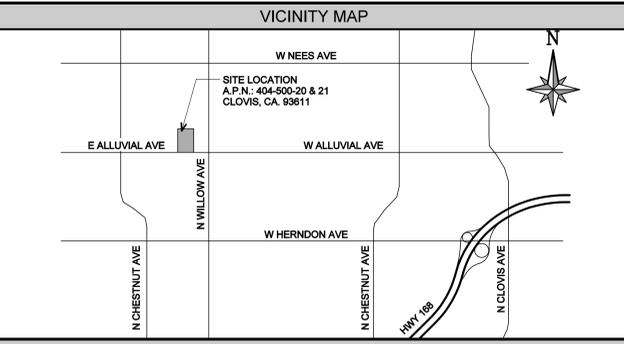


PARKING	
REQUIRED:	
"R-2.1" OCCUPANCY:	
1 FOR EVERY 7 RESIDENTS PLUS 1 FOR EACH LIVE-IN CAREGIVER. FACILITIES SERVING MORE THAN 15 RESIDENTS SHALL ALSO PROVIDE 1 SPACE FOR EACH CAREGIVER, EMPLOYEE, AND DOCTOR ON-SITE AT ANY ONE TIME.	(APPROX.) 178 RESIDENTS = 11 SPACES (APPROX.) 25 EMPLOYEES = 25 SPACES
TOTAL SPACES REQUIRED	= 36
PROVIDED:	
9' x 20' STANDARD SPACES	= 93
9' x 18' HANDICAP SPACES	= 8
TOTAL PARKING SPACES PROVIDED	= 102
12' x 24' LOADING / AMBULANCE SPACE	= 4
LEGEND	
	PERMANENT PAVING
	CURB & GUTTER
	PROPERTY LINE
	CENTER LINE



SITE PLAN NOTES

LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED & VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.

ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY & A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED. THE INTERNATIONAL SYMBOL & TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON 7 POLES.

ACCESSIBLE 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 ACCESSIBLE PARKING STALLS & RAMPS.

SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.

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.

REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.

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.

(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.

DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER / DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THE SITEMAP AS PER FMC SECTION 15-4114.

SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.

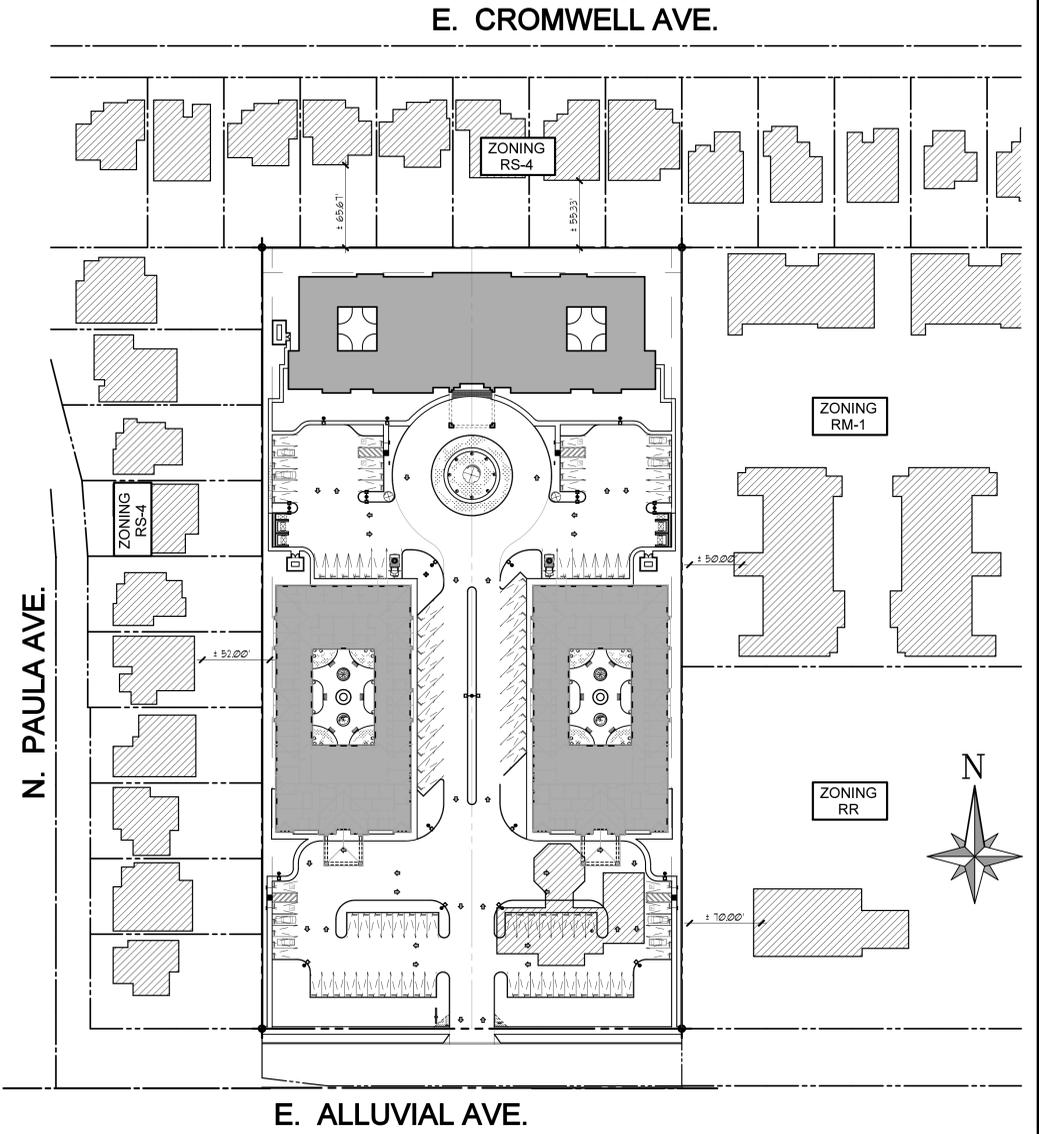
SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.

LEGAL DESCRIPTION		
A.P.N.: 404-500-20 & 404-500-21 CLOVIS, CA. 93611		
THE EAST 5 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12, SOUTH, RANGE 20 EAST, MOUNT Diablo BASE AND MERIDIAN ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT, APPROVED BY THE SURVEYOR GENERAL ON JUNE 26, 1874.		
OWNER / CONTACT		
ZAKARYAN ENTERPRISES Inc. CONTACT: ARMAN ZAKARYAN		
SITE ADDRESS		
2792 E. ALLUVIAL AVE. CLOVIS, CA. 93611		
BUILDING TYPE:		
V-A		
OCCUPANCY:		
R-2.1		
ZONING:		
RR		
AREA TABULATION		
GROSS LOT AREA	220,110	SQ. FT. (5.05 ACRES)
NET LOT AREA	204,600	SQ. FT. (4.70 ACRES)
PHASE 1 DEVELOPED AREA	82,370	SQ. FT. (1.89 ACRES)
PHASE 1 BUILDING FOOTPRINT	20,389	SQ. FT.
PHASE 1 BUILDING COVERAGE	24.75%	
A.C. PAVING AREA	46,245	SQ. FT.
A.C. PAVING PERCENT	53.14%	
LANDSCAPING AREA (REQUIRED)	8,237	SQ. FT. (10% REQ'D)
LANDSCAPING AREA (PROVIDED)	12,337	SQ. FT. (PROVIDED)
LANDSCAPING PERCENT	14.98%	
MISC. WALKS, ETC.	3,399	SQ. FT.
MISC. WALKS, ETC. PERCENT	4.13%	
PHASE 1 BUILDING SQ. FT.	16,556	SQ. FT.
24 RESIDENTS		
PHASE 2 BUILDING SQ. FT.	23,212	SQ. FT.
30 RESIDENTS		
PHASE 3 BUILDING SQ. FT.	16,556	SQ. FT.
24 RESIDENTS		
TOTAL	56,324	SQ. FT.
	78	RESIDENTS

OMEGA DESIGN GROUP
ARCHITECT - ARCHITECT
MICHAEL P. WAUJOB
OFFICE: (760) 946-0629
ARCHITECT LIC. NO. C-24600
7488 N. BURNING WOOD AVENUE, SUITE 101,
FRESNO, CA 93711
EMAIL: OMEGADESIGN@GMAIL.COM
WWW.OMEGADESIGNGROUP.COM

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ARCHITECT LIC. NO. C-24600
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ALL PLANS AND INFORMATION HEREIN SHALL COMPLY WITH 2018 C.C.C., 2018 R.C.C., 2018 PLUMBING, AND MECHANICAL CODES; 2018 CALIFORNIA ENERGY STANDARDS; 2018 CALIFORNIA ELECTRICAL CODE AND 2018 CALIFORNIA GREEN BUILDING STANDARDS CODE.

ISSUE / REVISIONS	DATE
PLANNING SUBMITTAL	JAN 2018



NOTE
IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL 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 MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 953-4082) 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.
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.



WARNING!
ANY STRUCTURAL, DIMENSIONAL, OR SUBSTANTIVE DEVIATION FROM THESE PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ARCHITECT.

PROJECT FOR:
HERITAGE CROSSING
GENERAL INPATIENT CARE - C.L.H.F.
CONTACT: ARMAN ZAKARYAN
7488 N. BURNING WOOD AVENUE, SUITE 101,
FRESNO, CA 93711
(559) 930-2515
SITE INFORMATION:
2792 E. ALLUVIAL AVE, CLOVIS, CA. 93611
A.P.N.: 404-500-20

SHEET NAME	
SITE PLAN - PHASE 3 -	
PROJECT NUMBER	
ZAKARYAN - 18	
SCALE	
1" = 30'-0"	
DRAWN BY	
ODG TEAM	
CHECKED BY	
M.P.W. / M.Q.	
SHEET NUMBER	

SP-1.2

SITE PLAN

SCALE: 1" = 30'-0"

KEY PLAN