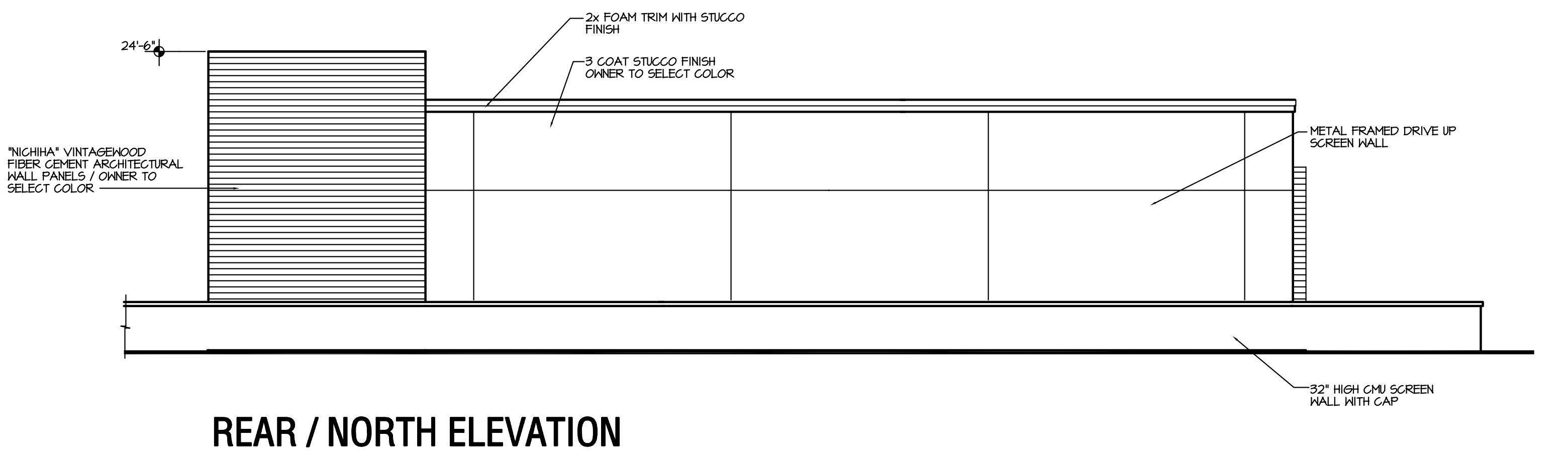
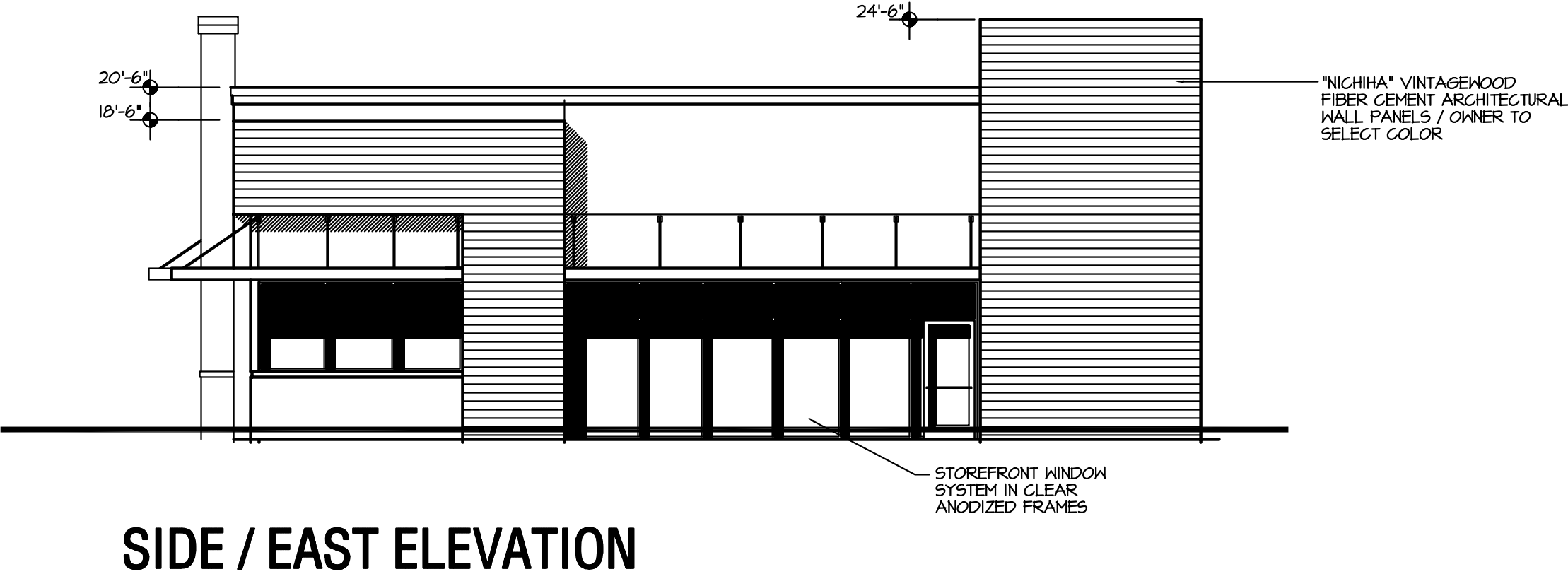
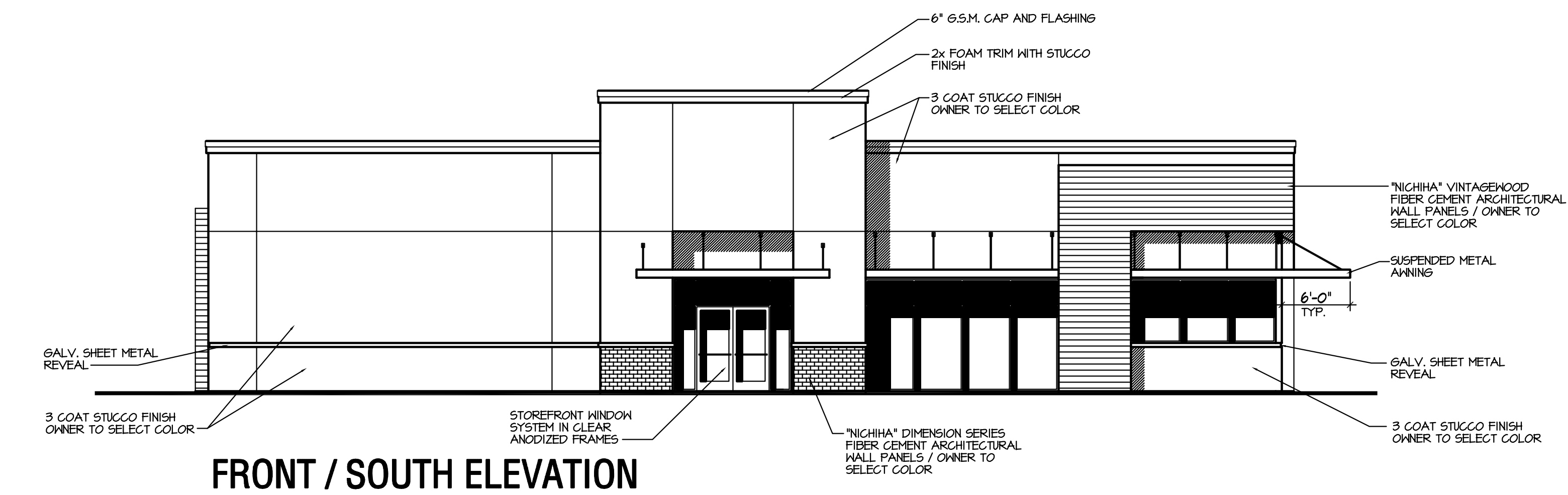
JOB NO.: ARDENHAYES

DRAWN BY: RODRIGUES

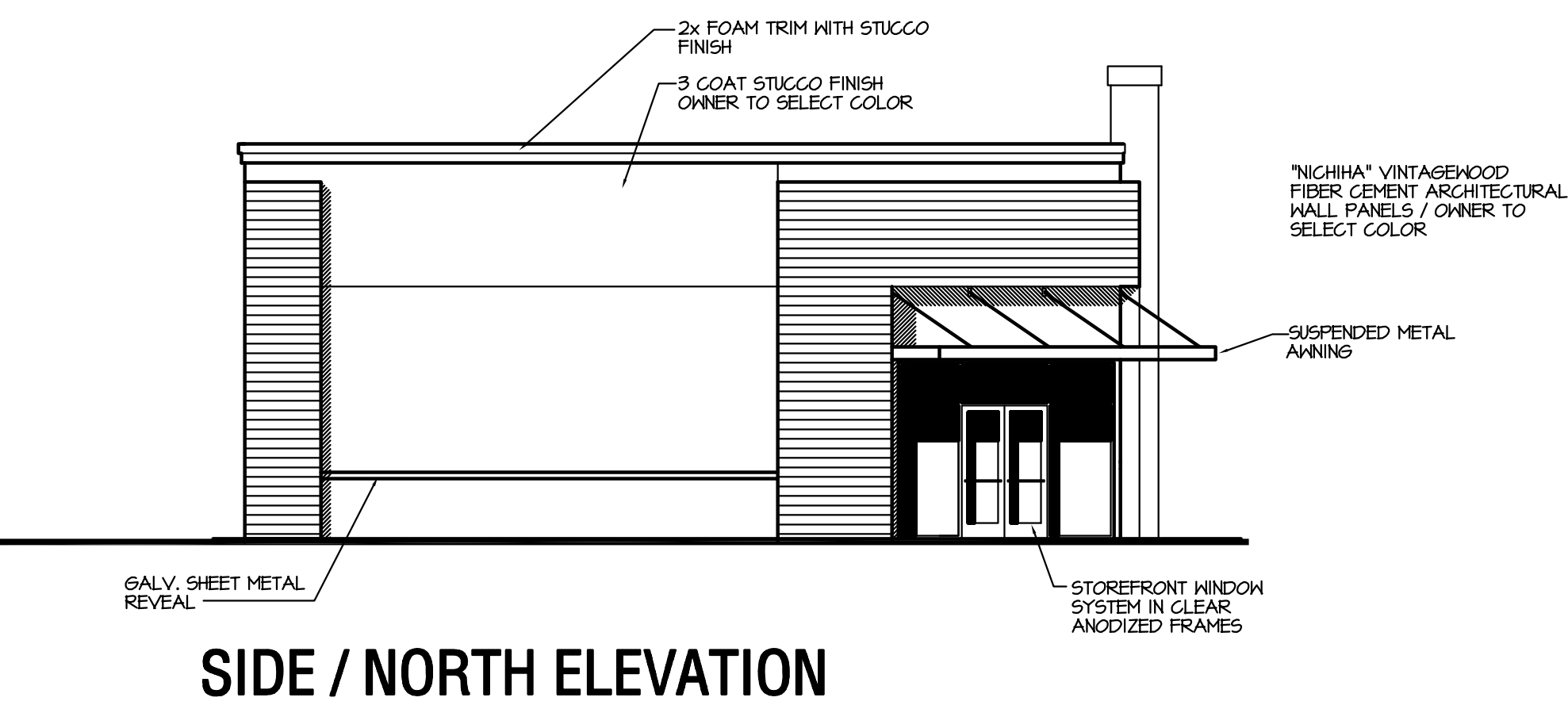
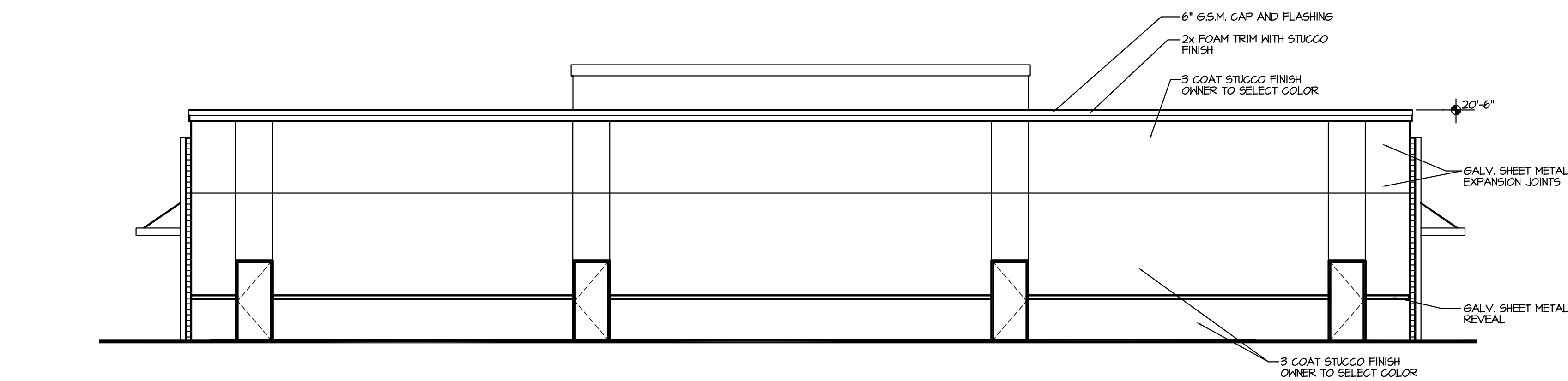
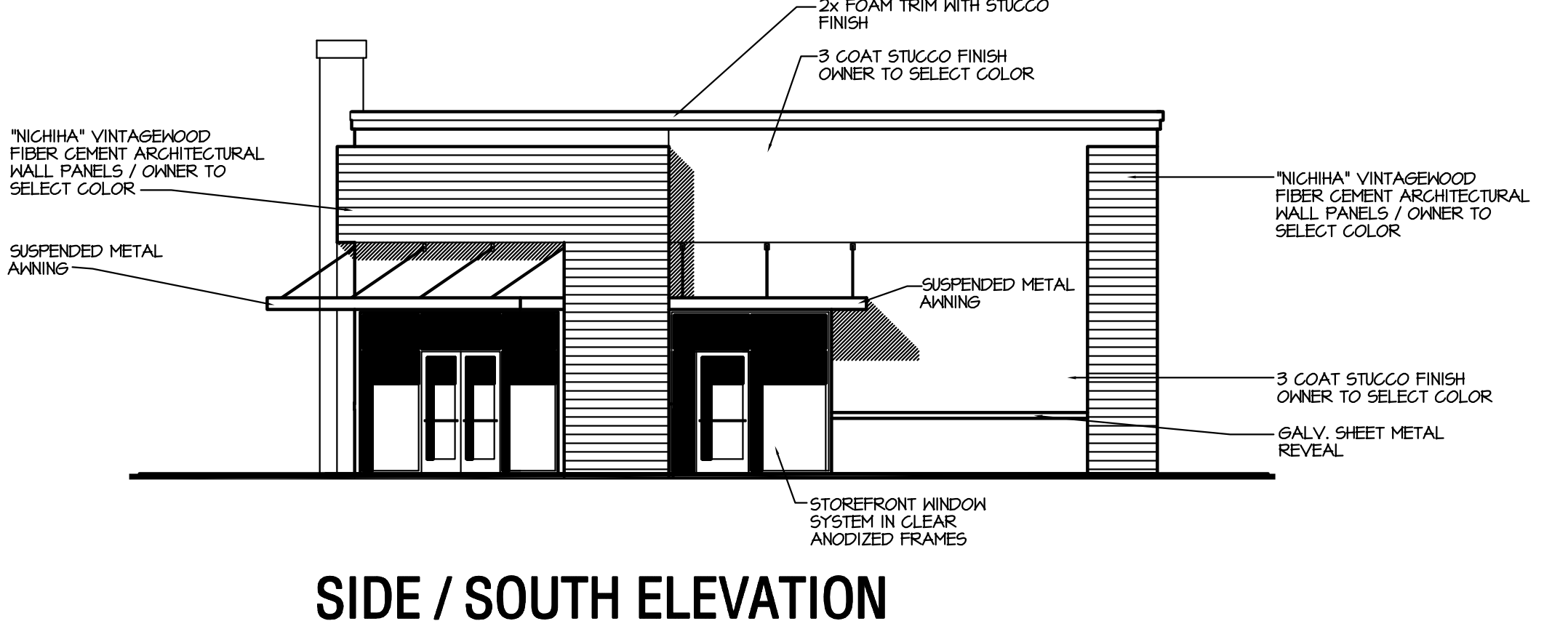
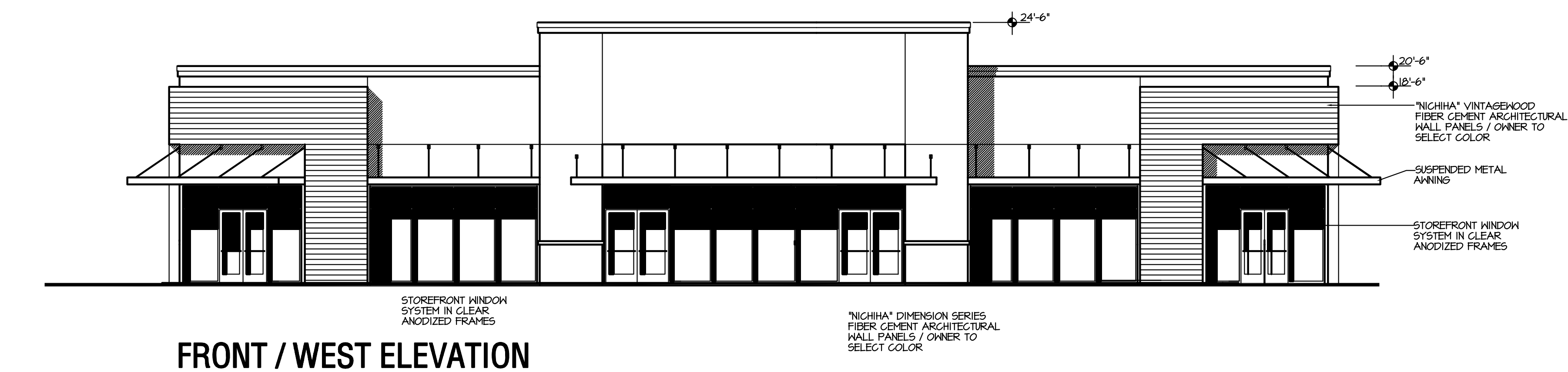
SHEET NO.:  
**A-2.1**

OF 1 SHEETS

DATE: 6/1/23



## COMMERCIAL PAD 1 BUILDING



REAR / EAST ELEVATION

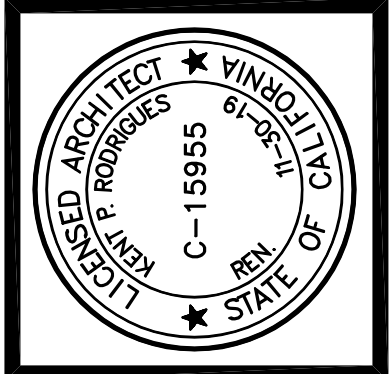
SIDE / NORTH ELEVATION

## COMMERCIAL PAD 2 BUILDING

# ELEVATIONS

### COMMERCIAL PAD BUILDINGS

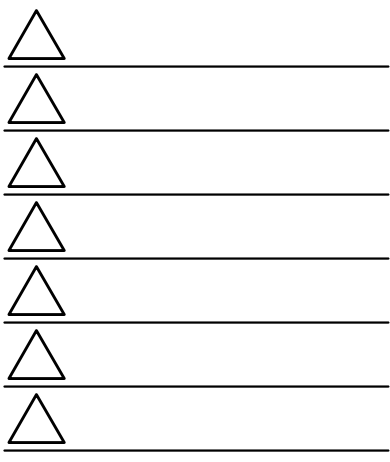
SCALE: 1/8"=1'-0"



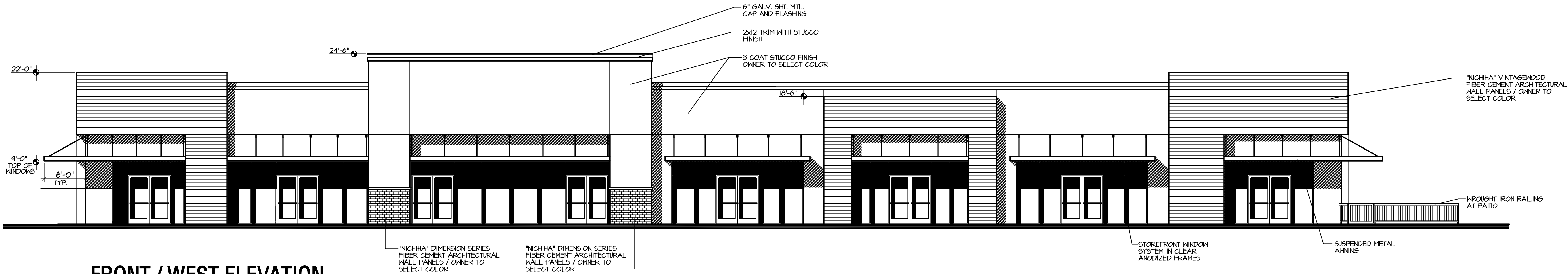
### COMMERCIAL PAD BUILDINGS ELEVATIONS

### COMMERCIAL DEVELOPMENT PROPOSED COMMERCIAL RETAIL PROJECT

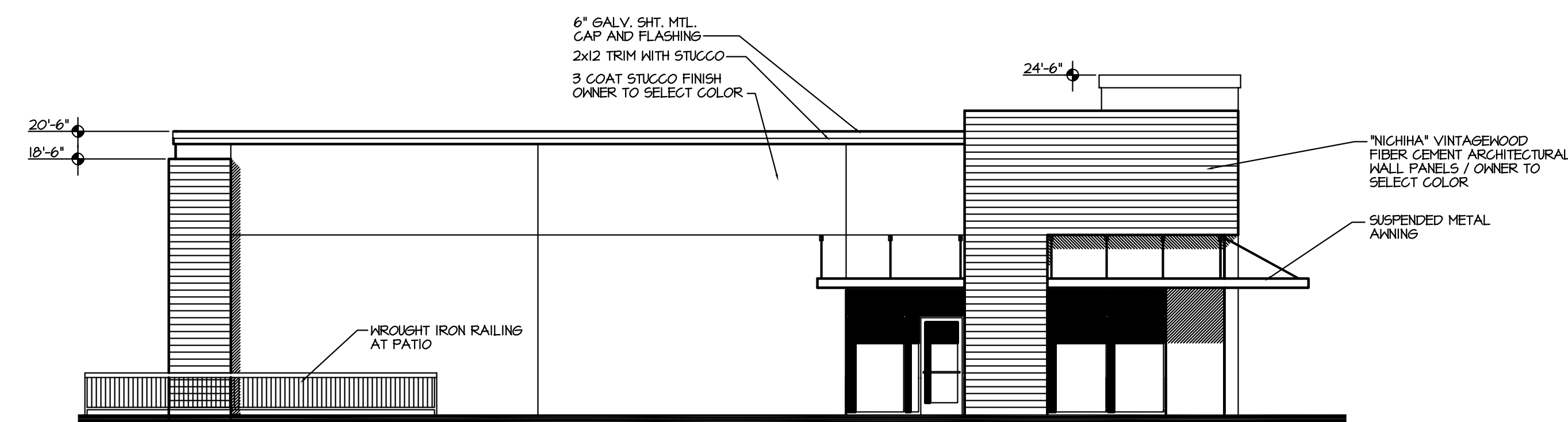
K. HERNDON AND HAYES  
FRESNO, CALIFORNIA



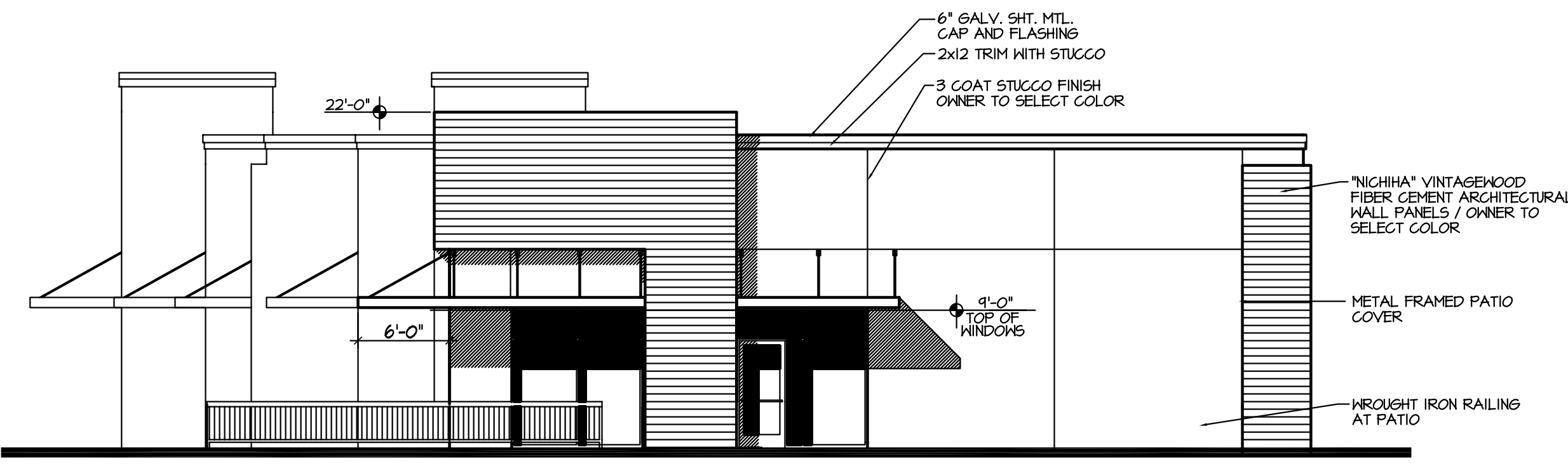




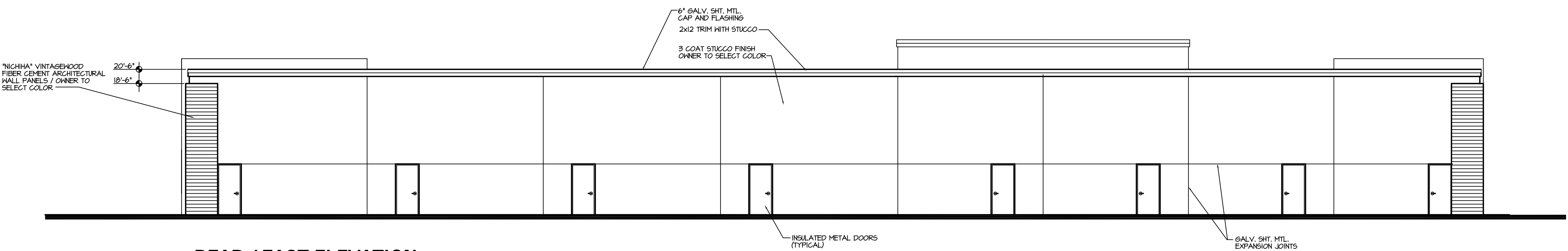
FRONT / WEST ELEVATION



SIDE / NORTH ELEVATION



SIDE / SOUTH ELEVATION

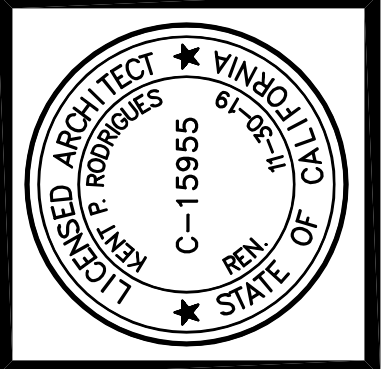


REAR / EAST ELEVATION

# ELEVATIONS

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

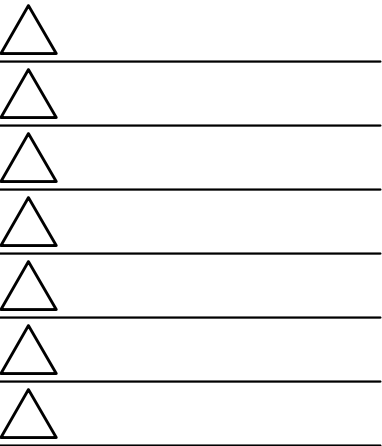
## COMMERCIAL SHELL BUILDING



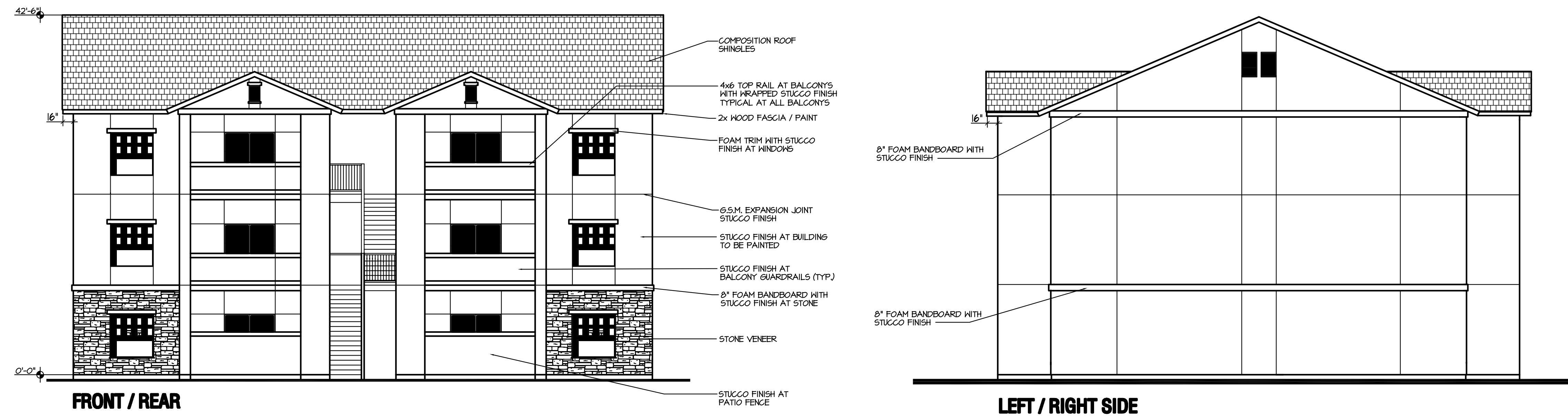
SHEET TITLE:  
**COMMERCIAL BUILDINGS ELEVATIONS**

PROJECT TITLE:  
**COMMERCIAL DEVELOPMENT  
PROPOSED COMMERCIAL RETAIL PROJECT**

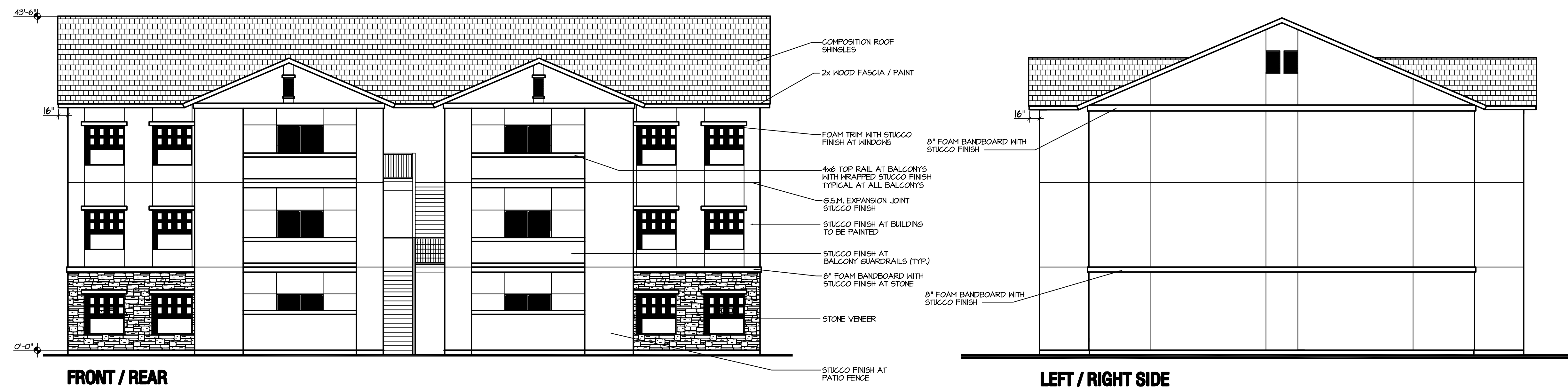
K. HERNDON AND HAYES  
FRESNO, CALIFORNIA



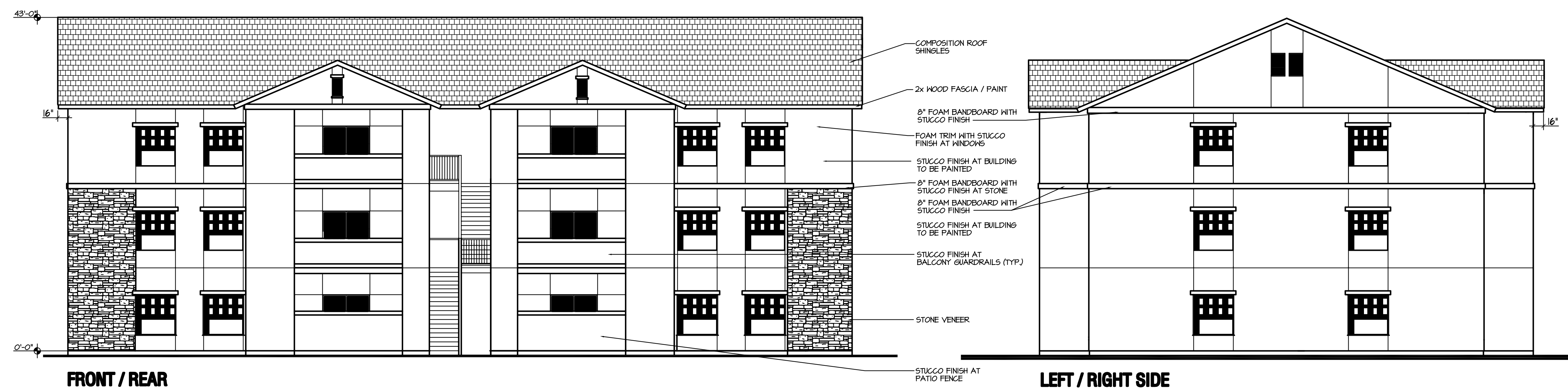




**BUILDING TYPE 1 ONE BEDROOM / ONE BATH**



**BUILDING TYPE 2 TWO BEDROOM / TWO BATH**

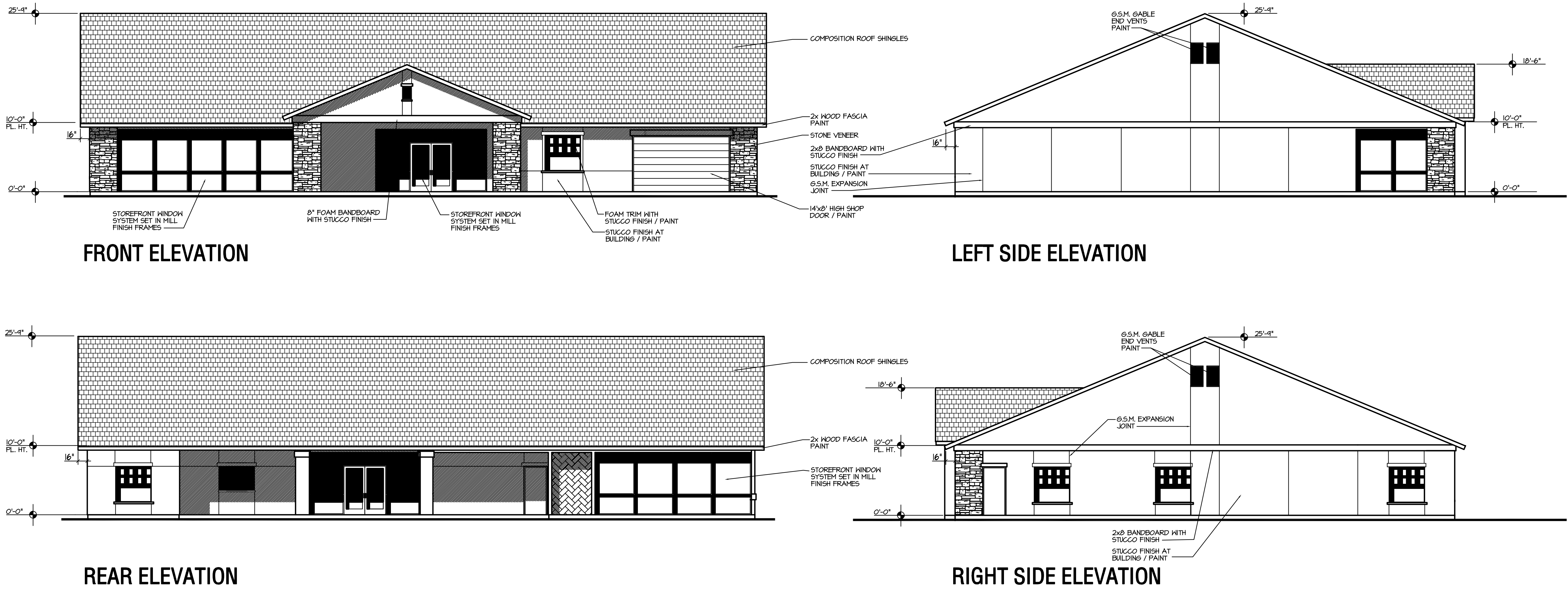
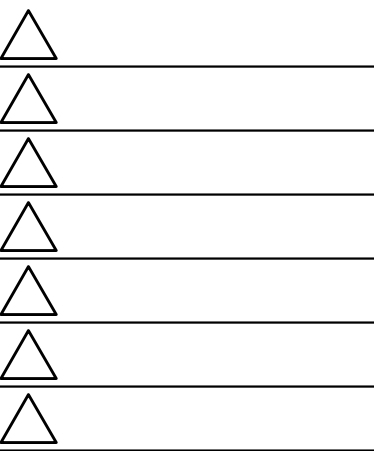
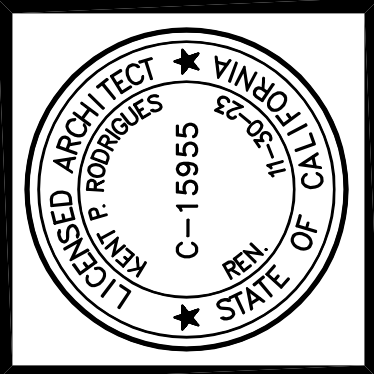


**BUILDING TYPE 3 THREE BEDROOM / TWO BATH**

SHEET TITLE:  
ELEVATIONS

PROJECT TITLE:  
MULTIFAMILY DEVELOPMENT  
PROPOSED 516 UNIT MULTIFAMILY PROJECT  
WEST HERNDON AND HAYES  
FRESNO, CALIFORNIA





ELEVATIONS

RECREATION BUILDING

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