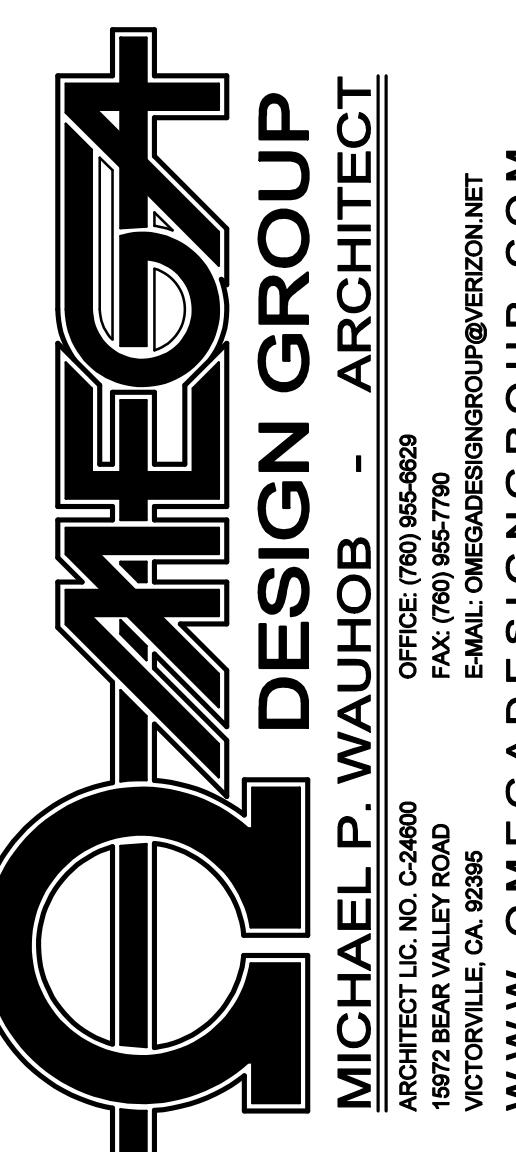


VICINITY MAP		LEGAL DESCRIPTION	
W NEES AVE	N	A.P.N. 404-500-20 CLOVIS, CA 93611	OWNER / CONTACT
E ALLUVIAL AVE		ZAKARYAN ENTERPRISES Inc. CONTACT ARMAN ZAKARYAN	SITE ADDRESS
N WILLOW AVE		2792 E. ALLUVIAL AVE. CLOVIS, CA 93611	BUILDING TYPE: V-A
W HERNDON AVE			OCCUPANCY: R-2.1
N CHESTNUT AVE			ZONING: RS-5
Hwy 168			AREA TABULATION
N CLOVIS AVE			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)
			MISC. WALKS, ETC. 9,032 SQ. FT.
			MISC. WALKS, ETC. PERCENT 9%
			TOTAL SQUARE FOOTAGE 28,450 SQ. FT.
			SEMI-PRIVATE 21 ROOMS 42 BEDS
			PRIVATE 4 ROOMS 4 BEDS
			TOTAL 25 ROOMS 46 BEDS
			PARKING
			REQUIRED
			"R-2.1" OCCUPANCY:
			1 FOR EVERY 7 RESIDENTS PLUS 1 FOR EACH 46 RESIDENTS = 7 SPACES LIVE-IN CAREGIVER. FACILITIES SERVING MORE 10 EMPLOYEES = 10 SPACES 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



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E-MAIL: OMEGADSGROUP@GMAIL.COM

4/18/2017

ALL PLANS AND INFORMATION HEREIN SHALL

COMPLY WITH 2016 C.B.C., 2016 C.O.R., 2016

PLUMBING, AND MECHANICAL CODES; 2016

CALIFORNIA ENERGY STANDARDS, 2016

CALIFORNIA GREEN BUILDING STANDARDS CODE.

ISSUE / REVISIONS DATE

PLANNING SUBMITTAL APRIL 2017



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

PROJECT FOR: HERITAGE CROSSING SENIOR COMMUNITY
CONTACT: ARMAN ZAKARYAN
7489 N. REMINGTON AVE, SUITE 101,
FRESNO, CA 93711
(559) 930-2515
SITE INFORMATION:
279 E. ALLUVIAL AVE, CLOVIS, CA 93611
A.P.N.: 404-500-20

SHEET NAME

SITE PLAN

PROJECT NUMBER

ZAKARYAN - 298521-17

SCALE

1" = 20'-0"

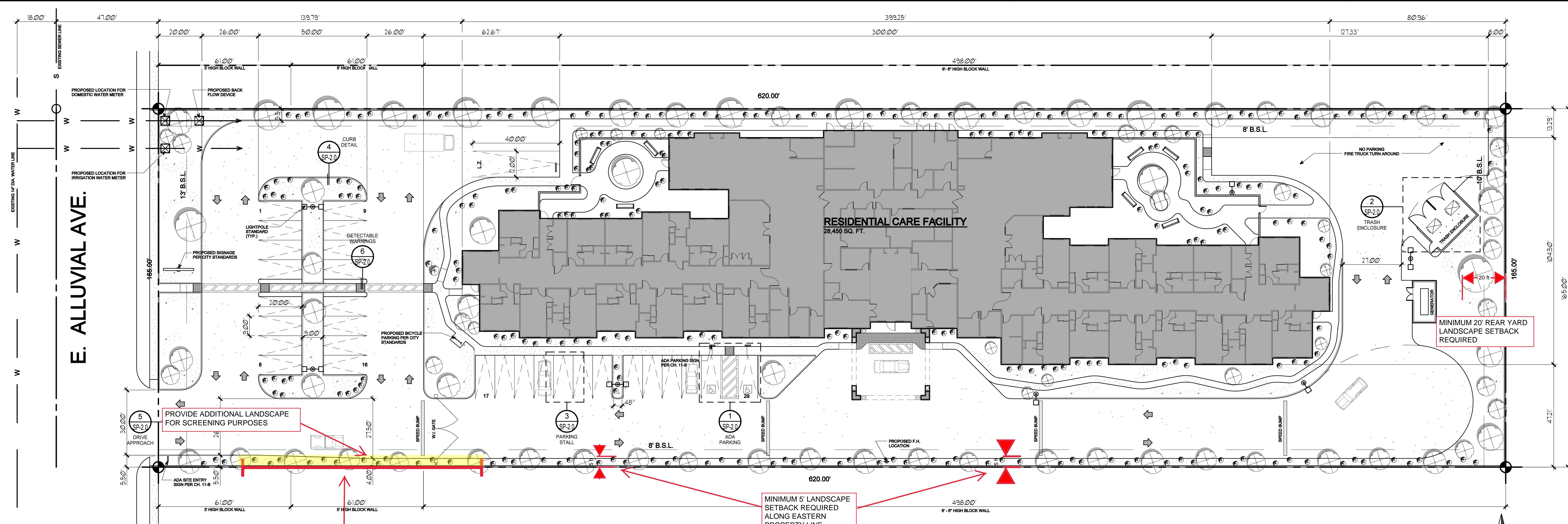
DRAWN BY
ODG TEAM
CHECKED BY
M.P.W. / M.Q.
SHEET NUMBER

SP-1.0

OF # SHEETS

DRAWING FILE

ZAKARYAN - 30000 - 17



SITE PLAN

SCALE: 1" = 20'-0"

4/18/2017