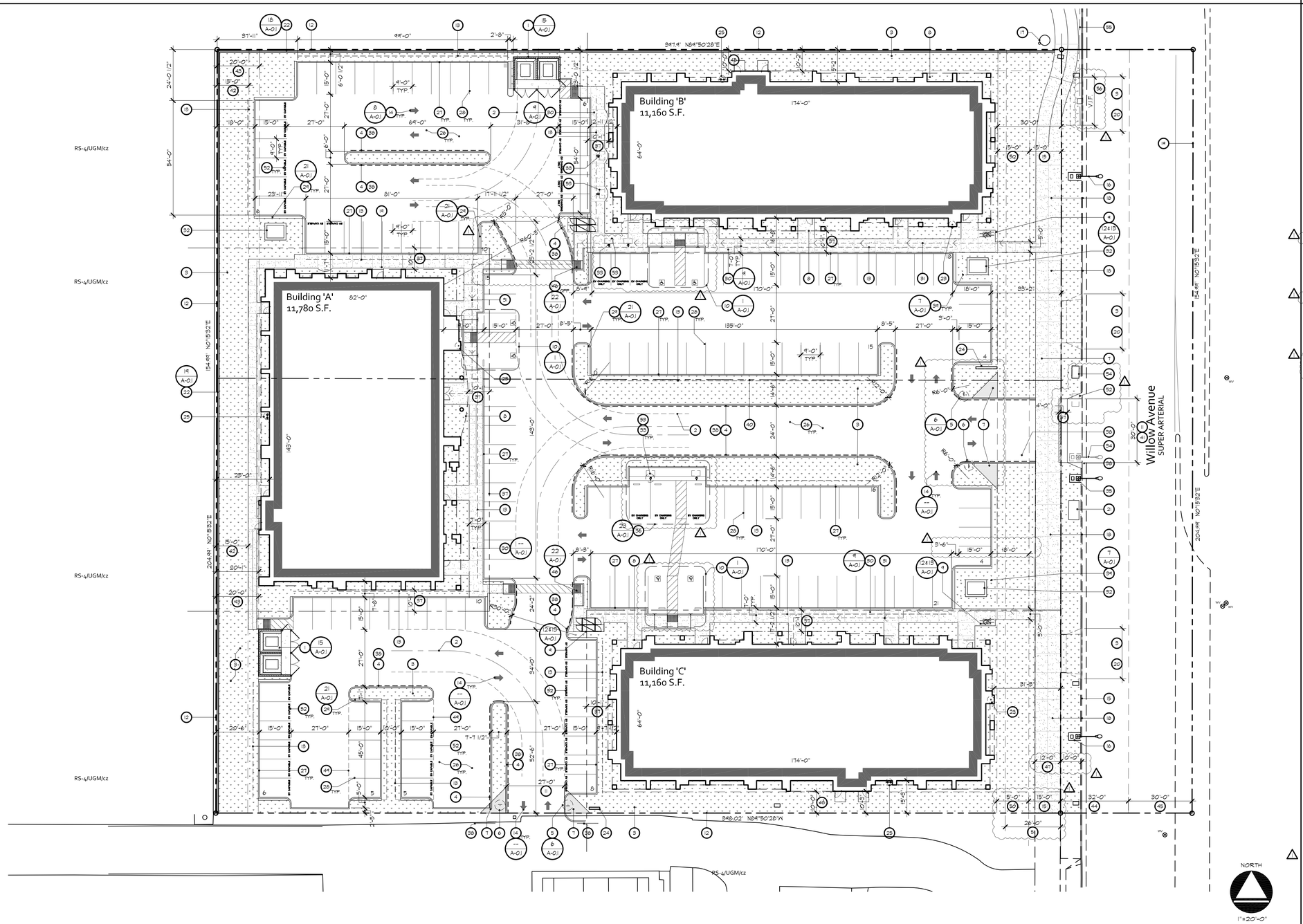
Exhibit D – Plan Exhibits

THIS DRAWING OR SPECIFICATIONS AND ANY IDEAS CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON OR ENTITY OTHER THAN THE OWNER OF THE PROJECT FOR WHICH THEY WERE PREPARED, AND NO COPY OR REPRODUCTION OF SAME MAY BE MADE WITHOUT THE CONSENT OF THE ARCHITECT. INCORPORATED

Site Plan



Keyed Site Plan Notes

1. NEW CMU TRASH / RECYCLING ENCLOSURE. INSTALL PER CITY STANDARD P-33B, P-34, AND REFER TO DETAILS FOR ADDITIONAL INFORMATION.
2. INDICATES 54'-0" OUTSIDE - 44'-0" CENTERLINE - 34'-0" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT AND SANITATION VEHICLES.
3. NEW LANDSCAPE AREA. REFER TO LANDSCAPE AND IRRIGATION PLANS FOR ADDITIONAL INFORMATION.
4. DASHED LINE INDICATES LOCATION OF NEW FIRE LANE CURBS PAINTED RED W/ "NO PARKING - FIRE LANE" TEXT.
5. LOCATION OF NEW TOW-AWAY SIGNAGE REFER TO DETAIL FOR ADDITIONAL INFORMATION.
6. INSTALL 30" STATE STANDARD "STOP" SIGN AT LOCATION SHOWN. WHERE A "RIGHT TURN ONLY" SIGN IS REQUIRED AT THE SAME LOCATION, INSTALL A 30"X36" STATE STANDARD IMMEDIATELY BELOW THE STOP SIGN ON THE SAME POST. SIGN(S) SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE LOWEST SIGN 7'-0" ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND A MAJOR STREET SIDEWALK.
7. 12'-0" VISIBILITY TRIANGLE.
8. DASHED LINE INDICATES CANOPY/ROOF OVERHANG.
9. NEW BICYCLE RACK AND LOCKERS. PROVIDE "DERO" RR2H STAINLESS STEEL SCHEDULE 10 SURFACE MOUNT 5 SPACE RACK AND MN. 3 SPACE "HADRIAN" MAD LOCKER DIVIDED. REFER TO DETAILS 3 & 4/A-0.1 FOR ADDITIONAL INFORMATION. PROVIDE ARCHITECT WITH SHOP DRAWINGS AND COLOR SAMPLE FOR APPROVAL.
10. LOCATION OF NEW ACCESSIBLE PARKING STALLS. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
11. NEW DRIVE APPROACH. INSTALL PER FW STD. P-2, P-6 & P-48.
12. INDICATES EXISTING PROPERTY LINE.
13. 3 FT. VEHICLE OVERHANG. NO OBSTRUCTIONS ALLOWED WITHIN THIS BUFFER.
14. PAINTED DIRECTIONAL ARROW. COLOR TO BE TRAFFIC WHITE. REFER TO DETAIL FOR ADDITIONAL REQUIREMENTS.
15. EXISTING FID EASEMENT.
16. INDICATES LOCATION OF EXISTING STREET LIGHT.
17. INDICATES LOCATION OF EXISTING WELL.
18. EXISTING CONCRETE CURB, GUTTER AND SIDEWALK. SIDEWALK. SIDE WALK TO HAVE 5% MAX. SLOPE IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.
19. STREET SECTION LINE.
20. EXISTING DRIVE APPROACH TO BE REMOVED AND INSTALL CURB AND GUTTER PER FW STD FW-5 AND P-48.
21. EXISTING UTILITIES VAULT. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
22. NEW 6'-0" HIGH CMU WALL. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
23. INDICATES LOCATION OF NEW FIRE RISER AND POINT OF CONNECTION.
24. INDICATES MONUMENT SIGNAGE. SIGNAGE TO BE UNDER SEPARATE PERMIT.
25. NEW GAS METER LOCATION.
26. NEW A.C. PAVING. INSTALL PER PUBLIC WORKS STANDARD P-21, P-22 AND P-23. REFER TO CIVIL DRAWING FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
27. LOCATION OF NEW 6" HIGH CONCRETE CURB - REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
28. NEW 4" WIDE PARKING STRIPE TO BE PAINTED TRAFFIC WHITE PER CITY STANDARDS.
29. INDICATES 12" CONCRETE CURB EXTENSION. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
30. NEW CONCRETE FLATWORK. REFER TO DETAILS AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
31. ACCESSIBLE PATH OF TRAVEL FROM A PUBLIC WAY. WALKS TO HAVE A MAXIMUM OF 5% SLOPE AND 2% CROSS SLOPE - LANDINGS AT RAMPS TO BE 2% MAXIMUM FOR 48" MINIMUM BEYOND EDGE OF RAMP. 6'-0" AT OUTDOOR SEATING. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
32. NEW PG&E PAD AND MOUNTED TRANSFORMER. REFER TO SITE UTILITY AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
33. LOCATION OF REQUIRED EVSE CHARGING STATION EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
34. DEMO AND RELOCATE EXISTING STREET LIGHT.
35. NEW LOCATION OF STREET LIGHT.
36. INDICATES REQUIRED DEDICATED VEHICLE SPACING PER CBC SECTIONS 11B-812.6.1 THROUGH 11B-812.6.4. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
37. INDICATES LOCATION OF NEW PARCEL LINE.
38. 3 COATS OF RED PAINT ON CURB FOR 10'-0", EACH SIDE OF DRIVEWAY.
39. INDICATES LOCATION OF BALLARD. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
40. EXISTING PROPERTY LINE TO BE ADJUSTED PER CIVIL.
41. EXISTING CURB, GUTTER AND SIDEWALK TO BE REMOVED.
42. REQUIRED 15'-0" LANDSCAPE SETBACK.
43. REQUIRED 20'-0" BUILDING SETBACK.
44. REQUIRED 32'-0" CITY RIGHT OF WAY EASEMENT.
45. REQUIRED 30'-0" COUNTY RIGHT OF WAY EASEMENT.
46. CURB-CUT RAMP. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
47. EXISTING SIDE WALK TO HAVE 5% MAX. SLOPE IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.
48. MIN. BUILDING SETBACK FOR NON-RATED CONSTRUCTION.
49. PROPOSED LOCATION FOR FUTURE SOLAR CARPORT. TO BE SUBMITTED UNDER A SEPARATE PERMIT.
50. ADDITIONAL 15'-0" FID EASEMENT.
51. 26'-0" BIKE, PEDESTRIAN AND LANDSCAPE EASEMENT.
52. LOCATION OF FUTURE EVCS STALLS.
53. 30"x48" CLEAR FLOOR SPACE BEHIND EV CHARGING EQUIPMENT.
54. NEW LOCATION OF UTILITIES VAULT. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
55. EXISTING TRAIL FENCE. MAINTAIN AND PROTECT.
56. ADDITIONAL TRAIL FENCE TO BE ADDED TO EXISTING FENCE AND MATCH. IS SHALL FOLLOW FW STD P-74 AND P-75.
57. DEDICATED PEDESTRIAN EASEMENT TO ACCOMMODATE A 4' CLEAR PATH PER FW STDS.

General Project Data

PROJECT DATA:
SITE ADDRESS:
7819 N. WILLOW AVE.
FRESNO, CALIFORNIA
APN:
404-072-12-5
PARCEL SIZE:
61,855 S.F. + 87,457 S.F. = 149,312 S.F.
COVERAGE:
BUILDING AREA: 34,100 S.F. / 149,312 S.F. = 23.78%
ZONING:
CC
CONSTRUCTION TYPE:
VB - SPRINKLERED
OCCUPANCY TYPE:
B

MAX. ALLOWABLE BUILDING DATA:
ALLOWABLE BUILDING HEIGHT:
GROUP B WITH AUTOMATIC SPRINKLER SYSTEM VB (TABLE 504.3):
60'-0"
ALLOWABLE STORIES ABOVE GRADE PLANE:
GROUP B WITH AUTOMATIC SPRINKLER SYSTEM VB (TABLE 504.4):
3
ALLOWABLE BUILDING AREA:
GROUP B WITH AUTOMATIC SPRINKLER SYSTEM VB (TABLE 506.2):
36,000 S.F.

ACTUAL BUILDING DATA:
BUILDING HEIGHT:
40'-0"
STORIES ABOVE GRADE PLANE:
1
BUILDING AREA:
BUILDING 'A':
11,780 S.F.
BUILDING 'B':
11,160 S.F.
BUILDING 'C':
11,160 S.F.
TOTAL BUILDING AREA:
34,100 S.F.

TOTAL PARKING ON SITE:
REQUIRED PARKING STALLS BASED ON ZONING ORDINANCE.
(1 STALL PER 275 GROSS BUILDING S.F.)
34,100 / 275 = 125 STALLS

TOTAL PARKING STALLS PROVIDED:
154 STALLS PROVIDED
4.5 PER 1,000 S.F

ACCESSIBLE STALL REQUIREMENTS:
TOTAL ACCESSIBLE STALLS REQUIRED: (2022 CBC TABLE 11B-208.2):
6 STALLS
TOTAL VAN ACCESSIBLE REQUIRED
6 STALLS / 6 = 1 VAN STALL

TOTAL ACCESSIBLE STALLS PROVIDED:
3 STANDARD
3 VAN

2022 CALGREEN REQUIREMENTS:
EVCS REQUIRED (TABLE 5.106.5.3.1):
151-200 = 26 EVCS + 4 EVSE

TOTAL EVSE STALLS PROVIDED: 9
EVSE: 6 STANDARD
EVSE: 1 VAN ACCESSIBLE
EVSE: 1 STANDARD ACCESSIBLE
EVSE: 1 AMBULATORY ACCESSIBLE

TOTAL EVCS STALLS PROVIDED:
EVCS: 26

SHORT TERM BICYCLE STALLS REQUIRED:
155 PARKING STALLS X 5% = 8 STALLS

SHORT TERM BICYCLE STALLS PROVIDED:
(2) 4 BIKE RACKS FOR A TOTAL OF 8

LONG TERM BICYCLE STALLS REQUIRED:
155 PARKING STALLS X 5% = 8 STALLS

LONG TERM BICYCLE STALLS PROVIDED:
8 BIKE LOCKERS

Legal Description

THE NORTH 155 FEET OF THE SOUTH 360 FEET OF THE FOLLOWING DESCRIBED PROPERTY. THE NORTH 3/4THS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS;

EXCEPT THEREFROM THE WEST 858 FEET;

ALSO EXCEPT THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS, MINERALS, HYDROCARBON SUBSTANCES THEREIN OR THEREUNDER, AS RESERVED IN THE DEED FROM S. M. WALLACE, ET UX, RECORDED AUGUST 30, 1956, IN BOOK 3815, PAGE 440 OF OFFICIAL RECORDS, DOCUMENT NO. 61342.

APN: OLD: 404-481-20-5 AND NEW: 404-072-12-5

Reference Permit Numbers

PARCEL MERGER No.:
XXXX

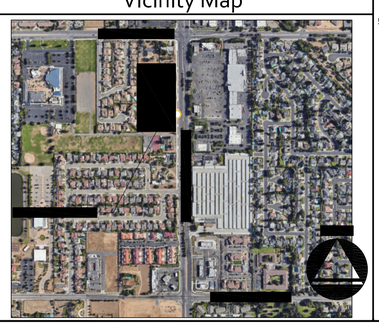
REZONE No.:
XXXX P23-00449

ANNEXATION No.:
XXXX P23-00446

Site Legend

- PROPERTY LINE
- (E) CURB AND GUTTER
- CENTER LINE
- EASEMENT / SETBACK LINE
- EXISTING TO BE REMOVED
- PROPERTY CORNER
- (E) STREET LIGHT
- (N) STREET LIGHT
- AC PAVING
- (P) CONCRETE SIDE WALK
- LANDSCAPING
- (N) FIRE HYDRANT

Vicinity Map



Corrected Exhibit
APPL NO. P23-00702 EXHIBIT A-1 DATE 07/29/2024
PROJ ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

iT ARCHITECTURE
7445 North Palm Avenue
Suite 101
Fresno, California 93728
559.442.4642 voice

Architect

Project
New Dental Office
7819 N. Willow Ave.
Fresno, California

Owner
California Kidds Pediatric Dentistry
3875 W. Beechwood Ave.
Fresno, California 93722

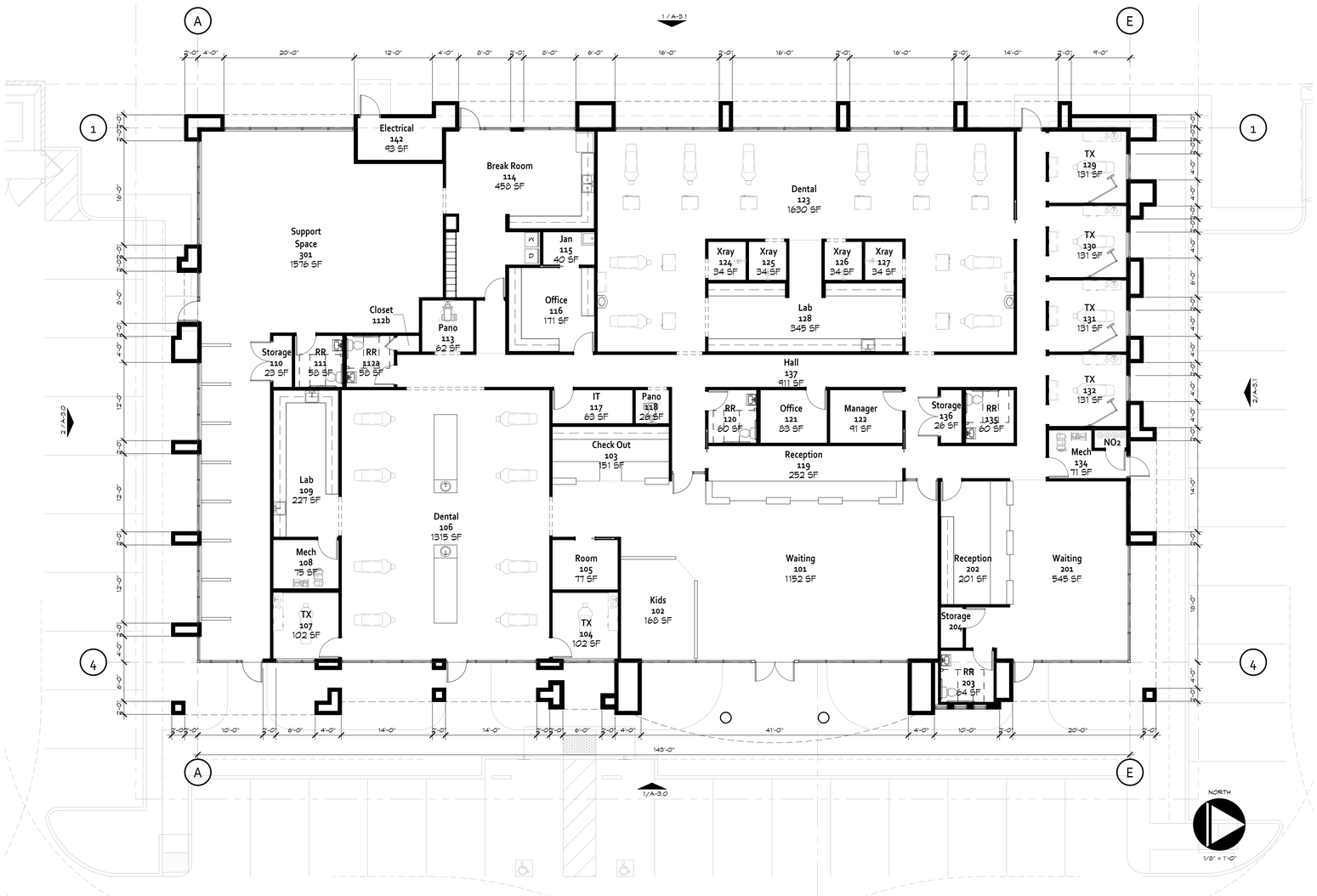
Publishing Status	
Schematic	
Design Developm't.	7/1/24
Site Plan Review	
Bidding	
Plan Check	

Revisions
PLANNING COMMENTS XX/XX/24

Scale
AS NOTED
Project Manager
IAN ROBERTSON
Project Number
21-075
Sheet
A-0.0

Site Plan

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF IT ARCHITECTURE, INCORPORATED, OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INCORPORATED. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT PUBLICATION OF SAME AND NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE



Keyed Floor Plan Notes

APPL. NO. P23-00702 EXHIBIT E-1 DATE 03/05/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

Ground Floor Plan

iT ARCHITECTURE
1465 North Van Ness Avenue
Fresno, California 93728
559.442.4642
559.485.9081
www.itarchinc.com

Architect

Project
New Dental Office
7819 N. Willow Ave.
Clovis, CA

Owner
California Kidds Pediatric Dentistry
3875 W. Beechwood Ave.
Fresno, California 93722

Publishing Status
Schematic
Design Developm't
Site Plan Review
Bidding
Plan Check

Revisions

Scale 1/8" = 1'-0"
Project Manager MARK GANDER
Project Number 21-075
Sh^^*
A-1.0

F:\01-Projects\2021\21-075 CalKidds Center\Drawings\Digital Model\21-075_A.rvt

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF IT ARCHITECTURE, INCORPORATED OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INCORPORATED. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT PUBLICATION OF SAME AND NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE OWNER'S EXPRESSED WRITTEN CONSENT.

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

South
1/8" = 1'-0"
2

Keyed Elevation Notes

APPL. NO. P23-00702 EXHIBIT E-2 DATE 03/05/2024
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

Exterior Elevations

iT ARCHITECTURE
1465 North Van Ness Avenue
Fresno, California 93728
559.442.4642
559.485.9081
www.itarchinc.com

Architect

Project
New Dental Office
7819 N. Willow Ave.
Clovis, CA

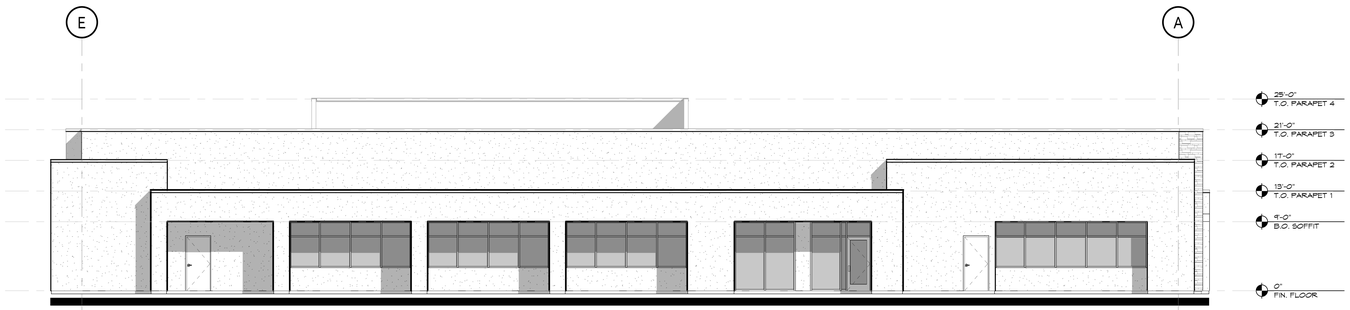
Owner
California Kidds Pediatric Dentistry
3875 W. Beechwood Ave.
Fresno, California 93722

Publishing Status
Schematic
Design Developm't
Site Plan Review
Bidding
Plan Check

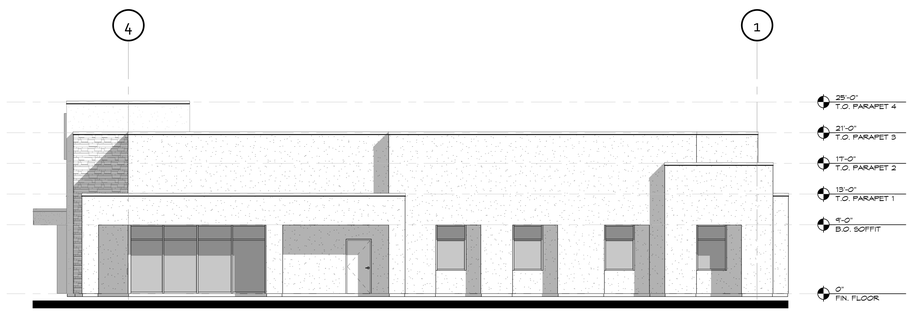
Revisions

Scale
1/8" = 1'-0"
Project Manager
MARK GANDER
Project Number
21-075
Sh^^*
A-3.0

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF IT ARCHITECTURE, INCORPORATED OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INCORPORATED. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT PUBLICATION OF SAME AND NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE OWNER'S EXPRESSED WRITTEN CONSENT.



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



North
1/8" = 1'-0"
2

Keyed Elevation Notes

APPL. NO. P23-00702 EXHIBIT E-3 DATE 03/05/2024
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

Exterior Elevations

iT ARCHITECTURE
1465 North Van Ness Avenue
Fresno, California 93728
559.442.4642
559.485.9081
www.itarchinc.com

Architect

Project
New Dental Office
7819 N. Willow Ave.
Clovis, CA

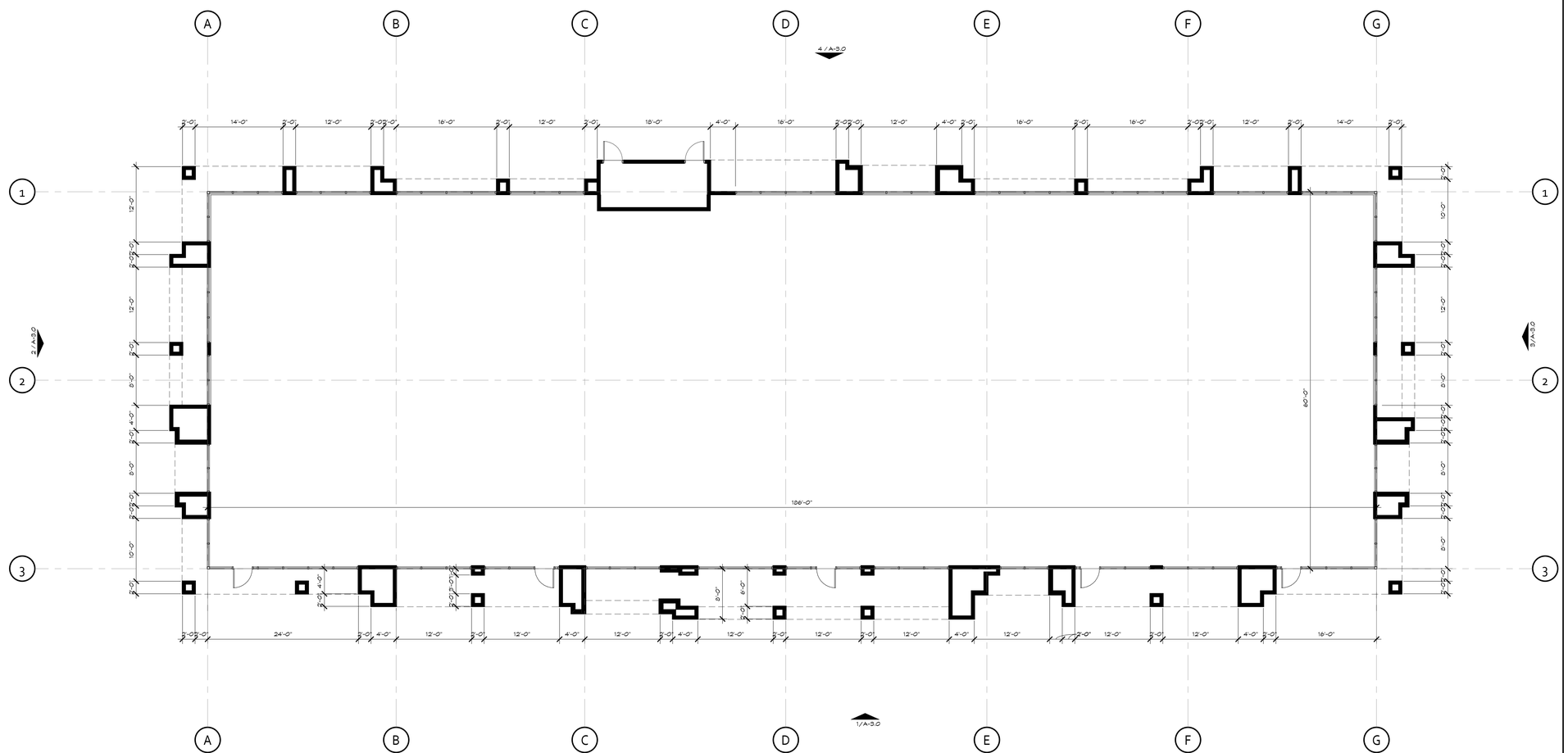
Owner
California Kidds Pediatric Dentistry
3875 W. Beechwood Ave.
Fresno, California 93722

Publishing Status
Schematic
Design Developm't
Site Plan Review
Bidding
Plan Check

Revisions

Scale
1/8" = 1'-0"
Project Manager
MARK GANDER
Project Number
21-075
Sheet
A-3.1

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF IT ARCHITECTURE, INCORPORATED OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INCORPORATED. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT PUBLICATION OF SAME AND NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE OWNER'S AND ARCHITECT'S CONSENT.



Keyed Floor Plan Notes

APPL. NO. P23-00702 EXHIBIT E-1 DATE 03/05/2024
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

Ground Floor Plan

iT ARCHITECTURE
1465 North Van Ness Avenue
Fresno, Califorina 93728
559.442.4642
559.485.9081
www.itarchinc.com

Architect

Project
New Dental Office B
7819 N. Willow Ave.
Clovis, CA

Owner
California Kidds Pediatric Dentistry
3875 W. Beechwood Ave.
Fresno, California 93722

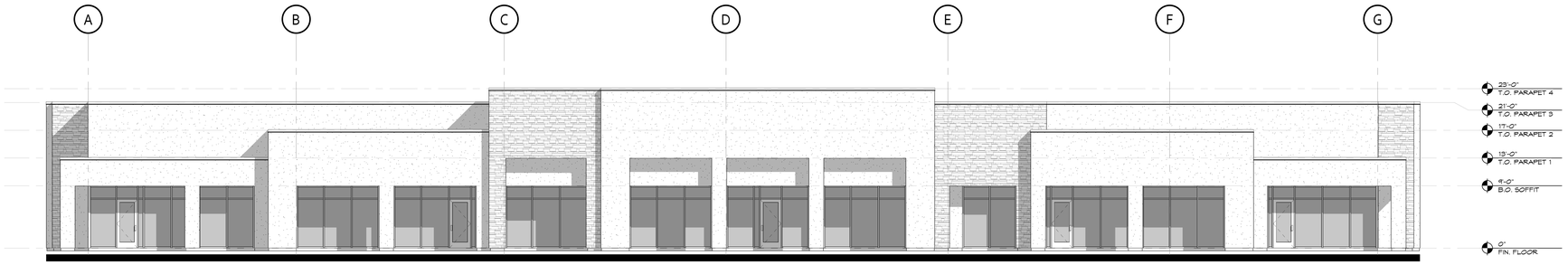
Publishing Status
Schematic
Design Developm't
Site Plan Review
Bidding
Plan Check

Revisions

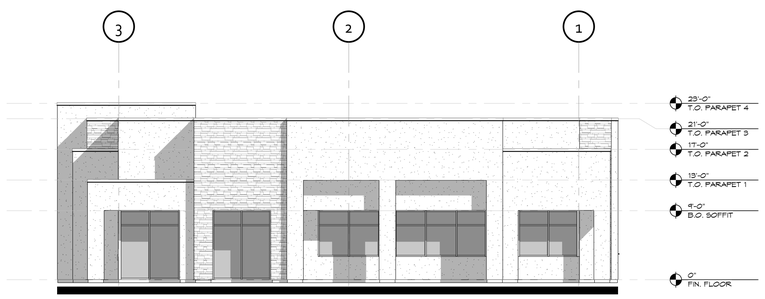
Scale 1/8" = 1'-0"
Project Manager MARK GANDER
Project Number 21-075
Sh^^* A-1.0

F:\01-Projects\2021\21-075 CalKidds Center\Drawings\Digital Model\21-075_B.rvt

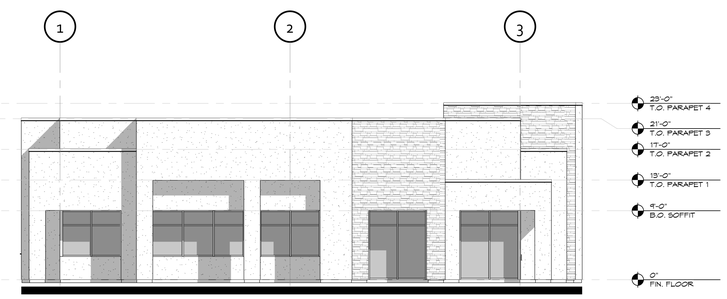
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF IT ARCHITECTURE, INCORPORATED, OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE, INCORPORATED. FILING THESE DRAWINGS OR SPECIFICATIONS WITH ANY PUBLIC AGENCY IS NOT PUBLICATION OF SAME AND NO COPYING, REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF IT ARCHITECTURE, INCORPORATED.



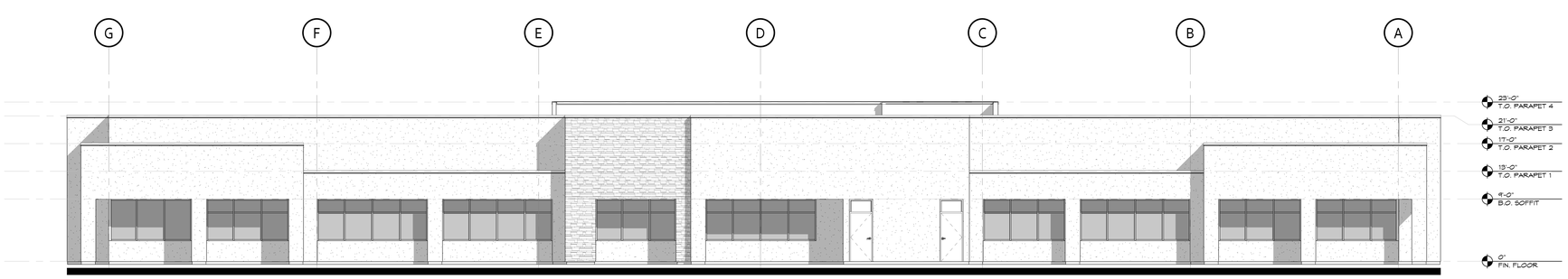
South
1/8" = 1'-0" 1



East
1/8" = 1'-0" 3



West
1/8" = 1'-0" 2



North
1/8" = 1'-0" 4

Keyed Elevation Notes

APPL. NO. P23-00702 EXHIBIT E-2 DATE 03/05/2024
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

Exterior Elevations

iT ARCHITECTURE
1465 North Van Ness Avenue
Fresno, California 93728
559.442.4642
559.485.9081
www.itarchinc.com

Architect

Project
New Dental Office B
7819 N. Willow Ave.
Clovis, CA

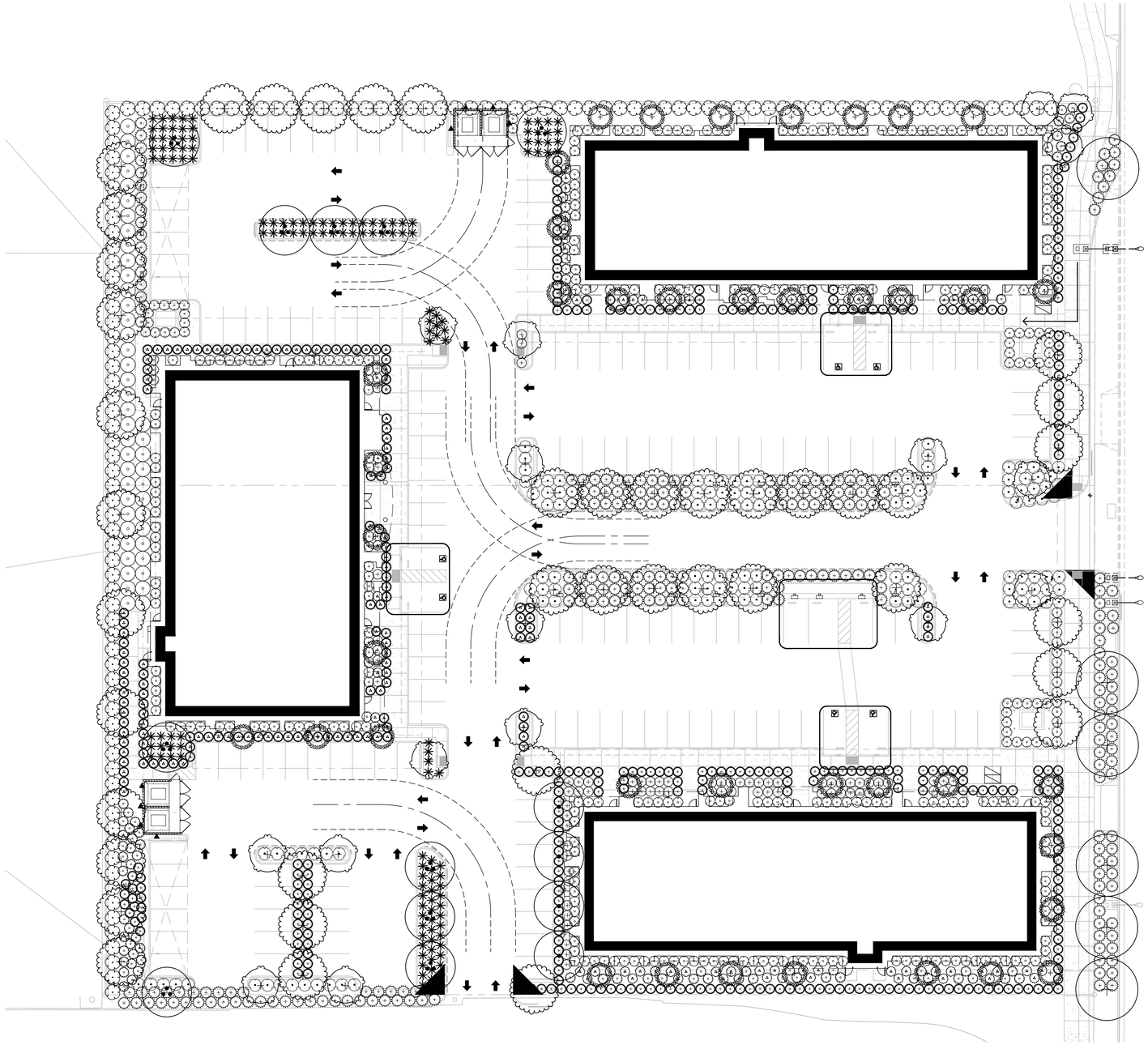
Owner
California Kidds Pediatric Dentistry
3875 W. Beechwood Ave.
Fresno, California 93722

Publishing Status
Schematic
Design Developm't
Site Plan Review
Bidding
Plan Check

Revisions

Scale 1/8" = 1'-0"
Project Manager MARK GANDER
Project Number 21-075
Sh^^t
A-3.0

F:\01-Projects\2021\21-075 CalKidds Center\Drawings\Digital Model\21-075_B.rvt



PLANT SCHEDULE CAL KIDDS

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL
	LAG T31	Lagerstroemia indica `Tuscarora` Low Water Use Wucols Factor .3 Deciduous	Crape Myrtle	24" Box		17	
	LAU SAR	Laurus nobilis `Saratoga` Wucols Factor .3	Sweet Bay	15 Gal.		4	
	PIS KEI	Pistacia chinensis `Keith Davey` Low Water Use Wucols Factor .3 Deciduous Tree	Keith Davey Chinese Pistache	15 gal.		6	
	POD BLU	Podocarpus elongatus 'Blue Chip' Moderate Water Use Wucols Factor .5	Yellow Wood	15 Gal.		40	
	QUE AG2	Quercus agrifolia Low Water Use Wucols Factor .3	Coast Live Oak	15 gal		42	
	RHU MUL	Rhus lancea Wucols Factor .3	African Sumac Multi-Trunk	24" Box		10	
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**	**DETAIL**
	ART CAN	Artemisia californica `Canyon Grey` Central Valley Wucols Factor .3 Low Water Use	Prostrate California Sagebrush	5 gal.		46	
	COT BEA	Cotoneaster dammeri `Coral Beauty` Central Valley Wucols Factor .3 Low Water Use	Bearberry Cotoneaster	5 gal.		239	
	DIA CA8	Dianella caerulea `DBB03` TM Low Water Use Wucols Factor .3	Cassa Blue Flax Lily	1 gal		140	
	DIA BL4	Dianella revoluta `Blue Twist` Low Water Use Wucols Factor .3	Blue Twist Flax Lily	5 gal		79	
	ERY BOW	Erysimum x 'Bowles' Mauve' Wucols Factor .3	Bowles' Mauve Wallflower	5 gal.		59	
	FIC PUM	Ficus pumila Wucols Factor .5	Creeping Fig	1 Gal.		8	
	LAN PUR	Lantana montevidensis Wucols factor .3	Trailing Lantana	1 gal.		130	
	LOM IRA	Lomandra longifolia 'Breeze' TM Wucols Factor .3	Breeze Mat Rush	1 gal.		136	
	NER DWP	Nerium oleander 'Dwarf Pink Ice' Wucols Factor .3	Dwarf Pink Ice Oleander	5 Gal.	.3	123	
	RHA MIN	Rhaphiolepis umbellata 'Minor' Low Water Use Wucols Factor .3 Evergreen Hedge Maintained at a minimum of 30" tall.	Dwarf Yedda Hawthorn	5 gal.		324	
	ROS OPU	Rosa x 'Meiradena' Wucols Factor .3	Icecap™ Floribunda Rose	5 gal.		84	
	TUL VIO	Tulbaghia violacea Wucols Factor .3	Society Garlic	1 gal.		303	

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 51.1

Hydrozone # /Planting Description [a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE) [c]	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water Use	0.30	drip	0.81	0.37	30,840	11,422	361,879
				Totals	30,840	11,422	361,879
Special Landscape Areas							
				Totals	0	0	0
						ETWU Total	361,879
				Maximum Allowed Water Allowance (MAWA) [e]			439,683

[a] Hydrozone #/Planting Description
E.g.
1.) high water use
2.) low water use
3.) moderate water use

[b] Irrigation Method
overhead spray
or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area

[e] MAWA (Annual Gallons Allowed)
(Eto) (.062) [(ETAF x LA) + ((1-ETAF) x SLA)]

ETAF CALCULATION
Regular Landscape Areas

Total ETAF X Area	11,422
Total Area	30,840
Average ETAF	0.37

All Landscape Areas

Total ETAF X Area	11,422
Total Area	30,840
Sitewide ETAF	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Copyright CLCA 2017 version 1.1

NOTES:
1. PLACE A 3 INCH LAYER OF SHREDDED BARK MULCH IN ALL PLANTING AREAS.

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.

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.

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

Signature — Date 2/20/2023

APPL. NO. P23-00702 EXHIBIT L-1 DATE 03/05/2024
PLANNING REVIEW BY ____ DATE ____
TRAFFIC ENG. ____ DATE ____
APPROVED BY ____ DATE ____
CITY OF FRESNO DARM DEPT

811 Know what's below. Call before you dig.

0 20 40 60 80 feet
1" = 20'

BRAD COLE
Landscape Architect
CA #4518
371 W San Ramon Ave.
Fresno, CA 93704
Ph. (559) 284-4934
bradc559@gmail.com

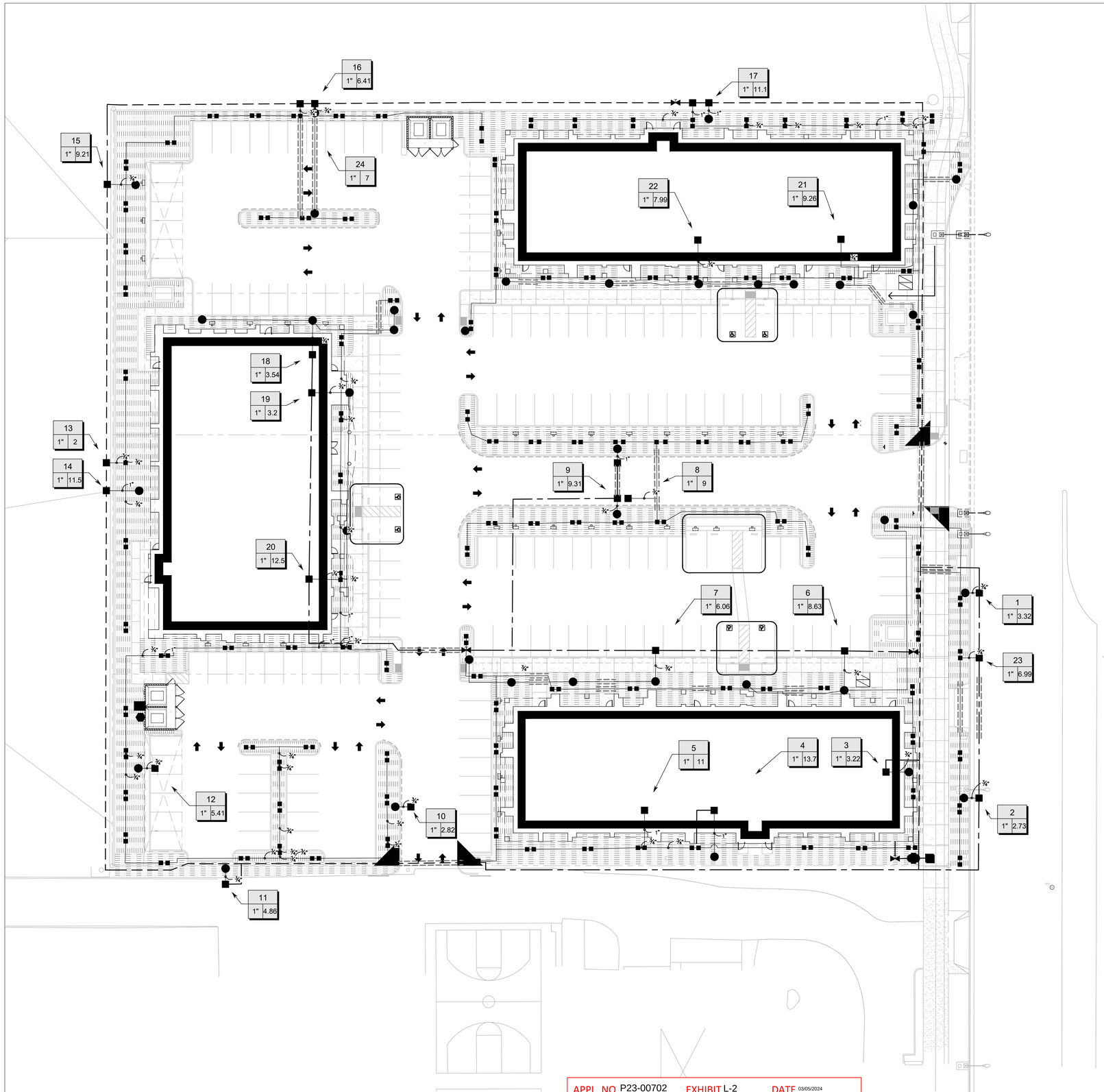
OWNER:
CALIFORNIA KIDDS PEDIATRIC DENTISTRY
3875 BEECHWOOD AVE.
FRESNO, CA 93722

LICENSED LANDSCAPE ARCHITECT
BRADLEY COLE
11/20/20
Renewal Date
Seal
STATE OF CALIFORNIA

Revision	Notes	Date	CK'BY

PROJECT:
LANDSCAPE PLAN FOR
NEW DENTAL OFFICE
7819 N. WILLOW AVE.
FRESNO, CA

Date:	2/20/2023
Scale:	as noted
Drawn By:	B. Cole
Job Number:	18-5-20
Sheet:	L-1



APPL. NO. P23-00702 EXHIBIT L-2 DATE 03/05/2024

PLANNING REVIEW BY_____ DATE_____

TRAFFIC ENG._____ DATE_____

APPROVED BY_____ DATE_____

CITY OF FRESNO DARM DEPT

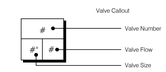
Know what's **below.**
Call before you dig.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 PCTS	Rain Bird RWS-S-B-C Supplemental Root Watering System with .25 GPM bubbler & check valve, 2" snap-on cap and base, 1/2in. MNPT inlet spiral barb elbow	238	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Netafim LVCZS8010075-HF 1" Pre-Assembled Control Zone Kit, with 1" Series 80 Control Valve, 3/4" Disc Filter, and High Flow Pressure Regulator 4.5GPM to 17.6GPM.	26	
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	37	
	Area to Receive Dripline Netafim TLEZ-06-18 (18) Techline EZ Pressure Compensating Landscape Dripline with Anti-Siphon Dripper. 0.6GPH emitters at 18.0" O.C. Dripline laterals spaced at 18.0" apart, with emitters offset for triangular pattern. 12mm.	30,840 s.f.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Shut Off Valve	6	
	Febco 860 1-1/2" Brass Reduced Pressure Backflow Preventer with Guardian Backflow cage GE-5, Hunter Green Color. Install per manufacturers recommendations. See Detail Sheet L-3	1	
	Hunter PHC-2400i Wi-Fi enabled, full-functioning controller with touchscreen, 24-Station fixed controller, 120 VAC, Indoor model.	1	
	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1	
	Water Meter 2" New Dedicated Irrigation System Water Meter Static Pressure 40 PSI. See Wet Utility Plan for installation information.	1	
	Irrigation Lateral Line: PVC Class 200 SDR 21	169.6 l.f.	
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	3,750 l.f.	
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	303.7 l.f.	
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/4"	15.0 l.f.	
	Irrigation Mainline: PVC Class 315 SDR 13.5 Provide a 14 awg blue tracer wire to serve irrigation main.	1,237 l.f.	
	Irrigation Mainline: Ductile Iron Pipe- Class 350 Provide a 14 awg blue tracer wire to serve irrigation main.	1,132 l.f.	
	Pipe Sleeve: Hi-Temp CPVC Pipe Sch 40	428.1 l.f.	



Notes:

1. Install a 14 ang blue tracer wire to serve irrigation main.

Irrigation Schedule

1. The landscape contractor shall provide a base irrigation schedule and shall be submitted with certification of completion. Overhead irrigation shall be scheduled between 8:00 pm and 6:00 am unless otherwise noted on the plans or more strict water hours are required by the local jurisdiction.
2. The irrigation run times, length of run, and frequency of run times may need to be adjusted based on infiltration rate of the soil. Slope. Etc. to avoid run-off.
3. The specific parameters of the site conditions are to be input into the 'smart' controller.

Irrigation Audit

1. If needed, all irrigation audits shall be conducted by a certified landscape irrigation auditor.
2. The irrigation system shall be audited after it has been installed and 'fine-tuned'. The audit report is to be included with the Certificate of Completion and shall include, but not limited to:
   a. System test for distribution uniformity
   b. Recommendations for any adjustments that may be needed.
   c. Preparation of an irrigation schedule.
   The contractor shall make the adjustments as recommended in the irrigation audit.

Certificate of Completion

1. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of installation, irrigation schedule of landscape and irrigation maintenance.

2. The contractor shall provide to the governing jurisdiction and the landscape architect a Certificate of Completion that at a minimum includes the following:
   a. Date of completion and date of the certificate.
   b. Project Name and Address (or specific location)
   c. Project Applicant name, telephone number, and mailing address.

2. The landscape contractor shall sign a statement that says the landscape and irrigation system have been installed per the approved Landscape Document Package (plans, details, notes, and calculations as contained within this plan set.)

3. If there have been modifications to the layout and/or design of the landscape and irrigation system, the contractor shall include with the Certificate of Completion a set of as-built plans or record drawings that reflect the modifications. The modified landscape and irrigation must remain in compliance with the WELO.

4. The Certificate of Completion shall include the initial irrigation audit that shows the irrigation is in compliance with the irrigation efficiency requirements for WELO (see audit information within this set of notes). The soil analysis report and recommendation and verification that the recommendations have been implemented shall also be submitted, if not included with the Landscape Documentation Package.

0 20 40 60 80 feet
1" = 20'

BRAD COLE
Landscape Architect
CA #4518
371 W San Ramon Ave.
Fresno, CA 93704
•
Ph. (559) 284-4934
bradc559@gmail.com

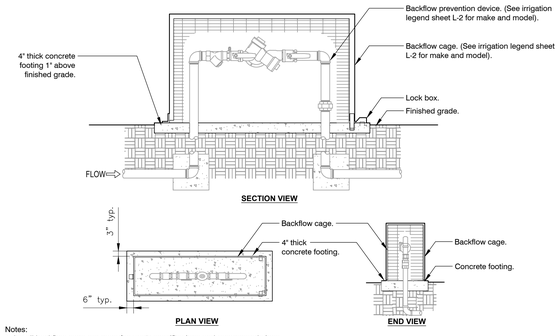
Owner:
California Kidds Pediatric Dentistry
3875 Beechwood Ave.
Fresno, CA 93722

LICENSED LANDSCAPE ARCHITECT
BRADLEY COLE
11/30/20
Renewal Date
Date
STATE OF CALIFORNIA

Revision	Notes	Date	CKBY

Project:
Landscape Plan for
New Dental Office
7819 N. Willow Ave.
Fresno, CA

Date:	2/19/2023
Scale:	as noted
Drawn By:	B. Cole
Job Number:	18-5-20
Sheet:	L-2



Notes:
1- Install backflow cage per manufacturer's specifications and recommendations.

2- See backflow prevention device detail for reference.

2- Lock box shall be located above concrete footing

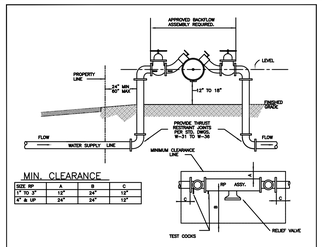
3- Contractor shall provide a lock as approved by the Owner's Representative.

1 BACKFLOW CAGE

1/2" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

FX-IR-FX-BACK-01



MIN. CLEARANCE

SIZE 8"	A	B	C
1" to 2"	12"	24"	12"
4" & UP	24"	24"	12"

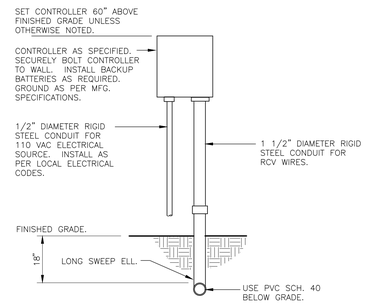
GENERAL NOTES:

1. RESILIENT SEATED SHUT OFF VALVES AND TEST COCKS ARE REQUIRED.
2. NO TAPS, TEES OR CONNECTIONS OF ANY KIND ARE PERMITTED BETWEEN THE WATER METER AND THE BACKFLOW ASSEMBLY.
3. PROTECTION FROM FREEZE DAMAGE MAY BE REQUIRED IN EXPOSED AREAS.
4. ASSEMBLY MUST BE ACCESSIBLE FOR TESTING AND MAINTENANCE PER FRESNO MUNICIPAL CODE.
5. ASSEMBLY TO BE THE SAME SIZE AS THE WATER SUPPLY LINE PER UNIFORM PLUMBING CODE.
6. PRESSURE LOSS THROUGH BP ASSEMBLY MUST BE INCLUDED IN PRESSURE LOSS CALCULATIONS FOR SIZING OF THE WATER SYSTEM PER UNIFORM PLUMBING CODE.
7. MINIMUM CLEARANCES AROUND ASSEMBLY MUST BE MAINTAINED. REFER TO MINIMUM CLEARANCE CHART ON THIS PAGE.
8. INSTALL A MINIMUM OF ONE UNION IN THE PIPING SYSTEM WITHIN 12 INCHES OF THE ASSEMBLY – 3/4 THRU 2" SIZES.
9. DRAINAGE TO EXTERIOR OF THE BUILDING IS REQUIRED WHEN ASSEMBLY IS INSTALLED INSIDE.
10. ANY DEVIATION FROM THESE REQUIREMENTS SHALL BE APPROVED BY THE WATER SYSTEM MANAGER PRIOR TO INSTALLATION.

REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY INSTALLATION

REV. & REV. AUG-2000 MAR. 2021 (A.7)

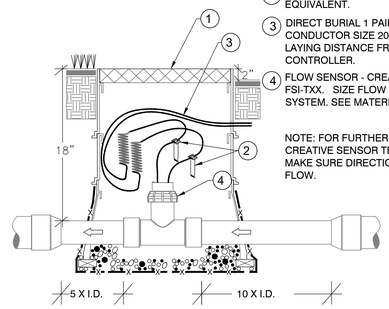
CITY OF FRESNO W-11



2 WALL MOUNT CONTROLLER

1" = 1'-0"

FX-IR-FX-CONT-07



1. PLASTIC VALVE BOX TO PROVIDE ACCESS.
2. WATERPROOF WIRE SPLICE, 3M SCOTCHPACK OR EQUIVALENT.
3. DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER.
4. FLOW SENSOR - CREATIVE SENSOR TECHNOLOGY SERIES FSI-TXX. SIZE FLOW SENSOR FOR GPM REQUIREMENTS OF SYSTEM. SEE MATERIAL LEGEND FOR SIZE SPECIFIED.

NOTE: FOR FURTHER INSTALLATION INSTRUCTIONS REVIEW CREATIVE SENSOR TECHNOLOGY INSTALLATION LITERATURE. MAKE SURE DIRECTION ARROW POINTS IN DIRECTION OF FLOW.

SIZING CHART:

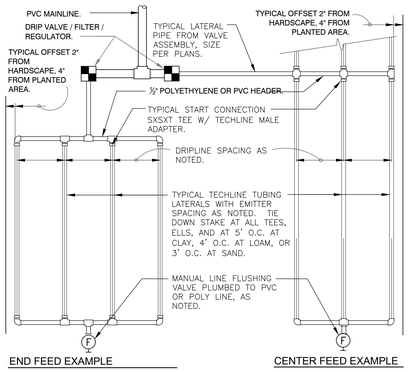
MODEL#	SIZE	OPERATING RANGE-GPM
FSI-T10	1"	0.8 - 50
FSI-T10	1 1/2"	1.8 -108
FSI-T10	2"	2.8 -170

INSTALL TEE ON PIPE WITH AT LEAST 10 PIPE DIAMETERS OF STRAIGHT PIPE UPSTREAM AND 5 PIPE DIAMETERS OF STRAIGHT PIPE DOWNSTREAM OF THE SENSOR.

3 IRRITROL FLOW SENSOR INSTALLATION

N.T.S.

FX-IR-CST-FLOW-06



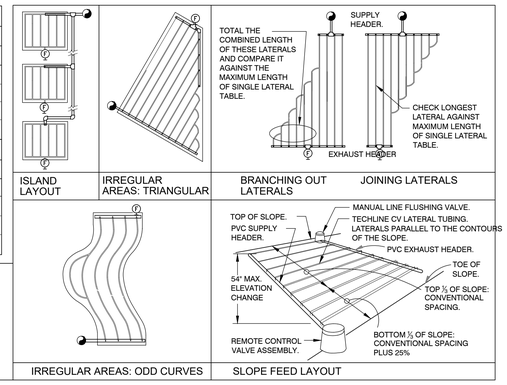
TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

DRIPPER SPACING		12"				18"				24"	
DRIPPER FLOW RATE (GPH)		0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)	15	127	109	86	65	177	151	120	91	152	116
	25	427	325	256	194	604	459	361	274	458	348
	35	539	409	322	244	763	579	456	346	580	440
	45	618	469	369	280	877	664	523	397	666	506

TECHLINE CV FLOW PER 100 FEET

DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77

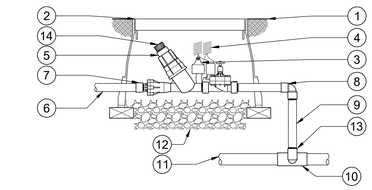
WATER SOURCE: DRIP VALVE OR LATERAL FROM VALVE.
TYPICAL SUPPLY HEADER.
TYPICAL TECHLINE DRIPPER LINE TUBING.
TYPICAL PVC OR POLY SUPPLY OR EXHAUST HEADER.
MANUAL LINE FLUSING VALVE PLUMBED TO PVC OR POLY.



4 TYPICAL NETAFIM TECHLINE CV REQUIREMENTS

3" = 1'-0"

FX-IR-NETA-DRIP-13

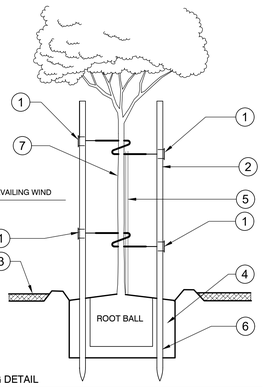


1. FINISH GRADE
2. LANDSCAPE PRODUCTS JUMBO VALVE BOX WITH COVER
3. VALVE ID TAG
4. 30-INCH LENGTH OF COILED WIRE
5. NETAFIM DRIP KIT (INCLUDES VALVE, FILTER & PRESSURE REGULATOR)
6. PVC SUPPLY HEADER TO DRIPLINE
7. PVC SCH 80 FEMALE ADAPTER OR REDUCER
8. PVC SCH 80 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. PVC SCH 80 TEE OR ELL
11. PVC MAINLINE
12. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
13. PVC SCH 80 STREET ELL
14. MANUAL FLUSH POINT

5 DRIP ZONE KIT IN VALVE BOX

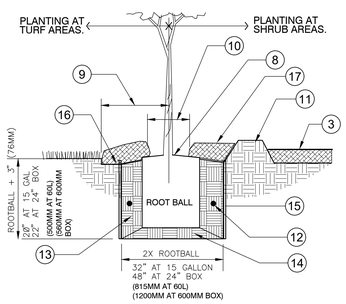
NOT TO SCALE

FX-IR-LPI-VALV-01



STAKING DETAIL

1. V.I.T. TWIST BRACE - SECURE TO EACH POLE WITH TWO (2) GALVANIZED NAILS.
2. 2" (50MM) DIAMETER LODGE POLE PINE TREE STAKE.
3. 3" LAYER MULCH ON FINISHED GRADE.
4. BACKFILL AS PER PLANTING DETAIL.
5. REMOVE NURSERY STAKE BY THE END OF MAINTENANCE.
6. AVOID DAMAGE TO THE ROOT BALL WITH THE SUPPORT STAKES.
7. TREE AS SPECIFIED.
8. SET ROOTBALL CROWN 1 1/2" (38MM) HIGHER THAN THE SURROUNDING FINISHED GRADE. SLOPE BACKFILL AWAY FROM ROOTBALL FOR POSITIVE DRAINAGE.
9. KEEP TURF CLEAR FOR A 18" (450MM) RADIUS CIRCLE AROUND THE TREE. MULCH WITH A 3" (76MM) THICK LAYER OF SHREDDED BARK.
10. KEEP MULCH 6" TO 8" (150-200MM) FROM BASE OF TREE.
11. 4" (100MM) HIGH WATER WELL AT SHRUB AREAS.
12. PLANT TABLETS AS NOTED OR SPECIFIED.
13. BACKFILL MIX AS NOTED OR SPECIFIED.
14. NATIVE SOIL MIX FIRMLY COMPACTED.
15. ROOT BARRIERS BY DEEPROOT, UB-24-2, 10 FT. LINEAR ALONG CURB AND SIDEWALK WHERE INDICATED ON PLAN.
16. RECESS TURF AREA 1" (25MM) TO ALLOW FOR MULCH.
17. MULCH WATER WELL AREA TO 3" (75MM) DEPTH.



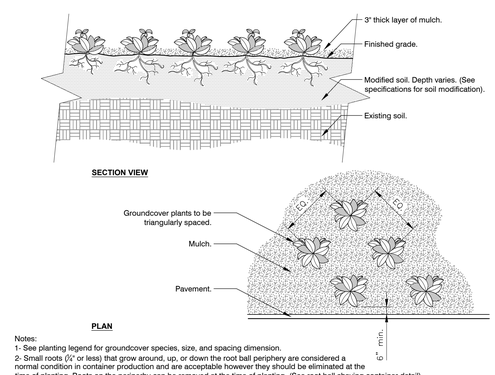
PLANT PIT DETAIL

NOTES:
- STAKE ALL TRESS 24" (600MM) BOX AND SMALLER. INSTALL V.I.T. PRODUCTS MODEL TG-4 TRIM GUARD ON ALL TREES PLANTED IN TURF.
- REFER TO PLANTING DETAIL AND SPECIFICATIONS FOR PLANT PIT SIZE.
- INSTALL TWOST BRACE PER MANUFACTURER'S RECOMMENDATIONS.

7 TREE PLANTING W/ V.I.T. TWIST BRACE / DOUBLE POLE

N.T.S.

FX-PL-VIT-03



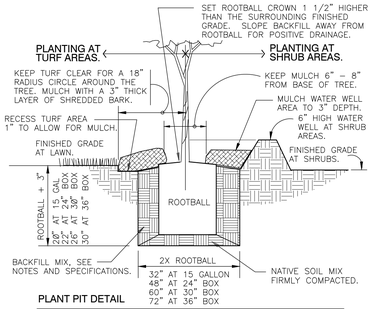
Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (½" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

8 GROUNDCOVER

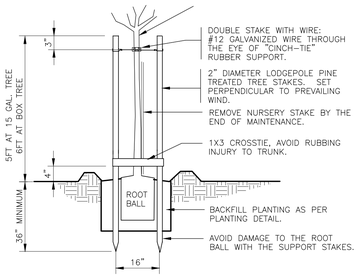
3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

FX-PL-FX-GROU-01



PLANT PIT DETAIL

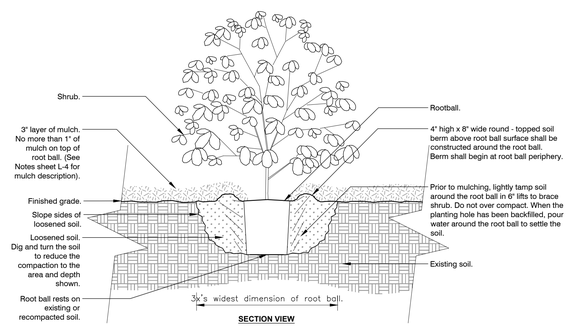


STAKING DETAIL

9 TREE DOUBLE STAKE PLANTING

1" = 1'-0"

FX-PL-FX-TREE-11



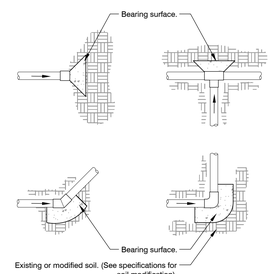
Notes:
1- Shrubs shall be of quality prescribed in the American Standard for Nursery Stock (ANSI Z 60.1)

10 SHRUB - UNMODIFIED SOIL

3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

FX-PL-FX-SHRB-04



MINIMUM BEARING SURFACE AREA

PIPE SIZE	TEE AND PLUG	90° BEND	45° BEND
1-1/2"	0.45 FEET ²	0.63 FEET ²	0.34 FEET ²
2"	0.69 FEET ²	0.97 FEET ²	0.53 FEET ²
2-1/2"	1.0 FEET ²	1.41 FEET ²	0.77 FEET ²
3"	1.48 FEET ²	2.10 FEET ²	1.14 FEET ²
4"	2.43 FEET ²	3.45 FEET ²	1.87 FEET ²
6"	5.25 FEET ²	7.41 FEET ²	4.02 FEET ²
8"	9.08 FEET ²	12.83 FEET ²	6.96 FEET ²
10"	14.93 FEET ²	21.07 FEET ²	11.44 FEET ²

Notes:
1- Size thrust blocks shall be specified as show in the table above.

2- Control wires shall not be encased in concrete.

3- All fittings shall be wrapped with polyethylene to prevent concrete from adhering to pipe, fittings or bolts.

4- Joints and bolts shall be accessible for repairs.

5- Thrust blocks shall be a minimum of 6" thick.

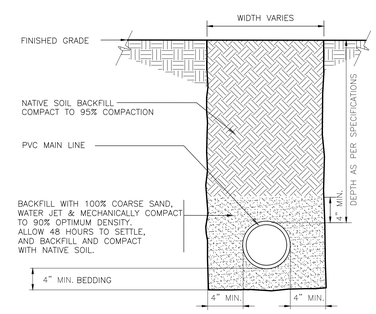
6- One 80 lbs. sack of concrete shall cover .6 ft.³

11 THRUST BLOCK

1 1/2" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

FX-IR-FX-AUXEQ-07



12 MAINLINE WITH SAND BEDDING

1 1/2" = 1'-0"

FX-IR-FX-AUXEQ-13

BRAD COLE
Landscape Architect
CA #4518
371 W San Ramon Ave.
Fresno, CA 93704
Ph. (559) 284-4934
bradc559@gmail.com

OWNER:
CALIFORNIA KIDDS PEDIATRIC DENTISTRY
3875 BEECHWOOD AVE.
FRESNO, CA 93722

APPL. NO. P23-00702 EXHIBIT L-3 DATE 03/05/2024
PLANNING REVIEW BY ____ DATE ____
TRAFFIC ENG. ____ DATE ____
APPROVED BY ____ DATE ____
CITY OF FRESNO DARM DEPT

LICENSED LANDSCAPE ARCHITECT
BRADFORD COLE
11/29/23
STATE OF CALIFORNIA

Revision	Notes	Date	CKBY

PROJECT:
LANDSCAPE PLAN FOR
NEW DENTAL OFFICE
7819 N. WILLOW AVE.
FRESNO, CA

Date:	2/19/2023
Scale:	as noted
Drawn By:	B. Cole
Job Number:	18-5-20
Sheet:	L-3

Model Efficient Landscape Ordinance (MWELO) Notes:

1. These plans have been prepared to be in compliance with the State-mandated Water Model Efficient Landscape Ordinance. (MWELO). The following notes reference the requirements of the ordinance and the responsibility of the contractor to install the landscape per plans, details, and notes; provide the required documentation to the local agency and provide follow-up correction as required to meet the water efficiency requirements.
2. The landscape contractor shall coordinate with the local jurisdiction to determine who will review and receive the MWELO documentation that is required to be provided by the contractor.

Landscape Documentation Package

1. Project information and signatures- The signature of the landscape architect on these landscape plans is applicable to the statement- "I agree to the best of my ability to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Document Package".
2. Water Efficient Landscape Worksheet- See MAWA and ETWU, as well as hydro-zone information table on sheet P-4.
3. Soil management report- See Notes and requirements as described below.
4. Landscape Design Plan - See Planting Plans and details contained within this set of documents. Standard details per the city of Madera when referenced in this set of documents are considered part of the documents.
5. Irrigation Design Plan - See irrigation plans and details contained within this set of documents.
6. Grading Design Plan - To be provided by the civil engineer - See civil engineer's plans.

Soil Management Report

1. After mass grading the contractor shall provide for a soil analysis that shall comply with the requirements provided below. The analysis report is to be forwarded to the landscape architect, owner, and governing jurisdiction.
2. Soil samples shall be collected in accordance with the laboratory protocol including adequate sampling depth.
3. At least one sample shall be provided for each 20,000 sf of landscape unless otherwise noted by the landscape architect. Samples shall be taken from different areas of the site as directed by the landscape architect.
4. The Soil Analysis shall include the following:
   - Soil Texture
   - Infiltration Rate (determined by lab test or soil texture infiltration rate table).
   - Ph
   - Total soluble salts
   - Sodium
   - Percent organic mater
   - Recommendations for soil amendments, fertilizer, etc. for the type of landscape planting proposed.
5. Soil Analysis shall be conducted by an approved soil testing lab. The following are acceptable (but not required) labs:

   Sunland Analytical 11149 Sunrise Gold Circle, Suite 10, Rancho Cordova, CA 95742,
   (916) 852-8557, www.sunland-analytical.com

   Soil and Plant Lab, 1101 S. Winchester Blvd, Suite G-173, San Jose, CA 93128,
   (408) 727-0330, www.soilandplantlaboratory.com

   Soil and Plant Lab, 4741 East Hunter Ave. Suite A, Anaheim, CA 92807, (714) 282-8777, www.soilandplantlaboratory.com
6. The recommendations of the soil analysis are to the implemented in the landscape soil preparation. The contractor shall provide documentation prior to planting, verifying that recommendations have been implemented to the landscape architect and the governing jurisdiction.

Landscape Design (Planting)

1. The landscape has been designed and plants selected to be compliant with the requirement of the MWELO. The contractor shall not make changes without written approval by the landscape architect. If the contractor deviates from the plan and it is not acceptable to the landscape architect, the contractor will be required to make changes at his/her expense to bring the landscape into compliance.
2. Plants have been placed in 'hydrozones' of similar water use requirements. The extent of the hydrozones are delineated by the groups of irrigation circuits as listed in the Hydrozone Table, included with these plans.
3. Turf is not allowed on slopes greater than 25% (4:1)
4. Compost (mulch) is required in all planting areas except for turf, creeping or rooting groundcovers, direct seeding applications, cobble areas, or other areas specifically noted on the plans. The mulch shall be minimum of 3", but the depth as listed in the planting legend shall take priority.
5. Stabilizing mulches shall be used on all slopes exceeding 4:1. See plan or coordinate with the landscape architect.
6. Soil amendments shall be incorporated per the soil report and shall achieve a friable condition.
7. For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
8. Compost shall be derived from green material consisting of chipped, shredded, or ground vegetation or clean, processed, recycled wood products or a Class A, exceptional quality biosolids composts, as required by the United States Environmental Protection Agency (EPA), 40 CFR, Part 503c regulations or a combination of green material and biosolids compost. The compost shall be processed or completed to reduce weed seeds, pathogens, and deleterious material, and shall not contain paint, petroleum products, herbicides, fungicides, or other chemical residues that would be harmful to plant or animal life. Other deleterious material, plastic, glass, metal, or rocks shall not exceed 0.1 percent by weight or volume.A minimum internal temperature of 57 degrees C shall be maintained for at least 15 continuous days during the composting process. The compost shall be thoroughly turned a minimum of 5 times during the composting process and shall go through a minimum 90-day curing period after the 15-day thermophilic compost process has been completed. Compost shall be screened through a maximum 9.5-mm screen. The moisture content of the compost shall not exceed 35 percent. Compost products with a higher moisture content may be used provided the weight of the compost is increased to equal the compost with a moisture content of 35-40 percent. Moist samples of compost on an as-received basis shall be dried in an oven at a temperature between 105 degrees C and 110 degrees C until a constant dry weight of the sample is achieved. The percentage of moisture will be determined by dividing the dry weight of the sample by the moist weight of the sample and then multiplying by 100. Compost will be tested for maturity and stability with a Solvita test kit. he compost shall measure a minimum of 6 on the maturity and stability scale
9. The signature on the landscape plans is applicable to the statement- "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan."

Grading Design

1. See the grading and drainage plan as prepared by the civil engineer. The landscape contractor shall maintain the drainage patterns as specified in the grading plans.
2. The site has been graded so that irrigation and normal run-off remains within the property lines, unless otherwise noted on the grading plans.
3. The landscape areas may include bioswales or filtration swales. The landscape contractor shall install these per the requirements of the civil engineer's plans and details with planting per these plans. Any modifications must be approved in writing by the civil engineer and the landscape architect.

Irrigation Design

1. The irrigation water service shall be on a separate meter than the domestic service.
2. The irrigation controller (clock) shall be a 'smart' controller using evapotranspiration or soil moisture sensor data to automatically adjust run times based on landscape area water needs.
3. The irrigation system has been designed for each emission device to operate within the manufacturer's recommended pressure range for optimal performance. If the water pressure at the service connection is different than what is shown on the plans the contractor shall notify the landscape architect prior to the installation of the irrigation system. Contractor shall check available water pressure before any irrigation installation.
4. Pressure regulators or booster pumps shall be installed if needed to modify available pressure for the optimal performance of the irrigation emission devices. See specification on the plans and refer to note #3 above.
5. A rain sensor shall be installed and tied to the controller - See plan for selection.
6. Gate valves(s) shall be installed directly downstream of the service connection(s).
7. An approved backflow preventer shall be installed at the irrigation service connection(s). See plan.
8. Check valves shall be installed in all heads at the low points of the circuit where water within the piping may drain out of the head when the system is done operating - See plan.
9. The irrigation circuits have been designed to correspond to the planting hydrozones. Changes to the irrigation layout and types of emission devices are no to be made without the written consent of the landscape architect.
10. The overall irrigation system has been designed to correspond to the planting hydrozones. Changes to the irrigation layout and types of emission devices are not to be made without the written consent of the landscape architect.
11. The irrigation system has been designed so that each circuit has matched precipitation rates within the circuit and high distribution uniformity. The contractor shall not substitute without written consent of the landscape architect.
12. Swing joints shall be installed on all pip-up heads per the plans and details.
13. Areas less than 8' in width have been irrigated with subsurface, drip, or low volume irrigation. If construction site modifications reduce spray irrigated planter areas less than 8' contact the landscape architect.
14. Overhead spray irrigation heads and nozzles are not allowed within 24" of non-permeable paving that drains into landscape before entering the storm drain system.
15. Sloped planting areas greater than 25% (4:1) have been designed with irrigation whose precipitation rate does not exceed .75"/hour or another means has been employed and described on the plans.
16. Trees may be designed with a separate deep root bubbler system - See the plans.
17. The signature on the irrigation plans is applicable to the statement - " I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Irrigation Schedule

1. The landscape contractor shall provide a base irrigation schedule and shall be submitted with certification of completion. Overhead irrigation shall be scheduled between 8:00 pm and 6:00 am unless otherwise noted on the plans or more strict water hours are required by the local jurisdiction.
2. The irrigation run times, length of run, and frequency of run times may need to be adjusted based on infiltration rate of the soil. Slope. Etc. to avoid run-off.
3. The specific parameters of the site conditions are to be input into the 'smart' controller.

Irrigation Audit

1. If needed, all irrigation audits shall be conducted by a certified landscape irrigation auditor.
2. The irrigation system shall be audited after it has been installed and 'fine-tuned'. The audit report is to be included with the Certificate of Completion and shall include, but not limited to:
   a. System test for distribution uniformity
   b. Recommendations for any adjustments that may be needed.
   c. Preparation of an irrigation schedule.
   The contractor shall make the adjustments as recommended in the irrigation audit.

Certificate of Completion

1. The contractor shall provide to the governing jurisdiction and the landscape architect a Certificate of Completion that at a minimum includes the following:
   a. Date of completion and date of the certificate.
   b. Project Name and Address (or specific location)
   c. Project Applicant name, telephone number, and mailing address.
2. The landscape contractor shall sign a statement that says the landscape and irrigation system have been installed per the approved Landscape Document Package (plans, details, notes, and calculations as contained within this plan set.)
3. If there have been modifications to the layout and/or design of the landscape and irrigation system, the contractor shall include with the Certificate of Completion a set of as-built plans or record drawings that reflect the modifications. The modified landscape and irrigation must remain in compliance with the WELO.
4. The Certificate of Completion shall include the initial irrigation audit that shows the irrigation is in compliance with the irrigation efficiency requirements for WELO (see audit information within this set of notes). The soil analysis report and recommendation and verification that the recommendations have been implemented shall also be submitted, if not included with the Landscape Documentation Package.

APPL. NO. P23-00702 EXHIBIT L-4 DATE 03/05/2024
PLANNING REVIEW BY_____ DATE_____
TRAFFIC ENG._____ DATE_____
APPROVED BY_____ DATE_____
CITY OF FRESNO DARM DEPT

BRAD COLE
Landscape Architect
CA #4518
371 W San Ramon Ave.
Fresno, CA 93704
•
Ph. (559) 284-4934
bradc559@gmail.com

Owner:
California Kidds Pediatric Dentistry
3875 Beechwood Ave.
Fresno, CA 93722

LICENSED LANDSCAPE ARCHITECT
BRADBURY COLE
No. 4518
11/30/20
Renewal Date
Date
STATE OF CALIFORNIA

Revision	Notes	Date	CKBY

Project:
Landscape Plan for
New Dental Office
7819 N. Willow Ave.
Fresno, CA

Date:	2/19/2023
Scale:	as noted
Drawn By:	B. Cole
Job Number:	18-5-20
Sheet:	L-4

ANNEXATION NO. 2023-_____

ANNEXATION TO THE CITY OF FRESNO

GEOGRAPHIC DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 20 EAST, M.D.B.&M. IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36;

THENCE, (L1) NORTH 0° 14’ 23” EAST, A DISTANCE OF 999.58 FEET;

THENCE, (L2) NORTH 89° 45’ 37” WEST, A DISTANCE OF 460.02 FEET;

THENCE, (L3) NORTH 0° 15' 32" EAST, A DISTANCE OF 998.46 FEET;

THENCE, (L4) NORTH 89° 54' 35" WEST, A DISTANCE OF 459.72 FEET TO THE **POINT OF BEGINNING**.

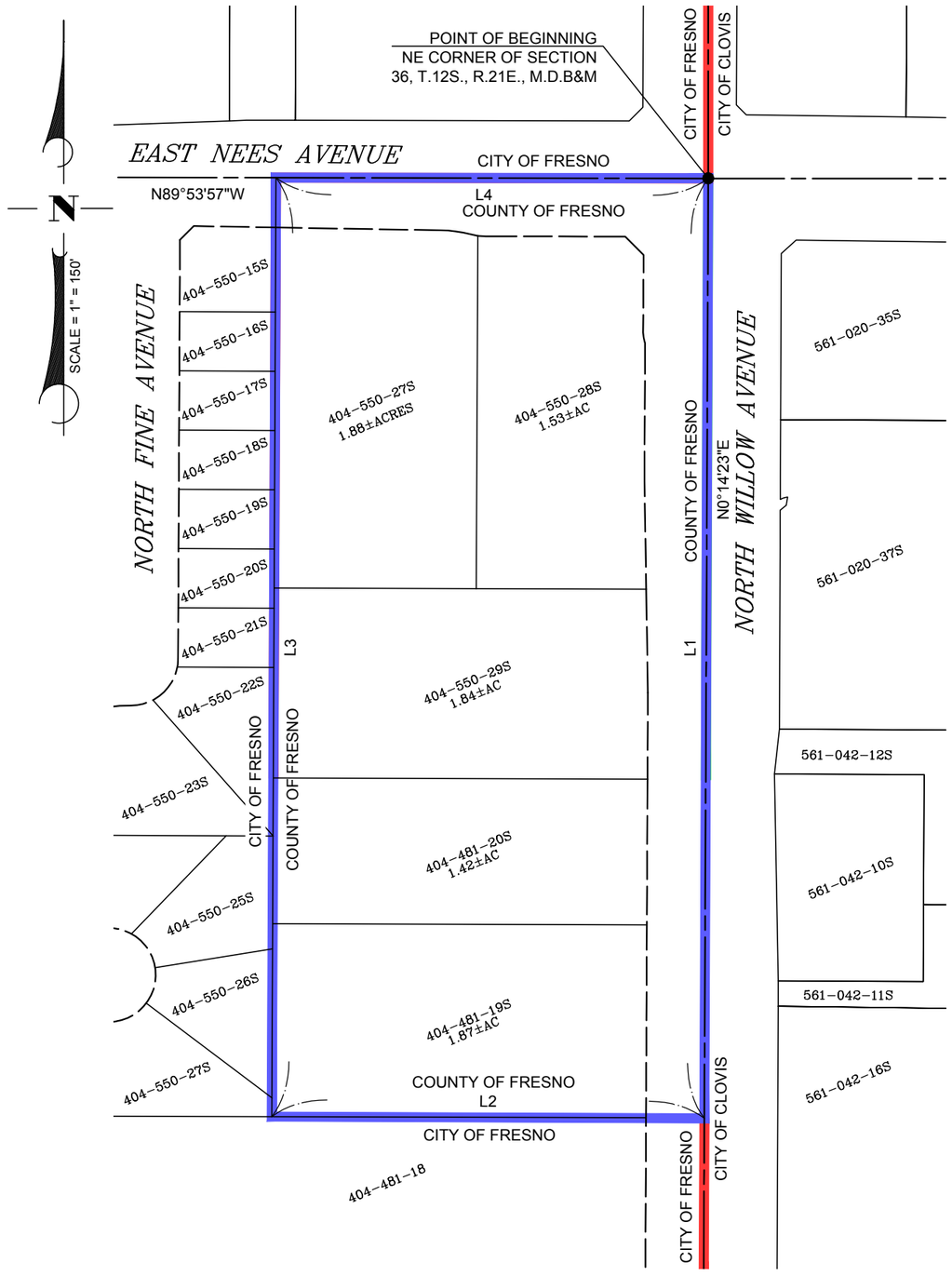
CONTAINING 10.55 ACRES, MORE OR LESS.

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

ANNEXATION NO. 2023-_____

"ANNEXATION TO THE CITY OF FRESNO"

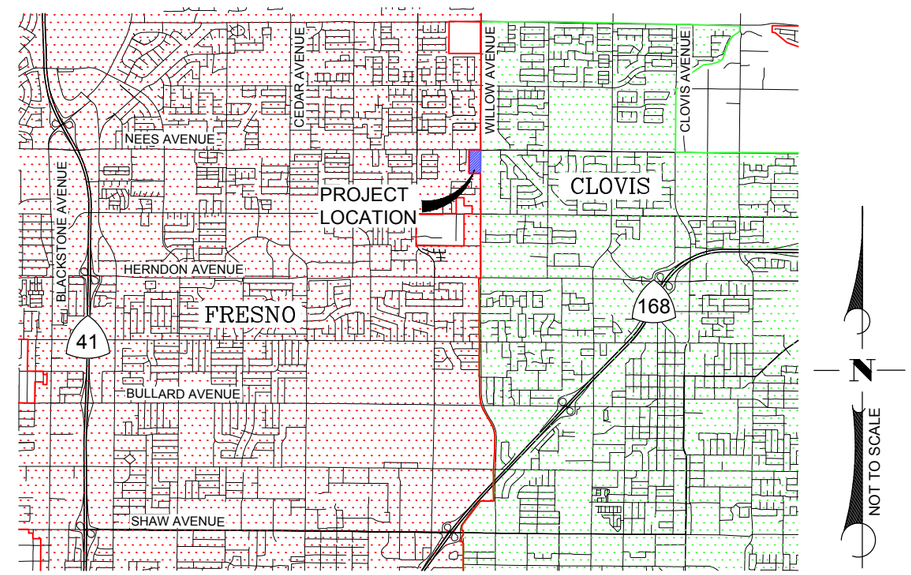
APN: 404-481-19S, 404-481-20S, 404-550-27S, 404-550-28S AND 404-550-29S
CONSISTING OF 10.55 ACRES, MORE OR LESS.



LEGEND

- EXISTING CITY OF FRESNO BOUNDARY
- PROPOSED CITY OF FRESNO BOUNDARY
- SECTION LINE
- PARCEL LINE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°14'23"E	999.58'
L2	N89°45'37"W	460.02'
L3	N00°15'32"E	998.46'
L4	N89°54'35"W	459.72'



VICINTY MAP

NO SCALE

DISCLAIMER:

"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AS OFFER FOR SALE OF THE LAND DESCRIBED.

PRAXIS LAND SURVEYING
4694 W JACQUELYN AVE., # 101, FRESNO, CA 93722
PHN: (559) 840-2782 WWW.PRAXISLANDSURVEYING.COM

LAFCO RES. NO.: 2023-	
DATE: 10-26-2023	
DRAFTED BY: E.P.	
CHECKED BY: C.M.	
PRAXIS JOB NO.: 22005	
FILE: 22005 ANNX.DWG	