

WARE MALCOLM
Leading Design for Commercial Real Estate

architecture
planning
graphics
civil engineering
4683 chabot dr. suite 300
pleasanton, california 94588
P: 925.244.9620

Caglia - Fresno
Enter address here

OVERALL SITE PLAN
REVISIONS TO SITE PLAN/PLANNING COMMENTS

DATE: 03/16/17
SHEET NO.: SNR15-0094-0

DATE: 03/16/17
SHEET NO.: SNR15-0094-0

SITE NOTES

- 1002 EXISTING 6'-0" HEIGHT CHAIN LINK FENCE TO REMAIN.
- 1007 PROPOSED TRASH ENCLOSURE PER CITY STANDARDS.
- 1009 SIDEWALK ALONG STREET FRONTAGE WILL BE PROVIDED PER CITY STANDARDS P-2, P-3, P-6, P-23, AND P-50. STREET LIGHTS TO BE PROVIDED PER CITY STANDARDS E-2, AND E-9.
- 1010 NEW PROPERTY LOT LINE. SEE CIVIL DRAWINGS ().
- 1013 PROPOSED FIRELANE ENTRY SIGNAGE. SEE DETAIL 7/A8.1.
- 1015 PROPOSED CONCRETE TRUCK WELL PER PUBLIC WORKS STANDARDS P-21, P-22, & P-23 MINIMUM.
- 1024 PROPOSED UNAUTHORIZED VEHICLE ENTRY SIGN. SEE DETAIL 6/A8.1.
- 1036 EXISTING CENTERLINE OF STREET.
- 1039 EXISTING POND BASIN TO REMAIN.
- 1049 CONSTRUCT A NEW DRIVEWAY APPROACH TO PUBLIC WORKS STANDARDS P-2 AND P-6.
- 1055 EXISTING RIGHT OF WAY.
- 1056 FUTURE RIGHT OF WAY.
- 1057 SECTION LINE.

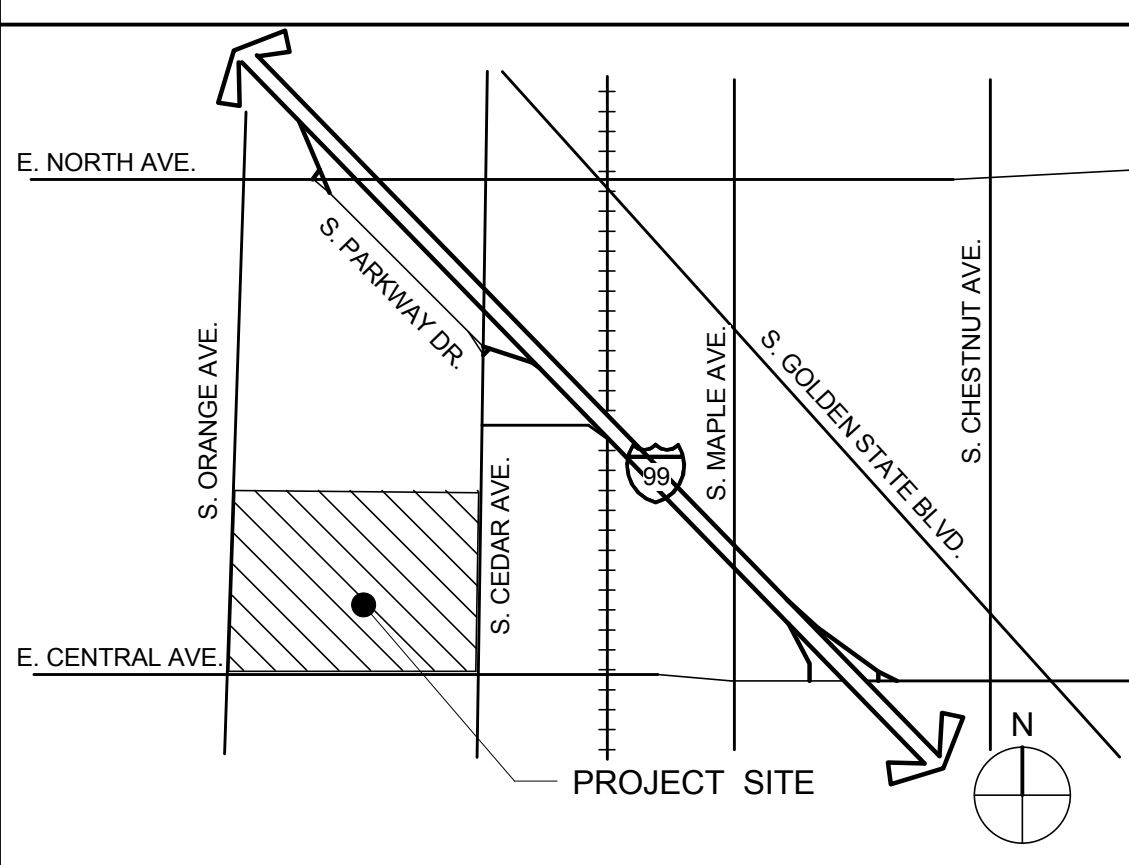
PROJECT DATA

APN:	330-021-02 330-021-09 330-021-10 330-021-16 330-021-30 330-021-55
OVERALL SITE AREA:	110.81 AC (4,826,546 SF)
EXISTING PLANNED LAND USE:	INDUSTRIAL LOT
EXISTING ZONE DISTRICT:	HEAVY INDUSTRIAL
PROPOSED ZONE DISTRICT:	HEAVY INDUSTRIAL
TOTAL BUILDING AREA:	
BUILDING 1:	379,620 SF
BUILDING 2:	430,920 SF
BUILDING 3:	379,620 SF
BUILDING 4:	399,600 SF
BUILDING 5:	124,200 SF
BUILDING 6:	190,080 SF
BUILDING 7:	155,520 SF
TOTAL FOOTPRINT:	2,069,820 SF
MEZZANINE:	@9%
TOTAL BUILDING AREA:	179,280 SF 2,249,100 SF
FAR:	
GROSS:	0.47
NET:	0.52
COVERAGE:	
GROSS:	43%
NET:	48%
PAVED AREA:	
LANDSCAPE:	8'S/1'F1
CONSTRUCTION TYPE:	II-B
PARKING:	
BUILDING 1	
DOCK-HIGH DOORS	70
GRADE-LEVEL DOORS	8
AUTO PARKING	349 STALLS
(84% W.H., 6% OFFICE)-EXC. MEZZ.	@0.9/1000 SF
REQ. ACCESSIBLE	8 STALLS
BUILDING 2	
DOCK-HIGH DOORS	70
GRADE-LEVEL DOORS	8
AUTO PARKING	363 STALLS
(84% W.H., 6% OFFICE)-EXC. MEZZ.	@0.84/1000 SF
REQ. ACCESSIBLE	8 STALLS
BUILDING 3	
DOCK-HIGH DOORS	70
GRADE-LEVEL DOORS	8
AUTO PARKING	353 STALLS
(91% W.H., 9% OFFICE)-EXC. MEZZ.	@0.93/1000 SF
REQ. ACCESSIBLE	8 STALLS
BUILDING 4	
DOCK-HIGH DOORS	76
GRADE-LEVEL DOORS	8
AUTO PARKING	343 STALLS
(93% W.H., 7% OFFICE)-EXC. MEZZ.	@0.86/1000 SF
REQ. ACCESSIBLE	8 STALLS
BUILDING 5	
DOCK-HIGH DOORS	24
GRADE-LEVEL DOORS	2
AUTO PARKING	116 STALLS
(91% W.H., 9% OFFICE)-EXC. MEZZ.	@0.93/1000 SF
REQ. ACCESSIBLE	5 STALLS
BUILDING 6	
DOCK-HIGH DOORS	28
GRADE-LEVEL DOORS	2
AUTO PARKING	171 STALLS
(92% W.H., 8% OFFICE)-EXC. MEZZ.	@0.9/1000 SF
REQ. ACCESSIBLE	6 STALLS
BUILDING 7	
DOCK-HIGH DOORS	21
GRADE-LEVEL DOORS	2
AUTO PARKING	147 STALLS
(90% W.H., 10% OFFICE)-EXC. MEZZ.	@0.85/1000 SF
REQ. ACCESSIBLE	5 STALLS

SITE LEGEND

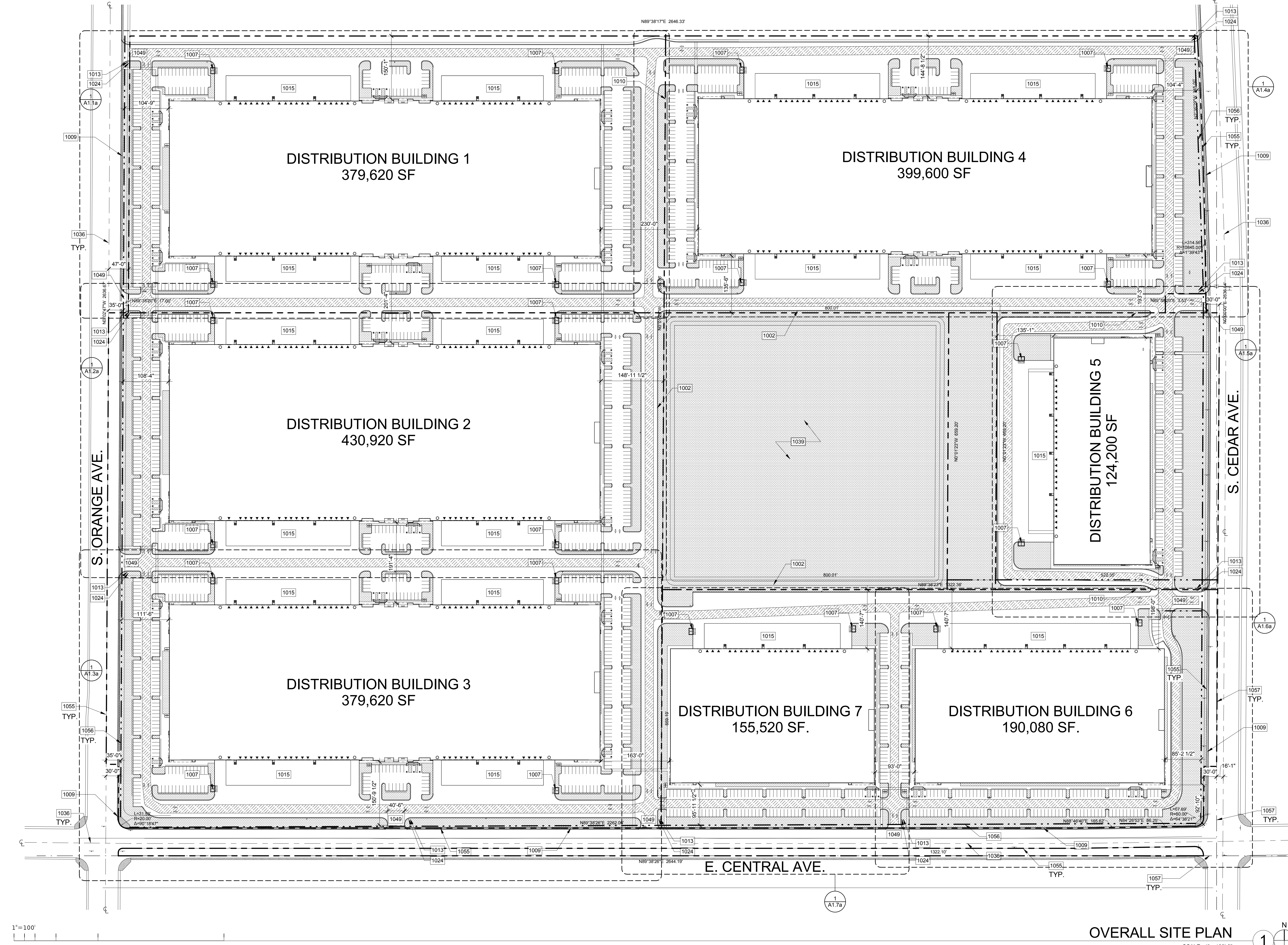
- EXISTING RIGHT OF WAY
- FUTURE PROPERTY LINE
- 20' FMFCD
- CENTER LINE OF ROAD
- SECTION LINE
- POLE MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
- WALLPACK LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS
- TRANSFORMER WITH CONCRETE PAD. SEE ELECTRICAL DRAWINGS. PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS
- FIRE LANE (HATCHED)
- PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- P.I.V. WITH TAMPER. SEE FIRE PROTECTION DRAWINGS
- TRASH ENCLOSURE
- NEW STREET LIGHT POLE PER FRESNO CITY STANDARDS E-2 AND E-9.

VICINITY MAP



LEGAL DESCRIPTION

REFER TO PARCEL MAP #330-02 - ACCESSOR PARCEL NUMBERS (A.P.N.): 330-02-102; 330-02-109; 330-02-110; 330-02-116; 330-02-118; 330-02-129; 330-02-130; AND 330-02-155.



OVERALL SITE PLAN
SCALE: 1" = 100'-0"

GENERAL NOTES

- 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.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- 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).
- A BACKFLOW PREVENTION DEVICE IS REQUIRED! CONTACT WATER DIVISION AT 621-5480 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.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE AS PER FMC SECTION 12-1011 AND RESOLUTION NO. 78-522/88-229.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE ABOVE-LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- PER CITY OF FRESNO TRAFFIC DEPT. DEVELOPER SHALL PROVIDE STOP SIGNS ALONG LONG STRAIGHTWAYS TO PROHIBIT VEHICULAR SPEEDING.

FIRE NOTES

- FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT.
- 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.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- OBTAIN PERMITS FROM THE FIRE PREVENTION BUREAU (OVER THE COUNTER) FOR FIRE SPRINKLER ALARM SUPERVISION.
- LIGHTING IS NOT TO BE INCLUDED WITHIN THE REQUIRED 3'-0" PARKING STALL OVERHANG AREA.
- WALKWAYS THAT ARE ADJACENT TO PARKING AREAS SHALL BE A MINIMUM OF 7'-0" IN WIDTH.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.

FUTURE FENCES AND WALLS

- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.

CITY OF FRESNO GENERAL NOTES

- 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 SPECIFICATIONS. THIS SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED, BASED UPON THE OPERATION STATEMENT PROVIDED BY THE APPLICANT. THE OPERATION STATEMENT IS MATERIAL TO THE ISSUANCE OF THIS SPECIAL PERMIT. UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY REQUIRE OPERATION INCONSISTENT WITH THE OPERATION STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIRED IF THE OPERATION OF THIS ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT WITH THE OPERATION STATEMENT. FAILURE TO OPERATE IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENFORCEMENT REMEDY AVAILABLE UNDER THE LAW. THE DEVELOPER AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT. <http://www.fresno.gov/Government/Department/Directory/PublicWorks/DevelopedDrawings/avTechnicalLibrary/StandardsSpecificationsandDrawings.htm>
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
- OWNERS AND PERSONS HAVING OWNERSHIP INTEREST IN BUSINESSES OPERATING IN THE CITY OF FRESNO (INCLUDING LEASING OUT ANY COMMERCIAL OR INDUSTRIAL PROPERTY, OR RENTING OUT DWELLING UNITS) ARE REQUIRED BY THE CITY OF FRESNO MUNICIPAL CODE TO OBTAIN A BUSINESS TAX CERTIFICATE. CONTACT THE CITY OF FRESNO FINANCE DEPARTMENT'S BUSINESS TAX DIVISION AT (559) 621-6880 FOR MORE INFORMATION. INFORMATION AND AN APPLICATION FORM IS AVAILABLE AT THE FOLLOWING WEBSITE: <http://www.fresno.gov/Government/Department/Directory/Finance/BusinessLicenseandTax/businessstaxapplication.htm>

DEVELOPER / PROPERTY OWNER

CAGLIA ENVIRONMENTAL
3457 SOUTH CEDAR AVENUE RICHARD CAGLIA
FRESNO, CA 93725 PH: (559) 233-1158

ARCHITECT / APPLICANT

WARE MALCOLM
4683 CHABOT DRIVE, SUITE 300 NICHOLAS DETORRES, AIA
PLEASANTON, CA 94588 PH: (925) 244-9620
PH: (925) 244-9620
FAX: (925) 244-9621

CONSULTANTS

CIVIL ENGINEER
PRECISION CIVIL ENGINEERING
1234 "C" STREET
FRESNO, CA 93721
KEN VANG
PH: (559) 448-4500
PH: (559) 448-4515
FAX: (559) 448-4515

SITE PLAN