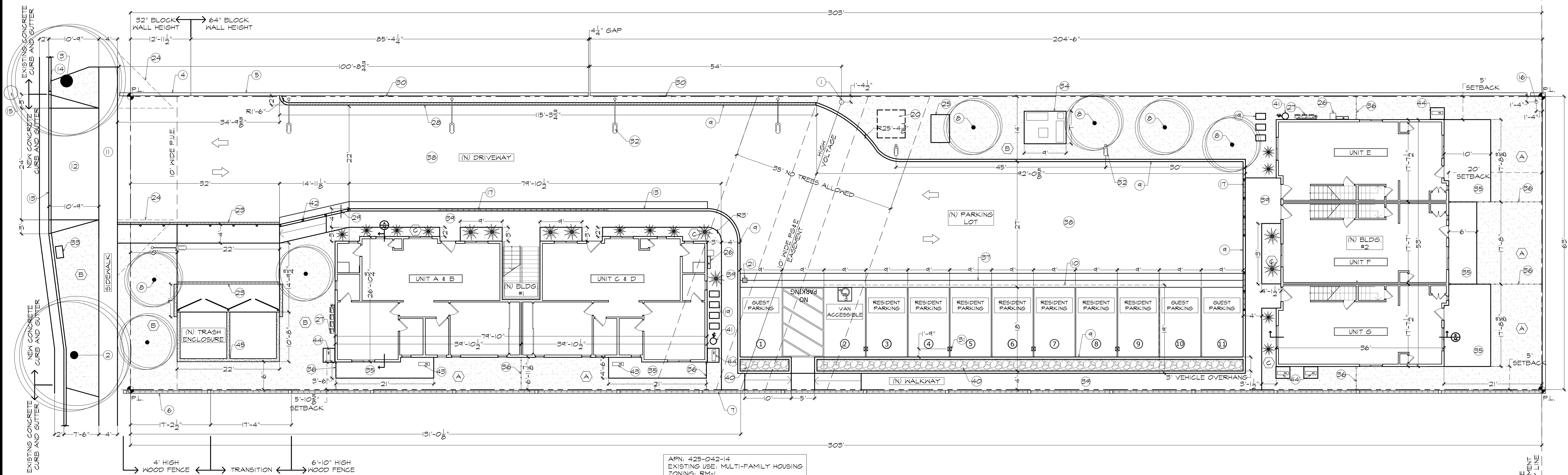


APN: 425-042-16, 425-042-20, 425-042-03, 425-042-04  
 EXISTING USE: MIXED-USE  
 ZONING: CMX



APN: 425-042-14  
 EXISTING USE: MULTI-FAMILY HOUSING  
 ZONING: RM-1

LOT AREA: 19,089.00 SQ. FT. = 0.44 ACRES

APN: 425-042-19

LEGAL DESCRIPTION: THE NORTH ONE-HALF OF LOT 21 OF BULLARD NORTH FRESNO ADDITION, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK T PAGE 12 OF PLATS, FRESNO COUNTY RECORDS.



PROPOSED SITE PLAN  
 SCALE: 1" = 10'-0"

AREA	SQ.FT.	AREA	SQ.FT.	ACRES	PERCENTAGE
UNIT A	974.42	PROJECT SITE AREA	19,089.00	0.438	100%
UNIT B	974.42	EXISTING BUILDING AREA	0	0.000	0.0%
UNIT C	974.42	BUILDING #1 AREA	1,948.84	0.044	10.0%
UNIT D	974.42	BUILDING #2 AREA	1,906.74	0.043	9.8%
UNIT E FIRST FLOOR	635.37	BUILDING COVERAGE	3,855.58	0.089	20.3%
UNIT E SECOND FLOOR	635.37	PAVED AREA	7,888.68	0.181	41.3%
UNIT F FIRST FLOOR	636.00	COMMON LANDSCAPE AREA	2,407.17	0.055	12.6%
UNIT F SECOND FLOOR	636.00	PLANTERS AREA	341.00	0.008	1.8%
UNIT G FIRST FLOOR	635.37	PRIVATE PATIO UNIT A	270.17	0.006	1.4%
UNIT G SECOND FLOOR	635.37	PRIVATE PATIO UNIT C	270.17	0.006	1.4%
TOTAL:	7,711.6	PRIVATE PATIO UNIT E	577.24	0.013	3.0%
		PRIVATE PATIO UNIT F	356.28	0.008	1.8%
		PRIVATE PATIO UNIT G	577.24	0.013	3.0%

TYPE	AMOUNT	RATIO
PARKING SPACES PROVIDED:	11	
PARKING SPACES REQUIRED:	10.5	
ACCESSIBLE PARKING SPACES PROVIDED:	1	
ACCESSIBLE PARKING SPACES REQUIRED:	0	
BICYCLE PARKING SPACES PROVIDED:	0	
BICYCLE PARKING SPACES REQUIRED:	0	
RATIO OF PARKING SPACES TO FLOOR AREA:	0.0014	OR 1 PER 100 SQ. FT. OF FLOOR AREA
CARPORT AREA:	1,367.61	SQ. FT.

PLEASE REFER TO SHEET C2, AS-BUILT SITE AND DEMOLITION PLAN FOR THE STREET CENTERLINE, DIMENSION FROM CENTERLINE TO PROPERTY LINE, STREET DIMENSION AND STREET LABEL.

GENERAL SITE PLAN NOTES:

- SITE PLAN IS PROVIDED FOR REFERENCE ONLY. NO SITE IMPROVEMENTS ARE PROPOSED.
- DIMENSIONS SHOWN ARE APPROXIMATE AND MEASURED TO EXISTING FENCES AND DO NOT NECESSARILY MATCH PROPERTY BOUNDARIES SHOWN ON COUNTY ASSESSOR'S MAP.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION 10% OF THE MUNICIPAL CODE SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- APPLICANTS ARE ENCOURAGED TO PROVIDE SHARED VEHICLE AND PEDESTRIAN ACCESS BETWEEN ADJACENT PROPERTIES FOR CONVENIENCE, SAFETY, AND EFFICIENT CIRCULATION. A JOINT ACCESS COVENANT SHALL BE REQUIRED.
- SIGNS OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- IF ARCHAEOLOGICAL AND/ OR ANIMAL FOSSIL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIALS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4022) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/ SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN 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.
- 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.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.

REFERENCES:

- PL (E) PROPERTY CORNER
- (E) PROPERTY LINE
- (●) TREES
- WOOD FENCE
- (A) (N) PRIVATE PATIO AREA
- (B) (N) COMMON LANDSCAPE AREA
- (C) (N) PLANTER
- (■) (N) FIRE LANE

KEYNOTES:

- (E) POWER POLE
- (E) TREES TO REMAIN
- (E) TREE TO BE REMOVED
- (E) 32" HIGH BLOCK WALL
- (E) 64" HIGH BLOCK WALL
- (E) 4" HIGH WOOD FENCE
- (E) 6'-10" HIGH WOOD FENCE
- (N) TREE
- (N) CONTINUOUS CONCRETE CURB
- (N) CARPORT ROOF PROJECTION
- (N) CONCRETE SIDEWALK
- (N) CONCRETE DRIVEWAY APPROACH AS PER CITY OF FRESNO STANDARD P-2
- (N) CONCRETE CURB AND GUTTER
- (E) DRAIN PIPE THROUGH CONCRETE CURB ON NEIGHBOR'S PROPERTY
- (E) SEWER MANHOLE
- (E) POLE
- (N) BOLLARD AND SAFETY GUARD
- N/A
- (N) WATER METER
- (N) CONCRETE SQUARE PAD FOR PGE TRANSFORMER
- (N) CATCH BASIN
- (N) N/A
- (N) CHANNEL DRAIN
- VISIBILITY TRIANGLE -----
- (N) BACKFLOW PREVENTION DEVICE
- (N) ELECTRICAL SERVICE MAIN WITH STACKED ELECTRICAL PANELS
- (N) GAS METER
- (N) PAINTED FIRE LANE
- (N) 5 MPH SPEED LIMIT SIGN
- (N) CVC 22658 FIRE LANE TOW AWAY WARNING SIGN
- (N) 4' X 12" CARPORT COLUMN (TYP.)
- (N) LED LIGHT POLE
- (N) MAILBOX
- (N) SEATING AREA ON CONCRETE PAD
- (N) CONCRETE PATIO
- (N) WOOD FENCE
- (N) CONCRETE VALLEY GUTTER
- (N) ASPHALT DRIVEWAY AND PARKING LOT
- (N) CONCRETE WALKWAY
- (N) GRAVEL OR DECOMPOSED GRANITE
- (N) FIRE SPRINKLER RISER 2 1/2" FIRE DEPARTMENT CONNECTION AND ALARM MONITORING PANEL
- (N) SAFETY BOLLARDS AT 5' o.c. (TYP.)
- (N) MINI SPLIT HEATING/ COOLING OUTDOOR UNIT
- (N) MINI SPLIT HEATING/ COOLING OUTDOOR UNIT ON 2'-6" X 3' CONCRETE PAD
- (N) TRASH ENCLOSURE AS PER CITY STANDARD P-33

**PAULI ENGINEERING, INC.**  
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 www.pauliengineering.com

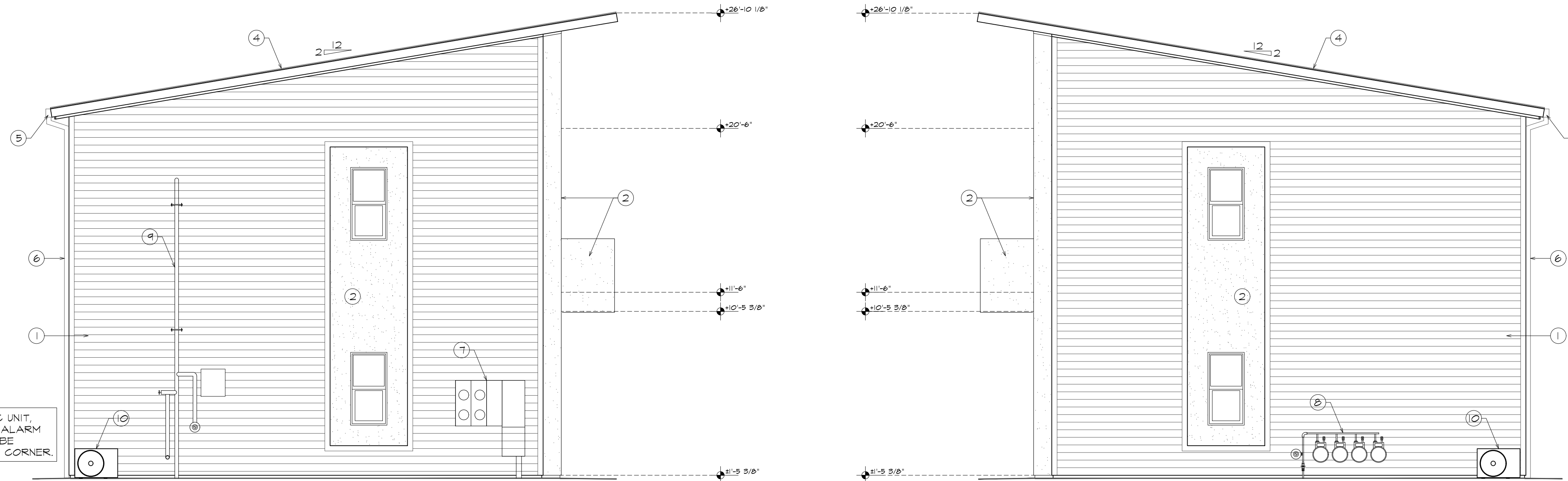
**PROPOSED 7 APARTMENT UNITS  
 SITE PLAN REVIEW**  
 4934 NORTH ARTHUR AVENUE,  
 FRESNO, CALIFORNIA 93705



REVISIONS:	SCALE: AS NOTED	DATE: 07-10-2019	DRAWN BY: J.C., A.B.	CHECKED BY: E.T.P.	SHEET NO. C3
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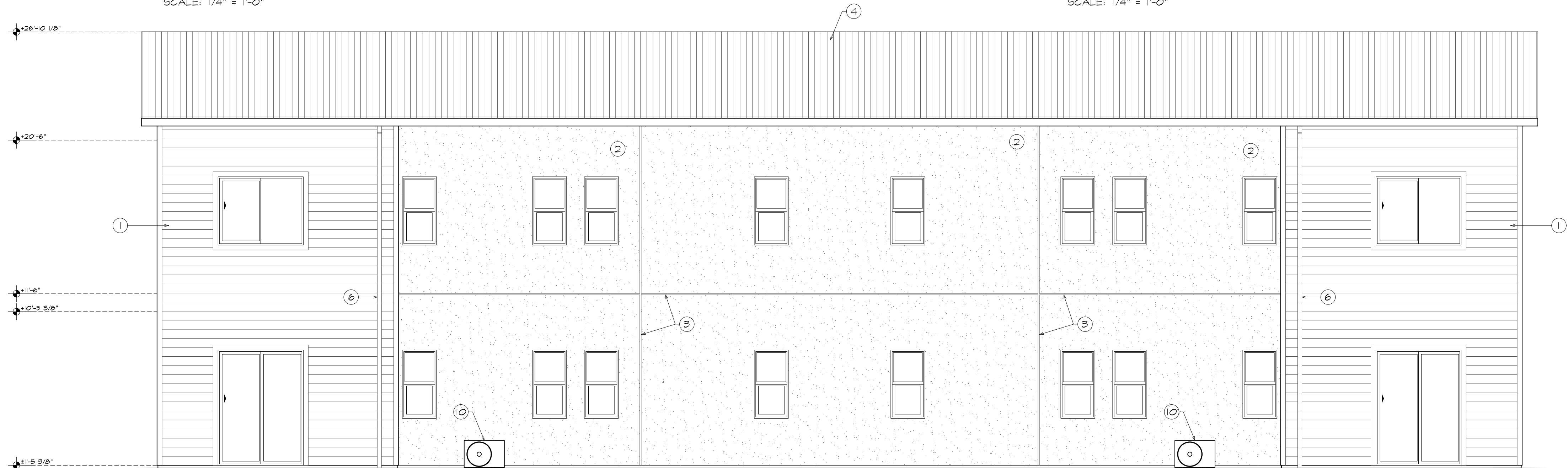


NORTH ELEVATION - BUILDING #1  
SCALE: 1/4" = 1'-0"



EAST ELEVATION - BUILDING #1  
SCALE: 1/4" = 1'-0"

WEST ELEVATION - BUILDING #1  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - BUILDING #1  
SCALE: 1/4" = 1'-0"

A/C UNITS TO BE SCREENED BY BEING WITHIN FENCED PRIVATE PATIO.

REFERENCES:

- ±0'-0" ELEVATION
- X 12 ROOF SLOPE

KEYNOTES:

1. (N) FIBER CEMENT SIDING o/ 3/8" OSB SHEATHING
2. (N) 2-COAT STUCCO o/ 3/8" OSB SHEATHING
3. (N) METAL EXPANSION JOINT (TYP.)
4. (N) METAL ROOF
5. (N) RAIN GUTTER
6. (N) DOWNSPOUT
7. (N) ELECTRICAL SERVICE MAIN WITH STACKED ELECTRICAL PANELS
8. (N) GAS METER
9. (N) FIRE SPRINKLER RISER, 2 1/2" FIRE DEPARTMENT CONNECTION AND ALARM MONITORING PANEL
10. (N) MINI SPLIT HEATING/ COOLING OUTDOOR UNIT

ELEVATION NOTES:

1. ELEVATIONS WITH RESPECT TO SEWER MANHOLE

ELECTRICAL PANEL, A/C UNIT, AND FDC CONNECTION/ ALARM MONITORING PANEL TO BE SCREENED BY BUILDING CORNER.

GAS METERS AND A/C UNIT TO BE SCREENED BY TREES/ TRASH ENCLOSURE.

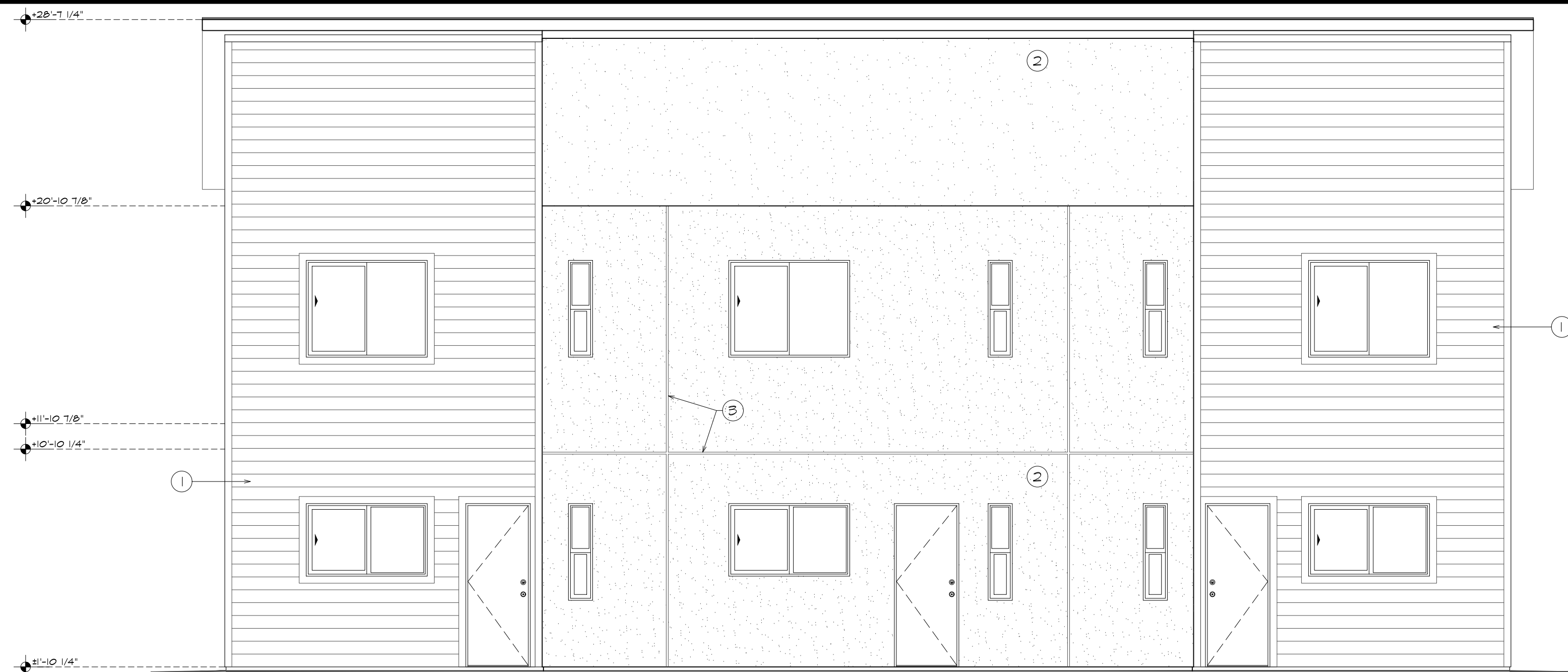
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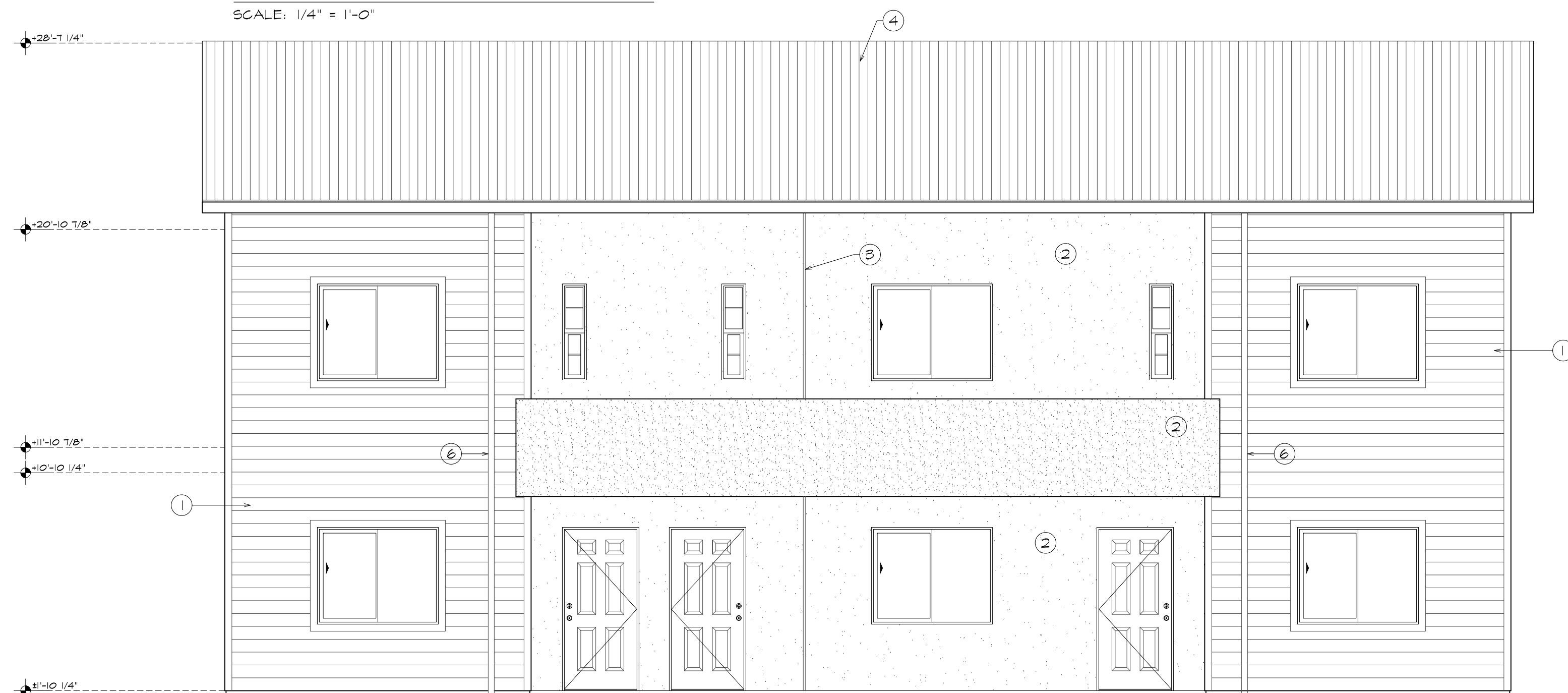


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SHEET NO.

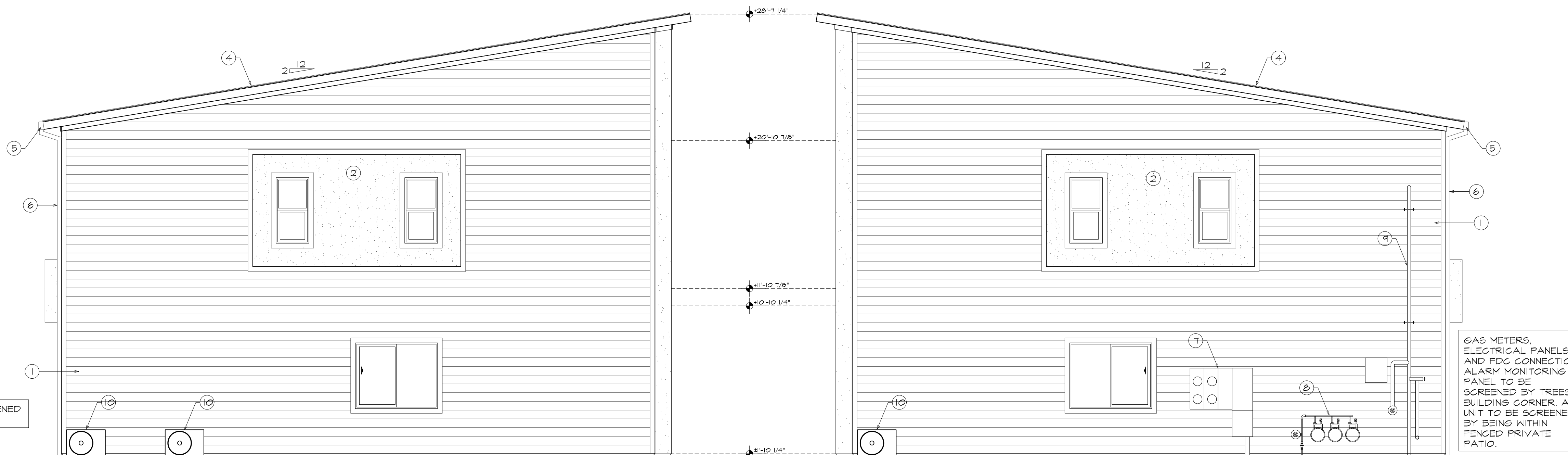
A3



EAST ELEVATION - BUILDING #2  
SCALE: 1/4" = 1'-0"



WEST ELEVATION - BUILDING #2  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - BUILDING #2  
SCALE: 1/4" = 1'-0"

NORTH ELEVATION - BUILDING #2  
SCALE: 1/4" = 1'-0"

A/C UNITS TO BE SCREENED BY BUILDING CORNER.

GAS METERS, ELECTRICAL PANELS, AND FDG CONNECTION/ALARM MONITORING PANEL TO BE SCREENED BY TREES/BUILDING CORNER. A/C UNIT TO BE SCREENED BY BEING WITHIN FENCED PRIVATE PATIO.

REFERENCES:

- ±0'-0" ELEVATION
- X 12 ROOF SLOPE

KEYNOTES:

1. (N) FIBER CEMENT SIDING o/ 3/8" OSB SHEATHING
2. (N) 2-COAT STUCCO o/ 3/8" OSB SHEATHING
3. (N) METAL EXPANSION JOINT (TYP.)
4. (N) METAL ROOF
5. (N) RAIN GUTTER
6. (N) DOWNSPOUT
7. (N) ELECTRICAL SERVICE MAIN WITH STACKED ELECTRICAL PANELS
8. (N) GAS METER
9. (N) FIRE SPRINKLER RISER, 2 1/2" FIRE DEPARTMENT CONNECTION AND ALARM MONITORING PANEL
10. (N) MINI SPLIT HEATING/ COOLING OUTDOOR UNIT

ELEVATION NOTES:

1. ELEVATIONS WITH RESPECT TO SEWER MANHOLE

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REVISIONS

SCALE: AS NOTED

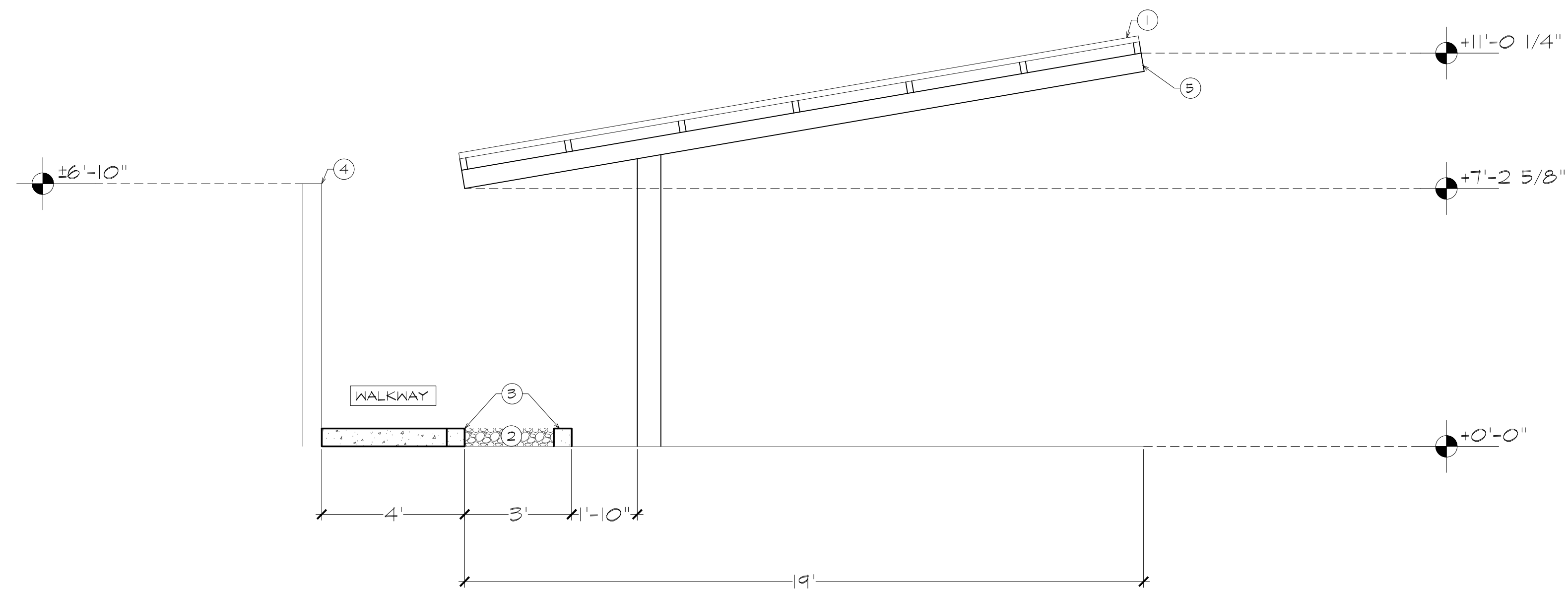
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A4



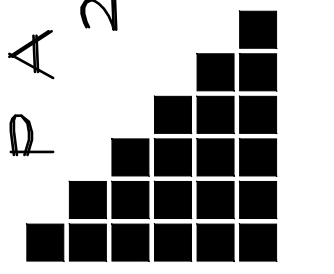
PROPOSED ELEVATIONS - CARPORT  
SCALE: 3/8" = 1'-0"

REFERENCES:

±0'-0" ELEVATION

KEYNOTES:

1. (N) SOLAR PANEL
2. (N) GRAVEL OR DECOMPOSED GRANITE
3. (N) 6" CURB
4. (E) 6' 10" HIGH WOOD FENCE
5. (N) GALVANIZED STEEL CARPORT



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A5