



4 PLEX - FRONT ELEVATION - COLOR PALETTE 1

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



4 PLEX - FRONT ELEVATION - COLOR PALETTE 2

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

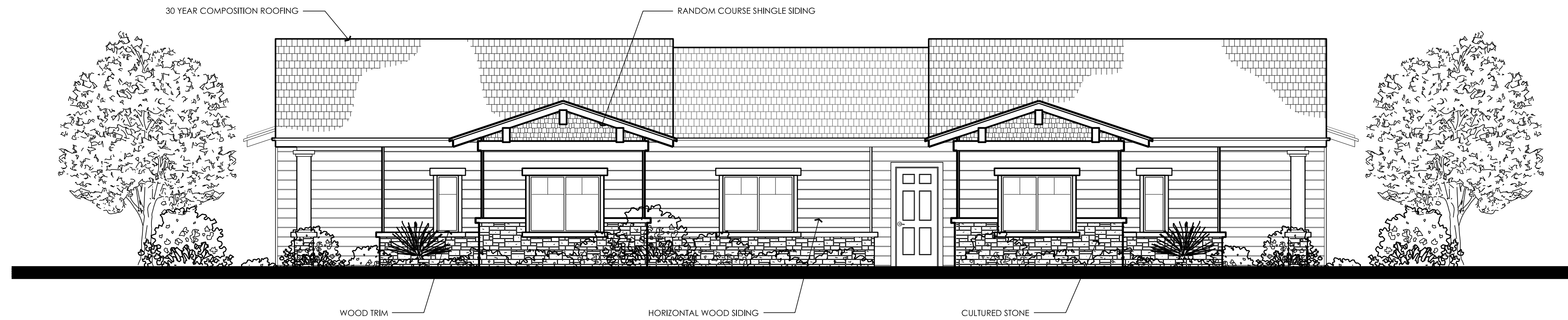
PROPOSED NEW
TENANT IMPROVEMENT:
**SHE - Fresno
Seniors**
8445 W. Elwin CT.
Visalia, CA.

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4335-B NORTH STAR WAY
MODESTO, CA 95356

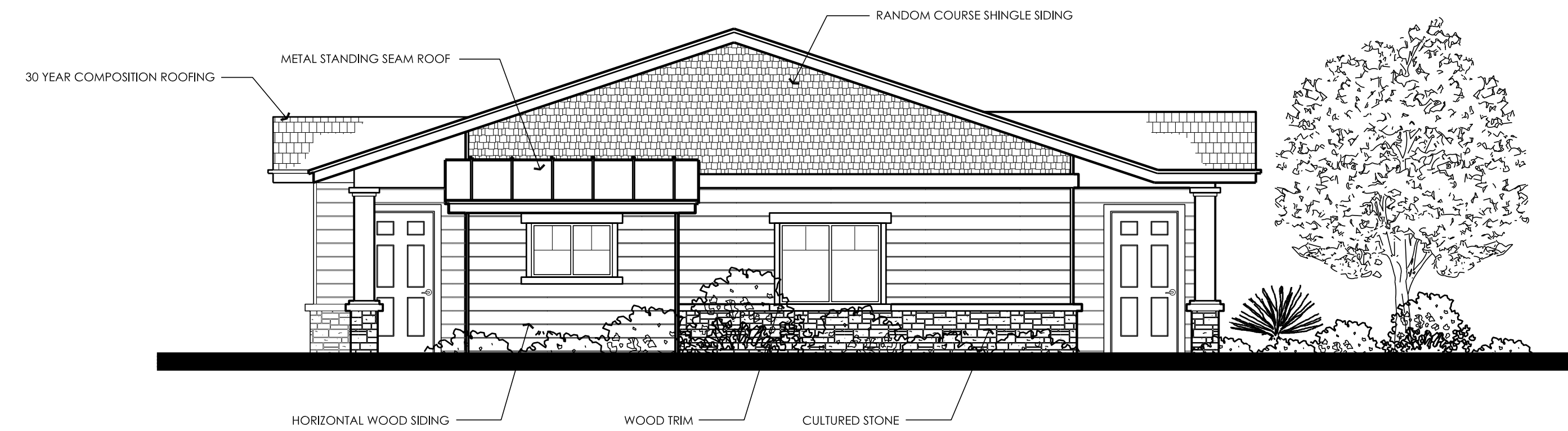
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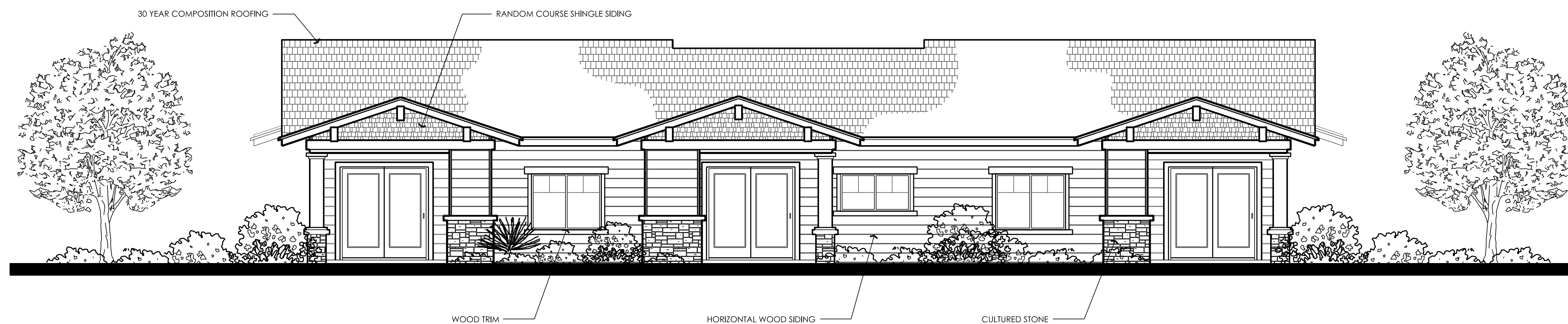
3 PLEX - FRONT ELEVATION

SCALE: 3/16" = 1'-0"



3 PLEX - TYPICAL SIDE ELEVATION

SCALE: 3/16" = 1'-0"



3 PLEX - BACK ELEVATION

SCALE: 3/16" = 1'-0"

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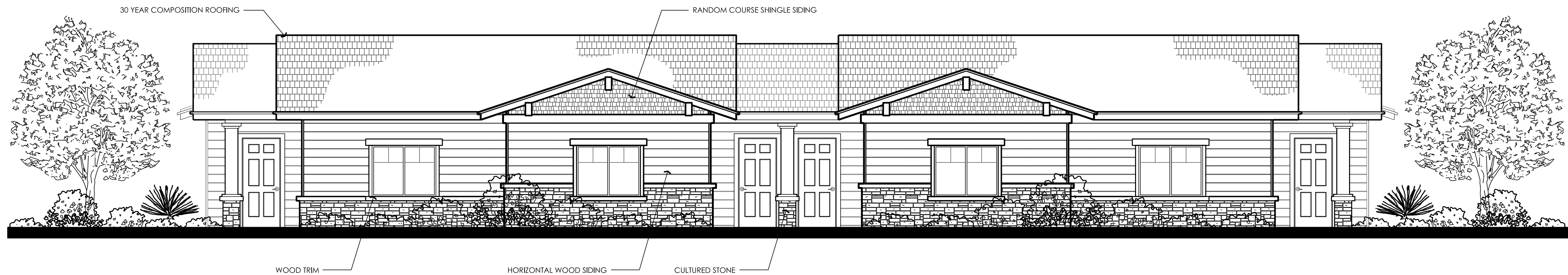
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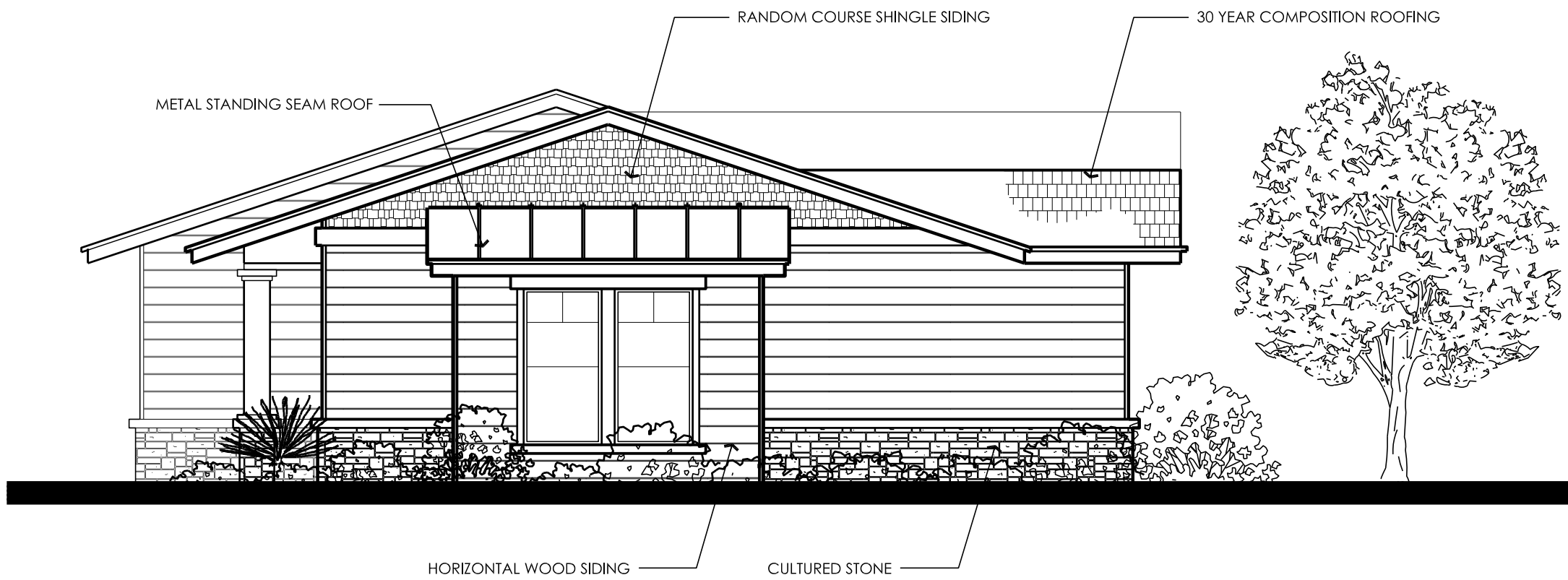
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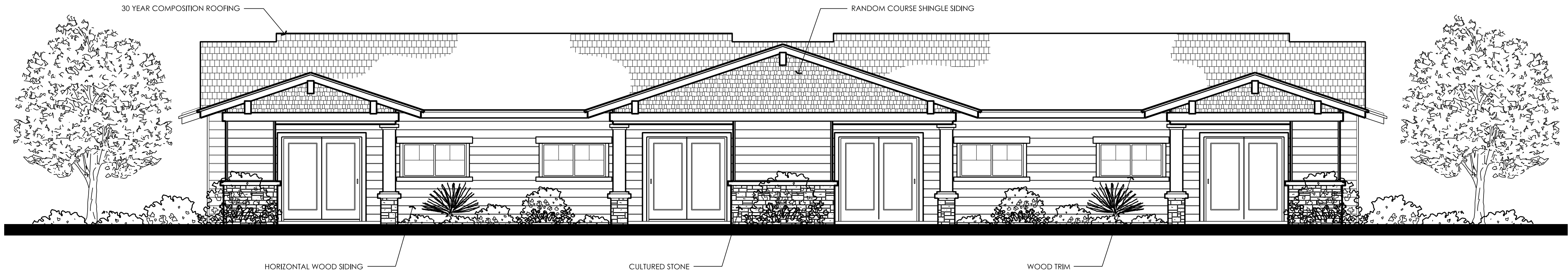
4 PLEX - FRONT ELEVATION

SCALE: 3/16" = 1'-0"



4 PLEX - TYPICAL SIDE ELEVATION

SCALE: 3/16" = 1'-0"



4 PLEX - BACK ELEVATION

SCALE: 3/16" = 1'-0"

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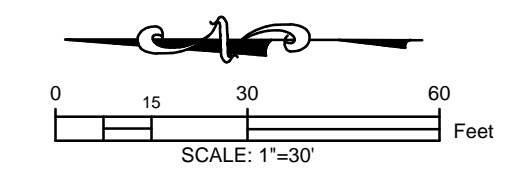
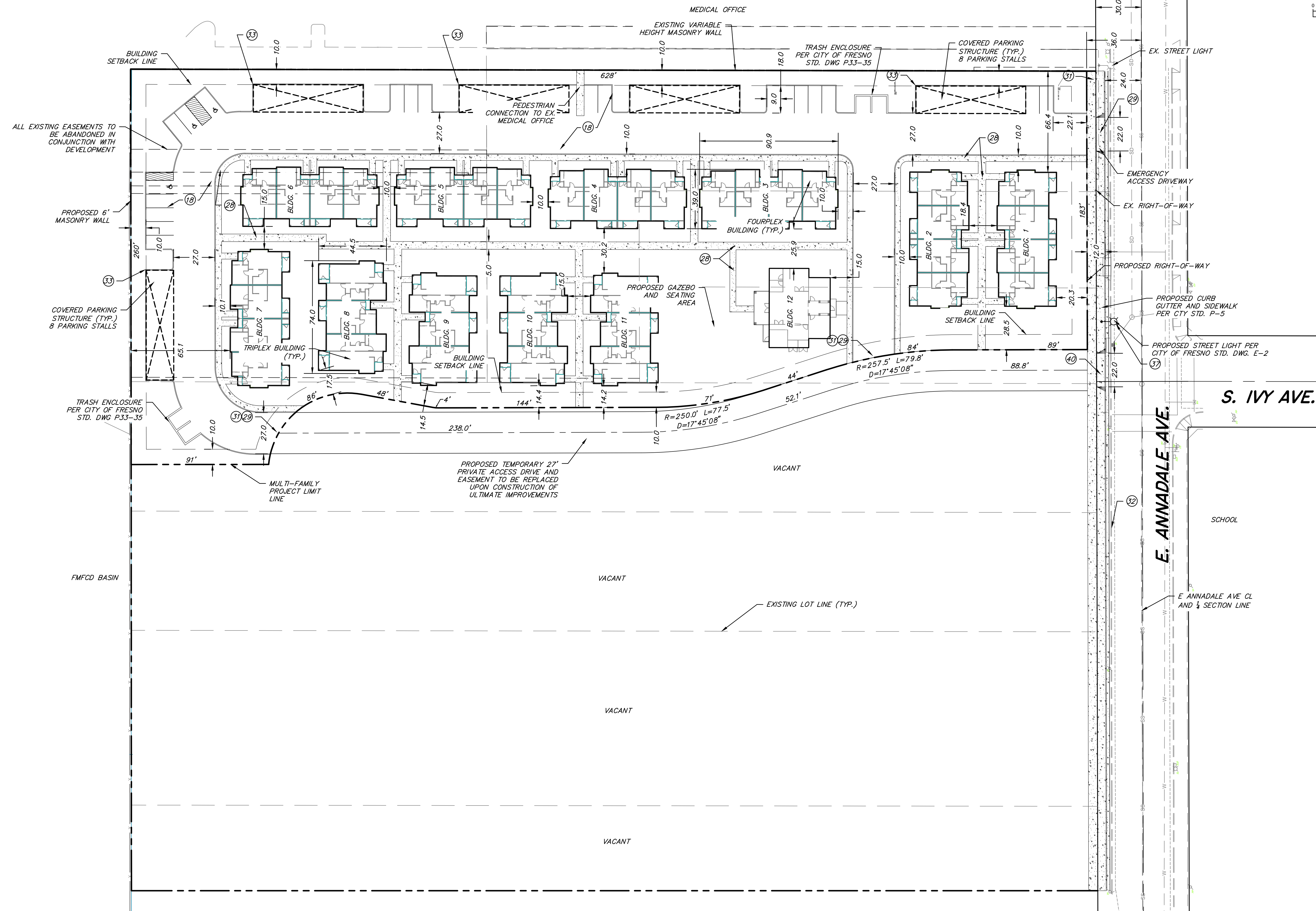
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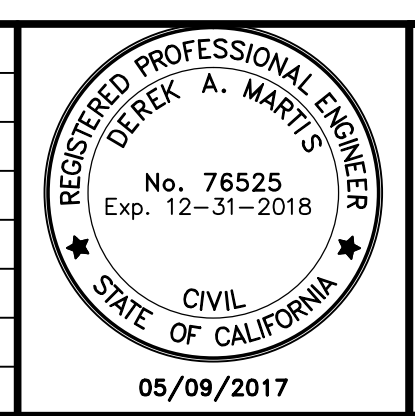
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Drawn By: DAM				
Issue Date: 5/8/17				
Job No.: NC16271				
Checked: ST				
Design By: DT				
REVISIONS				
NO.	DATE	ISSUED FOR	BY	





MVE Inc.
1117 L Street, Modesto, CA 95354 | 866.526.4214 | www.mve.net
Northern California | Southern California | Nevada

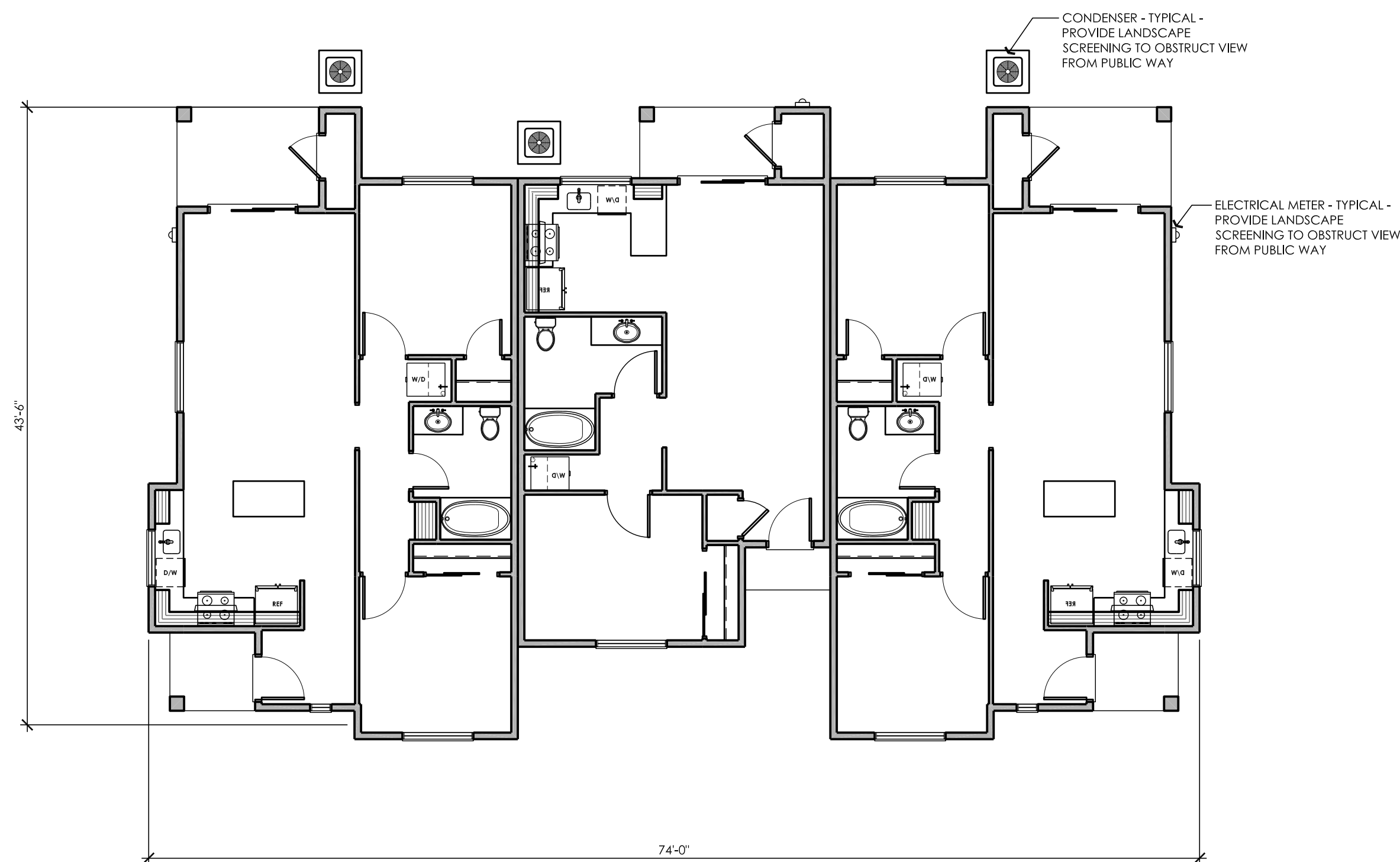
ANNADALE COMMONS
SITE PLAN
TRACT NO. 6187 C-17-044
CITY OF FRESNO

DWG.
SP2

SHEET
2

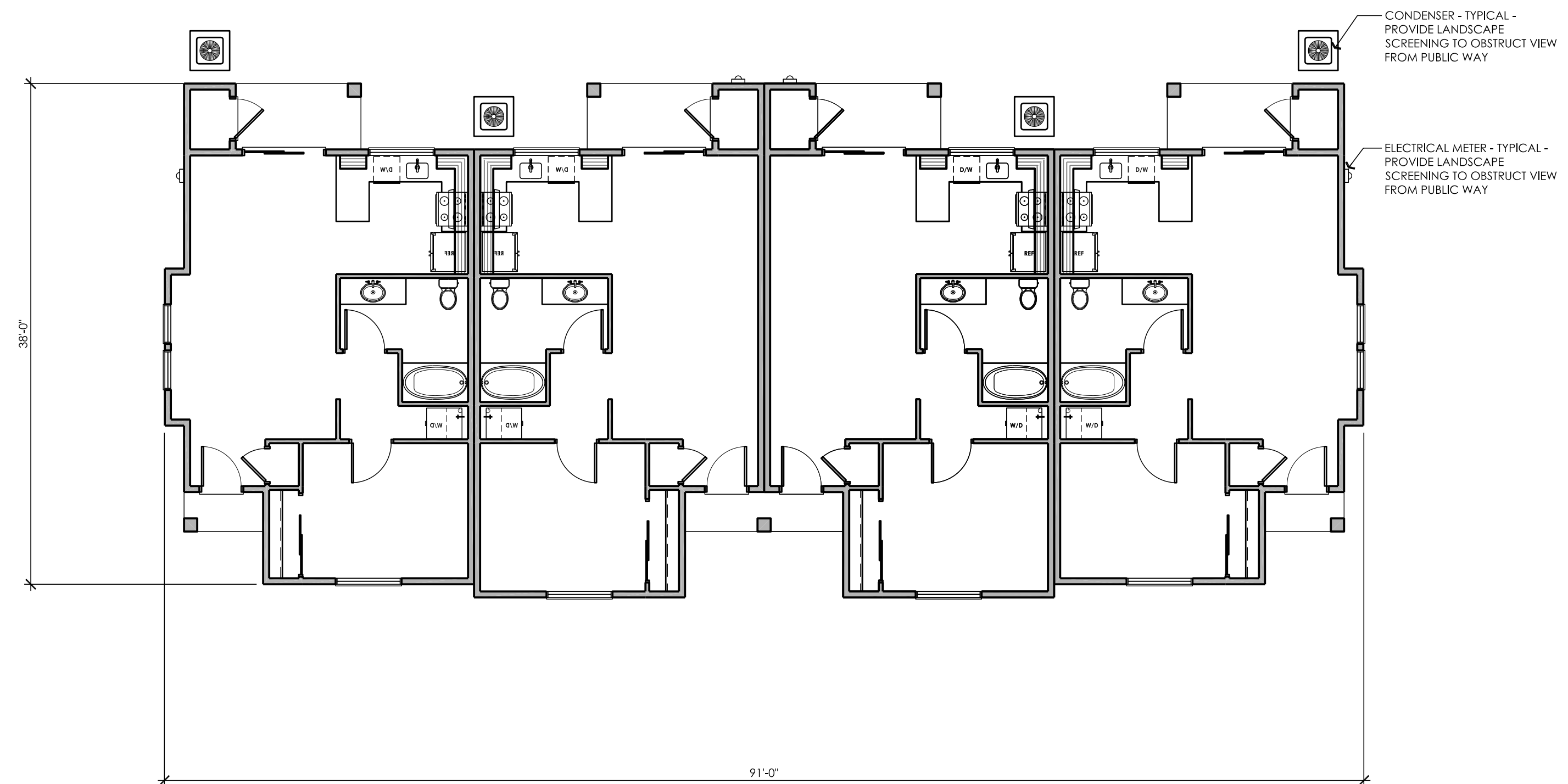
OF **2**

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3 PLEX BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"



4 PLEX BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"

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Visalia, CA.**

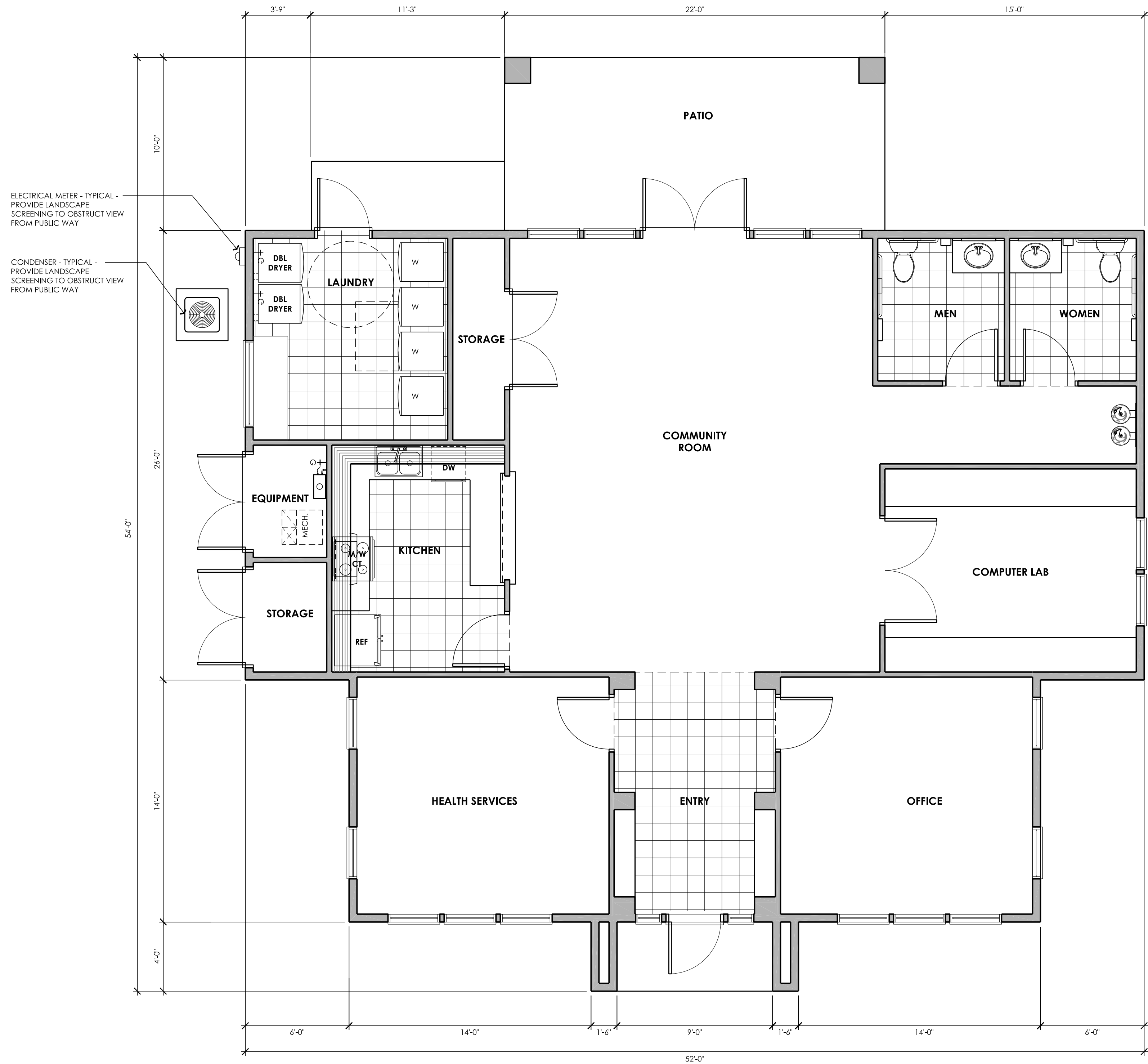
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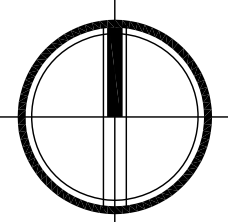
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FLOOR PLAN - COMMUNITY CENTER

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

FLOOR AREAS:
MAIN FLOOR - 1912 S.F.
TOTAL - 1912 S.F.



NORTH

PROPOSED NEW
TENANT IMPROVEMENT:

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General Notes

- The contractor is to obtain and verify all dimensions to ensure the proper strength, fit and location of the structural work. Report to the engineer any and all conditions which may interfere with or otherwise affect or prevent the proper execution and completion of the work.
- This contractor shall make all necessary field measurements as required for connections to any adjoining work. Contractor shall verify all existing dimensions and elevations shown on the drawing before commencing work. Any discrepancies shall be reported to the owner's resident engineer.
- All construction shall comply fully with the applicable provisions of OSHA (occupational safety and health administration) requirements. The local governing code, latest edition. All requirements specified in the code shall be adhered to as if they were called for or shown on the drawings. Utilize the most stringent of all requirements.
- Any existing construction to be modified as a part of this contract, shall be rebuilt as required, to the satisfaction of the owner's resident engineer of record.
- Any existing construction not undergoing alteration is to remain undisturbed. Where such construction is disturbed as a result of the construction of this project, it shall be repaired or replaced by the contractor as required and to the satisfaction of the owner's resident engineer of record.
- An independent testing agency shall be retained by owner or prime contractor to ensure compliance with the requirements shown on the drawings. The contractor shall provide the necessary access as required for testing purposes.
- All work shall conform to the most stringent standards of the following codes:
 - IBC (International Building Code) 2006.
 - AISC "Specification for Structural Steel Buildings - ASD (allowable stress design)", 9th edition.
 - AWS d1.1, 1998 "structural welding code".
 - AWS d9.1, 1994 "sheet metal welding code".
 - AISI (American Iron and Steel Institute) "Specification for the Design of Cold-Formed Steel Structural Members" 2004.

Structural Steel - unless otherwise noted

- All structural steel shall be detailed, shop prime painted, piece marked, furnished, fabricated and erected according to the AISC "Specification for Structural Steel Buildings - ASD (allowable stress design)" 9th edition, and the AISC "Code of Standard Practice".
- Structural Steel shall conform to:
 - Standard shapes - ASTM a572 grade 50 (fy=50 ksi)
 - Plates and angles - ASTM a-36 (fy=36 ksi)
 - Structural tubing - ASTM a-500 grade "B" (fy=46 ksi)
 - Cold formed shapes - ASTM a-653 or a-570 (fy=55 ksi).
- All bolted connections noted on these drawings shall be high strength A-325 minimum.
- All steel shall be shop prime painted. Field touch up all exposed steel or damaged primed painted surfaces.
- Structural steel shall not be altered in the field from that shown on these drawings. Cutting, burning, or welding not shown on these drawings shall not be performed without the prior written approval of the engineer.

Welding

- Welding shall be in accordance with the current "structural welding code for steel" D1.1-98 AWS (American Welding Society). Electrodes for welding shall be in accordance with AWS 5.1 or 5.5, E70XX.
- All welded joints shall be made using those that are prequalified per chapter 5 of the structural welding code of the AWS (American Welding Society). All qualified joints are limited to those made by the following welding procedures.
 - Manual shielded metal arc
 - Submerged arc
 - Gas metal arc (except short circuiting transfer)
 - Flux-cored arc.
- Welds shall be made only by welders who have been qualified by tests as prescribed by the structural welding code of the AWS (American Welding Society) and have current certification.
- Minimum sized fillet welds shall be 3/16 inch u.n.o. The size and length of all fillets shall be proportioned to prevent overstressing the connected members.
- Before welding members to existing beams or columns, thoroughly clean all surfaces to remove rust, paint, dirt or other foreign matter in the area of the welds.
- Where non-destructive investigations will be performed by an independent testing laboratory qualified in this type of work, the cost of this investigation will be assumed by the owner or prime contractor. The contractor shall be responsible to provide access as required for testing lab personnel.
- In the event the welding is not acceptable, the contractor shall remove all rejected welding and re weld all such areas. The contractor will then assume all costs in connection with the rewelding and re-examination of the rewelded connections, until welding is accepted.

Concrete Notes

Cast-in-place Concrete

- All concrete shall be in accordance with ACI 318 latest edition.
- All concrete shall have a minimum 28 day compressive strength of 3000 psi. If special inspection of concrete strength is required by local codes, the owner will be responsible for such costs related to these inspections or tests.
- Maximum slump shall be 4". entrainment shall be 4% + 1%. Subcontractor shall submit proposed mix design for approval, as well as provide test cylinders for testing form from the independent testing agency.
- Cement shall be portland cement complying with ASTM designation c-150 "standard specifications for portland cement", type "I" normal portland cement, for general concrete construction.

Footings

- Contractor shall verify all conditions, including underground utilities and field measurements at job site and report any discrepancies to the engineer before proceeding with the work.
- Comply fully with requirements of OSHA and other regulatory agencies for safety provisions.
- Minimum depths of footings are as shown on the drawings. In all cases footings are to bear on undisturbed natural soils having a minimum net allowable bearing capacity of 3000 psf. All footing depths are subject to the review of the independent testing agency.

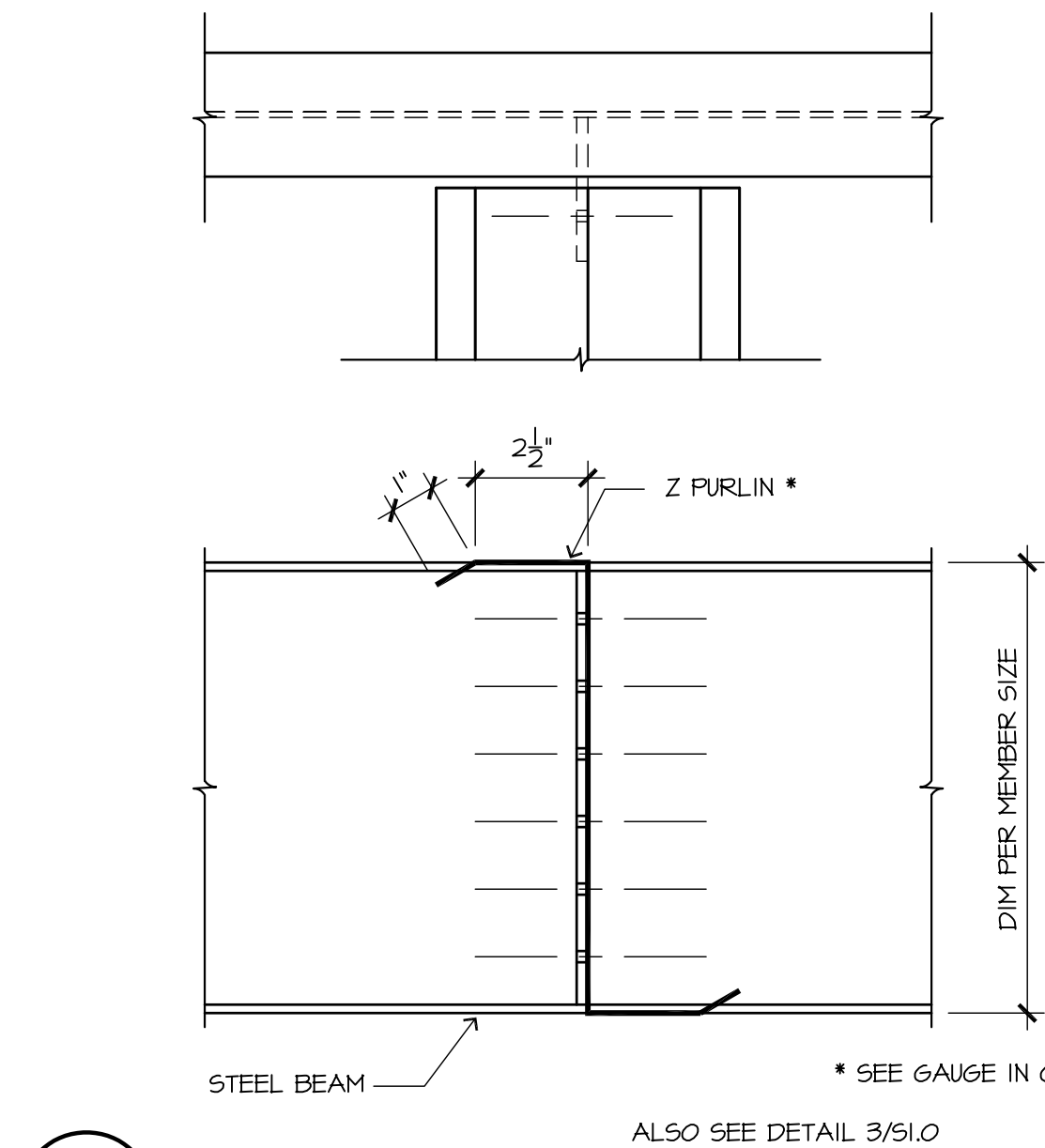
WIND LOADS

EXPOSURE	C
BASIC VELOCITY	90
WIND PRESSURE	15 PSF

NOTE:

-DESIGN DATA SHOWN WITHIN BOLD BOUNDARY APPLIES TO THIS PROJECT

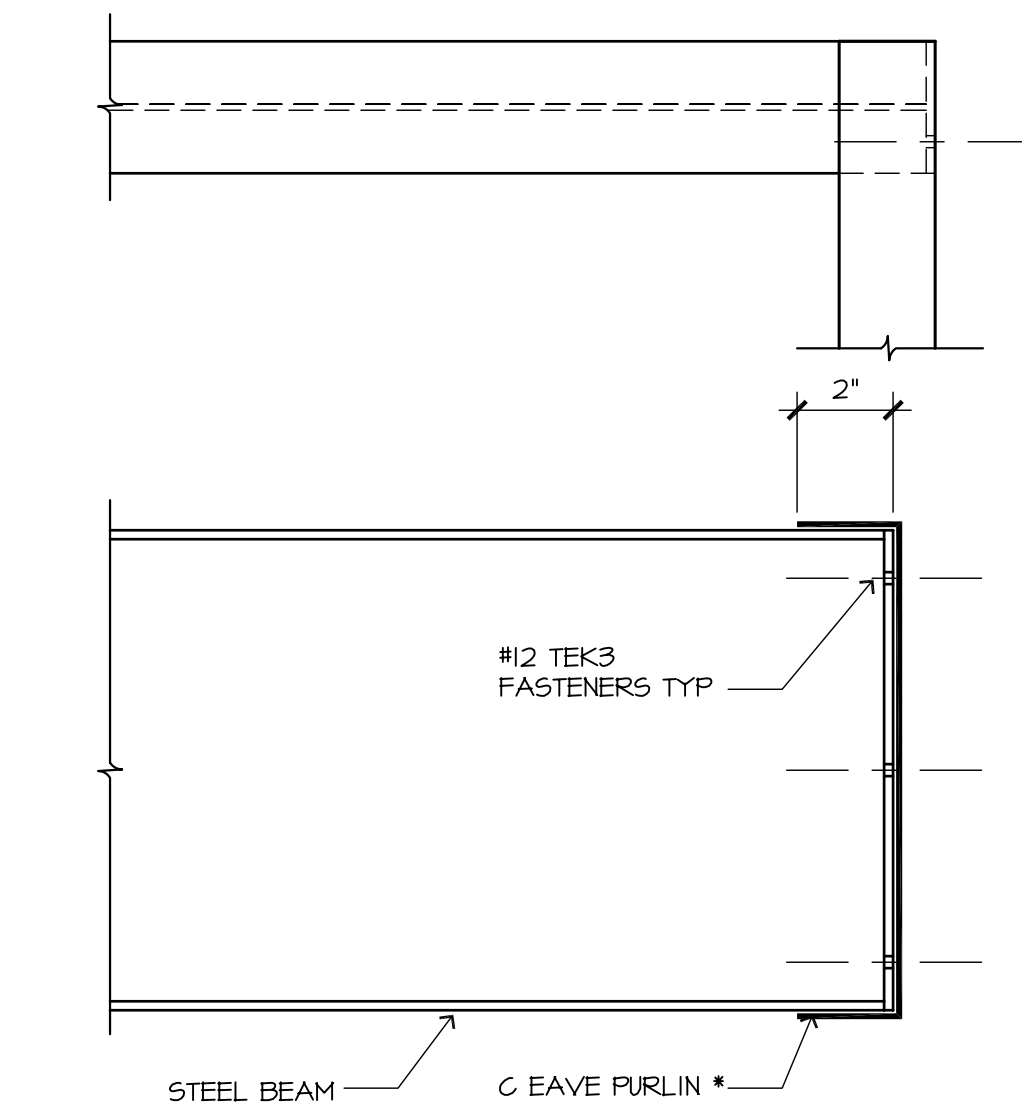
-DESIGN VALID TO SEISMIC ZONE 1 AND 30 PSF



6 DETAIL

SCALE: 3" = 1'-0"

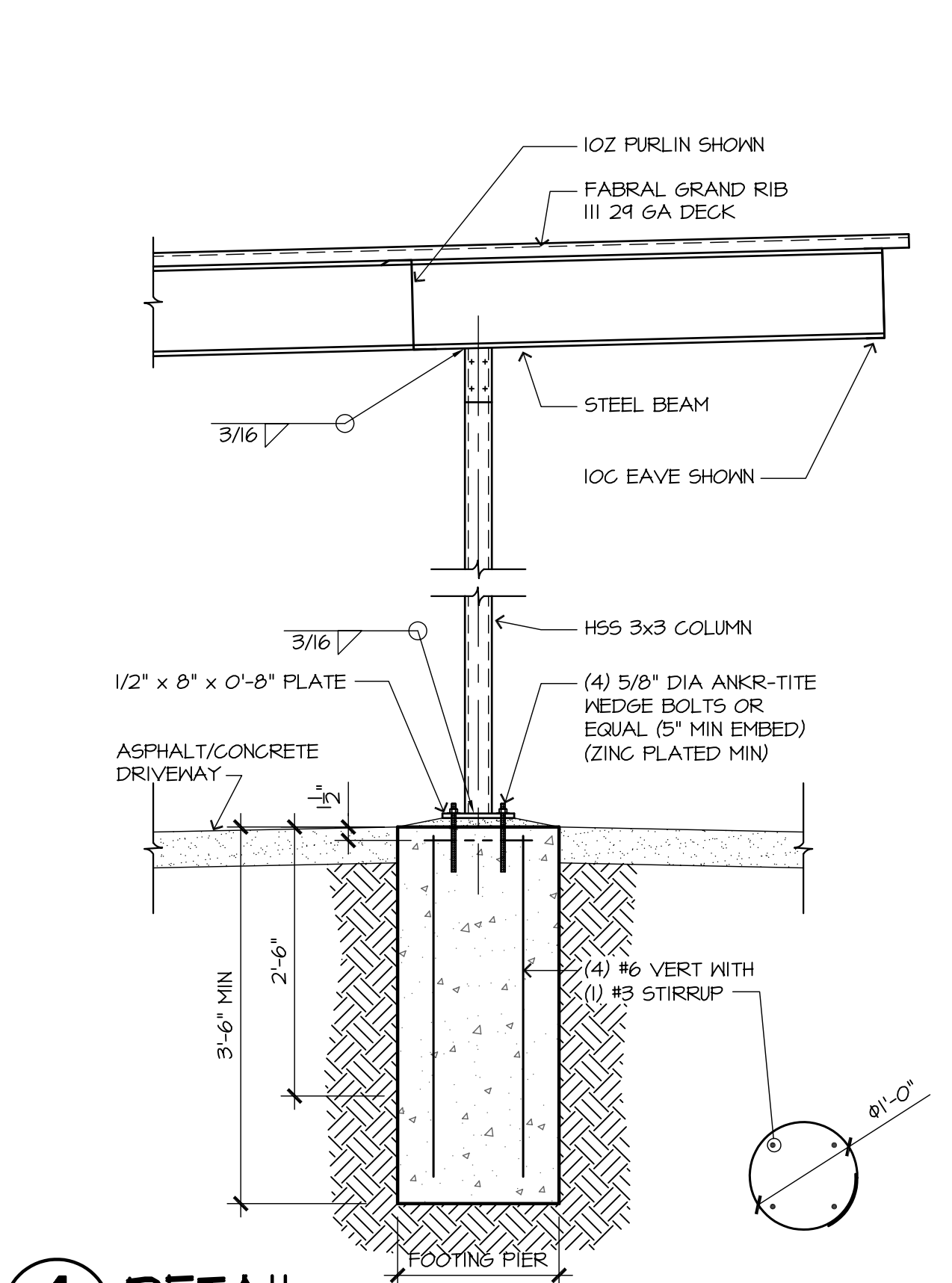
X-FRM06



7 DETAIL

SCALE: 3" = 1'-0"

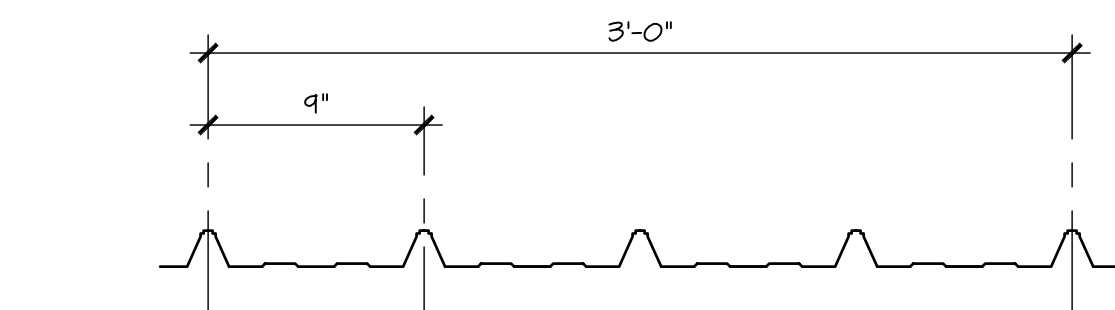
X-FRM07



4 DETAIL

SCALE: 3/4" = 1'-0"

X-FRM03



5 29 GA RIB DECK

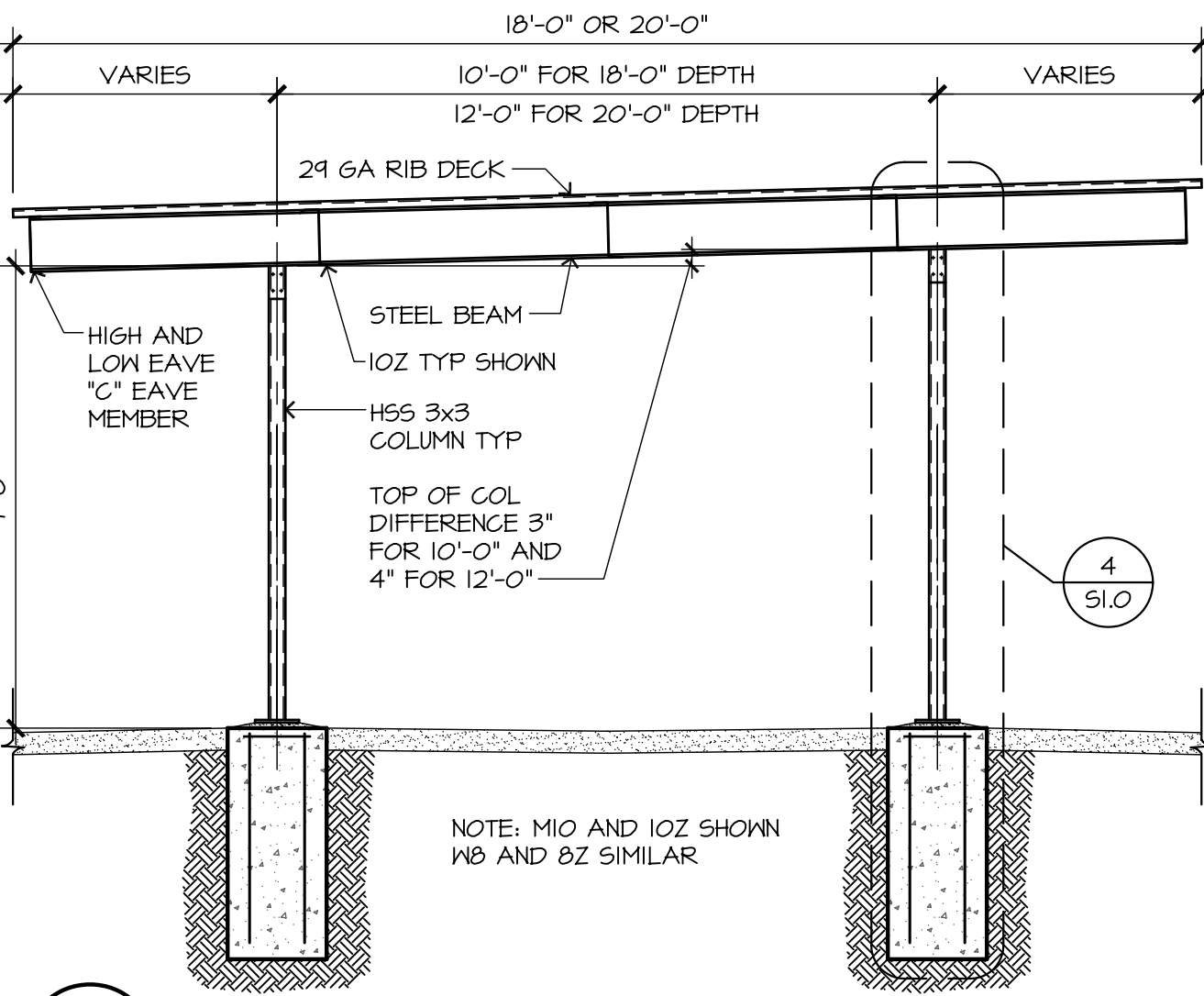
SCALE: 1 1/2" = 1'-0"

X-FRM02

1 TYPICAL 20'-0" x 20'-0" BAY FRAMING PLAN

SCALE: 3/16" = 1'-0"

X-FRM05



2 DETAIL

SCALE: 3/8" = 1'-0"

X-FRM04

FLAT TOP 18'-0" W x 18'-0" D										
(USE FOR 9'-0" x 18'-0" AND 9'-0" x 20'-0" LAYOUTS)										
GROUND SNOW LOAD Pg	20 PSF	25 PSF	30 PSF	35 PSF	40 PSF	45 PSF	50 PSF	55 PSF	60 PSF	65 PSF
DESIGN SNOW LOAD Pf	20 PSF *	20 PSF *	21 PSF	25 PSF	28 PSF	32 PSF	35 PSF	39 PSF	42 PSF	46 PSF
BEAM SIZE	W8x10 (1)	W8x10 (1)	W8x10 (1)	W8x10 (1)	W8x10 (1)	W8x10 (1)	M10x8	M10x8	M10x8	M10x8
EAVE PURLINS	8CU2x16 (2)	8CU2x16 (2)	8CU2x16 (2)	8CU2x16 (2)	8CU2x16 (2)	8CU2x16 (2)	10CU2x16	10CU2x16	10CU2x16	10CU2x16
MAIN PURLINS	8Z2.5x14 (3)	8Z2.5x14 (3)	8Z2.5x14 (3)	8Z2.5x12 (3)	8Z2.5x12 (3)	8Z2.5x12 (3)	10Z2.5x14	10Z2.5x14	10Z2.5x14	10Z2.5x14
MAX PURLIN SPACING	60"	60"	60"	58"	50"	44"	40"	38"	34"	32"
COLUMN SIZE	H563x3x1/8	H563x3x1/8	H563x3x1/8	H563x3x1/8	H563x3x1/8	H563x3x1/8	H563x3x1/8	H563x3x1/8	H563x3x1/8	H563x3x1/8
COLUMN AXIAL	4.0	4.0	4.1	4.8	5.4	6.0	6.7	7.3	7.9	8.6
FOOTING DIAMETER	18"	18"	18"	18"	20"	22"	22"	24"	24"	24"

FLAT TOP 20'-0" W x 20'-0" D										
(USE FOR 10'-0" x 18'-0" AND 10'-0" x 20'-0" LAYOUTS)										
GROUND SNOW LOAD Pg	20 PSF	25 PSF	30 PSF	35 PSF	40 PSF	45 PSF	50 PSF	55 PSF	60 PSF	65 PSF
DESIGN SNOW LOAD Pf	20 PSF *	20 PSF *	21 PSF	25 PSF	28 PSF	32 PSF	35 PSF	39 PSF	42 PSF	46 PSF
BEAM SIZE	W8x10 (1)	W8x10 (1)	W8x10 (1)	W8x10 (1)	W8x10 (1)	W8x10 (1)	M10x8	M10x8	M10x8	M10x8
EAVE PURLINS	8CU2x16 (2)	8CU2x16 (2)	8CU2x16 (2)	8CU2x16 (2)	8CU2x16 (2)	8CU2x16 (2)	10CU2x16	10CU2x16	10CU2x16	10CU2x16
MAIN PURLINS	8Z2.5x14 (3)	8Z2.5x14 (3)	8Z2.5x14 (3)	8Z2.5x12 (3)	8Z2.5x12 (3)	8Z2.5x12 (3)	10Z2.5x14	10Z2.5x14	10Z2.5x14	10Z2.5x14
MAX PURLIN SPACING	60"	60"	54"	46"	40"	36"	32"	30"	28"	24"
COLUMN SIZE	H563x3x1/8	H563x3x1/8	H563x3x1/8	H563x3x1/8	H563x3x1/8	H563x3x1/8	H563x3x1/8	H563x3x1/8	H563x3x1/8	H563x3x1/8
COLUMN AXIAL	4.6	4.6	4.6	5.3	6.0	6.7	7.4	8.1	8.8	9.5
FOOTING DIAMETER	18"	18"	18"	18"	22"	22"	22"	24"	24"	28"

FOOT NOTES: * MIN ROOF SNOW LOAD 20 PSF

(1) ALT USE M10x8 OR M10x9

(2) ALT USE 10CU2x16 OR HEAVIER

(3) ALT USE 10Z2.5x16 OR HEAVIER

3 DETAIL

SCALE: 3" = 1'-0"

X-FRM01

PRELIMINARY

Norton & Schmidt
Consulting Engineers, L.L.C.
North Kansas City, MO • Atlanta, GA
311 East 11th Avenue
North Kansas City, MO 64116
Phone: (816) 421-4232
Fax: (816) 421-1956
www.nortonandschmidt.com

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LEES SUMMIT, MO 64082
STATE: OKLAHOMA SET

ISSUE INFO		
DATE:	FEBRUARY 24, 2009	

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ISSUED FOR: PERMIT/CONST
SHEET TITLE

PLAN AND DETAILS

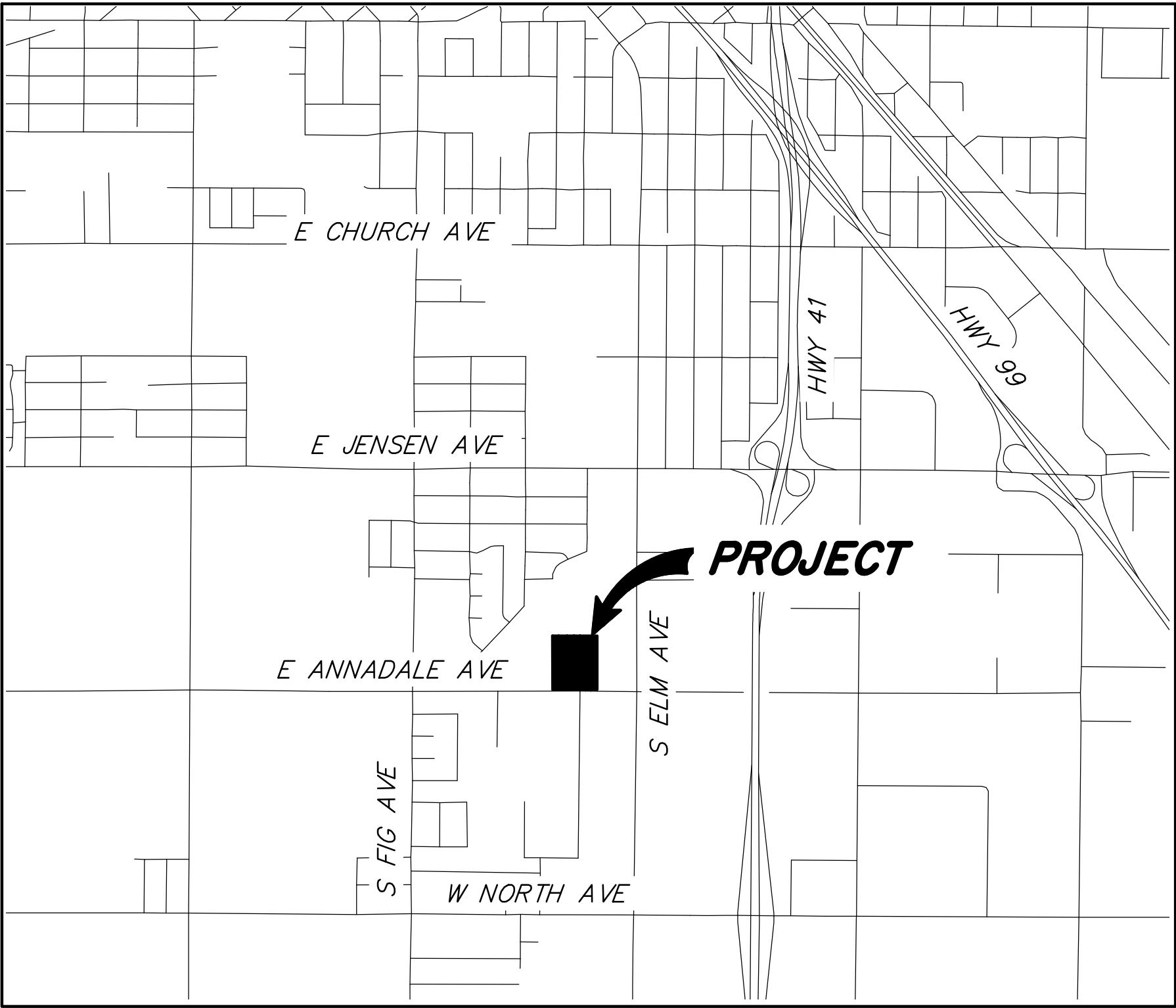
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S1.0

GENERAL NOTES

1. CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE 621-6888.
2. THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
3. 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 PARKING VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMPS.
4. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
5. 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.
6. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE SPECIFICATIONS AND TYPES OF LIGHTING FIXTURES TO BE INSTALLED ON THE SITE SHALL BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMITS. THE AMOUNT OF THE LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS. THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE FRESNO POLICE DEPARTMENT.
7. ALL SIGN PROPOSALS TO BE SUBMITTED TO PLANNING DEPARTMENT OR SEPARATE SIGN REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
8. TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
9. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER.
10. NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
11. ALL GATES ON COMMON ACCESS DRIVES AND ALL PEDESTRIAN GATES WHERE REQUIRED SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCK. (BEST LOCKS: PADLOCK 21870D SERIES OR CYLINDER LOCK 1W7B2)
12. LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH. 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 DEVELOPMENT DEPARTMENT.
13. 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.
14. SIGNS OTHER THAN DIRECTIONAL SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISIONS PUBLIC FRONT COUNTER.
15. A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-5300 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE BACKFLOW

- PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT CONSUMERS EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL. DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
16. AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24) AN UNOBSTRUCTED 4-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
17. RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.
18. DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 AND P-23.
19. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING EXCAVATING OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
20. 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 THE ZONING ORDINANCE AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATION. THE PLANNING AND DEVELOPMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
21. ALL PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED BY THE CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
22. OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
23. 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 CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHEOLOGICAL 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.
24. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000LB VEHICLES (MINIMUM 4" OF BASE ROCK OVER COMPACTED OR UNDISTURBED SOIL OR PER APPROVED ENGINEERED PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WITH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
25. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
26. 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.
27. PRIOR TO GRANTING OF FINAL OCCUPANCY, 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.
28. THE ACCESSIBLE PATH OF TRAVEL SHALL BE A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/8" UNLESS BEVELED AT A 1:2 MAXIMUM SLOPE AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE IS FIRM AND STABLE. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80". THE ARCHITECT SHALL VERIFY EXISTING CONDITIONS AND DELINEATE ANY REQUIRED UPGRADES INCLUDING THOSE FOR CURB RAMPS PER CBC 1127B5
29. CONSTRUCT 22' CONCRETE DRIVEWAY APPROACH TO PUBLIC WORKS STANDARD(S) P-4 TO P-6 WHEN ULTIMATE IMPROVEMENTS ARE INSTALLED.
30. CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-28 AND P-32.
31. TO BE DEEDED FOR PUBLIC STREET PURPOSES BY THE RECORDING OF TRACT NO. 6187. TO BE RECORDED PRIOR TO BUILDING PERMITS ARE ISSUED.
32. EXISTING IMPROVEMENTS ALONG E. ANNADALE AVENUE PER FIELD SURVEY BY MVE INC. ALL CURB, GUTTER, AND SIDEWALK ALONG PROJECT FRONTAGE TO BE REPLACED PER 72' COLLECTOR STREET STANDARD P-54.
33. THREE FOOT VEHICLE OVERHANG ADJACENT TO A CONTINUOUS CURB. NO OBSTRUCTIONS ARE PERMITTED WITHIN THE OVERHANG. LIGHTING IS NOT TO BE INCLUDED WITHIN THE REQUIRED 3 FOOT OVERHANG AREA.
34. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
35. 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 811.
36. UNDERGROUND ALL EXISTING OFFSITE UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 12-1011 AND RES. NO. 78-522/88-229.
37. INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS 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 WORK.
38. SIGNING AND STRIPING PLANS SHALL BE DONE AND PAID FOR BY THE DEVELOPER, SAID PLANS SHALL BE DONE PER THE CURRENT CALTRANS STANDARDS AND SHALL BE SUBMITTED AS PART OF THE STREET PLANS FOR THIS ENTITLEMENT TO PUBLIC WORKS FOR REVIEW AND APPROVAL.
39. INSTALL 30" STATE STANDARD STOP SIGN(S) AT LOCATIONS(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7" ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. WHERE "RIGHT TURN ONLY" SIGN ALSO REQUIRED AT SAME LOCATION, INSTALL 30"X36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST.
40. CONSTRUCT 22' DRIVE APPROACH TO PUBLIC WORKS STANDARDS P-4 TO P-6. PROVIDE 3' PEDESTRIAN EASEMENT FOR APPROACHES, IF REQUIRED.
41. TEMPORARY PRIVATE DRIVE ACCESS FOR MULTI-FAMILY DEVELOPMENT. ULTIMATE IMPROVEMENTS TO BE DETERMINED UPON THE APPROVAL OF THE VESTING TENTATIVE MAP TO BE SUBMITTED AT A LATER DATE.



VICINITY MAP

NTS

SITE NOTES

1. CUP PROJECT APN'S: 479-270-05, 479-270-06, 479-270-15, 479-270-16, AND 479-270-24.
2. EXISTING ZONING: RESIDENTIAL MULTI-FAMILY, HIGH DENSITY (RM-3).
3. PROPOSED ZONING: RESIDENTIAL SINGLE-FAMILY, MEDIUM DENSITY (RS-5).
4. EXISTING USE: VACANT
5. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
6. PROJECT SITE AREA:

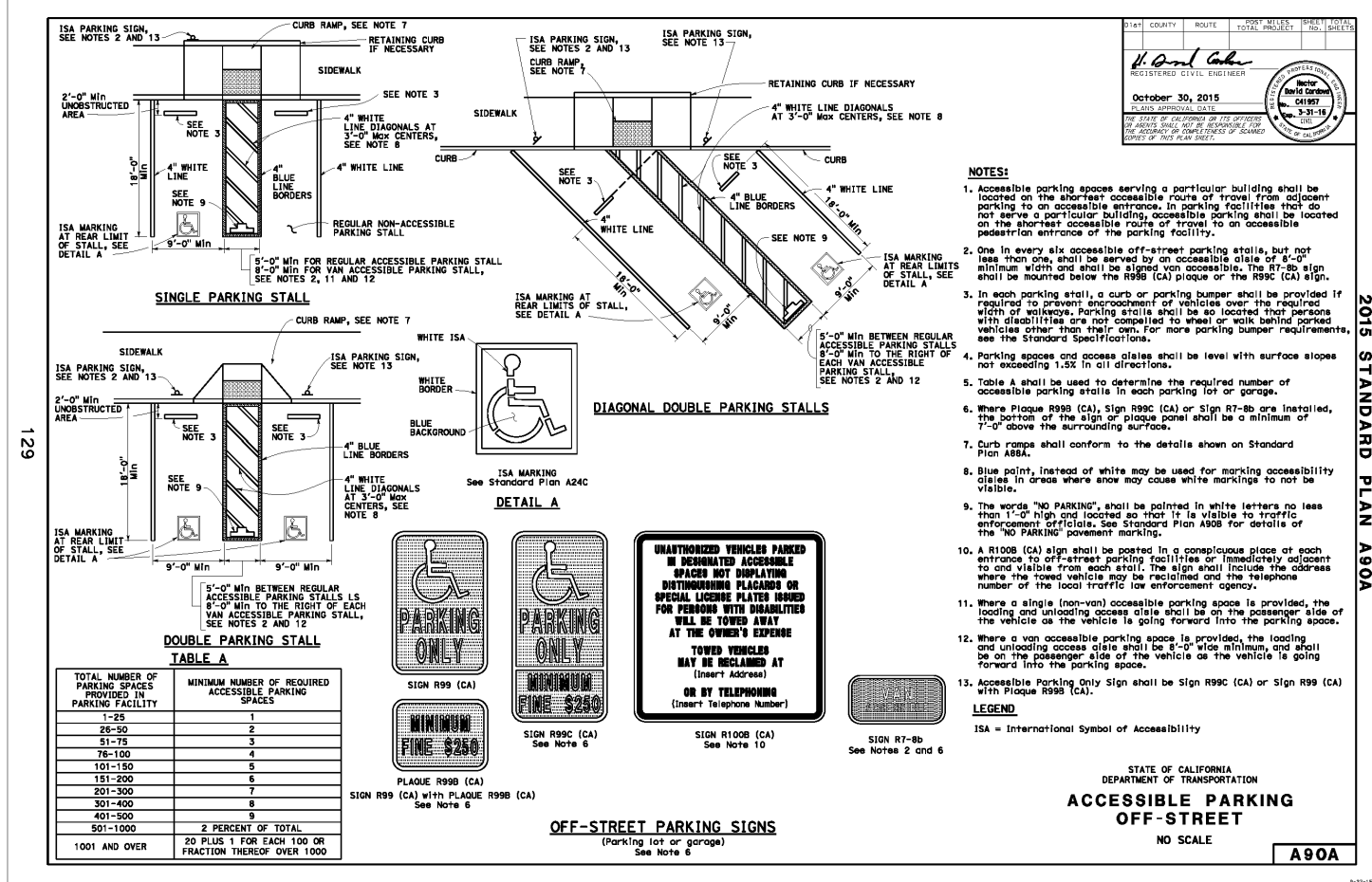
GROSS: 7.8 ACRES

NET: 7.6 ACRES

CUP AREA: 3.1 ACRES

BUILDING COVERAGE: 13,082 SF

LANDSCAPING: 67,1367 SF
7. RECORD OWNER: REDEVELOPMENT AGENCY OF THE CITY OF FRESNO, 2600 FRESNO STREET, FRESNO CA 93721. 559-621-CITY.
8. DEVELOPER: SELF HELP ENTERPRISES, 8445 WEST ELOWIN, VISALIA, CA 93291. 559-802-1653.
9. THE PROJECT PROPOSES 12 BUILDINGS: 1 COMMUNITY CENTER, 4 TRIPLEX BUILDINGS, AND 7 FOURPLEX BUILDINGS.
10. PROPOSED PARKING: 40 COVERED AND 20 UNCOVERED SPACES. ADA PARKING TO BE 3 STALLS, SEE CALTRANS STD. DWG. A90A THIS SHEET FOR DETAILS.



Drawn By: DAM	REVISIONS			
Issue Date: 5/8/17	NO.	DATE	ISSUED FOR	BY
Job No.: NC16271				
Checked: ST				
Design By: DT				



MVE Inc.

1117 L Street, Modesto, CA 95354 | 866.526.4214 | www.mve.net

Northern California | Southern California | Nevada

ANNADALE COMMONS

SITE PLAN

TRACT NO. 6187 C-17-044

CITY OF FRESNO

CALIFORNIA

DWG.

SP1

SHEET

1

OF

2