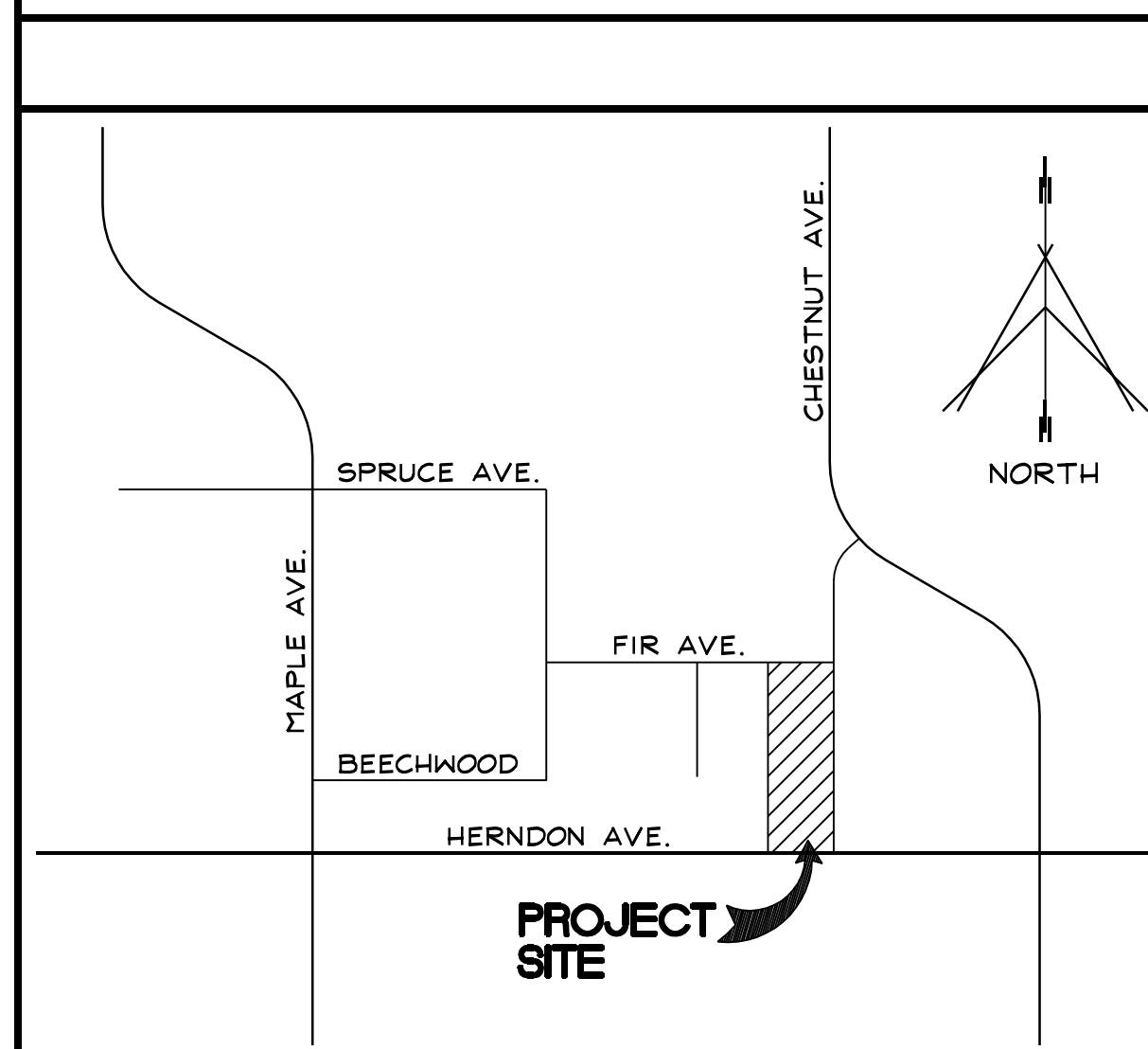
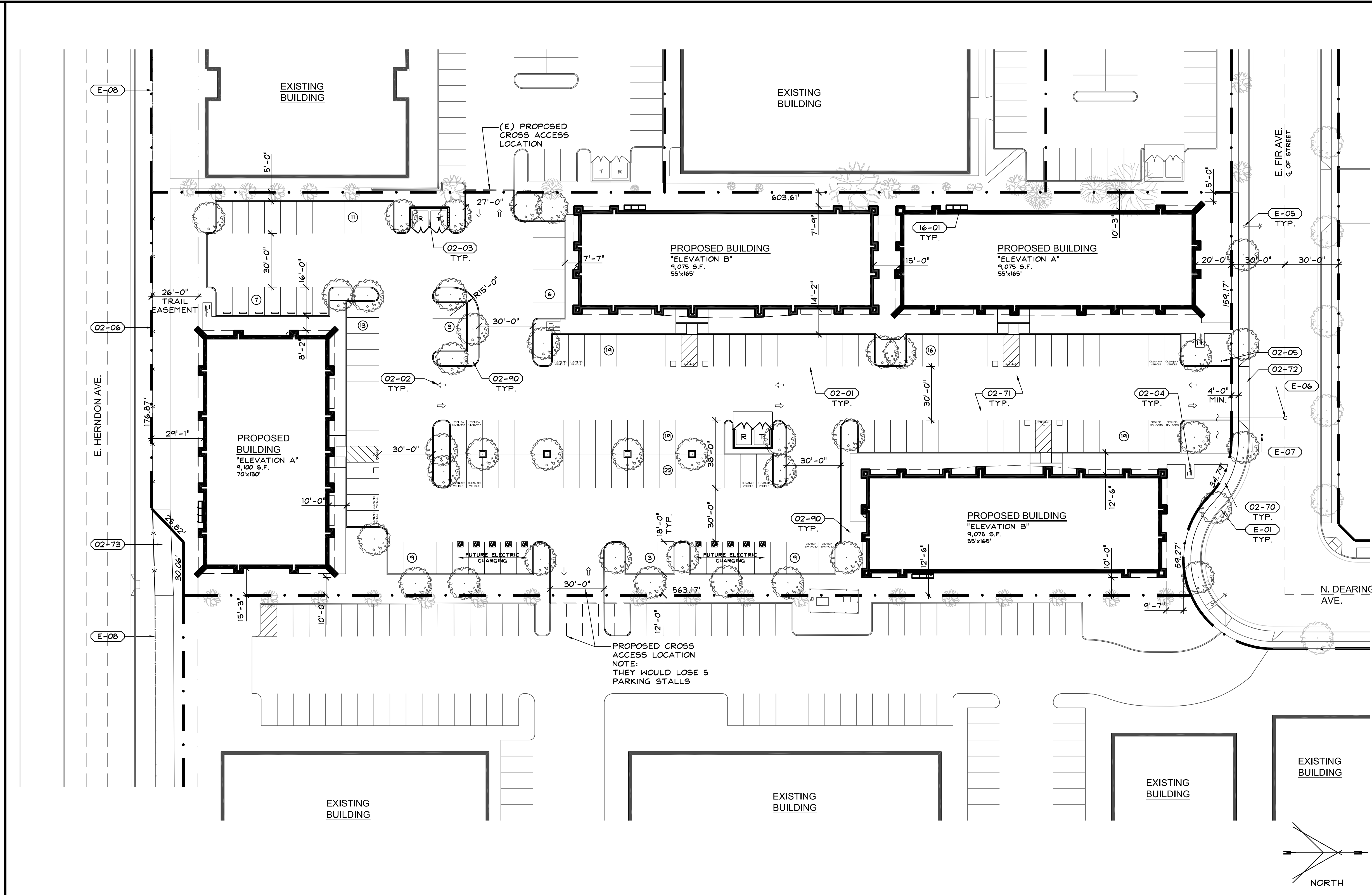


- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE & PUBLIC SAFETY OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PRIOR TO FINAL INSPECTION A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING & IRRIGATION SYSTEM HAS BEEN INSTALLED IN ACCORDANCE W/ THE LANDSCAPING & IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
- ALL ACCESSIBLE STALLS SHALL BE MARKED TO COMPLY W/ & MEET THE REQUIREMENTS OF CBC 11B-500.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED & SO ARRANGED & 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.
- SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- ANY SURVEY MONUMENTS W/IN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED &/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- CONTRACTOR SHALL GIVE THE CITY TWO WORKING DAYS NOTICE BEFORE COMMENCING EXCAVATION OPERATIONS W/IN THE STREET RIGHT-OF-WAY &/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- FIRE HYDRANTS SHALL BE TESTED & APPROVED & ALL SURFACE ACCESS ROADS SHALL BE INSTALLED & MADE SERVICEABLE PRIOR TO & DURING CONSTRUCTION.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE W/ ALL THE CONDITIONS & REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, & ALL PUBLIC WORKS STANDARDS & SPECIFICATIONS. THE CITY OF BAKERSFIELD 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 & REVIEWED & APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- FUTURE FENCES SHALL BE REVIEWED & APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE PERSONS W/ DISABILITIES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS & RAMPS.
- IF ARCHAEOLOGICAL &/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) 653-4082) SHALL BE IMMEDIATELY CONTACTED, & THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2284) 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, & 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. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT & IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. THE DEVELOPER SHALL SHOW ON THE FINAL BUILDING PLANS A MIN. 20 FOOT WIDE ALL-WEATHER EMERGENCY ACCESS W/ AN OVERHEAD CLEARANCE OF 13'-6" WITHIN 150 FEET OF ALL BUILDINGS ON THE PROJECT SITE. THE FIRE DEPT. MUST APPROVE THE FINAL LOCATION & DESIGN OF THE ACCESS PRIOR TO BUILDING PERMITS BEING ISSUED. THIS ACCESS SHALL BE CONSTRUCTED BEFORE BUILDING OCCUPANCY WILL BE GRANTED.
- DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURBS W/ "FIRE LANE" STENCILED IN 3" LETTERS EVERY 50).
- FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED & APPROVED & SHALL BE MAINTAINED SERVICEABLE PRIOR & DURING ALL PHASES OF DEVELOPMENT.
- THE DEVELOPER SHALL MEET ALL REGULATIONS OF THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (REGULATION VIII) CONCERNING DUST SUPPRESSION DURING CONSTRUCTION OF THE PROJECT.
- UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 12-101 AND RES. NO. 18-522/88-224.
- TWO 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.



PROPOSED SITE PLAN

SCALE: 1"=30'-0" 3

ADDRESS:
2471 E. FIR AVE.
FRESNO, CALIFORNIA 93720

SITE INFORMATION:
A.P.N. 404-083-29
SITE AREA: 3.1 ACRES (135,121 S.F.)
ZONING: O / EA / UGM / CZ
EXIST. USE: V - VACANT PARCEL
PLANNED LAND USE: CO - EMPLOYMENT - OFFICE
COMMUNITY PLAN: WOODWARD PARK

PERVIOUS AREA: 26,620 S.F. (19.70%)
IMPERVIOUS AREA: 72,176 S.F. (53.42%)

TOTAL BUILDING AREA: 36,325 S.F.
BUILDING LOT COVERAGE: 26.88%

PARKING REQUIRED: 147 PARKING STALLS
(5 ACCESSIBLE, 11 CLEAN AIR, 7 E.V. CHARGING STALLS)
PROVIDED: 156 PARKING STALLS
(6 ACCESSIBLE, 16 CLEAN AIR, 10 E.V. CHARGING STALLS)

(E-01)	EXIST. CURB, & GUTTER TO REMAIN, PROTECT FROM DAMAGE, REPAIR DAMAGED AS NECESSARY.	(02-01)	(N) PARKING LOT STRIPING PER CITY PARKING MANUAL.
(E-02)	EXIST. PROPERTY LINE TO REMAIN.	(02-02)	(N) DIRECTIONAL ARROW, PER CITY STANDARDS.
(E-03)	EXIST. LIGHT POLE TO REMAIN.	(02-03)	(N) TRASH ENCLOSURE, PER P.W. STANDARDS P-33 THRU P-35.
(E-04)	EXIST. STREET PAVING TO REMAIN, PROTECT FROM DAMAGE.	(02-04)	1-LOOP BIKE RACK, "ULINE #H-2892". (TOTAL OF 8 ON SITE)
(E-05)	EXIST. STREET LIGHT TO REMAIN.	(02-05)	(N) "UNAUTHORIZED VEHICLE SIGN.
(E-06)	EXIST. SENEER MANHOLE TO REMAIN.	(02-06)	(N) WROUGHT IRON FENCING, TO MATCH ADJACENT.
(E-07)	EXIST. WATER VALVE TO REMAIN.	(02-70)	(N) CONC. SIDEWALK, 4'-0" WIDE MIN., SEE CIVIL DRAWINGS.
(E-08)	EXIST. WROUGHT IRON FENCING TO REMAIN.	(02-71)	(N) AC PAVING, PER P.W. STANDARDS P-21 THRU P-23, SEE CIVIL DRAWINGS.
		(02-72)	(N) 30'-0" WIDE STREET APPROACH, PER CITY STANDARDS.
		(02-73)	(N) CONC. SIDEWALK INFILL, MATCH WIDTH/HEIGHT W/ ADJACENT CONC. SIDEWALK.
		(02-90)	(N) LANDSCAPING, SEE LANDSCAPE DRAWINGS.
		(16-01)	MAIN ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS.

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Architecture and Planning
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VAI

ARCHITECT
REGISTERED ARCHITECT
C-28688
ROBERT J. VERMELFORT
STATE OF CALIFORNIA
(STAMP INVALID UNLESS NET-SIGNED)

PROPOSED OFFICE BUILDINGS
2471 E. FIR AVE.
FRESNO, CALIFORNIA 93720
OVERALL SITE PLAN

ISSUE DATE: 11-5-18
REV. DATE:
PROJECT NO.: 18036
DRAWN BY: NL
SHEET:
A100