

Exhibit D – Exhibits (Site Plan, Elevations, Floor Plans, and Landscape Plan)

1. Construct parking lot in accordance with the City of Fresno Parking Manual and the City of Fresno Public Works Standards.

2. All construction work on this project is subject to interruption of the road system becomes impassable for Fire Apparatus due to rain or other obstacles.

3. Two (2) means of ingress/egress must be maintained during all phases of construction.

4. Provide warning signs pertaining to parking in Fire Lane in accordance with Fire Department Standards.

5. Provide "Hours of Operation" signs at all gate locations.

6. Deed(s) of easement(s) for required dedication(s) shall be prepared by the owner/developer's engineer and submitted to the City with verification of ownership PRIOR TO ISSUANCE OF BUILDING PERMITS.

7. Repair all damaged and/or off-grade concrete street improvements as determined by the construction management, also all existing sidewalks in excess of 2% max. cross slope must be brought into compliance prior to occupancy.

8. 2 Working days before commencing excavation operation within the street right-of-way and/or utility easements, all existing underground facilities shall have been located by Underground Services Alert (USA). Call 1-800-642-2444

9. Underground all existing off-site overhead utilities within the limits of this site/map as per FMC Section 12-1011 and Resolution No. 78-522/88-224

10. Submit street lighting plans to Public Works Department, Traffic Engineering and Planning.

11. Install street lights on all frontages to city standards as per P.W. Std E-1/E.3 determined by the City traffic Engineer. Street lighting plans are required and must be approved by the Public Works Department/ Engineering Services prior to commencement of the work.

12. 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

13. Construct concrete sidewalks, curbs, gutters and driveway approaches to the public works standards specifications.

15. A backflow prevention device may be required to be installed on the water service to protect the public water system. A plumbing Permit is required to install the device. Contract the Department of Public Utilities, Water Division for determination of size, type, acceptable make/model and location. Back flow prevention devices shall be installed at the developer's expense by a qualified journeyman plumber who has been certified as competent for such installation by the Water Systems Manager; backflow devices must be tested and accepted by the Water Division Prior to granting building final; the developers responsible to contact the Water Division a minimum of 5 day prior to requesting final building inspection

6. 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, Zoning Ordinance, and all Public Works Standards and Specifications. The Planning and Development Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or addition or alterations to the construction plan not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revision.

17. No uses of land/buildings, or structures other than those specifically approved pursuant to this site plan shall be permitted.

18. 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 otherwise be approved by the Planning and Development Department.

19. Landscaping must be in place before issuance of the certificate of occupancy.

20. 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 landscaping and irrigation plans approved by the Planning Division, Planning and Development Department.

21. No structures of any kind may be installed or maintained within the above landscaped areas. No exposed utility boxes, transformers, meters, piping (except the backflow prevention device), etc., are allowed to be located in the landscape areas of setbacks or on the street frontages of buildings. All transformers, etc., shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved.

22. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. Should additional signs be required, the applicant must submit for a Sign Review Permit. Applications and requirements for submittal are available at the Planning Division's Public Front counter.

23. All handicapped 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.

24. All handicapped parking stalls shall be placed adjacent to facility access ramps or in strategic areas where the handicapped shall not have to wheel or walk behind parked vehicles while traveling to or from handicapped parking stalls and ramps.

25. Lighting, where provided to illuminate parkingsales or display areas shall be hooded and so arranged and controlled so as not to cause a nuisance either to highway traffic or to the living environment. The amount of light shall be provided according to the standards of the Department of Public Works.

26. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.

27. 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 all list Center (Phone 805-642-2284) shall be contacted to obtain a referral list of recognized archaeologists. An Archaeological 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.

28. 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.

FIRE NOTES:

29. Automatic fire sprinkler system in the apartments building shall be installed per NFPA 13 OR ISR standards as approved by the Fire Department.

30. All valves controlling the water supply for automatic sprinklers and water flow switches on all sprinkler system shall be electronically for integrity.

31. INTERIOR SPRINKLER FLOW ALARM: A single approved visual/audible water flow dives shall be installed per the City of Fresno Fire Department #45

32. SPRINKLER FLOW ALARM: An approved audible sprinkler flow alarm shall be provided on the exterior of the building in an approved location. An approved audible flow alarm to the occupants shall be provided to the interior of each dwelling unit. Plans for the installation flow alarm shall be submitted for review and approval by the Sanger Fire Department prior to installation.

33. Provide approved

33. UNDERGROUND FIRE SERVICE LINE INSTALLATION: Prior to installation, the applicant shall submit fire sprinkler underground water supply plans for review and approval and issuance of a permit by the Fresno Fire Department. Installation shall be performed by a Calif. Licensed contractor.

34. Landscaping trees or shrubs located adjacent to the fire access drives shall be of the type that will not impede fire access due to their growth process

35. The applicant shall provide all weather access to the site during all phases of construction per Fresno Fire Departments standard #29 or #30.

36. The Developer shall install 8" onsite water line.

37. All onsite water mains shall be 15" utility easements dedicated to the city.

38. All valves controlling the water supply for automatic sprinklers and water flow switches on all sprinkler system shall be electronically for integrity.

39. The Developer shall address all Fresno Metropolitan Flood Control District Requirements: (554) 456-3242

40. The Developer shall address all Fresno Irrigation District Requirements.

41. The Applicant/Owner shall have a covenant recorded for the perpetual maintenance of the landscape and irrigation to be installed in public right of way.

42. Lighting shall be shielded to prevent direct view adjacent residential properties.

43. 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.

44. repair all damaged and/or off grade concrete street improvements, as determined by the Construction Management Engineer, prior to occupancy.

45. 2 Working days before excavation operations within the street right-of way and/or utility easement, wall existing underground facilities shall have been located by UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444

CUP FIRE DEPARTMENT NOTES"

1. Provide approved police/fire bypass lock ("Best" padlock model 21BT00 series or electric cylinder switch model INTB2) on drive access gate(s). All electrified gates shall be equipped with the Best electric cylinder lock INTB2. A Knox padlock may not be used in place of the Best padlock model 21BT00. These locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728.

2. Electric gates shall be provided with battery back-up.

3. Regardless of parking configurations, a minimum clear drive width of 20 feet shall be required. The Fire Marshal (or designee) may require increases in these widths. (FFD Development Policy 403.002)

4. All gated residential developments require a "Click to Enter" system. When required, provide an approved visual recognition/feature sign at the "click to Enter" gate locations.

5. Emergency access gates across entrances that have been designed for use by fire and police personnel only shall be designated on the properties site plan prior to construction of the complex. (FFD Development Policy 403.003) The sign below is required on both sides of the gate: "FIRE LANE" (in 6 inch letters) "VEHICLES REMOVED AT OWNER'S EXPENSE" (in 2 inch letters) "FRESNO POLICE DEPARTMENT @ (554) 621-7000" (in 1 inch letters)

6. Provide note on site plan: Provide sign(s) (17"x22" minimum) at all public entrance drives to the property which state "Warning - Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense - 22658(a) California Vehicle Code - Fresno Police Department 621-7000."

7. Emergency vehicle access shall be designated by painting the curb red (top and side) and stenciling "FIRE LANE NO PARKING" in 3-inch white letters on the most vertical curb, at least every 50 feet. If no curb is present, a minimum 6-inch wide red stripe shall be painted along the edge of the roadway with "FIRE LANE" in 3-inch white letters at least every 50 feet. (FFD Development Policy 403.003) ***Confirm areas to be designated as fire lanes. The entry to complex shall have the fire lanes marked as well as the areas between Phase II Buildings. Ensure the fire lane markings on the east side emergency access lane is marked on each side.

8. Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius. The turn radius cannot be met on the east side of the complex next to Phase II Building (4370 sq. ft.).

9. Note on plan: All types of vehicle access shall maintain a minimum of 13 feet, 6 inch vertical clearance over the entire width of the access. (FFD Development Policy 403.002)

10. Address Identification. For new and existing buildings, the fire code official is authorized to require approved address or building area identification signage as needed to readily determine the building or area of a building protected by fire department connections. FMC Section 10-50912.2.5

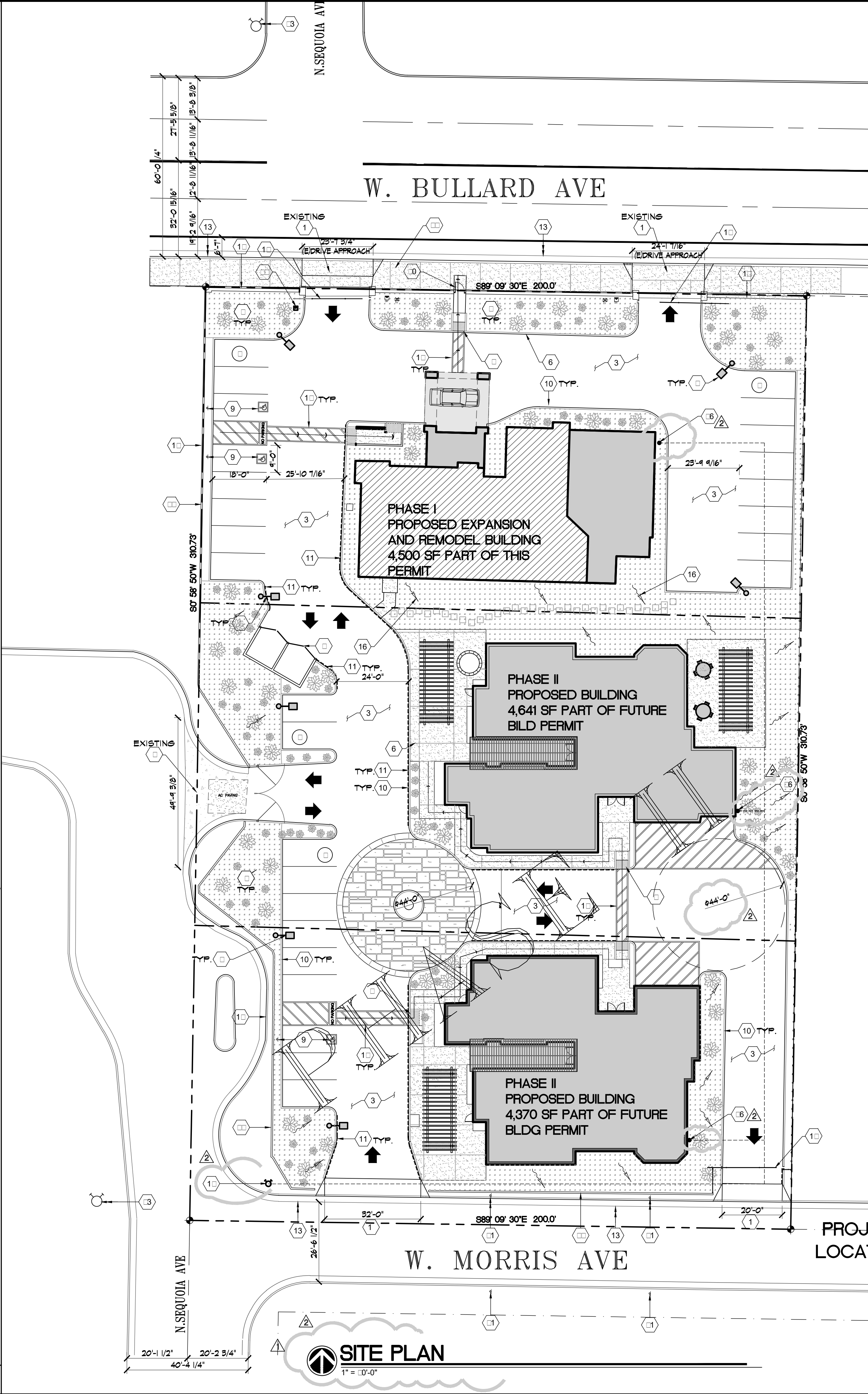
11. All gates across fire hose and equipment access points shall be a minimum of 4 foot clear width. There is only one pedestrian gate shown but appears it does not meet this requirement.

12. All required fire hose and equipment access gates shall remain unlocked or be provided with Police/Fire bypass locks. ("Best" padlock model 21BT00 series). A Knox padlock may not be used. Police/Fire bypass locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728.

13. Interior sprinkler risers not located within five feet of an exterior door require an exterior wall mounted indicating control valve. FFD Policy Nos. 403.003 and 405.025.

Corrected Exhibit - for Fire re-submittal
APPL No. P22-03146 EXHIBIT A-1 DATE 12/08/22
PROJ ENG. DATE
TRAFFIC ENG. DATE
COND. APPROVED BY DATE
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

ITE PLAN NOTE



Project Information

Use: NEW RESIDENTIAL CARE FACILITY 1 BUILDING (PHASE I)
ALL SITE WORK PART OF PHASE I PERMIT
(2) BUILDINGS (PHASE II)

Project Address: 2287 W. Bullard Ave.
Fresno, CA.

APN: 415-033-44/BK #9 - PG 15 Bullard Lands Irrigated Subdivision #2
ZONING: R9-2
LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL

Address: 360 W. Bullard Ave.
Fresno, CA 93711

Accessories: 6-61

Applicable Codes:

Title 19: CCR, Public Safety, SFM Regulations
2019 California Administrative Code (CAC)
2019 California Building Code (CBC)
2019 California Plumbing Code (CPC)

Mechanical: 2019 California Mechanical Code (CMC)
Electrical: 2019 California Electrical Code (CEC)
2019 California Fire Code (CFC)

Accessibility: 2019 California Building Code
(Title 24, Part 2)
2019 California Energy Code (Title 24, Part 6)
+ 2019 Nonresidential (CEC) Energy Standards,
Effective July 1, 2014
2019 California Green Building Standards
(CEC Part 6) AND THE 2019 FIRE CODE

ITE PLAN EYNOTE

- CONCRETE DRIVE APPROACH PER CITY OF FRESNO STDS.
 - SITE LIGHTING TO BE APPROVED BY OWNER. REFER TO DETAIL 16/A.2
 - ASPHALT PAVING PER CITY OF FRESNO P.W. STDS P-41/P-42 AND P-43
 - TRASH ENCLOSURE TYPE III PER CITY OF FRESNO STDS. REFER TO DETAILS 11/12/14/15/19/A.2
 - LANDSCAPE PER CITY OF FRESNO STDS.
 - CONCRETE FLATWORK, PROVIDE CONTROL JOINT AS SHOWN, REFER TO # 17/A.2
 - ACCESSIBLE RAMP w/ TRUNCATED DOMES PER CITY OF FRESNO STDS. REFER TO # 1 & #2/A.2
 - UNAUTHORIZED VEHICLES SIGNAGE REFER #3/A.3
 - ACCESSIBLE PARKING AND SIGNAGE PER CITY OF FRESNO STDS. REFER TO #2, #3, #4/A.2
 - 6" CONTINUOUS CONCRETE CURB, PAINTED RED PER FRESNO FIRE DEPARTMENT STANDARD
 - 6" CONTINUOUS CONCRETE CURB, PER CITY OF FRESNO STDS.
 - PEDESTRIAN PATH OF TRAVEL PER CITY OF FRESNO STDS.
 - PEDESTRIAN PATH OF TRAVEL PER CITY OF FRESNO STDS.
 - 7'0" CURB AND GUTTER TO BE UPGRADED PER CITY OF FRESNO STDS.
 - FIRE DEPARTMENT CONNECTION TO THE AUTOMATIC FIRE SPRINKLER SYSTEM
 - ACCESSIBLE ROUTE TO TRASH ENCLOSURE.
 - GRADE BREAK. REFER NOTE BELOW
 - EXITING BLOCK WALL 6'-0" HIGH - TO REMAIN
 - WHITE PAINTED DIRECTIONAL ARROW PER CITY OF FRESNO STDS.
 - PROPOSED MOTORIZED W/ GATE WITH AUTOMATIC OPENER
 - PROPOSED W/1. DOOR WITH NUMBERED ENTRY HARDWARE
 - PROPOSED P.W. STD P-91 (NO PARKING SIGN)
 - PROPOSED LOCATION OF PIV/PDC ASSEMBLY
 - EXISTING FIRE HYDRANT LOCATION TO REMAIN
 - EXISTING CMU FENCE (6' HIGH) TO REMAIN UNO.
 - EXISTING CURB/GUTTER & 10' FOOT COMMERCIAL SIDEWALK PATTERN PER PUBLIC WORKS STD P-5 TO REMAIN.
 - FIRE RISER AND FIRE ALARM CONTROL UNIT APPROXIMATE LOCATION, CONTRACTOR TO VERIFY
- INDICATES GRADE DRAINAGE DIRECTION, SURFACE TO BE GRADED AWAY FROM THE FOUNDATION WALLS AND THE GRADE SHALL FALL A MINIMUM 6' WITHIN THE FIRST 10'-0"

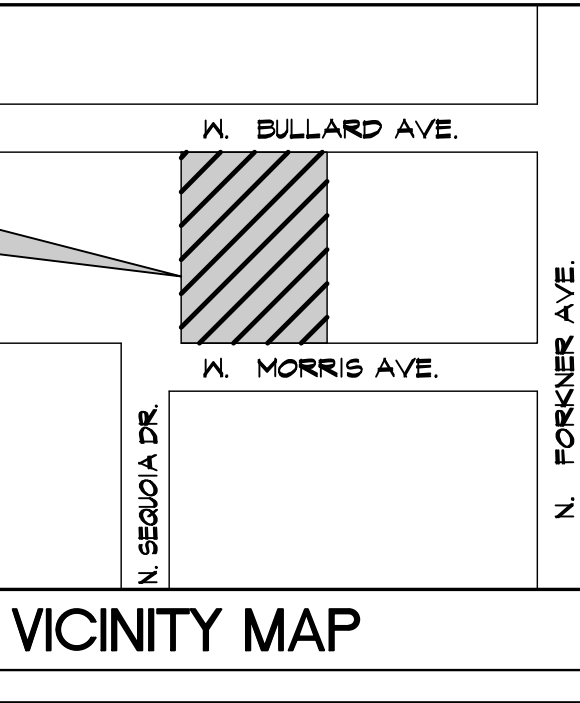
ITE CALCULATION

SITE AREA:	64,400 SQ. FT. = 1.48 ACRES
LANDSCAPE AREA:	12,992 SQ. FT.
HARDSCAPE AREA:	23,574 SQ. FT.
LAND/LANDSCAPE	12,992/64,400 = 20.17 %
BLDS/LAND	13,511/64,400 = 21.0 %

PARMMARY

STALL TYPE	QTY. REQ'D.	QTY. PROV'D.
UNCOVERED - PARKING STANDARD 18'-0" X 9'-0"	23	23
ACCESSIBLE 18'-0" X 9'-0"	3	1 INCLUDED IN TOTAL
TOTAL	26	26

PROJECT LOCATION



REVISIONS

REV	DESCRIPTION	DATE
1	DRC_FC	7/11/22
2	CUP_FC	9/2/22
3	CUP_FC	12/5/22

CR CONSULTING GROUP

DESIGN AND PLANNING

RESIDENTIAL, COMMERCIAL, INDUSTRIAL

CR CONSULTING GROUP

2615 TUOLUMNE ST.,
FRESNO, CA. 93721
PH.#559-286-4605
FAX.#559-412-2044
email: ccr@crconsultinggroup.net

PROJECT TITLE

NEW CARE FACILITY HOUSING DEVELOPMENT
FOR: ANDRADE COMPANY
2287 W. BULLARD AVE.
FRESNO, CA.,

REGISTERED PROFESSIONAL ENGINEER
CHARLES E. GARDELLA, JR.
No. C57975
CML
Renewed Date 8/30/23
STATE OF CALIFORNIA

PROJECT NUMBER: 22-015

DRAWING TITLE

SITE PLAN PROPOSED

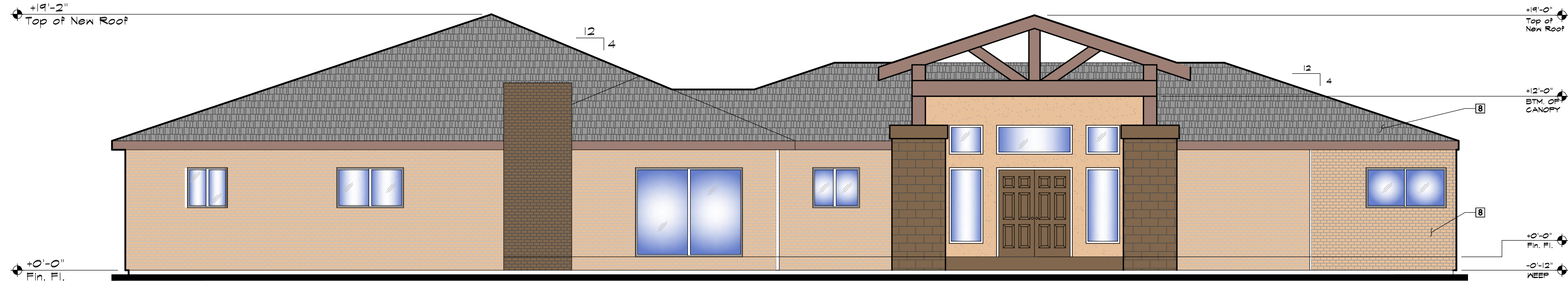
SCALE: AS NOTED

PLOT DATE: 03/19/22

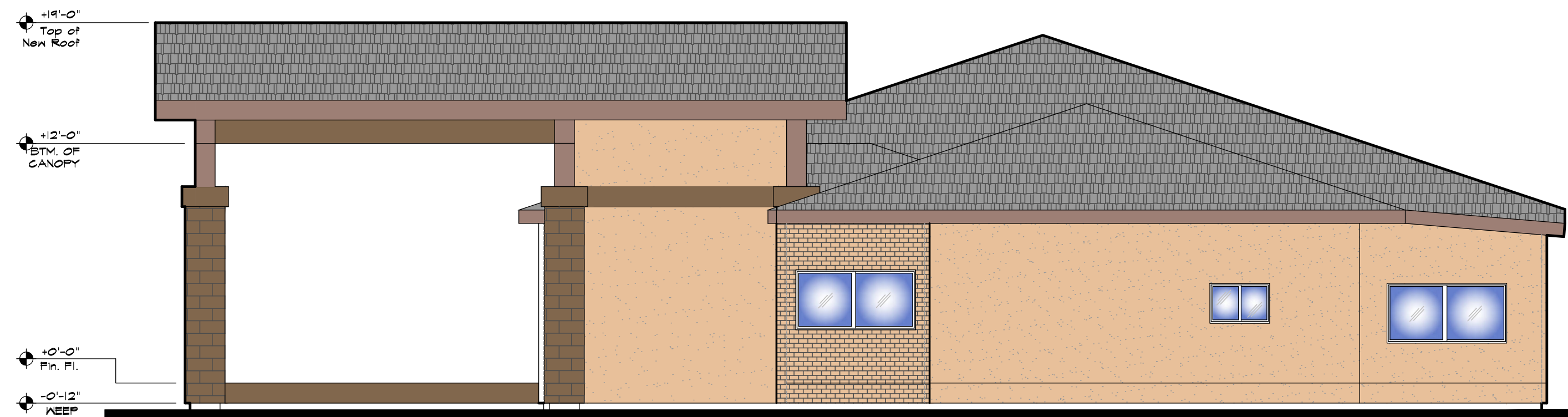
PROJECT MANAGER: CRR

SHEET NO.

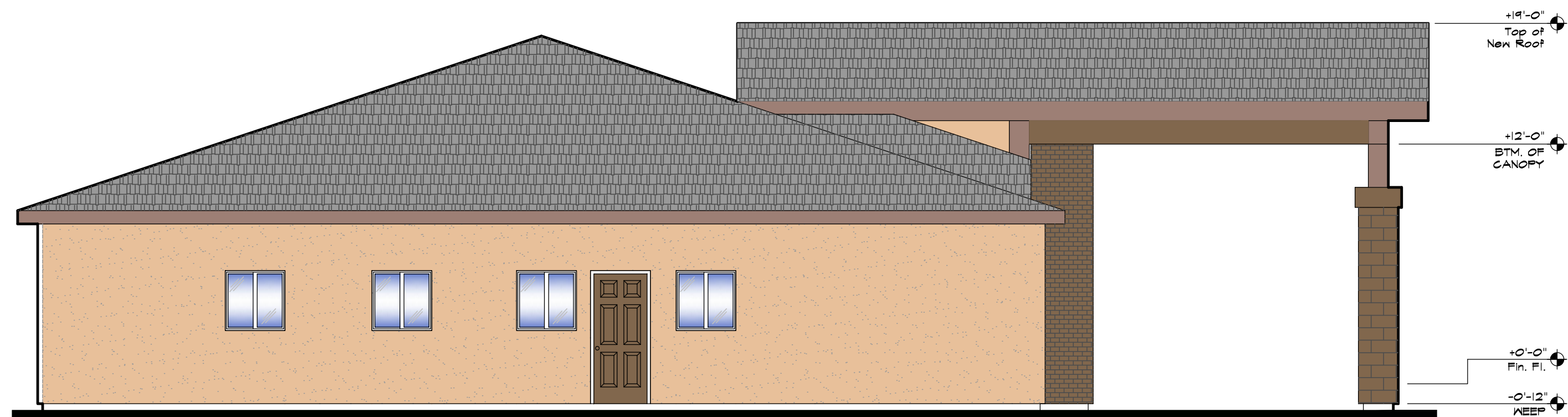
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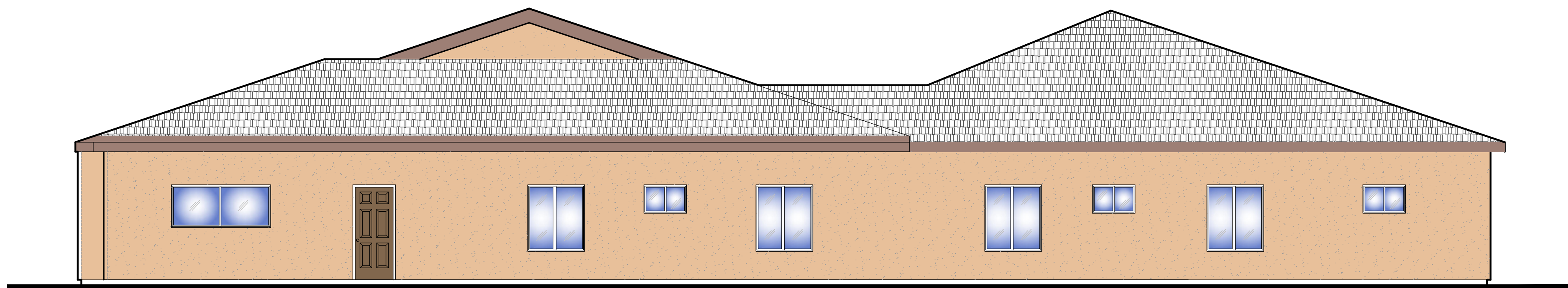
EXTERIOR ELEVATION - NORTH (FRONT)
3/16" = 1'-0"



EXTERIOR ELEVATION - WEST SIDE
3/16" = 1'-0"



EXTERIOR ELEVATION - EAST SIDE
3/16" = 1'-0"



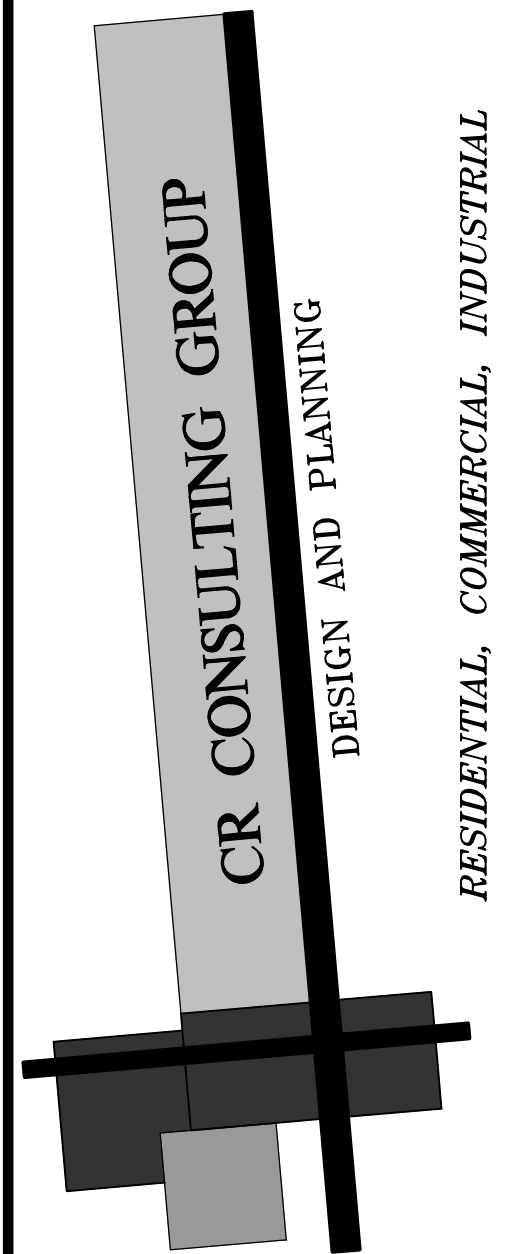
EXTERIOR ELEVATION - SOUTH (REAR)
3/16" = 1'-0"

APPL. NO. P22-03146 EXHIBIT E-1 DATE 11/08/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

No.	Description
1	(N) TILE ROOF SYSTEM, TO MATCH EXISTING (E)
2	(E) CEMENT PLASTER FINISH TO REMAIN AND BE RE-PAINTED
3	1/8" CEMENT PLASTER FINISH OVER (2) LAYERS OF GRADE D PAPER
4	(E) WINDOW FRAME TO REMAIN
5	(N) DUAL GLAZED WINDOW FRAME, PER PLAN
6	(E) BRICK VENEER TO REMAIN AND BE REPAINTED
7	(N) BRICK VENEER
8	

Keyed Notes

REVISIONS		
REV	DESCRIPTION	DATE



CR CONSULTING GROUP
2615 TUOLUMNE ST.,
FRESNO, CA. 93721
PH.#559-286-4605
FAX.#559-412-2044
email: ccr@crconsultinggroup.net

PROJECT TITLE

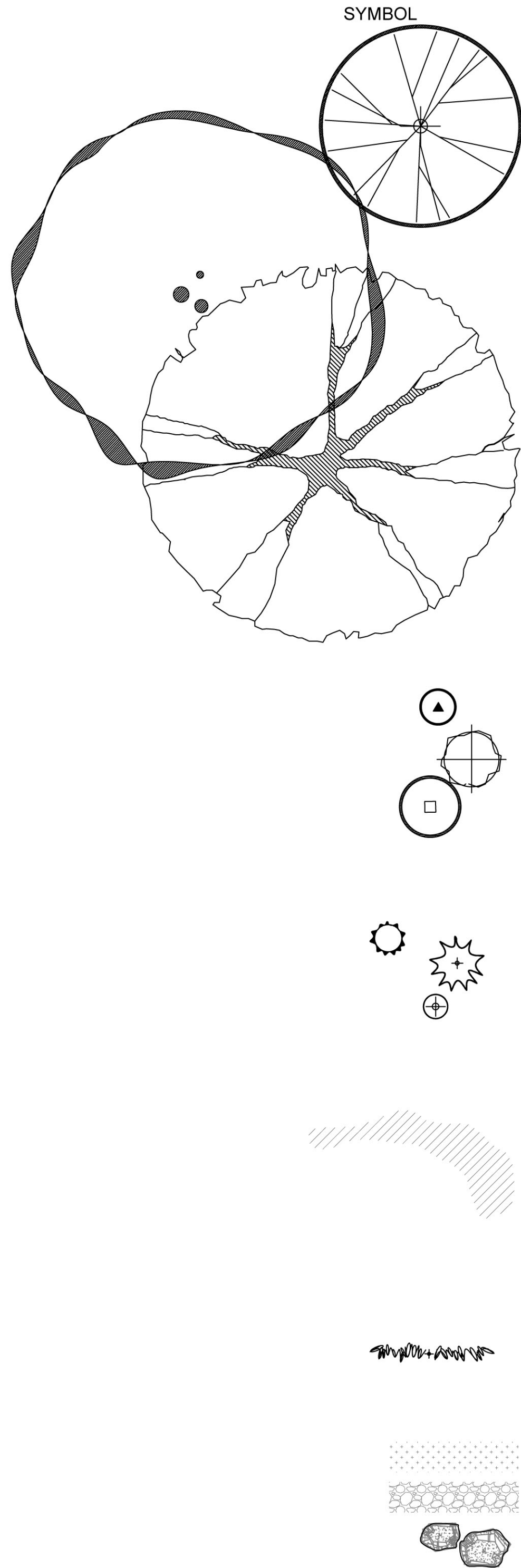
NEW CARE FACILITY HOUSING
DEVELOPMENT
FOR: ANDRADE COMPANY
2287 W. BULLARD AVE.
FRESNO, CA.,



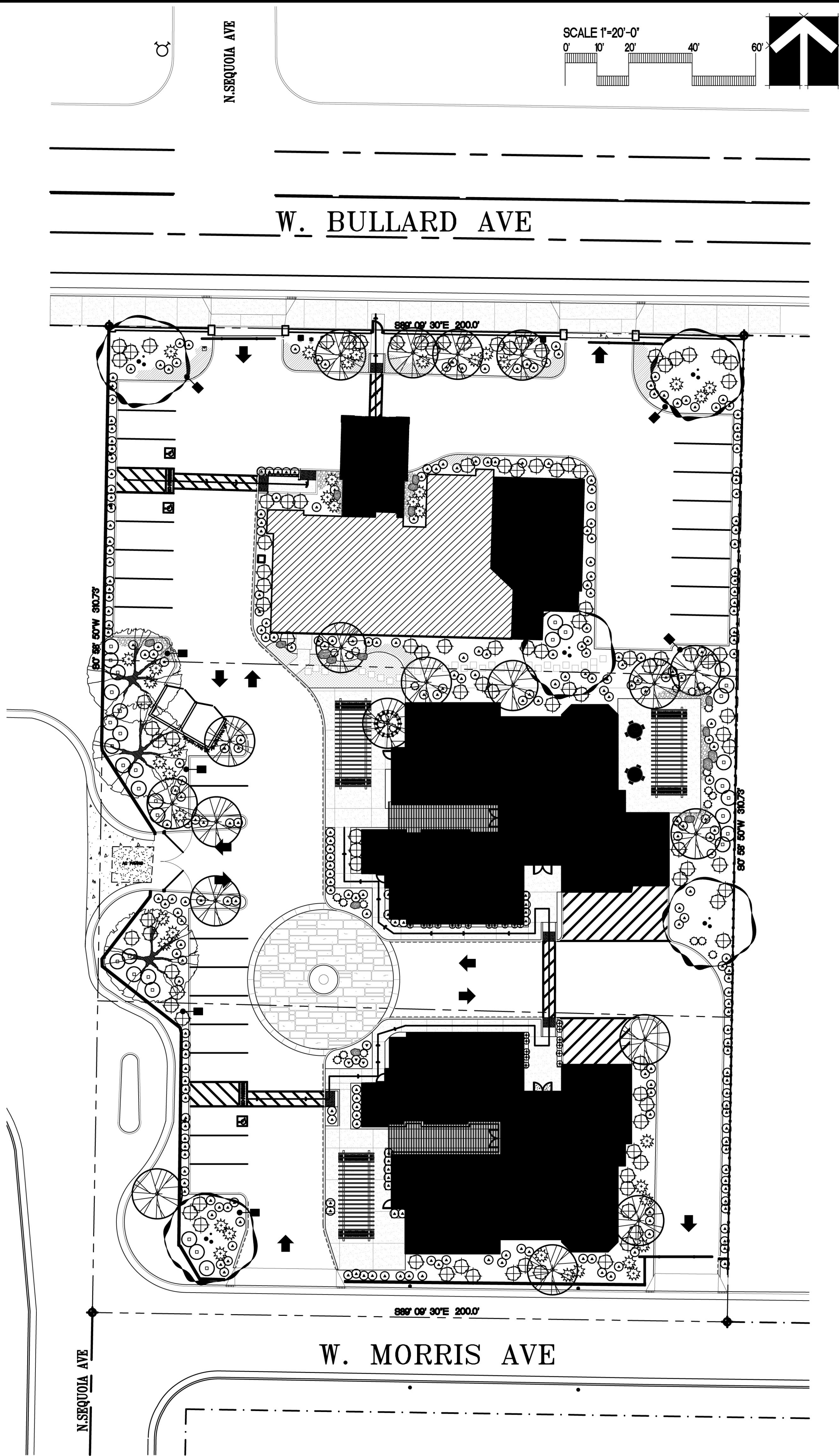
PROJECT NUMBER: 22-015
DRAWING TITLE

EXTERIOR
ELEVATIONS

SCALE: AS NOTED
PLOT DATE: 03/19/22
PROJECT MANAGER: CRR
SHEET NO.: A3.1



BOTANICAL NAME	COMMON NAME	QTY/SIZE	WUCOLS USE FACTOR	WATER COV'RG AREA	COV'RG TOTAL (S.F.)
SMALL BROADLEAF EVERGREEN TREES			18 @ 24" BOX		
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE			LOW	
SHADE CANOPY BROADLEAF EVERGREEN TREES			8 @ 30" BOX		
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE			LOW	
QUERCUS ILEX	HOLLY OAK			LOW	
SHRUBS			@ 5 GAL		
CISTUS 'SUNSET'	MAGENTA ROCKROSE			LOW	
DODONAEA VISCOSA	HOPBUSH			LOW	
LEUCOPHYLLUM 'SILVER CLOUD'	SILVER CLOUD TEXAS RANGER			LOW	
LIGUSTRUM 'TEXANUM'	GLOSSY PRIVET			LOW	
NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER			LOW	
RAPHIOLEPSIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORNE			LOW	
ROSMARINUS 'TUSCAN BLUE'	UPRIGHT ROSEMARY			LOW	
GRASSES/ACCENTS			@ 5 GAL		
AGAVE PARRYI	PARRY'S AGAVE			LOW	
AGAVE 'SHARKSKIN'	SHARKSKIN AGAVE			LOW	
CAREX DIVULSA	GRASSLAND SEDGE			LOW	
PHORMIUM TENAX 'BRONZE'	BRONZE NEW ZEALAND FLAX			LOW	
GROUND COVERS			@ 1 GAL		
SENECIO MANDRALISCAE	BLUE CHALKSTICKS			LOW	
LANTANA MONTEVIDENSIS	PURPLE SPREADING LANTANA			LOW	
VINES			@ 5 GAL		
BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA			LOW	
INERTS					



REVISIONS

REV	DESCRIPTION	DATE
1		

CR CONSULTING GROUP

2615 TUOLUMNE ST.,
FRESNO, CA. 93721
PH.#559-286-4606
FAX.#559-412-2044
email: ccr@crconsultinggroup.net

PROJECT TITLE

NEW CARE FACILITY HOUSING
DEVELOPMENT
FOR: ANDRADE COMPANY
2287 W. BULLARD AVE
FRESNO, CA,

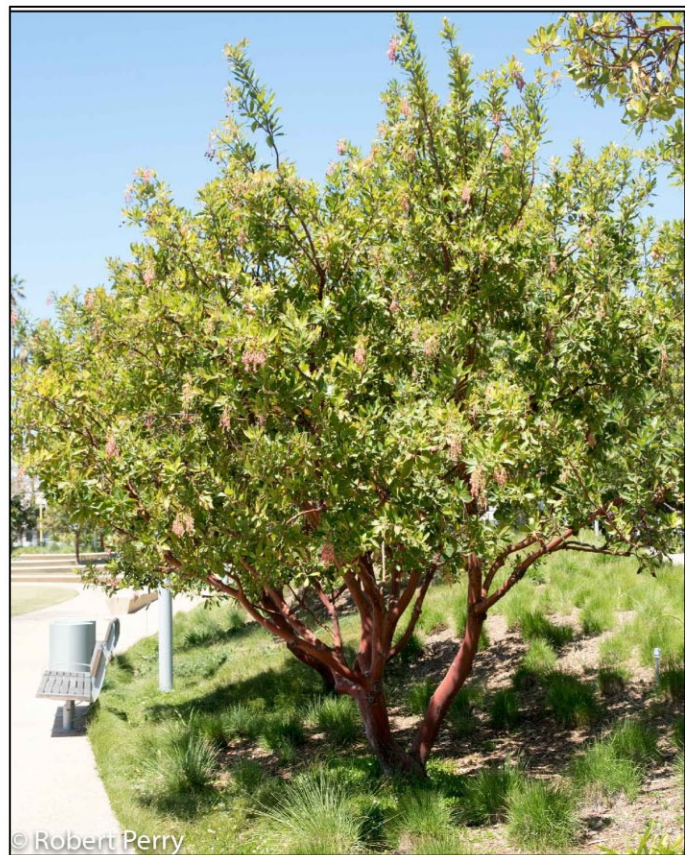
REGISTERED PROFESSIONAL
LANDSCAPE ARCHITECT
No. 057075
CML
Expiry Date
6/30/22
STATE OF CALIFORNIA

PROJECT NUMBER: 22-015
DRAWING TITLE

PLANTING
PLAN

SCALE:
AS NOTED
PLOT DATE:
09/27/22
PROJECT
MANAGER:
CRR

SHEET NO.
LP.1



ARBUTUS 'MARINA'



OLEA EUROPAEA



QUERCUS ILEX



CISTUS 'SUNSET'



DODONAEA VISCOSA



LEUCOPHYLLUM 'SILVER CLOUD'



LIGUSTRUM JAP. 'TEXANUM'



NERIUM 'PETITE PINK'



RAPHIOLEPSIS UNBELLATA 'MINOR'



ROSMARINUS OFFICINALIS 'TUSCAN BLUE'



AGAVE PARRYI



AGAVE SHARKSKIN



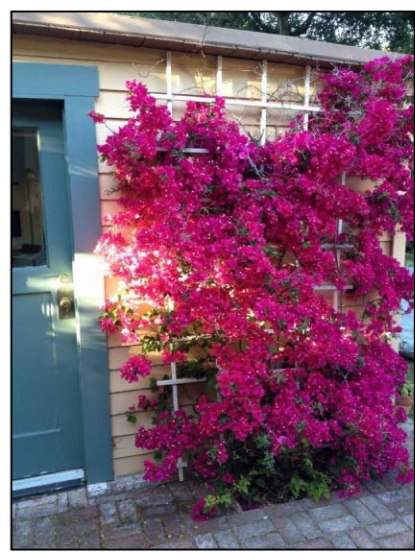
CAREX DIVULSA



PHORMIUM TENAX 'BRONZE'



SENECIO MANDRALISCAEA



ESPALIER'D BOUGAINVILLEA



SYNTHETIC TURF

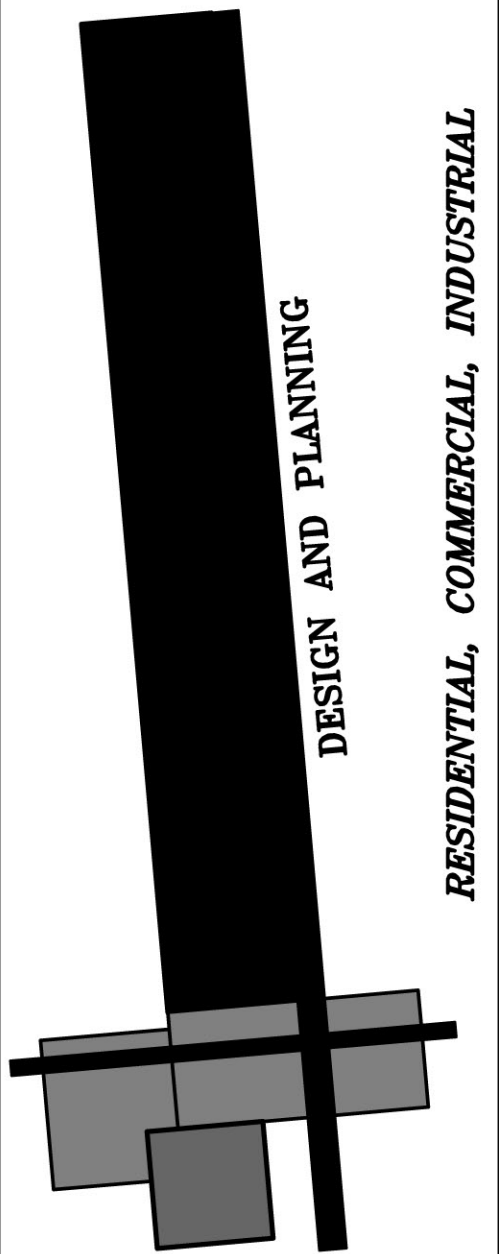


OUTCROP BOULDERS



RIVER COBBLES

REVISIONS		
REV	DESCRIPTION	DATE
Δ		



CR CONSULTING GROUP
2815 TUOLUMNE ST.,
FRESNO, CA. 93721
PH.#569-286-4805
FAX.#569-412-2044
email: crr@crconsultinggroup.net

PROJECT TITLE

NEW CARE FACILITY HOUSING
DEVELOPMENT
FOR: ANDRADE COMPANY
2287 W. BULLARD AVE
FRESNO, CA,



PROJECT NUMBER: 22-015
DRAWING TITLE

PLANT
PALETTE

SCALE AS NOTED	SHEET NO.
PLOT DATE 09/27/22	LP.2
PROJECT MANAGER: CRR	