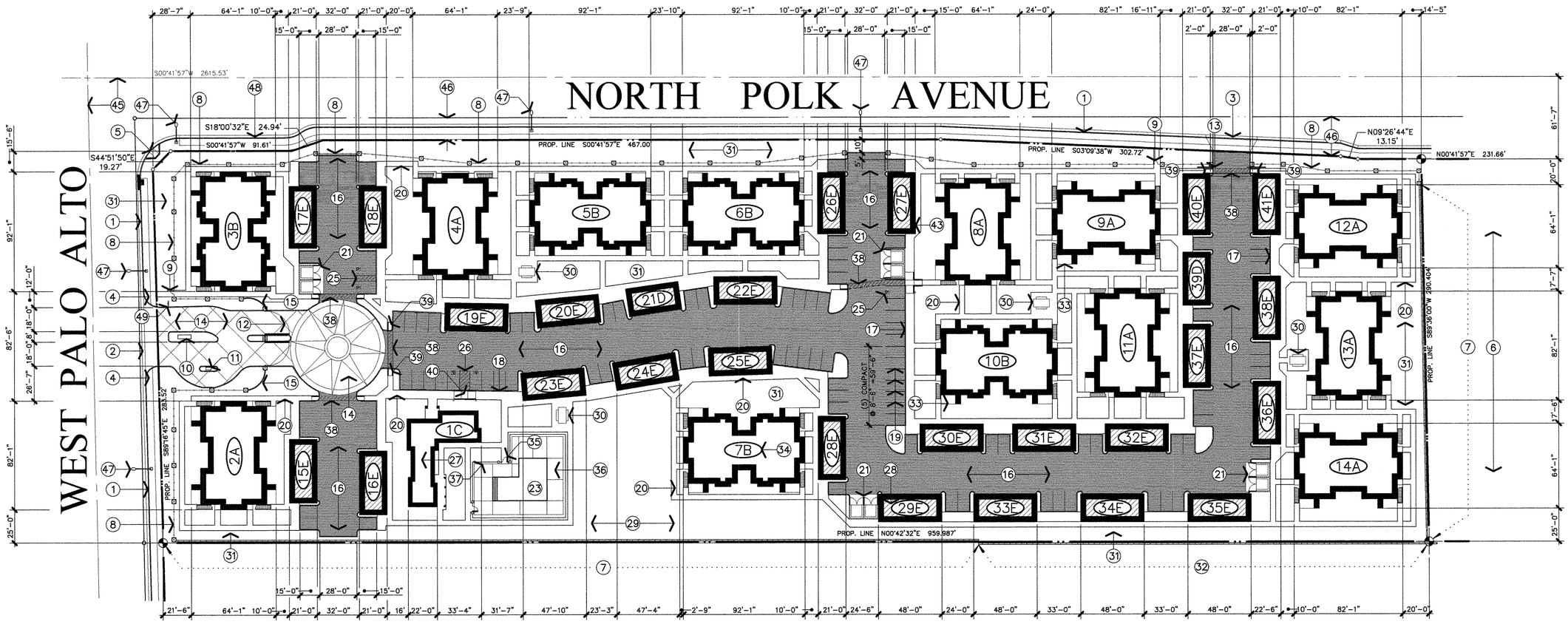

PARTIAL SITE PLAN

1" = 40'-0"

KEYNOTES

1. INSTALL RIGHT-OF-WAY IMPROVEMENTS ALONG STREET FRONTAGES TO INCLUDE CAST-IN-PLACE CONCRETE CURB, GUTTER, SIDEWALK, AND 37' OF ASPHALT PAVING ON TO CENTER OF STREET WHICH EVER IS GREATER TO CITY OF FRESNO PUBLIC WORKS STANDARDS. COORDINATE INSTALLATION REQUIREMENTS WITH CIVIL ENGINEERS OFF-SITE IMPROVEMENT PLANS AS APPROVED BY THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, PW STANDARD P-5 AND P-50
2. INSTALL NEW STREET TYPE APPROACH WITH VALLEY GUTTER AND WHEELCHAIR RAMPS PER CITY OF FRESNO PUBLIC WORKS STANDARDS. COORDINATE INSTALLATION WITH OFF-SITE IMPROVEMENT AS APPROVED BY THE CITY OF FRESNO, P-77
3. INSTALL NEW EMERGENCY ACCESS TYPE CONCRETE DRIVE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARDS. COORDINATE INSTALLATION WITH OFF-SITE IMPROVEMENT PLANS AS APPROVED BY THE CITY OF FRESNO, P67
4. INSTALL OFF-SITE WHEELCHAIR RAMP PER TITLE 24 CCR ACCESSIBILITY AND CITY OF FRESNO PUBLIC WORK STANDARDS / TYPICAL, P-29
5. INSTALL OFF-SITE WHEELCHAIR RAMP PER TITLE 24 CCR ACCESSIBILITY AND CITY OF FRESNO PUBLIC WORK STANDARDS / TYPICAL, P-28
6. ADJACENT COMMERCIALLY ZONED REMAINDER OF PARCEL TO BE DEVELOPED INDEPENDENTLY - NOT A PART OF THIS APPLICATION.
7. INSTALL NEW 6'-0" HIGH REINFORCED CONCRETE MASONRY WALL AT PROPERTY LINE ADJACENT TO EXISTING RESIDENCES / TYPICAL.
8. INDICATES LOCATION OF 5'-0" HIGH WROUGHT IRON FENCE WITH CRIMP TOP PICKETS TO BE INSTALLED AT STREET FRONTAGES AS INDICATED. COORDINATE INSTALLATION WITH THE LANDSCAPE DRAWINGS / TYPICAL.
9. INSTALL 3'-0" WIDE x 6'-0" HIGH WROUGHT IRON PEDESTRIAN GATE WITH LEVER TYPE LOCKSET MASTER KEYED TO TENANT ENTRANCE DOORS. PROVIDE CLEARANCES FOR WALKWAY AT GATE PER DETAIL 5, SHEET A3 / TYPICAL.
10. INDICATES THE LOCATION OF PROJECT MONUMENT SIGN TO BE REVIEWED UNDER SEPARATE SIGNAGE PERMIT.
11. INDICATES LOCATION OF PROJECT DIRECTORY AND VISITOR CALL BOX INSTALLATION SHALL COMPLY WITH CITY OF FRESNO PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS. COORDINATE THE INSTALLATION WITH THE SIGNAGE CONTRACTORS SUBMITTAL / TYPICAL.
12. INDICATES LOCATION OF GATED ENTRANCE FOR TENANT INGRESS AND EGRESS ONLY. INSTALLATION SHALL COMPLY WITH CITY OF FRESNO PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS / TYPICAL.
13. INDICATES LOCATION OF GATED ENTRANCE FOR EMERGENCY ACCESS ONLY. INSTALLATION SHALL COMPLY WITH CITY OF FRESNO PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS / TYPICAL.
14. INDICATES LOCATION OF COLORED CONCRETE ACCENT PAVING WITH TOOLED JOINT PATTERN. COORDINATE INSTALLATION WITH THE GRADING AND DARING PLAN AND LANDSCAPE DRAWINGS / TYPICAL.
15. 6'-0" HIGH "SIGNAGE" WALLS WITH CEMENT PLASTER FINISH INSTALLED OVER CONCRETE MASONRY/ TYPICAL
16. ASPHALTIC CONCRETE PAVING OVER CLASS II AGGREGATE BASE OVER NATIVE SOIL COMPACTED TO 90%. COORDINATE PAVING SECTION(S) WITH GRADING AND DRAINAGE PLAN AND PROJECT SOILS REPORT / TYPICAL, PER PW STANDARDS P-41, P-42, AND P-43.
17. 6 INCH CONTINUOUS CONCRETE CURB / TYPICAL.
18. 6 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL 3-1/2 INCH THICK CONCRETE WALK / TYPICAL.
19. 4 INCH WIDE WHITE PAINTED STRIPING PER CITY OF FRESNO PUBLIC WORKS STANDARDS / TYPICAL AT PARKING STALLS.
20. 4'-0" WIDE X 3-1/2 INCH THICK CONCRETE WALKS APPLIED OVER COMPACTED NATIVE SOIL (PROVIDE 7'-0" WIDE WALKS ADJACENT TO PARKING SPACES) / TYPICAL.
21. INDICATES LOCATION OF 22'-0" WIDE x 10'-8" DEEP TRASH ENCLOSURE WITH REINFORCED CONCRETE MASONRY WALLS TO +6'-0" PER CITY OF FRESNO PUBLIC WORKS STANDARDS. COORDINATE INSTALLATION WITH THE CIVIL DRAWINGS AND DETAIL 14, SHEET A-3 / TYPICAL.
22. INDICATES LOCATION OF TOT LOT WITH 4'-0" HIGH WROUGHT IRON FENCE AND 3'-0" WIDE SELF-CLOSING GATE WITH LEVER TYPE LOCKSET. COORDINATE INSTALLATION REQUIREMENTS WITH LANDSCAPE PLAN AND DETAIL 7, SHEET A-3 / TYPICAL.
23. INDICATES LOCATION OF SWIMMING POOL AND COOL DECKING TO BE INSTALLED UNDER SEPARATE PERMIT AND PLAN CHECK. POOL CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS TO THE CITY OF FRESNO FOR PLAN CHECK AND PERMITS PRIOR TO COMMENCING WORK. PROVIDE 5'-0" HIGH WROUGHT IRON FENCE WITH SELF-CLOSING GATE AT POOL AREA. COORDINATE INSTALLATION OF COOL DECKING, FENCE AND GATE WITH THE LANDSCAPE DRAWINGS / TYPICAL.
24. INDICATES LOCATION OF SPA AND COOL DECKING TO BE INTEGRATED INTO THE POOL AREA (UNDER SEPARATE PERMIT AND PLAN CHECK). POOL CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS TO THE CITY OF FRESNO FOR PLAN CHECK AND PERMITS PRIOR TO COMMENCING WORK. PROVIDE 5'-0" HIGH WROUGHT IRON FENCE WITH SELF-CLOSING GATE AT POOL AREA. COORDINATE INSTALLATION OF COOL DECKING, FENCE AND GATE WITH THE LANDSCAPE DRAWINGS / TYPICAL.
25. INDICATES LOCATION OF HANDICAPPED PARKING STALL WITH 5'-0" WIDE UNLOADING AREA AND WARPED WALK WHEELCHAIR RAMP. INSTALL SIGNAGE AND MARKING AS REQUIRED BY TITLE 24 CCR ACCESSIBILITY REQUIREMENTS AND DETAIL 1, SHEET T-3 / TYPICAL.
26. INDICATES LOCATION OF HANDICAPPED PARKING STALL WITH 8'-0" WIDE VAN ACCESSIBLE UNLOADING AREA AND WARPED WALK WHEELCHAIR RAMP. INSTALL SIGNAGE AND MARKING AS REQUIRED BY TITLE 24 CCR ACCESSIBILITY REQUIREMENTS AND DETAIL 1, SHEET T-3 / TYPICAL.
27. INDICATES LOCATION OF THE COMMUNITY BUILDING / TYPICAL.
28. HATCHING INDICATES LOCATION OF SINGLE STORY BUILDINGS / TYPICAL.
29. INDICATES LOCATION(S) OF PRIVATE YARDS WITH 6'-0" HIGH WOOD FENCE / TYPICAL OF 4 TOTAL.
30. INDICATES LOCATION(S) OF BAR-B-QUE AREAS WITH CAST-IN-PLACE BAR-B-QUE PITS AND BENCHES. COORDINATE INSTALLATION WITH THE LANDSCAPE DRAWINGS / TYPICAL.
31. LANDSCAPE AREAS. COORDINATE WORK WITH LANDSCAPE PLANS / TYPICAL.
32. INDICATES THE LOCATION OF EXISTING 6'-0" HIGH MASONRY FENCE AT PROPERTY LINE COMMON TO RESIDENCES TO REMAIN / TYPICAL.
33. INDICATES LOCATION OF 5'-0" HIGH WOOD PATIO FENCE WITH WOOD CAP AND TRIM. COORDINATE INSTALLATION WITH UNIT AND COMPOSITE FLOOR PLANS/ TYPICAL.
34. LETTER INDICATES BUILDING TYPE. COORDINATE WORK FOR EACH BUILDING TYPE WITH THE COMPOSITE FLOOR PLANS.
35. INDICATES THE LOCATION OF 3'-0" WIDE x 5'-0" HIGH WROUGHT IRON PEDESTRIAN GATE WITH PANIC HARDWARE (APPROVED FOR EXTERIOR INSTALATION) WITH LEVER TYPE EXTERIOR HARDWARE (CONFIRM KEYING REQUIREMENTS WITH THE OWNER). MOUNT PANIC HARDWARE BETWEEN 30 AND 44 INCHES ABOVE FINISHED DECK. REFER TO DETAIL 5, SHEET A-3 FOR REQUIRED GATE CLEARANCES.
36. COORDINATE INSTALLATION OF POOL DECKING WITH POOL CONTRACTOR. PROVIDE 1/4 INCH PER FOOT MAXIMUM CROSS SLOPE AT DECK / TYPICAL
37. INSTALL AN OCCUPANT LOAD SIGN TO READ : "MAXIMUM OCCUPANT LOAD = 198 PERSONS".
38. INSTALL 4'-0" WIDE PAINTED CROSSWALK AT DRIVE WHERE THE ACCESSIBLE PATH-OF. TRAVEL OCCURS. THE MAXIMUM SLOPE AT PAVING SHALL BE 5% WITH A 2% MAXIMUM CROSS SLOPE / TYPICAL
39. INDICATES THE LOCATION OF ON-SITE WHEELCHAIR RAMP/S. COORDINATE THE INSTALLATION WITH DETAIL 2, SHEET A-2 / TYPICAL
40. INDICATES THE LOCATION OF DEPRESSED WALKWAY WHEEL CHAIR RAMP. COORDINATE INSTALLATION WITH DETAIL 3, SHEET A-2 / TYPICAL
41. DASHED LINE INDICATES LOCATION(S) OF CURBS TO BE PAINTED RED AND MARKED "FIRE LANE - NO PARKING". LETTERS SHALL BE WHITE, 3 INCHES HIGH AND SPACED AT 50'-0" ON-CENTER PER CITY OF FRESNO FIRE DEPARTMENT STANDARDS / TYPICAL.
42. COORDINATE THE INSTALLATION OF ON-SITE FIRE HYDRANT WITH THE SITE UTILITY PLAN / TYPICAL OF 3 TOTAL.
43. PROVIDE PAINTED HATCHING AT 3'-0" ON-CENTER AND MARK STALL "NO PARKING" FOR TURN AROUND PURPOSES / TYPICAL.
44. BUILDING TYPES D AND E ARE GARAGE BUILDING. COORDINATE THE WORK WITH THE GARAGE BUILDING PLANS, SHEETS A-4 AND A-5/ TYPICAL.
45. INDICATES THE LOCATION OF EXISTING CENTER LINE OF STREET OR SECTION LINE. COORDINATE WITH SHEET A-1 / TYPICAL
46. INDICATES PROPERTY DEDICATED FOR STREET PURPOSE SOUTH OF HERNDON PER P.W. STANDARD P-69/ TYPICAL.
47. INDICATES THE LOCATION OF NEW STREET LIGHTS TO BE INSTALLED PER CITY OF FRESNO PUBLIC WORKS STANDARDS E-1 / TYPICAL.
48. CONSTRUCT A 80 FT BUS BAY CURB AND GUTTER TO PUBLIC WORKS STANDARDS P-69 AND P-73 AND A 10 FT MONOLITHIC CONCRETE WALK ADJACENT TO THE BUS BAY.
49. INSTALL 30" STATE STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. WHERE "RIGHT TURN ONLY" SIGN ALSO REQUIRED AT SAME LOCATION, INSTALL 30" x 36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST.

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Revisions Date

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FRESNO, CALIFORNIA 93720

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/07 No. C-15280 STATE OF CALIFORNIA

Issuances: Date:

- DESIGN REVIEW
- PLAN CHECK
- BACK CHECK
- PERMITS
- CONSTRUCTION
- AS BUILT

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Reference North:

Scale: 1"=40'-0"

Project Name: ESTES APARTMENTS
FRESNO, CALIFORNIA

Project Number: 270718

Plot Date: 12.12.07

Sheet Number:

A1

Of . Sheets .