



GENERAL NOTES

1. ALL WORK IS PROPOSED, UNLESS SPECIFICALLY NOTED AS: (E) EXISTING TO REMAIN, OR (R) EXISTING TO BE REMOVED.
2. FOR LEGAL DESCRIPTION, SITE CALCULATIONS, GENERAL AND ACCESSIBILITY NOTES, RE: SHEET A 1.A.
3. SIZE OF BUILDING SETBACKS APPROVED BY THE ASSISTANT DIRECTOR OF PLANNING (A.D.P.).
4. THE NUMBER AND LOCATION OF PEDESTRIAN ACCESS GATES APPROVED BY A.D.P.

SITE NOTES

1. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
2. 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.
3. TWO MEANS OF INGRESS/ EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
4. SUBMIT STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
5. 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.
6. UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/ MAP AS PER FNC SECTION 12-101I, SECTION 8-801 AND RES. NO. 18-522/88-224.
7. OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.
8. 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 DIVISION AT (559) 621-5300 TO ARRANGE AND COORDINATE WORK.
9. A BACKFLOW PREVENTION DEVICE MAY BE 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 THE CONSUMER'S 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.
10. IF NOT EXISTING, 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, TRAFFIC ENGINEERING DIVISION, (559) 621-8650, PRIOR TO COMMENCEMENT OF THE WORK.
11. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8207, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
12. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
 - A. PEDESTRIAN PATHS OF TRAVEL MUST ALSO MEET CURRENT ADA REGULATIONS. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
13. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING ARE TO BE REMOVED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED. AUTHORITY PER FNC.11-204.
14. ALL GRADING SHALL COMPLY WITH SECTION 1804 AND APPENDIX J OF THE 2013 CALIFORNIA BUILDING CODE.
15. COMPACTION REPORT SHALL BE PREPARED BY AN APPROVED TESTING AGENCY UPON COMPLETION OF GRADING.
16. PROVIDE SOIL COMPACTION FROM AN APPROVED TESTING LAB FOR ALL AREAS WHERE LOOSE FILL IS USED OR WHERE BUILDING FOOTING WILL OCCUR.
17. A) THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNIT HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL OR AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION SHALL BE USED. 5/8" PER FOOT = 5%
B) SHALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION [CBC 1804.3] 1/4" PER FOOT = 2%.
18. NO WATER SHALL DRAIN TO ADJACENT PROPERTY WITH NO ON-SITE WATER RETENTION.
19. BUILDING SHALL HAVE THE CONCRETE FLOOR SLAB CONSTRUCTED AT LEAST SIX (6) INCHES ABOVE THE CROWN OF THE ADJOINING STREET.
20. DESIGN AND CONSTRUCT DRIVE APPROACH TO PUBLIC WORKS STANDARDS P-2 AND P-6. PROVIDE 10' OF RED CURBING (3 COATS) ON BOTH SIDES OF THE DRIVEWAY APPROACHES.

SITE NOTES (CONT'D.)

21. N/A
22. PAVING TO BE DESIGNED TO HANDLE WEIGHT OF TRASH BINS.
23. DESIGN AND CONSTRUCT TRASH ENCLOSURES TO PUBLIC WORKS STANDARDS P-33, P-34, AND P-35.
24. IF FENCING IS NOT REQUIRED OR EXISTING ALONG PROPERTY LINES ABUTTING PAVED AREAS AND SUCH PAVED AREAS ARE NOT DOCUMENTED FOR COMMON INGRESS-EGRESS USES, A MINIMUM OF 6" HIGH CURB SHALL BE PLACED A MINIMUM OF 3' FROM PROPERTY LINES.
25. INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 1" ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK.
26. INSTALL STREET ADDRESS NUMERALS AT LEAST FOUR (4) INCHES HIGH WITH MINIMUM 1/2"-INCH STROKE MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET (CBC 501.2).
27. ROOF-MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55 LDN MEASURED AT THE NEAREST PROPERTY LINE.
28. LIGHTING, WHERE PROVIDED, TO ILLUMINATE PARKING, SALES, OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
29. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT APPLICATION FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE DEVELOPMENT SERVICES DIVISION PUBLIC FRONT COUNTER. NOTE THAT ALL SIGNS, INCLUDING DIRECTIONAL SIGNS, MUST BE LOCATED OUTSIDE OF THE REQUIRED LANDSCAPE SETBACKS.
30. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
31. CONTACT SOLID WASTE DIVISION AT (559) 621-1452 FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENT REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE.
32. PROVIDE GATE ACCESS BY 5.30 A.M. OR PROVIDE REMOTE, KEY, OR ACCESS CODE TO WASTE MANAGEMENT PER THEIR REQUIREMENTS.
33. OUTDOOR STORAGE OF MATERIALS AND/OR INVENTORY, INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS AND/OR INVENTORY SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
34. PURSUANT TO SECTION 10-102.6 OF THE FNC, NOISE LEVELS FOR INDUSTRIAL ZONED PROPERTIES SHALL NOT EXCEED TO DECIBELS MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION.
35. DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER / DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

DRAWING INDEX

- A1 SITE PLAN, SITE NOTES
- A1.1 PARTIAL SITE PLAN - PARCEL 1
- A1.2 PARTIAL SITE PLAN - PARCEL 2
- A1.3 PARTIAL SITE PLAN - PARCEL 3
- A1.4 PARTIAL SITE PLAN - PARCEL 4
- A1.5 GENERAL, FIRE, ACCESSIBILITY NOTES; SITE CALCULATIONS
- A1.6 SITE DETAILS
- A2.1 1 BR, 3 STORY BUILDING FLOOR PLAN
- A2.2 2 BR, 2 STORY BUILDING 'A' FLOOR PLAN
- A2.3 2 BR, 2 STORY BUILDING 'B' FLOOR PLAN
- A2.4 3 BR, 2 STORY BUILDING 'A' FLOOR PLAN
- A2.5 3 BR, 2 STORY BUILDING 'B' FLOOR PLAN
- A3.1 1 BR AND 2 BR BUILDINGS 'A' AND 'B' ROOF PLANS
- A3.2 3 BR BUILDINGS 'A' AND 'B' ROOF PLANS
- A4.1 1 BR BUILDING ELEVATIONS
- A4.2 2 BR BUILDING 'A' ELEVATIONS
- A4.3 2 BR BUILDING 'B' ELEVATIONS
- A4.4 3 BR BUILDINGS 'A' AND 'B' ELEVATIONS
- A5.1 OFFICE / RECREATION BUILDING FLOOR PLAN
- A5.2 OFFICE / RECREATION BUILDING ROOF PLAN, ELEVATIONS
- A6.1 GARAGE FLOOR PLANS
- A6.2 GARAGE ELEVATIONS

SITE PLAN
1" = 50'-0"

LAND USE/ZONING

GENERAL PLAN: RESIDENTIAL - MEDIUM HIGH DENSITY (12-16 D.U. / ACRE)
EXISTING ZONING: RM-1, RESIDENTIAL MULTI-FAMILY, MEDIUM HIGH DENSITY
ZONING WHEN PROJECT WAS SUBMITTED AND BEING PROCESSED UNDER:
R-2 LOW DENSITY MULTIPLE FAMILY RESIDENTIAL

VICINITY MAP

