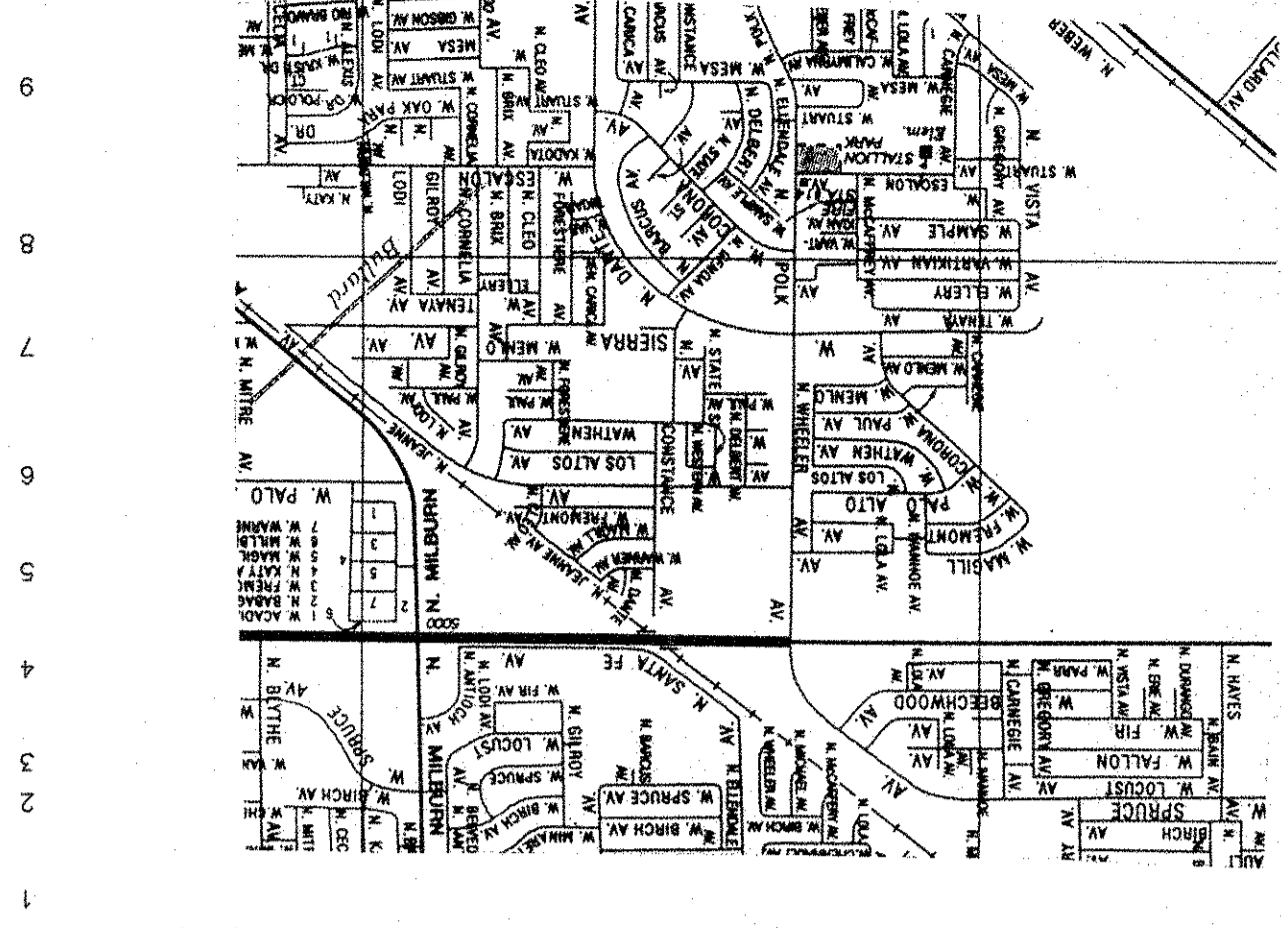


# VICINITY MAP



# NOTES

- 1 REFER TO THE DIMENSIONED SITE PLAN, SHEET A-1 FOR BUILDING ADDRESS, HANDICAPPED PATH-OF-TRAVEL, AND ADDITIONAL INFORMATION.
- 2 REFER TO THE SITE NOTES, SHEET T-2 FOR ADDITIONAL INFORMATION.
- 3 ALL GROUND FLOOR UNITS SHALL BE ADAPTABLE AND ON AN ACCESSIBLE ROUTE AND 10% OF THE TOTAL NUMBER OF TOWNHOUSES SHALL COMPLY WITH CBC SECTION 1102.3 FOR MULTI-STORY DWELLINGS.
- 4 REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT PRIOR TO OCCUPANCY.
- 5 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.
- 6 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- 7 UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/ MAP AS PER SECTION 12-1011, SECTION 8-801 AND RES. NO. 78-522/88-229.
- 8 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.
- 9 SIGNING AND STRIPING PLANS SHALL BE DONE AND PAID FOR BY THE STANDARDS AND SHALL BE SUBMITTED AS PART OF THE STREET PLANS DEVELOPER. SAID PLANS SHALL BE DONE PER THE CURRENT CALTRANS FOR THIS ENTITLEMENT TO PUBLIC WORKS FOR REVIEW AND APPROVAL.
- 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 EGRESS/ 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.

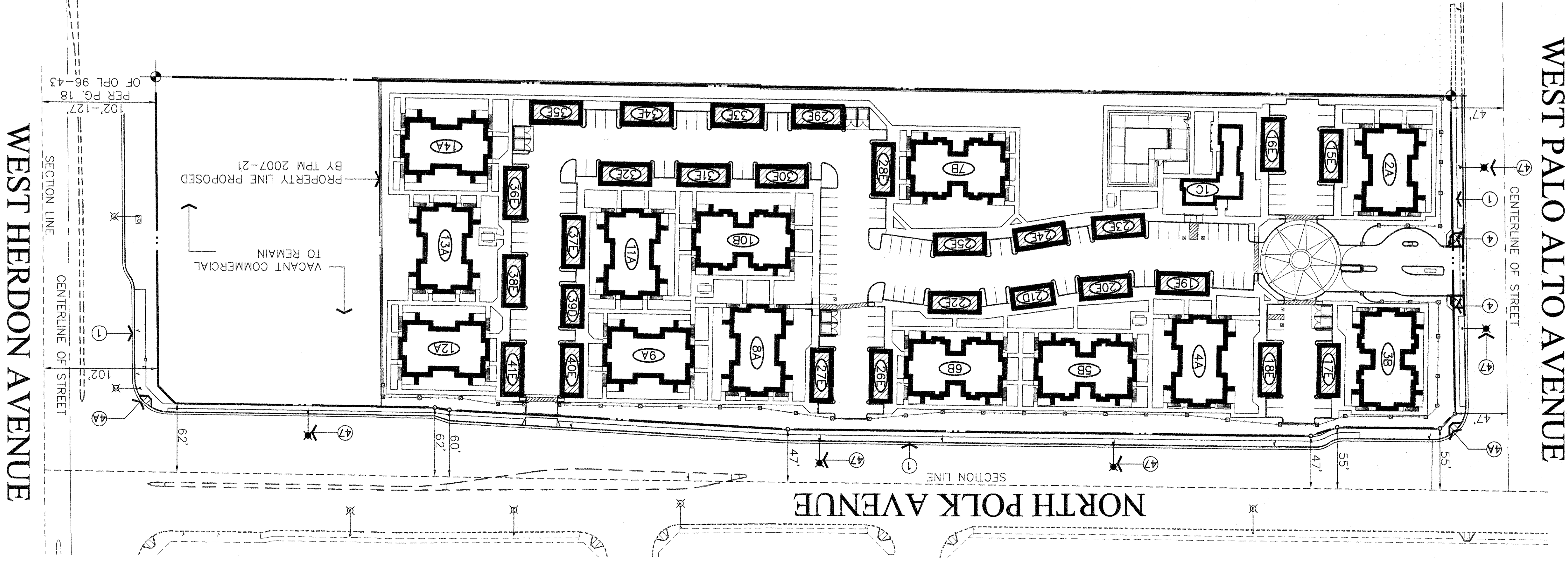
# STATISTICS

PROJECT ADDRESS	ASSASSORS PARCEL(S)	CURRENT ZONING	SITE AREA	SITE COVERAGES	PROJECT DENSITY	REQUIRED PARKING:	PROVIDED PARKING	TOTAL GROUND FLOOR AREA
5450 WEST PALO ALTO AVENUE FRESNO, CALIFORNIA	506-010-04	R-2 LOW DENSITY MULTIFAMILY	80,595 S.F. (28.4%) 63,080 S.F. (22.3%) 139,485 S.F. (49.3%)	a. BUILDING COVERAGE b. PAVED AREA COVERAGE c. OPEN LANDSCAPE	16.0 UNITS/ACRE	a. TOTAL STALLS REQUIRED b. COVERED STALLS REQUIRED c. (TENANT STALLS= 96 x 2%) d. (GUEST STALLS= 48 x 5%)	144 STALLS 96 STALLS 2 STALLS 3 STALLS	80,595 S.F. 132,271 S.F. 24,804 S.F.
<b>RESIDENTIAL UNIT TYPES:</b>								
a. UNIT TYPE "1" (2 BEDROOM, 2 BATH) 938 SQ.FT. PER UNIT								
b. UNIT TYPE "2" (3 BEDROOM, 2 BATH) 1,083 SQ.FT. PER UNIT								
c. UNIT TYPE "3" (6 UNITS PER BUILDING) 60,032 S.F.								
d. UNIT TYPE "4" (8 UNITS PER BUILDING) 43,320 S.F.								
e. UNIT TYPE "5" (8 UNITS PER BUILDING) 103,552 S.F.								
f. UNIT TYPE "6" (8 UNITS PER BUILDING) 2,462 S.F.								
g. UNIT TYPE "7" (TWO CAR GARAGES/BLDG) 1,653 S.F.								
h. UNIT TYPE "8" (SINGLE CAR GARAGES/BLDG) 24,804 S.F.								
i. UNIT TYPE "9" (TOTAL BUILDING AREA) 80,595 S.F.								

# MASTER SITE PLAN

REFER TO SHEET A-1A FOR KEYNOTES

1" = 50'-0"



Sheets: 01

Sheet Number: **A1**

Project Name: LAMBE APARTMENTS  
FRESNO, CALIFORNIA

Project Number: 270718

Scale: 1" = 50'-0"

Reference North:

Reasons:  
 AS BUILT  
 CONSTRUCTION  
 PERMITS  
 BACK CHECK  
 PLAN CHECK  
 DESIGN REVIEW

Date:



PROPOSED APARTMENTS FOR:

**MR. ANTHONY LAMBE**

5430 WEST PALO ALTO AVENUE  
FRESNO, CALIFORNIA 93720

Revisions:

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Fresno, California 93711  
1500 West Shaw, Ste. 304

**THE VINCENT ARCHITECTS, INC. COMPANY**