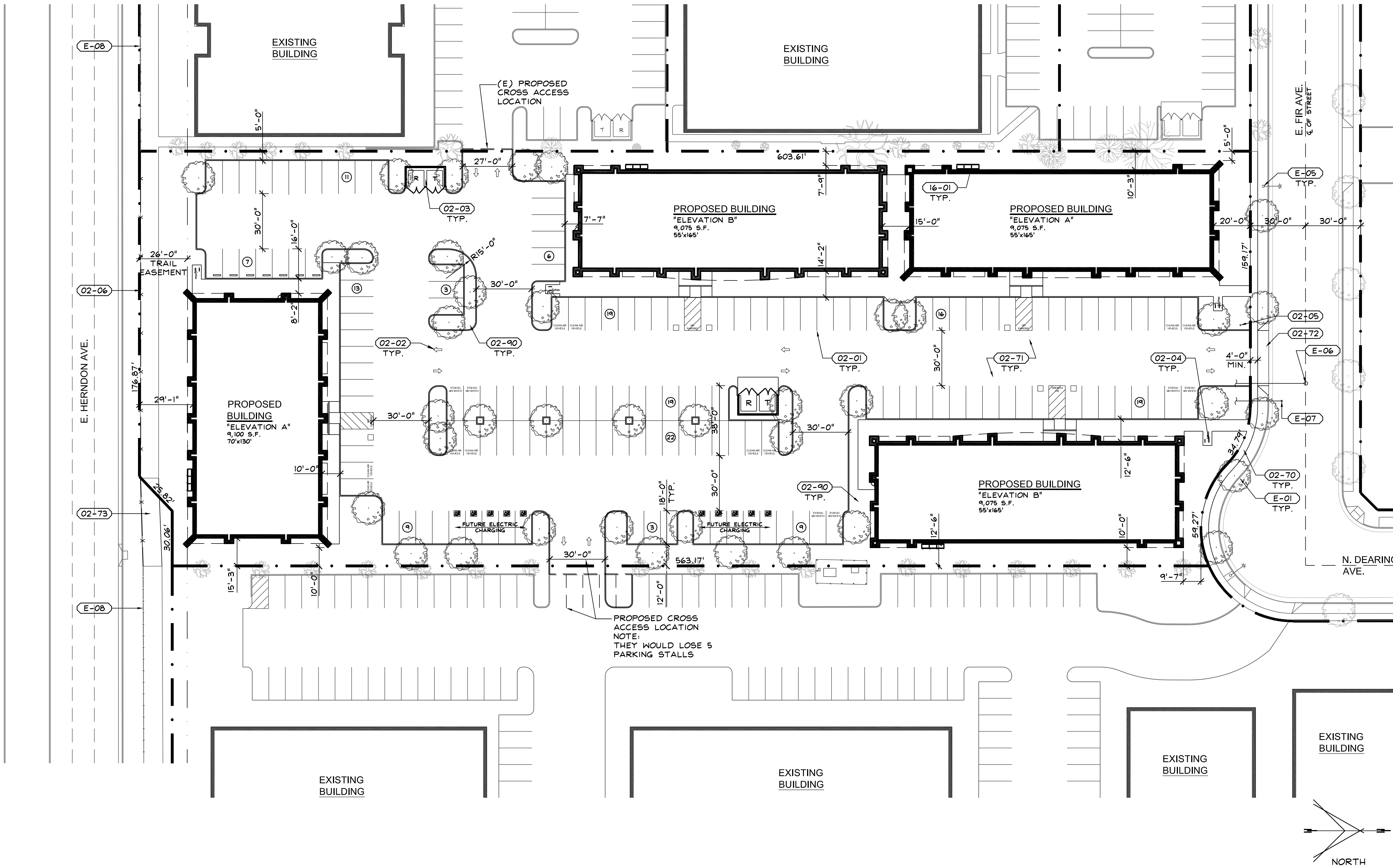


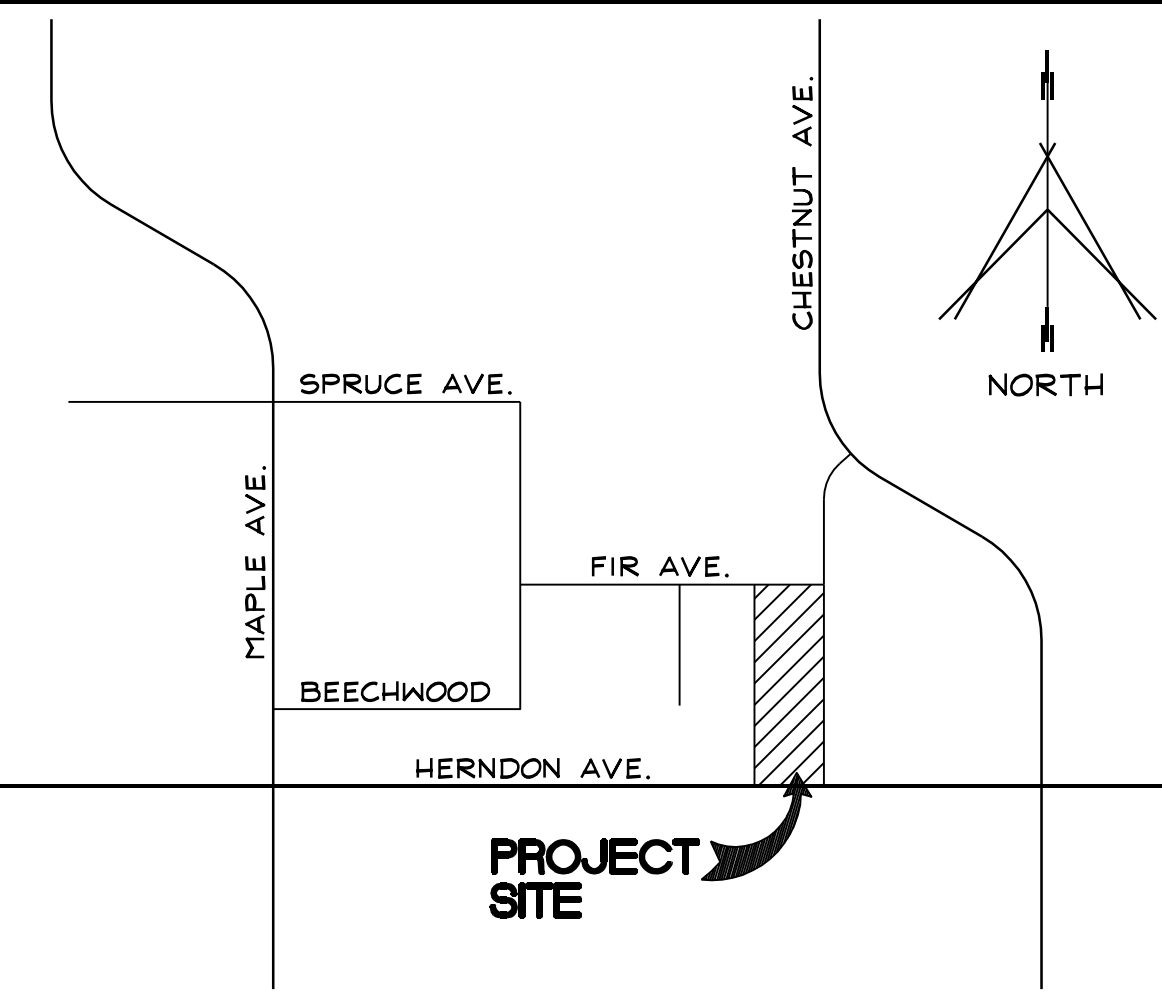
SCALE: N.T.S.



PROPOSED SITE PLAN

SCALE: 1"=30'-0"

3



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

SITE INFORMATION:
A.P.N.
SITE AREA:

404-083-29
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:

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.
E-02	EXIST. PROPERTY LINE TO REMAIN.
E-03	EXIST. LIGHT POLE TO REMAIN.
E-04	EXIST. STREET PAVING TO REMAIN, PROTECT FROM DAMAGE.
E-05	EXIST. STREET LIGHT TO REMAIN.
E-06	EXIST. SEWER MANHOLE TO REMAIN.
E-07	EXIST. WATER VALVE TO REMAIN.
E-08	EXIST. WROUGHT IRON FENCING TO REMAIN.

(02-01) (N) PARKING LOT STRIPING PER CITY PARKING MANUAL.

(02-02) (N) DIRECTIONAL ARROW, PER CITY STANDARDS.

(02-03) (N) TRASH ENCLOSURE, PER P.W. STANDARDS P-33 THRU P-35.

(02-04) 1-LOOP BIKE RACK, "ULINE #H-2892". (TOTAL OF 8 ON SITE)

(02-05) (N) "UNAUTHORIZED VEHICLE SIGN.

(02-06) (N) WROUGHT IRON FENCING, TO MATCH ADJACENT.

(02-70) (N) CONC. SIDEWALK, 4'-0" WIDE MIN., SEE CIVIL DRAWINGS.

(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.

PROPOSED OFFICE

BUILDINGS

2471 E. FIR AVE.
FRESNO, CALIFORNIA 93720

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

A100

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UNLESS
WET-SIGNED)

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