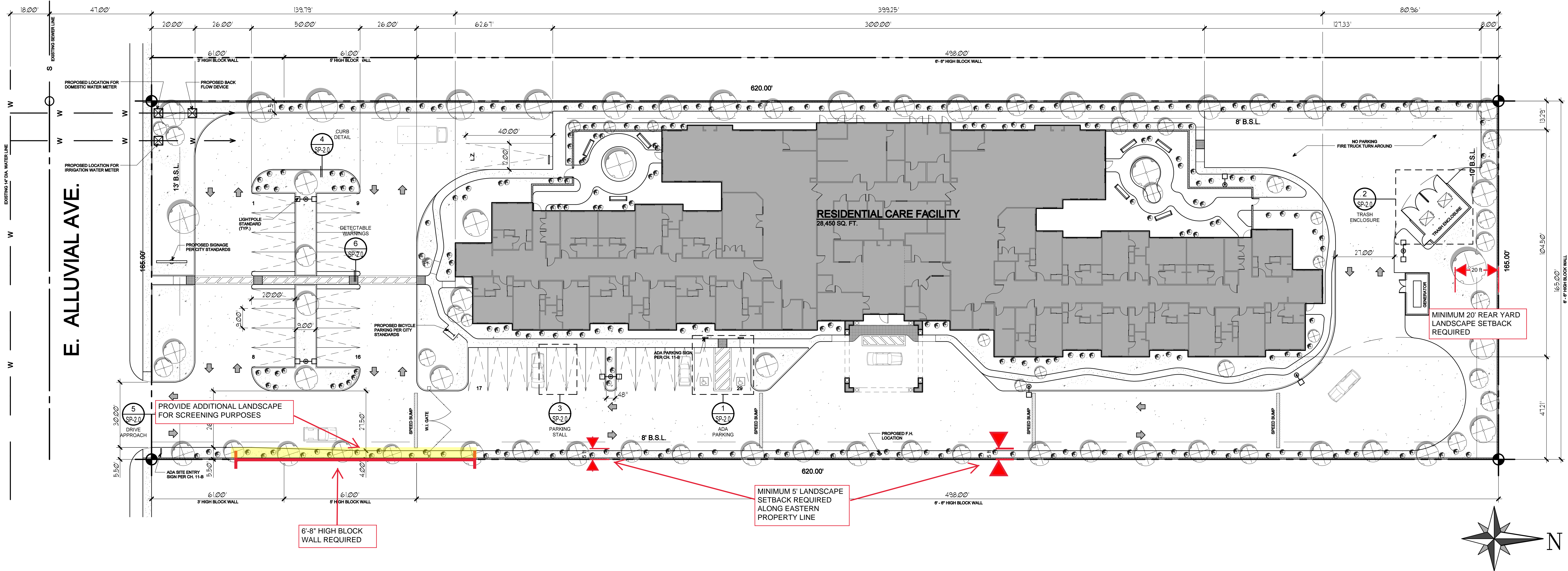
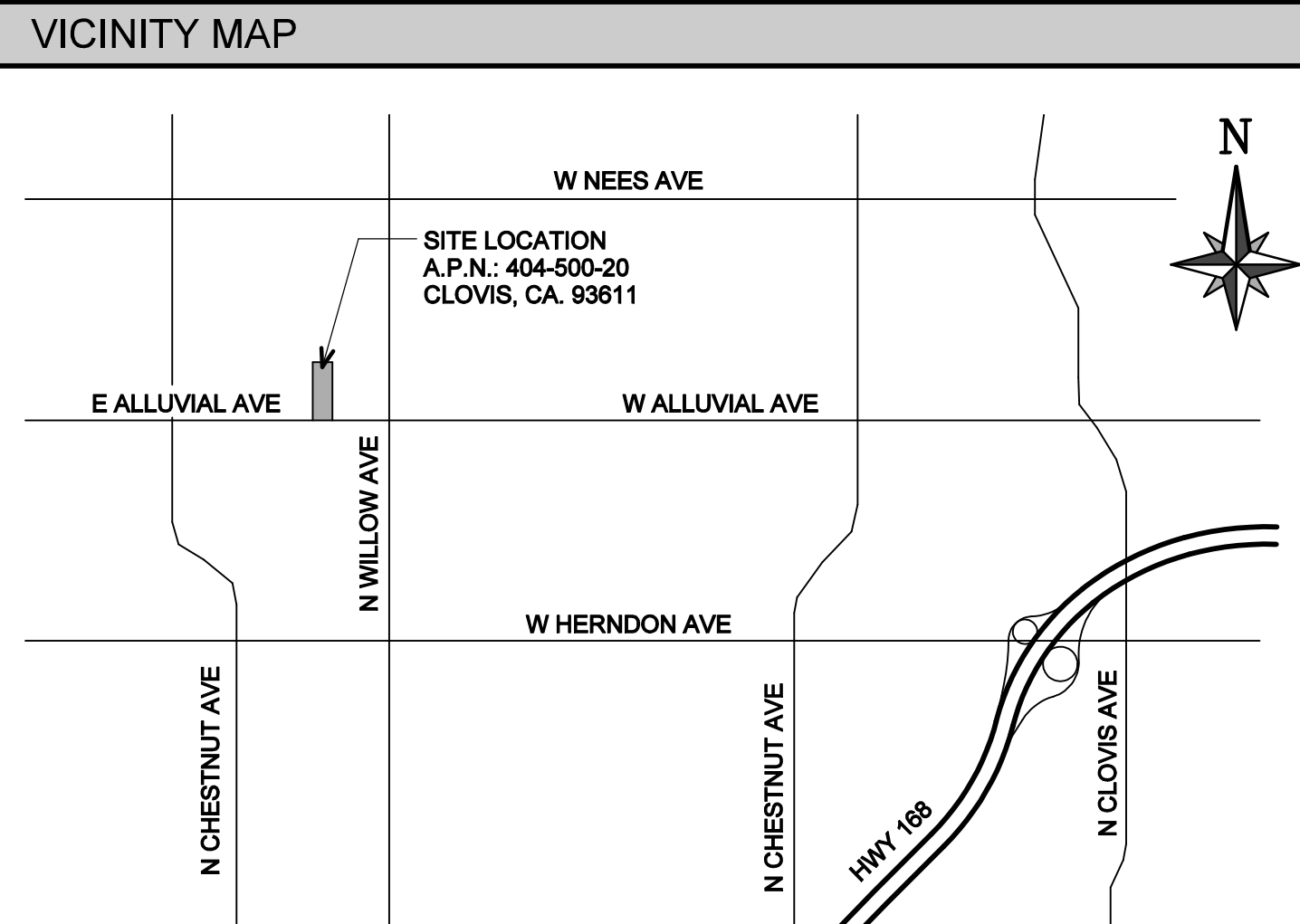


KEY PLAN



SITE PLAN



SITE PLAN NOTES

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.

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.

ALL 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 AND RAMPS.

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

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) 653-4092) 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 ARCHAEOLOGICAL 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.

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.

LEGAL DESCRIPTION	
A.P.N.: 404-500-20 CLOVIS, CA. 93611	
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:	
RS-5	
AREA TABULATION	
GROSS LOT AREA	110,055 SQ. FT. (2.53 ACRES)
NET LOT AREA	102,300 SQ. FT. (2.35 ACRES)
DEVELOPED AREA	102,300 SQ. FT. (2.35 ACRES)
BUILDING FOOTPRINT	28,450 SQ. FT.
BUILDING COVERAGE	28%
A.C. PAVING AREA	43,911 SQ. FT.
A.C. PAVING PERCENT	43%
LANDSCAPING AREA (REQUIRED)	10,230 SQ. FT. (10 % REQ'D)
LANDSCAPING AREA (PROVIDED)	20,907 SQ. FT. (PROVIDED)
LANDSCAPING PERCENT	20%
MISC. WALKS, ETC.	9,032 SQ. FT.
MISC. WALKS, ETC. PERCENT	9%
TOTAL SQUARE FOOTAGE	28,450 SQ. FT.
SEMI-PRIVATE	21 ROOMS
PRIVATE	4 BEDS
TOTAL	25 ROOMS
	48 BEDS
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.	
TOTAL SPACES REQUIRED	
= 17	
PROVIDED:	
9' x 20' STANDARD SPACES	
= 27	
9' x 20' HANDICAP SPACES	
= 2	
9' x 20' LOADING SPACES	
= 1	
TOTAL SPACES PROVIDED	
= 30	

Q-MEGA
DESIGN GROUP
MICHAEL P. WAUJOB - ARCHITECT
1500 N. G ST., SUITE 100
FRESNO, CA 93711
P: (559) 930-2515
F: (559) 930-2516
WWW.OMEGADSGROUP.COM

COPYRIGHT ©
ALL RIGHTS RESERVED BY:
MICHAEL P. WAUJOB
ARCHITECT LIC. NO. C-24600
ALL PLANS AND INFORMATION HEREIN IS THE
SOLE PROPERTY OF Q-MEGA DESIGN GROUP.
ANY USE OTHER THAN THAT FOR WHICH THEY
WERE PROVIDED SHALL BE CONSIDERED
UNLAWFUL.

ALL PLANS AND INFORMATION HEREIN SHALL
COMPLY WITH 2018 C.B.C., 2018 C.R.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	APRIL 2017

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

PROJECT FOR:
**HERITAGE CROSSING
SENIOR COMMUNITY**

CONTACT: ARMAN ZAKARYAN
7488 N. REMINGTON AVE., 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

PROJECT NUMBER
ZAKARYAN - 28521 - 17

SCALE
1" = 20'-0"

DRAWN BY
ODG TEAM

CHECKED BY
M.P.W. / M.O.

SHEET NUMBER
SP-1.0

OF 1 SHEETS
DRAWING FILE
ZAKARYAN - 30000 - 17

SCALE: 1" = 20'-0"