

VICINITY MAP

REFER TO THE DIMENSIONED SITE PLAN, SHEET A-1 FOR BUILDING ADDRESSING, HANDICAPPED PATH-OR-TRAVEL, AND ADDITIONAL INFORMATION.

REFER TO THE SITE NOTES, SHEET T-2 FOR ADDITIONAL INFORMATION.

ALL ROUND FLOOR UNITS SHALL BE ADAPTABLE AND AN ACCESSIBLE ROUTE AND 10% OF THE TOTAL NUMBER OF TOWNHOUSES SHALL COMPLY WITH CBC SECTION 1102A.3 FOR MULTI-STORY DWELLINGS.

IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT PRIOR TO OCCUPANCY.

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.

2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/ MAP AS PER TMC SECTION 12-1011, SECTION 8-801 AND RES. NO. 78-522/BB-229.

INSTALL STREET LIGHTS ON ALL FRONTAGE TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.

SIGNING AND STRIPING PLANS SHALL BE DONE AND PAID FOR BY THE STANDARDS AND SHALL BE SUBMITTED AS PART OF THE STREET PLANS FOR THIS ENTIREMENT TO PUBLIC WORKS FOR REVIEW AND APPROVAL.

NOTES

10 DESIGN AND CONSTRUCTION CURB, GUTTER, 6 FT AC PAVING, AND 10 FT RESIDENTIAL SIDEWALK PATTERN TO PUBLIC WORKS STD. P-5. SUBMIT ENGINEERED PLANS TO PUBLIC WORKS.

11 TWO MEANS OF INGRESS/ EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.

12 FIRE HYDRANTS SHALL BE TESTED AND APPROVED AND ALL ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.

13 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.

PROJECT ADDRESS	ASSESSOR'S PARCEL(S)	CURRENT ZONING	SITE AREA	SITE COVERAGE	PROVIDED PARKING	REQUIRED PARKING	RESIDENTIAL UNIT TYPES:
5430 WEST PALO ALTO AVENUE FRESNO, CALIFORNIA	506-010-04	R-2 LOW DENSITY MULT-FAMILY RESIDENTIAL	283,160 S.F. (6.5 NET ACRES)	80,595 S.F. (28.4%) PAVED AREA COVERAGE	100 STALLS 1. SINGLE CAR GARAGES PROVIDED 2. TMO CAR GARAGES	144 STALLS TOTAL STALLS REQUIRED HANDICAPPED STALLS REQUIRED COVERED STALLS REQUIRED TOTAL STALLS PROVIDED OPEN STALLS TOTAL STALLS PROVIDED HANDICAPPED STALLS PROVIDED 2. OPEN STALLS 1. GARAGES (USE TWO CAR GARAGE)	<ul style="list-style-type: none"> a. UNIT TYPE "1": (2 BEDROOM, 2 BATH) b. UNIT TYPE "2": (3 BEDROOM, 2 BATH) c. UNIT TYPE "3": (2 BEDROOM, 2 BATH) d. UNIT TYPE "4": (2 BEDROOM, 2 BATH) e. UNIT TYPE "5": (2 BEDROOM, 2 BATH) f. UNIT TYPE "6": (2 BEDROOM, 2 BATH) g. UNIT TYPE "7": (2 BEDROOM, 2 BATH) h. UNIT TYPE "8": (2 BEDROOM, 2 BATH) i. UNIT TYPE "9": (2 BEDROOM, 2 BATH) j. UNIT TYPE "10": (2 BEDROOM, 2 BATH) k. UNIT TYPE "11": (2 BEDROOM, 2 BATH) l. UNIT TYPE "12": (2 BEDROOM, 2 BATH) m. UNIT TYPE "13": (2 BEDROOM, 2 BATH) n. UNIT TYPE "14": (2 BEDROOM, 2 BATH) o. UNIT TYPE "15": (2 BEDROOM, 2 BATH) p. UNIT TYPE "16": (2 BEDROOM, 2 BATH) q. UNIT TYPE "17": (2 BEDROOM, 2 BATH) r. UNIT TYPE "18": (2 BEDROOM, 2 BATH) s. UNIT TYPE "19": (2 BEDROOM, 2 BATH) t. UNIT TYPE "20": (2 BEDROOM, 2 BATH) u. UNIT TYPE "21": (2 BEDROOM, 2 BATH) v. UNIT TYPE "22": (2 BEDROOM, 2 BATH) w. UNIT TYPE "23": (2 BEDROOM, 2 BATH) x. UNIT TYPE "24": (2 BEDROOM, 2 BATH) y. UNIT TYPE "25": (2 BEDROOM, 2 BATH) z. UNIT TYPE "26": (2 BEDROOM, 2 BATH) aa. UNIT TYPE "27": (2 BEDROOM, 2 BATH) ab. UNIT TYPE "28": (2 BEDROOM, 2 BATH) ac. UNIT TYPE "29": (2 BEDROOM, 2 BATH) ad. UNIT TYPE "30": (2 BEDROOM, 2 BATH) ae. UNIT TYPE "31": (2 BEDROOM, 2 BATH) af. UNIT TYPE "32": (2 BEDROOM, 2 BATH) ag. UNIT TYPE "33": (2 BEDROOM, 2 BATH) ah. UNIT TYPE "34": (2 BEDROOM, 2 BATH) ai. UNIT TYPE "35": (2 BEDROOM, 2 BATH) aj. UNIT TYPE "36": (2 BEDROOM, 2 BATH) ak. UNIT TYPE "37": (2 BEDROOM, 2 BATH) al. UNIT TYPE "38": (2 BEDROOM, 2 BATH) am. UNIT TYPE "39": (2 BEDROOM, 2 BATH) an. UNIT TYPE "40": (2 BEDROOM, 2 BATH) ao. UNIT TYPE "41": (2 BEDROOM, 2 BATH) ap. UNIT TYPE "42": (2 BEDROOM, 2 BATH) aq. UNIT TYPE "43": (2 BEDROOM, 2 BATH) ar. UNIT TYPE "44": (2 BEDROOM, 2 BATH) as. UNIT TYPE "45": (2 BEDROOM, 2 BATH) at. UNIT TYPE "46": (2 BEDROOM, 2 BATH) au. UNIT TYPE "47": (2 BEDROOM, 2 BATH) av. UNIT TYPE "48": (2 BEDROOM, 2 BATH) aw. UNIT TYPE "49": (2 BEDROOM, 2 BATH) ax. UNIT TYPE "50": (2 BEDROOM, 2 BATH) ay. UNIT TYPE "51": (2 BEDROOM, 2 BATH) az. UNIT TYPE "52": (2 BEDROOM, 2 BATH) ba. UNIT TYPE "53": (2 BEDROOM, 2 BATH) bb. UNIT TYPE "54": (2 BEDROOM, 2 BATH) bc. UNIT TYPE "55": (2 BEDROOM, 2 BATH) bd. UNIT TYPE "56": (2 BEDROOM, 2 BATH) be. UNIT TYPE "57": (2 BEDROOM, 2 BATH) bf. UNIT TYPE "58": (2 BEDROOM, 2 BATH) bg. UNIT TYPE "59": (2 BEDROOM, 2 BATH) bh. UNIT TYPE "60": (2 BEDROOM, 2 BATH) bi. UNIT TYPE "61": (2 BEDROOM, 2 BATH) bj. UNIT TYPE "62": (2 BEDROOM, 2 BATH) bk. UNIT TYPE "63": (2 BEDROOM, 2 BATH) bl. UNIT TYPE "64": (2 BEDROOM, 2 BATH) bm. UNIT TYPE "65": (2 BEDROOM, 2 BATH) bn. UNIT TYPE "66": (2 BEDROOM, 2 BATH) bo. UNIT TYPE "67": (2 BEDROOM, 2 BATH) bp. UNIT TYPE "68": (2 BEDROOM, 2 BATH) bq. UNIT TYPE "69": (2 BEDROOM, 2 BATH) br. UNIT TYPE "70": (2 BEDROOM, 2 BATH) bs. UNIT TYPE "71": (2 BEDROOM, 2 BATH) bt. UNIT TYPE "72": (2 BEDROOM, 2 BATH) bu. UNIT TYPE "73": (2 BEDROOM, 2 BATH) bv. UNIT TYPE "74": (2 BEDROOM, 2 BATH) bw. UNIT TYPE "75": (2 BEDROOM, 2 BATH) bx. UNIT TYPE "76": (2 BEDROOM, 2 BATH) by. UNIT TYPE "77": (2 BEDROOM, 2 BATH) bz. UNIT TYPE "78": (2 BEDROOM, 2 BATH) ca. UNIT TYPE "79": (2 BEDROOM, 2 BATH) cb. UNIT TYPE "80": (2 BEDROOM, 2 BATH) cc. UNIT TYPE "81": (2 BEDROOM, 2 BATH) cd. UNIT TYPE "82": (2 BEDROOM, 2 BATH) ce. UNIT TYPE "83": (2 BEDROOM, 2 BATH) cf. UNIT TYPE "84": (2 BEDROOM, 2 BATH) cg. UNIT TYPE "85": (2 BEDROOM, 2 BATH) ch. UNIT TYPE "86": (2 BEDROOM, 2 BATH) ci. UNIT TYPE "87": (2 BEDROOM, 2 BATH) cj. UNIT TYPE "88": (2 BEDROOM, 2 BATH) ck. UNIT TYPE "89": (2 BEDROOM, 2 BATH) cl. UNIT TYPE "90": (2 BEDROOM, 2 BATH) cm. UNIT TYPE "91": (2 BEDROOM, 2 BATH) cn. UNIT TYPE "92": (2 BEDROOM, 2 BATH) co. UNIT TYPE "93": (2 BEDROOM, 2 BATH) cp. UNIT TYPE "94": (2 BEDROOM, 2 BATH) cq. UNIT TYPE "95": (2 BEDROOM, 2 BATH) cr. UNIT TYPE "96": (2 BEDROOM, 2 BATH) cs. UNIT TYPE "97": (2 BEDROOM, 2 BATH) ct. UNIT TYPE "98": (2 BEDROOM, 2 BATH) cu. UNIT TYPE "99": (2 BEDROOM, 2 BATH) cv. UNIT TYPE "100": (2 BEDROOM, 2 BATH) cw. UNIT TYPE "101": (2 BEDROOM, 2 BATH) cx. UNIT TYPE "102": (2 BEDROOM, 2 BATH) cy. UNIT TYPE "103": (2 BEDROOM, 2 BATH) cz. UNIT TYPE "104": (2 BEDROOM, 2 BATH) da. UNIT TYPE "105": (2 BEDROOM, 2 BATH) db. UNIT TYPE "106": (2 BEDROOM, 2 BATH) dc. UNIT TYPE "107": (2 BEDROOM, 2 BATH) dd. UNIT TYPE "108": (2 BEDROOM, 2 BATH) de. UNIT TYPE "109": (2 BEDROOM, 2 BATH) df. UNIT TYPE "110": (2 BEDROOM, 2 BATH) dg. UNIT TYPE "111": (2 BEDROOM, 2 BATH) dh. UNIT TYPE "112": (2 BEDROOM, 2 BATH) di. UNIT TYPE "113": (2 BEDROOM, 2 BATH) dj. UNIT TYPE "114": (2 BEDROOM, 2 BATH) dk. UNIT TYPE "115": (2 BEDROOM, 2 BATH) dl. UNIT TYPE "116": (2 BEDROOM, 2 BATH) dm. UNIT TYPE "117": (2 BEDROOM, 2 BATH) dn. UNIT TYPE "118": (2 BEDROOM, 2 BATH) do. UNIT TYPE "119": (2 BEDROOM, 2 BATH) dp. UNIT TYPE "120": (2 BEDROOM, 2 BATH) dq. UNIT TYPE "121": (2 BEDROOM, 2 BATH) dr. UNIT TYPE "122": (2 BEDROOM, 2 BATH) ds. UNIT TYPE "123": (2 BEDROOM, 2 BATH) dt. UNIT TYPE "124": (2 BEDROOM, 2 BATH) du. UNIT TYPE "125": (2 BEDROOM, 2 BATH) dv. UNIT TYPE "126": (2 BEDROOM, 2 BATH) dw. UNIT TYPE "127": (2 BEDROOM, 2 BATH) dx. UNIT TYPE "128": (2 BEDROOM, 2 BATH) dy. UNIT TYPE "129": (2 BEDROOM, 2 BATH) dz. UNIT TYPE "130": (2 BEDROOM, 2 BATH) ea. UNIT TYPE "131": (2 BEDROOM, 2 BATH) eb. UNIT TYPE "132": (2 BEDROOM, 2 BATH) ec. UNIT TYPE "133": (2 BEDROOM, 2 BATH) ed. UNIT TYPE "134": (2 BEDROOM, 2 BATH) ee. UNIT TYPE "135": (2 BEDROOM, 2 BATH) ef. UNIT TYPE "136": (2 BEDROOM, 2 BATH) eg. UNIT TYPE "137": (2 BEDROOM, 2 BATH) eh. UNIT TYPE "138": (2 BEDROOM, 2 BATH) ei. UNIT TYPE "139": (2 BEDROOM, 2 BATH) ej. UNIT TYPE "140": (2 BEDROOM, 2 BATH) ek. UNIT TYPE "141": (2 BEDROOM, 2 BATH) el. UNIT TYPE "142": (2 BEDROOM, 2 BATH) em. UNIT TYPE "143": (2 BEDROOM, 2 BATH) en. UNIT TYPE "144": (2 BEDROOM, 2 BATH) eo. UNIT TYPE "145": (2 BEDROOM, 2 BATH) ep. UNIT TYPE "146": (2 BEDROOM, 2 BATH) eq. UNIT TYPE "147": (2 BEDROOM, 2 BATH) er. UNIT TYPE "148": (2 BEDROOM, 2 BATH) es. UNIT TYPE "149": (2 BEDROOM, 2 BATH) et. UNIT TYPE "150": (2 BEDROOM, 2 BATH)

STATISTICS

RESIDENTIAL UNIT TYPES:	60,032 S.F.	43,320 S.F.	103,352 S.F.	2,462 S.F.	1,653 S.F.	24,804 S.F.	60,595 S.F.
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938 SQ.FT. PER UNIT	938 SQ.FT. PER UNIT	1,083 SQ.FT. PER UNIT					

- AS BUILT
 - CONSTRUCTION
 - PERMITS
 - BACK CHECK
 - PLAN CHECK
 - DESIGN REVIEW
- Issuance: _____ Date: _____



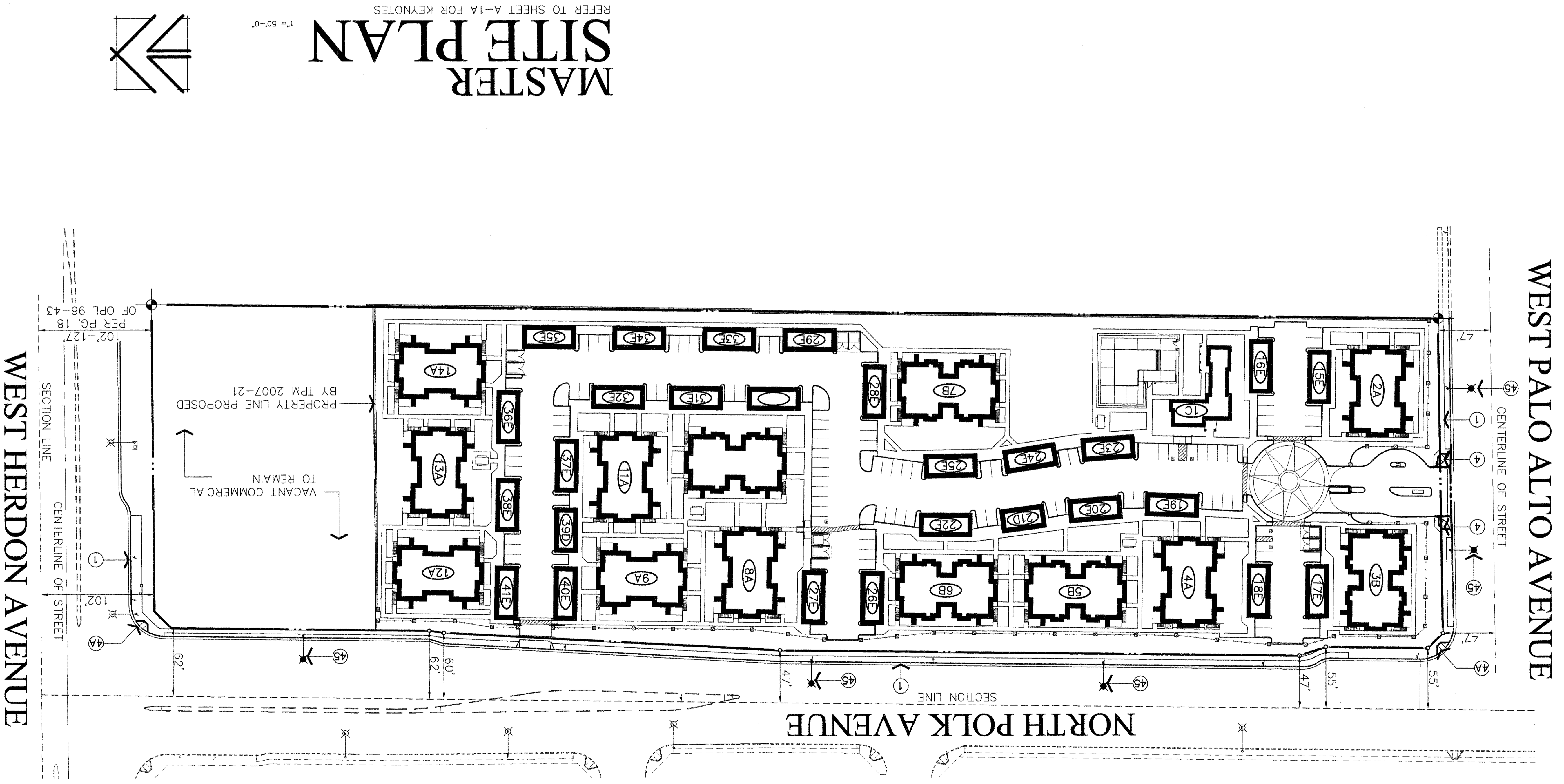
PROPOSED APARTMENTS FOR:

MR. JIM ESTES

5430 WEST PALO ALTO AVENUE
FRESNO, CALIFORNIA 93720

THE VINCENT COMPANY ARCHITECTS, INC.

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Phone: 559.225.2602



MASTER SITE PLAN

REFER TO SHEET A-1A FOR KEYNOTES

1" = 50'-0"