

26. If archaeological and/or animal fossil material is encountered during project Construct parking lot in accordance with the City of surveying, grading, excavating, or construction, work shall stop immediately. Fresno Parking Manual and the City of Fresno Public Works 27. If there are suspected human remains, the Fresno County Coroner shall be Standards. immediately contacted. If the remains or other archaeological material is 2. All construction work on this project is subject to possibly Native American in origin, the Native American Heritage Commission (Phone interruption of the road system becomes impassable for 916-653-4082) shall be immediately contacted, and the California Fire Apparatus due to rain or other obstacles. Archaeological Inventory/Southern San Joaquin Valley Information al list Center 3. Two (2) means of ingress/egress must be maintained (Phone 805-644-2289) shall be contacted to obtain a referral list of during all phases of construction. recognized archaeologists. An Archaeological assessment shall be conducted for 4. Provide warning signs pertaining to parking in Fire Lane the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. n accordance with Fire Department Standards 28. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall 5. Provide 'Hours of Operation' signs at all gate locations. be contacted to obtain a referral list of recognized paleontologists. An 6. Deed(S) of easement(s) for required dedication(s) shall assessment shall be conducted by a paleontologist and, if the paleontologist be prepared by the owner/developer's engineer and determines the material to be significant, it shall be preserved. submitted to the FIRE NOTES: City with verification of ownership PRIOR TO ISSUANCE OF 29. Automatic fire sprinkler system in the apartments building shall be installed per BUILDING PERMITS NEPA 13 OR 13R standards as approved by the Fire Department. 30. All valves controlling the water supply for automatic sprinklers and water flow . Repair all damaged and/or off-grade concrete street switches on all sprinkler system shall be electronically for integrity. 31. INTERIOR SPRINKLER FLOW ALARM: A single approved visual/audible water flow improvements as determined by the construction management, also all existing sidewalks in excess of 2% dives shall be installed per the City of Fresno Fire Department #45 max. cross slope must be brought into compliance prior to 32. SPRINKLER FLOW ALARM: An approved audible sprinkler flow alarm shall be provided on the exterior of the building in an approved location 8. 2 Working days before commencing excavation An approved audible flow alarm to the occupants shall be provided to the interior operation within the street right-of-way and/or utility of each dwelling unit. Plans for the installation flow alarm shall be easements, all existing submitted for review and approval by the Sanger Fire Department prior to underground facilities shall have been located by installation. 33. Provide approved Underground Services Alert (USA). Call 1-800-642-2444 33. UNDERGROUND FIRE SERVICE LINE INSTALLATION: Prior to installation, the 9. Underground all existing off-site overhead utilities applicant shall submit fire sprinkler underground water supply plans for review and within the limits of this site/map as per FMC Section 12-1011 approval and issuance of a permit by the Fresno Fire Department. Installation shall be preformed by a Calif. Licensed contractor. Resolution No. 78-522/88-229 34. Landscaping trees or shrubs located adjacent to the fire access drives shall 10 Submit street lighting plans to Public Works be of the type that will not impede fire access due to their growth process Department, Traffic Engineering and Planning. 35. The applicant shall provide all weather access to the site during all phases of . Install street lights on all frontages to city standards construction per Fresno Fire Departments standard #29 or#30. 36. The Developer shall install 8" onsite water line. as per P.W. Std E-1/E.8 determined by the City traffic 37. All onsite water mains shall be 15' utility easements dedicated to the city. Engineer. Street lighting plans are required and must be 38. Any abandon septic systems and water wells shall be per city standards approved by the Public Works Department/Engineering 39. The Developer shall address all Fresno Metropolitan Flood Control District Services prior to commencement of the work. Requirements: (559) 456-3292 12. Any survey monuments within the area of construction 40. The Developer shall address all Fresno Irrigation District Requirements shall be preserved or reset by a person licensed to 41. The Aapplicant/Owner shall have a covenant recorded for the perpetural practice land surveying in the state of California manint4ence of the landscape and irrigation to be installed in public right of way. 13. Construct concrete sidewalks, curbs, gutters and 42. Lighting shall be shielded to prevent direct view adjacent residential driveway approaches to the public works standards 43. Any survey monuments within the area of constuction specifications. shall be preserved or reset by a person licensed to practice land surveying in the 15. A backflow prevention device may be required to be installed on the water service to protect the public water 44. repair all damaged and/or off grade concrete street sustem. A plumbina Permit is required to install the device. improvements, as determined by the Construction Management Engineer, prior to Contract the Department of Public Utilities, Water Division for determination of size, type, acceptable make/model 45. 2 Working days before excavation operations within the street right-of way and location. Back flow prevention devices shall be and/or utility easement, wall existing underground facilities shall have been located by UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444 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 of minimum of 5 day prior to requesting final building 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 2. Electric gates shall be provided with battery back-up. 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 "click to Enter" gate locations. 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

trees may not be trimmed or pruned to reduce the natural

height or overall crown of the tree, except as necessary

otherwise be approved by the Planning and Development

19. Landscaping must be in place before issuance of the

by a landscape professional approved by the Director,

shall be submitted stating that the required landscaping

within the above landscaped areas. No exposed utility

to be located in the landscape areas of setbacks or on

All transformers, etc., shall be shown on the site plan. The

22. Signs, other than directional signs, if applicable, are

not approved for installation as part of this special

required, the applicant must submit for a Sign Review

23. All handicapped stalls shall be marked with the

| Fresno Municipal Code shall be towed away. The

facility access ramps or in strategic areas where the

Permit. Applications and requirements for submittal are

international symbol of spaces and a warning that vehicles

international symbol and tow-away warning shall be posted

24. All handicapped parking stalls shall be placed adjacent to

handicapped shall not have to wheel or walk behind parked

25. Lighting, where provided to illuminate parking, sales or

vehicles while traveling to or from handicapped parking stalls

display areas shall be hooded and so arranged and controlled

either to highway traffic or to the living environment. The amount

of light shall be provided according to the standards of the

Division, Planning and Development Department.

boxes, transformers, meters, pipina

the street frontages of buildings.

other means as may be approved.

permit. Should additional signs be

available at the Planning Division's

in violation of Section 10-1017 of the

conspicuously on seven-foot poles.

Public Front counter.

20. Prior to final inspection, a written certification signed

and irrigation system was installed in accordance with the

for the health of the tree and public safety; or as may

Department.

certificate of occupancy

 $|\delta$ . Trees shall be maintained in good health. However,

## CUP FIRE DEPARTMENT NOTES"

621-7000" (in 1 inch letters)

I.Provide approved police/fire bypass lock ("Best" padlock model 218700 series or electric cylinder switch model IW7B2) on drive access gate(s). Al electrified gates shall be equipped with the Best electric cylinder lock IW7B2. A Knox padlock may not be used in place of the Best padlock model 218700. These locks can be purchased only through Sierra Lock \$ Glass, 1560 N. Palm Avenue, Fresno, CA 93728.

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 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 403.005) 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 @ (559)

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 landscaping and irrigation plans approved by the Planning of the roadway with "FIRE LANE" in 3-inch white letters at least every 50 feet. (FFD Development Policy 403.005) \*\*\*Confirm areas to be 21. No structures of any kind may be installed or maintained 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 (except the backflow prevention device), etc., are allowed 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 (4,370 sq. ft.).

backflow device shall be screened by landscaping or such 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

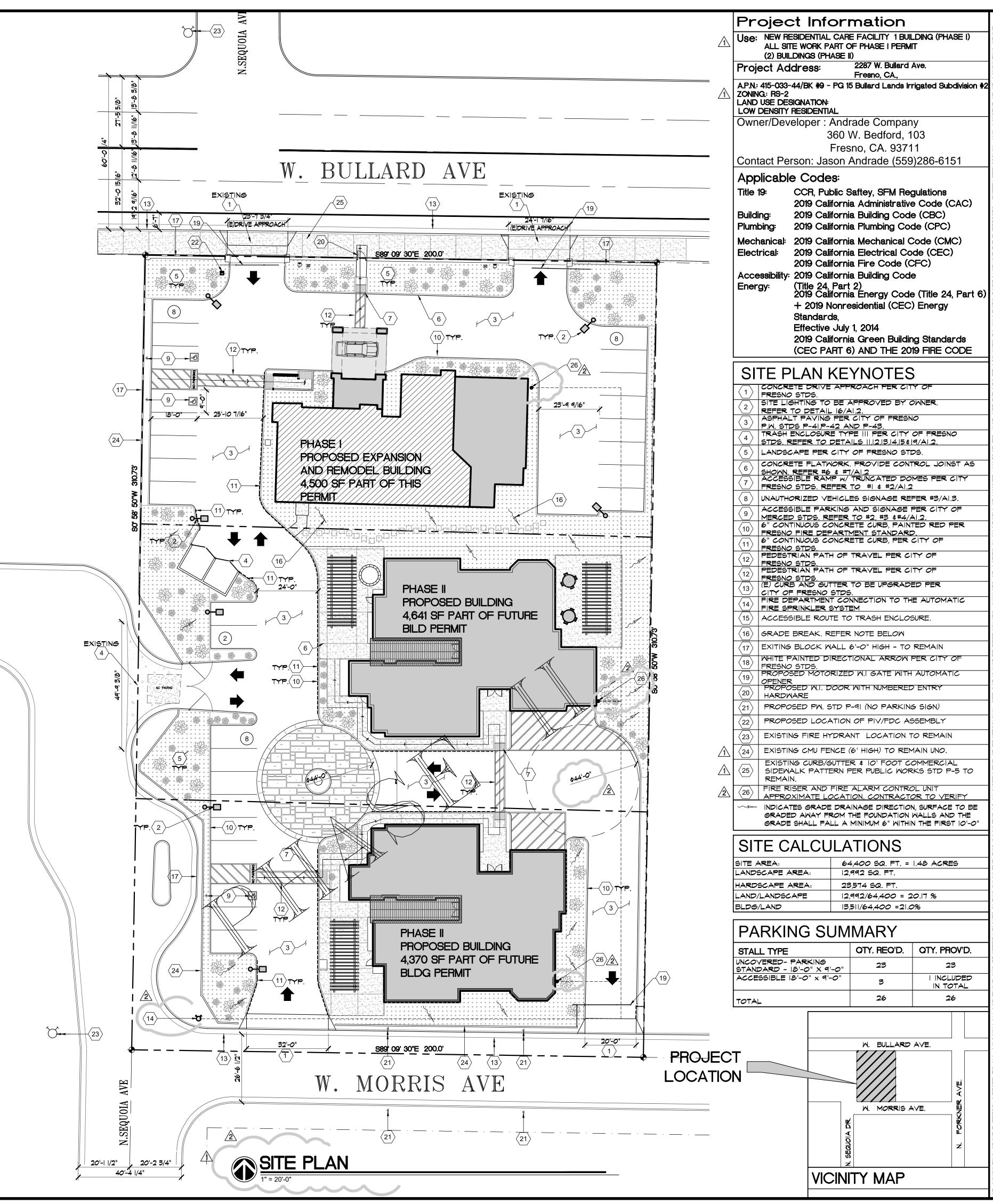
official is authorized to require approved address or building area identification signage as needed to readily determine the building or area of a building protected by fire department connections. FMC Section 10-50912.2.3

II. 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 21B700 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. 405.003 and 405.025

> Corrected Exhibit - for Fire re-submitta APPL NO. P22-03146 EXHIBIT A-1 DATE 12/08/22



GROUP CONSUL CR CONSULTING GROUP 2615 TUOLUMNE ST. FRESNO, CA. 93721 PH.#559-286-4605 FAX.#559-412-2044

**REVISIONS** 

REV DESCRIPTION DATE

9/2/22

12/5/22

DRC\_PC

CUP\_PC

CUP\_PC

PROJECT TITLE

**SNISAC**  $\Box$ COMF RD AVI CA., H F

DEVELOPME ANDRADE 287 W. BULLA

ARE

NEW

FOR:

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	I INCLUDED IN TOTAL			
TOTAL	26	26			

PROJECT NUMBER: 22-015 **DRAWING TITLE** 

> SITE PLAN **PROPOSED**

SCALE: AS NOTED PLOT DATE: 03/19/22 PROJECT MANAGER:

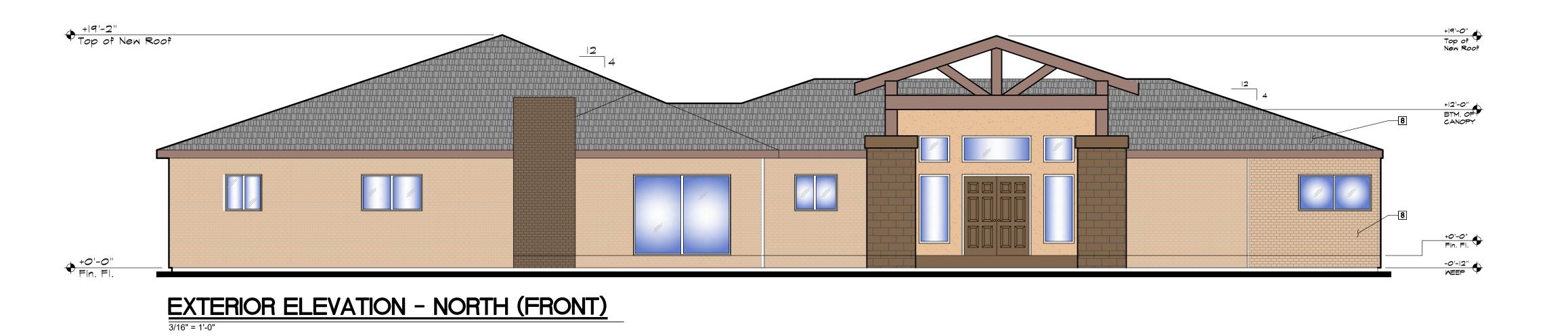
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SHEET NO. AI.I

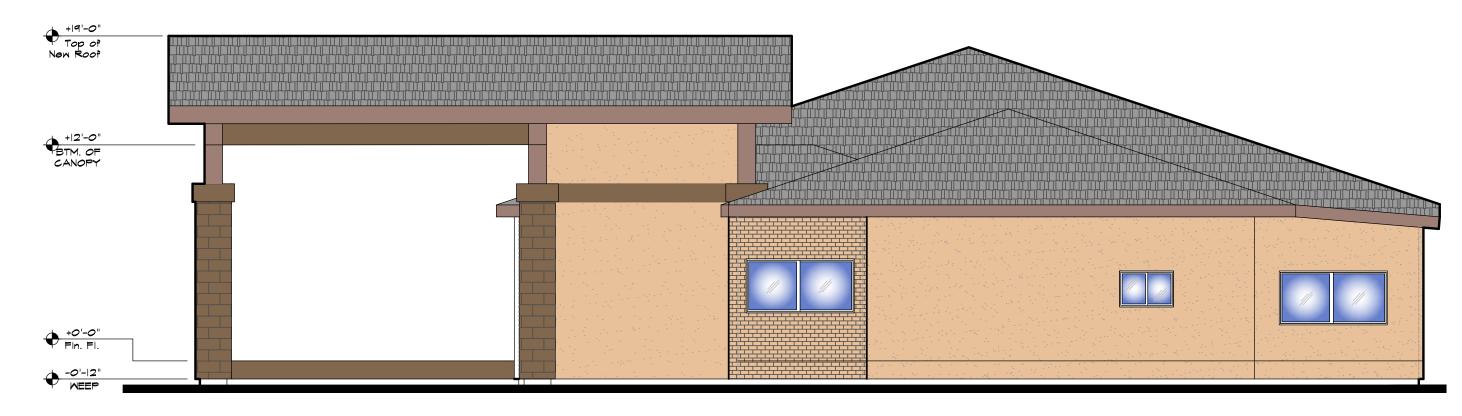
SITE PLAN NOTES

so as not to cause a nuisance

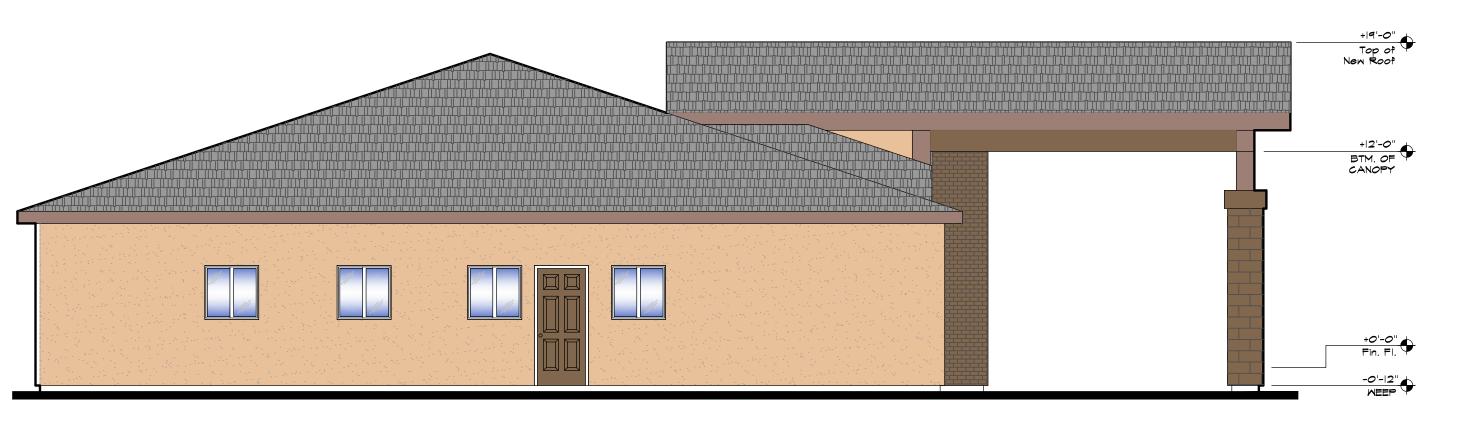
Department of Public Works.



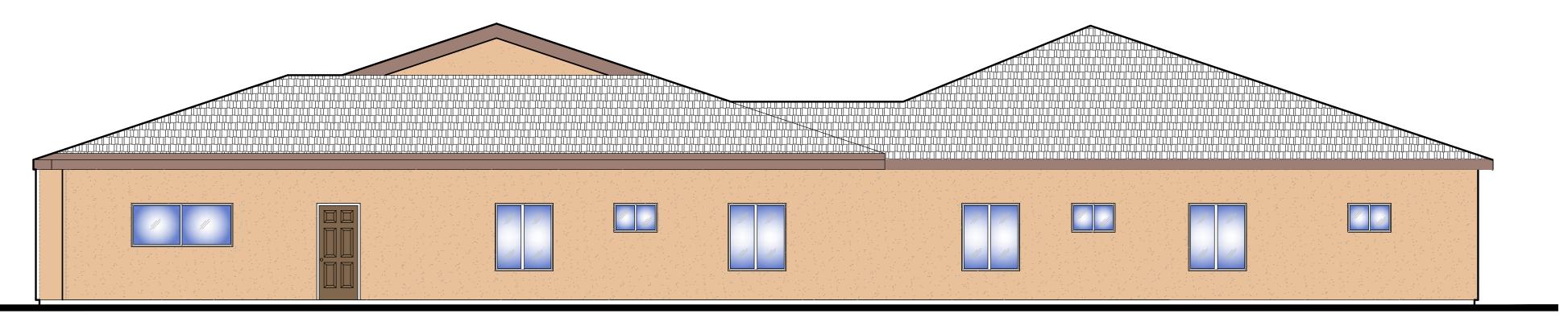
APPL. NO. P22-03146 EXHIBIT E-1 PLANNING REVIEW BY TRAFFIC ENG. CITY OF FRESNO DARM DEPT



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



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



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

Description 1 (N) TILE ROOF SYSTEM, TO MATCH EXISTING (E) (E) CEMENT PLASTER FINISH TO REMAIN AND BE RE-PAINTED 3 7/8" CEMENT PLASTER FINISH OVER (2) LAYERS OF GRADE D PAPER (N) DUAL GLAZED WINDOW FRAME, PER PLAN (E) BRICK VENEER TO REMAIN AND BE REPAINTED Keyed Notes

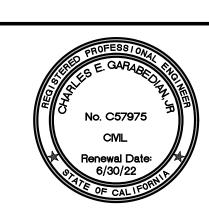
REV DESCRIPTION DATE GROUP

REVISIONS

CONSULTING CR CONSULTING GROUP

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

OUSING



PROJECT NUMBER: 22-015 DRAWING TITLE

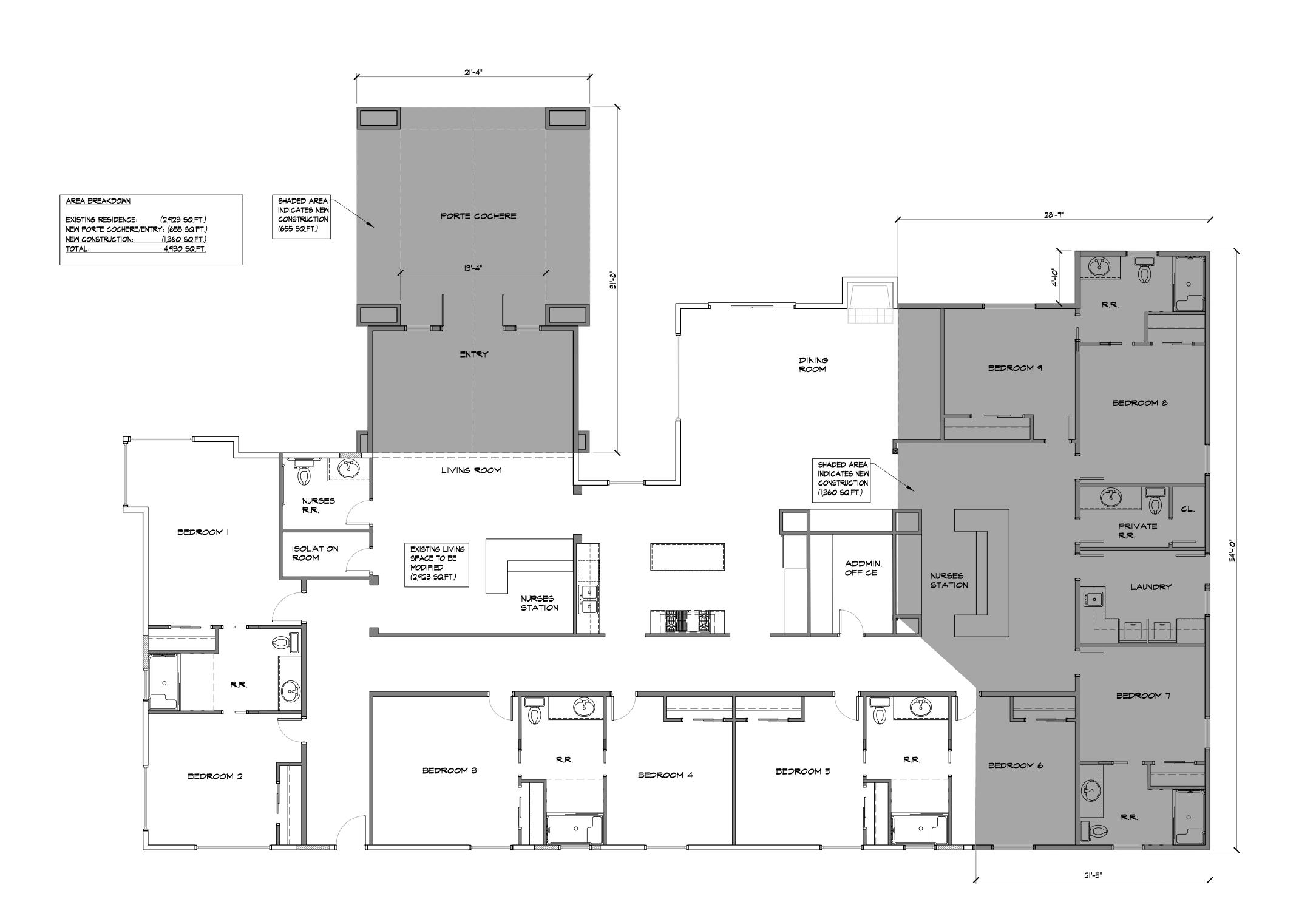
EXTERIOR ELEVATIONS

SCALE: AS NOTED

PLOT DATE:

O3/19/22

PROJECT
MANAGER: CRR

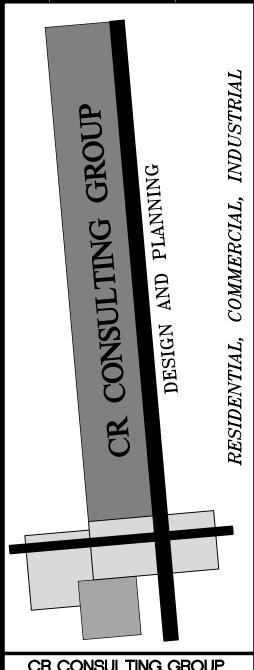




APPL. NO. <u>P22-03146</u> <u>EXHIBIT F1</u>	DATE 11/08/2022							
PLANNING REVIEW BY	DATE							
TRAFFIC ENG	DATE							
APPROVED BY	DATE							
CITY OF FRESNO DARM DEPT								

REVISIONS

REV DESCRIPTION DATE



CR CONSULTING GROUP

2615 TUOLUMNE ST., FRESNO, CA. 93721 PH.#559-286-4605 FAX.#559-412-2044

PROJECT TITLE

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NEW



PROJECT NUMBER: 22-015 DRAWING TITLE

PROPOSED FLOOR PLAN

SHEET NO. SCALE: AS NOTED

PLOT DATE:

O3/19/22

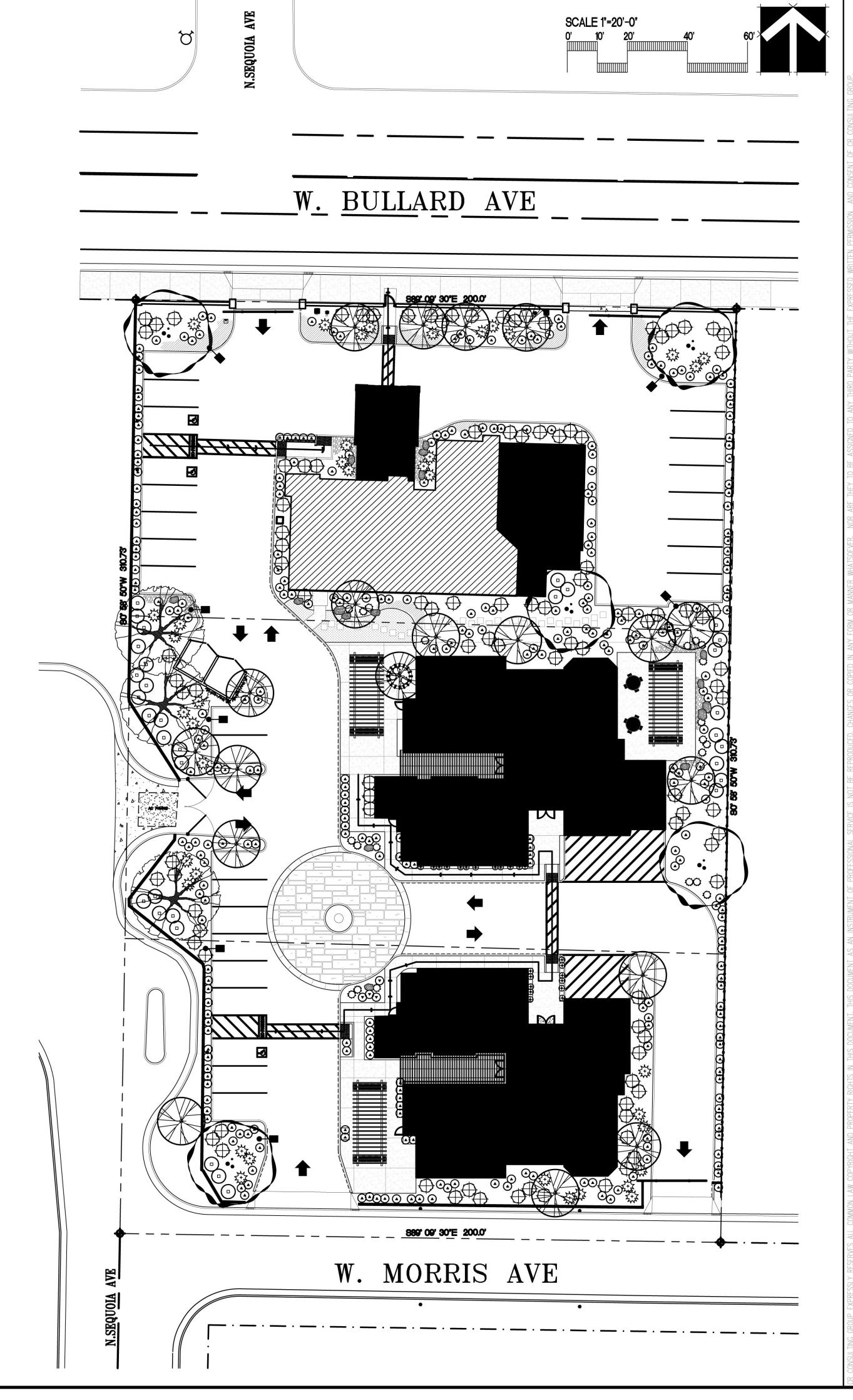
PROJECT
MANAGER: CRR

	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY/SIZE	WUCOLS WATER COV'RG CO' USE FACTOR AREA TO	V'RG TAL (S.F.)	
						,	
		SMALL BROADLEAF EVERGREEN TRE	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	- G G 00 20 X	LOW		
		QUERCUS ILEX	HOLLY OAK		LOW		
				@ F C A I			
		SHRUBS	SHRUBS @ 5 GAL				
	\(\frac{1}{2}\)	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			
	O M	AGAVE PARRYI	PARRY'S AGAVE		LOW		
	\$+ £	AGAVE 'SHARKSKIN'	SHARKSKIN AGAVE		LOW		
	\$\frac{1}{2}	CAREX DIVULSA	GRASSLAND SEDGE		LOW		
		PHORMIUM TENAX 'BRONZE'	BRONZE NEW ZEALAND FLAX	e.	LOW		
		GROUND COVERS		@ 1 GAL			
		SENECIO MANDRALISCAE	BLUE CHALKSTICKS		LOW		
		LANTANA MONTEVIDENSIS	PURPLE SPREADING LANTAN	A	LOW		
		\#\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\					
		VINES		@ 5 GAL			
	South Och Assolution	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA		LOW		
INERTS							

SYNTHETIC TURF

RIVER WASH COBBLES 2-6" TO MATCH BOULDERS

SURFACE SELECT OUTCROP BOULDERS OR EQUAL



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PROJECT TITLE



PROJECT NUMBER: 22-015 DRAWING TITLE

PLANTING PLAN

PLOT DATE:

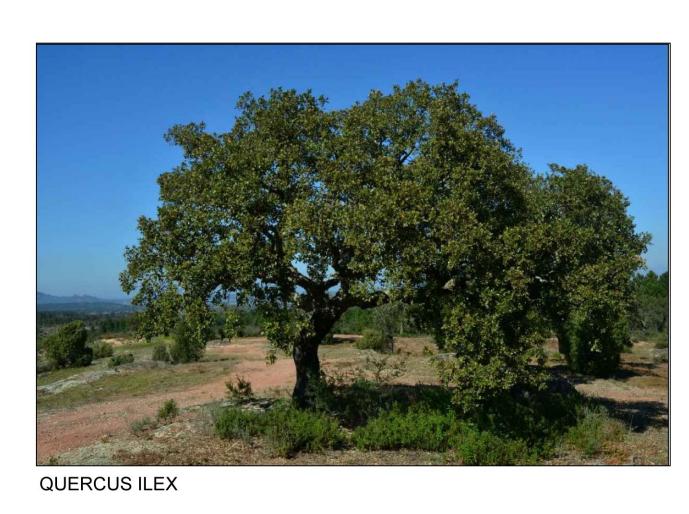
09/27/22

PROJECT
MANAGER:

CRR

























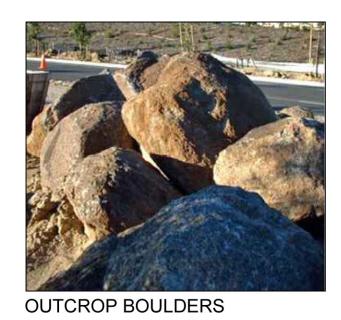


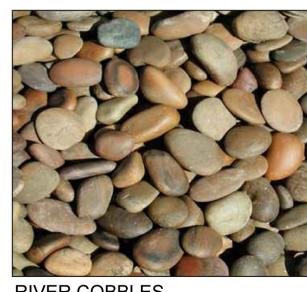




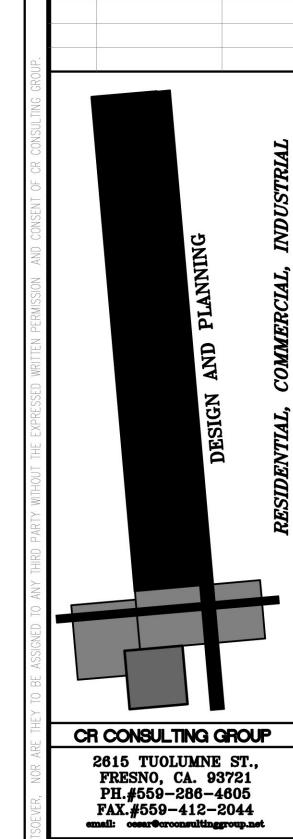








RIVER COBBLES



REVISIONS REV DESCRIPTION DATE

PROJECT TITLE



PROJECT NUMBER: 22-015 DRAWING TITLE

PLANT PALETTE

SHEET NO. SCALE: AS NOTED PLOT DATE:
09/27/22
PROJECT
MANAGET:
CRR