LEYEND:

- 6' HIGH WI FENCE
- EXISTING CURB & GUTTER
- PROPERTY LINE
- (N) 6" CURB

SITE PLAN

SCALE:1"=20'-0"

NORTH

OWNER DATA:

DR. TEJINDER S. RANDHAWA
5046 E. MONO ST.
FRESNO, CA. 93727

SHEET INDEX:

A1 ..... SITE PLAN & PROJECT DATA
A2 ..... FLOOR PLAN
A3 ..... EXTERIOR ELEVATIONS

SCOPE OF WORK:

1. APPLY FOR GENERAL PLAN AMMENDMENT AND AND REZONING FROM "R1" TO "C-P"
2. CONSTRUCT NEW 2,052 SQ. FT. MEDICAL OFFICE BUILDING

PROJECT DATA	
APN:	463-23-203
ZONING:	R-1 TO C-P
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	COMMERCIAL-PROF.
CONSTRUCTION TYPE:	V-B
OCCUPANCY GROUP:	B
FIRE SPRINKLER SYSTEM	N/A
FIRE ALARM SYSTEM:	YES

SITE DATA	SQ. FT.
TOTAL AREA OF LOT:	124,828 SQ. F.T.
AREA OF PROPOSED BUILDING:	2,061 S.F.
LOT COVERAGE:	8.0%
NEW STANDARD PARKING STALLS:	33
NEW ACCESSIBLE PARKING STALLS:	2
TOTAL PARKING:	35

GENERAL NOTES:

1. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOBSITE DURING ANY INSPECTION ACTIVITY.
2. STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE, AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
5. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERRORS OR OMISIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
6. THESE SPECIFICATIONS ARE COMPLIMENTARY TO THE WORKING DWGS.
7. ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:
   A.) THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE.
   B.) THE 2013 EDITION OF THE CALIFORNIA PLUMBING CODE.
   C.) THE 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE.
   D.) THE 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
   E.) THE 2013 EDITION OF THE CALIFORNIA ENERGY CODE.
   AND ALL ADOPTED ORDINANCES OF THE DISTRICT IN MENTION.
   F.) THE 2013 EDITION OF THE CALIFORNIA FIRE CODE
8. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS GOVERNS.
9. A CONTRACTOR IS REQUIRED TO REQUEST A FINAL INSPECTION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. ALL DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR HAVE A FLAMESPREAD RATING PER CALIFORNIA BUILDING CODE.
11. ALL MATERIALS, FIXTURES, EQUIPMENTS, AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL GOVERNING REGULATIONS TO THE MANUFACTURER'S RECOMMENDED STANDARDS. PROVIDE ALL SUPPORTS, RACKING, REINFORCEMENT, OR OTHER PREPARATIONS REQUIRED TO RIGIDLY SECURE ALL ITEMS WORKING OR EVENT IMPOSED LOADS.
12. THIS PERMIT DOES NOT INCLUDE ANY HIGH PILE STORAGE (PER CFC) OR RACK STORAGE OVER 8' HIGH. ANY SUCH PROPOSED STORAGE WILL REQUIRE PLANS SUBMITTED FOR REVIEW AND APPROVAL AND ISSUANCE OF PERMITS (2010 CFC CHAPTER 23).
13. PROVIDE A MAX. OF 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIAL. OFFSETS GREATER THAN 1/4" REQUIRE A MAX. BEVELED SLOPE OF 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.

N VICINITY MAP
N.T.S.

CVEAS
CENTRAL VALLEY
ENGINEERING AND SURVEYING
2132 HIGH STREET SELMA, CA. 93662
OFFICE: 559.891.8811 FAX: 559.891.8815

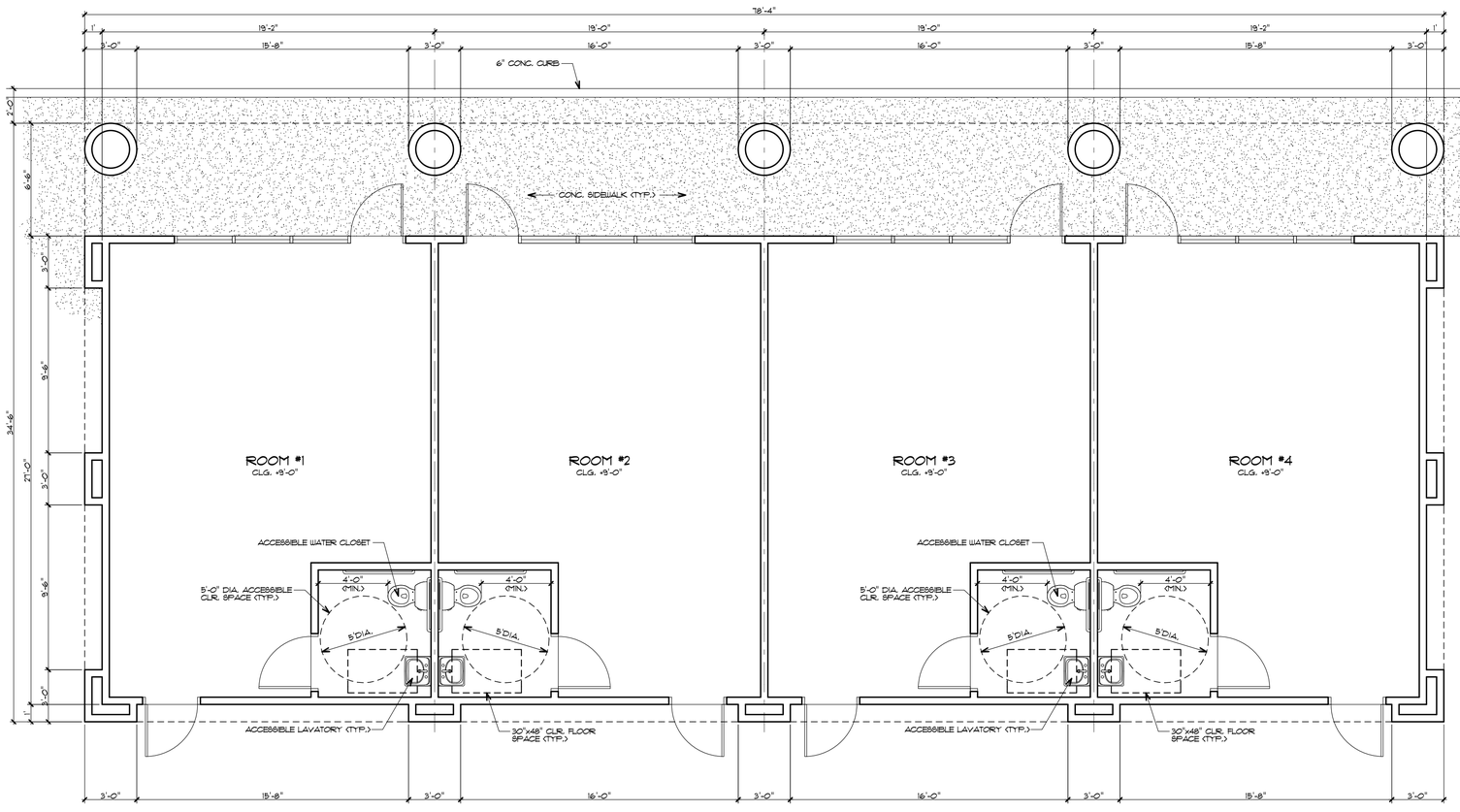
PROPOSED MEDICAL OFFICE BUILDING FOR:
DR. TEJINDER S. RANDHAWA
5046 E. MONO ST.
FRESNO, CA. 93727

JOB NUMBER:	14048
DATE:	4/01/2014
DRAWN BY:	ARCO
SCALE:	AS NOTED

COVER SHEET & SITE PLAN

REVISIONS	DATE

A1



NEW DIMENSIONED FLOOR PLAN

NORTH

SCALE: 1/4"=1'-0"

WALL LEGEND

2x4 STUDS @ 16" o.c.

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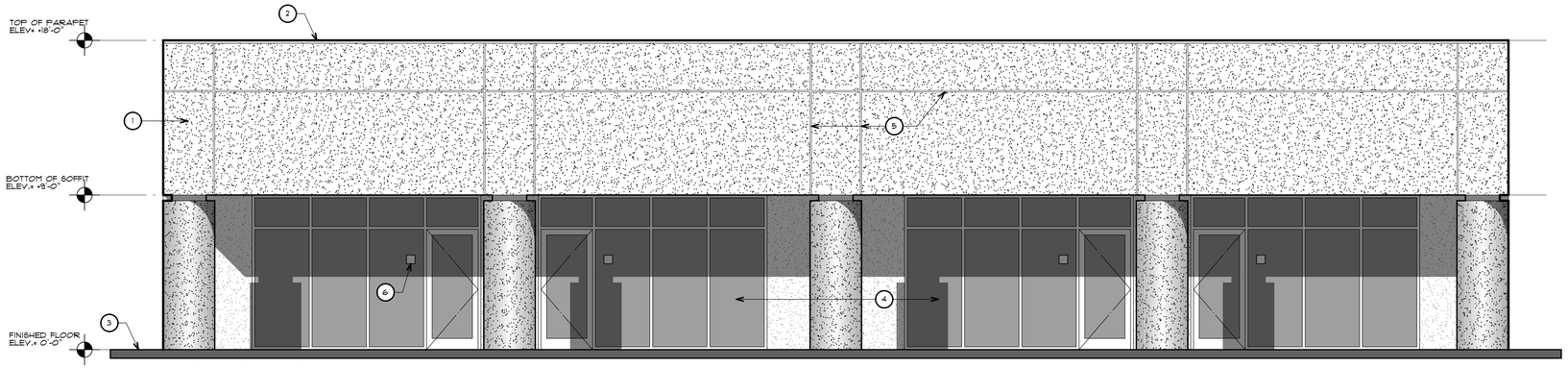
SCALE:	AS NOTED

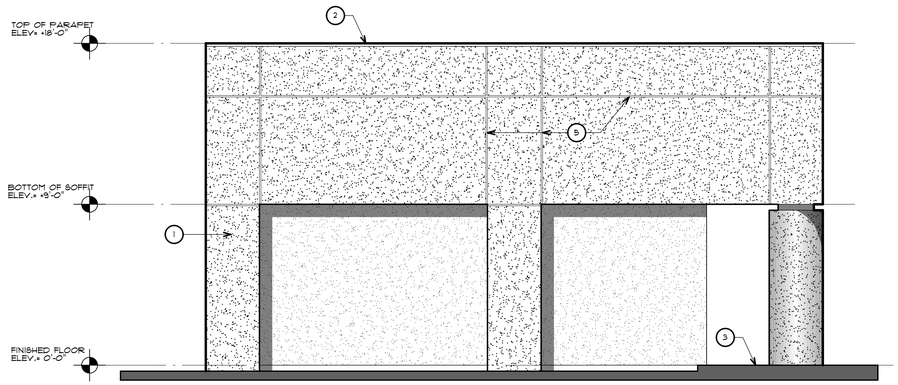
PROPOSED FLOOR PLAN

REVISIONS	DATE

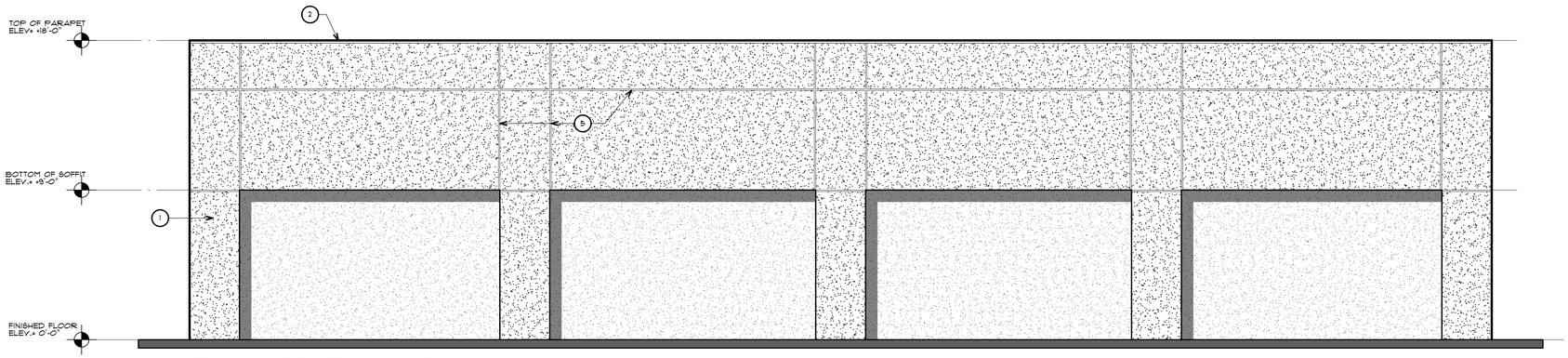
A2



NORTH ELEVATION



EAST ELEVATION (WEST SIM.)



SOUTH ELEVATION (WEST SIM.)

ELEVATIONS KEY NOTES:

1. (3) COAT CEMENT PLASTER, PAINT (TYP.)
2. PARAPET CAP (TYP)
3. CONCRETE WALK
4. STOREFRONT SYSTEM, ALL WINDOWS TO BE DUAL GLAZE VYNIL W/ FINISH PER DEVELOPER
5. ALUMINUM CHANNEL SCREED W/ ALUMINUM MILL FINISH (TYP.)
6. INTERNATIONAL SYMBOL OF ACCESSIBILITY (TYP.)

EXTERIOR ELEVATIONS

SCALE:1/4"=1'-0"

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REVISIONS	DATE

A3