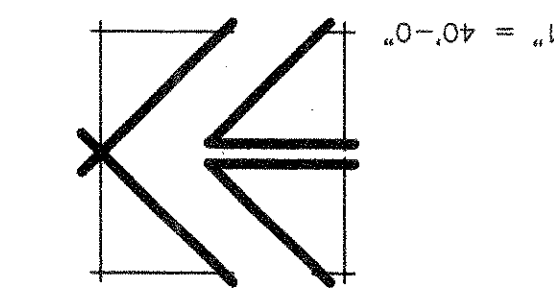


# KEYNOTES

- 1 INSTALL RIGHT-OF-WAY IMPROVEMENTS ALONG STREET FRONTS TO INCLUDE CAST-IN-PLACE CONCRETE CURB, GUTTER, SIDEWALK, AND 3/4" 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 RAMP PER CITY OF FRESNO PUBLIC WORKS STANDARDS. COORDINATE INSTALLATION WITH OFF-SITE IMPROVEMENT PLANS AS APPROVED BY THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, PW STANDARD P-5 AND P-50.
- 3 INSTALL NEW EMERGENCY ACCESS TYPE CONCRETE DRIVE APPROVED BY THE CITY OF FRESNO, P-77.
- 4 APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARDS AS APPROVED BY THE CITY OF FRESNO, P-77.
- 5 INSTALL OFF-SITE WHEELCHAIR RAMP PER TITLE 24 CCR (CALIFORNIA PUBLIC ACCESSIBILITY) AND CITY OF FRESNO PUBLIC WORKS STANDARDS / TYPICAL, P-29.
- 6 INSTALL OFF-SITE WHEELCHAIR RAMP PER TITLE 24 CCR (CALIFORNIA PUBLIC ACCESSIBILITY) AND CITY OF FRESNO PUBLIC WORKS STANDARDS / TYPICAL, P-28.
- 7 INSTALL NEW 6'-0" HIGH REINFORCED CONCRETE MASONRY WALL AT PROPERTY LINE ADJACENT TO EXISTING RESIDENCES / TYPICAL. COORDINATE INSTALLATION WITH THE LANDSCAPE ARCHITECT'S PLAN AND WALKWAY WHEEL CHAIR RAMP PER CITY OF FRESNO PUBLIC WORKS STANDARDS AS APPROVED BY THE CITY OF FRESNO, P-42, AND P-42A.
- 8 INDICATES LOCATION OF 5'-0" HIGH WROUGHT IRON FENCE WITH GRASS ONLY. INSTALLATION SHALL COMPLY WITH CITY OF FRESNO PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS / TYPICAL.
- 9 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.
- 10 INDICATES LOCATION OF GATED ENTRANCE FOR EMERGENCY ACCESS ONLY. INSTALLATION SHALL COMPLY WITH CITY OF FRESNO PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS / TYPICAL.
- 11 INDICATES LOCATION OF PROPOSED DIRECTOR AND VISOR CALL BOX INSTALLATION SHALL COMPLY WITH CITY OF FRESNO PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS / 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 DRAINING 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 SECTIONS 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 3/1-1/2 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 PER CITY OF FRESNO PUBLIC WORKS STANDARDS.
- 22 INDICATES LOCATION OF 10' TALL WITH 4'-0" HIGH WROUGHT IRON FENCE AND 3'-0" WIDE SELF-CLOSING GATE WITH LEVER TYPE 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 WITH THE CIVIL DRAWINGS AND DETAIL 14/ SHEET A-3 / TYPICAL.
- 24 INDICATES LOCATION OF SPA AND COOL DECKING TO BE INTERGRADED 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 WITH THE CIVIL DRAWINGS AND DETAIL 14/ SHEET A-3 / TYPICAL.
- 25 INDICATES LOCATION OF HANDICAPPED PARKING STALL WITH 5'-0" ACCESSIBILITY REQUIREMENTS AND DETAIL 1/ SHEET T-3 / TYPICAL.
- 26 INDICATES LOCATION OF HANDICAPPED PARKING STALL WITH 8'-0" WIDE ADA ACCESSIBLE UNLOADING AREA AND WAREHO WALK WHEELCHAIR RAMP. INSTALL SIGNAGE AND MARKING AS REQUIRED BY TITLE 24 CCR BY THE CITY OF FRESNO. COORDINATE WITH THE GRADING AND DRAINING PLAN AND LANDSCAPE DRAWINGS / TYPICAL.
- 27 INDICATES LOCATION OF THE COMMUNITY BUILDING / TYPICAL.
- 28 MATCHING 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 PLITS AND BENCHES. COORDINATE 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 CONCRETE WALK ADJACENT TO THE BUS BAY.
- 33 INDICATES THE LOCATION OF EXISTING 6'-0" HIGH MASONRY FENCE CONCRETE WALK ADJACENT TO THE BUS BAY.
- 34 LETTER INDICATES BUILDING TYPE. COORDINATE WORK FOR EACH COMPOSITE FLOOR PLANS / TYPICAL.
- 35 INDICATES THE LOCATION OF 3'-0" WIDE X 5'-0" HIGH WROUGHT IRON PEDESTAL GATE WITH PAINTED HARDWARE ( APPROVED FOR EXTERIOR INSTALLATION) WITH LEVER TYPE EXTERIOR HARDWARE (CONFORMS TO REQUIREMENTS WITH THE OWNER), MOUNT PANIC HANDWARE 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 MAXIMUM SLOPE AT ACCESSIBLE PATH-OF-TRAVEL OCCURS. THE MAXIMUM SLOPE AT LANDSCAPE DRAWINGS / 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 DEEPENED WALKWAY WHEEL CHAIR RAMP. COORDINATE INSTALLATION WITH DETAIL 3/ SHEET A-2 / TYPICAL.
- 41 DASHED LINE INDICATES LOCATION(S) OF CURBS TO BE PAINTED WITH THE LANDSCAPE DRAWINGS / TYPICAL.
- 42 INDICATES THE LOCATION(S) OF CURBS TO BE PAINTED WITH THE LANDSCAPE DRAWINGS / TYPICAL.
- 43 INDICATES THE LOCATION(S) OF CURBS TO BE PAINTED WITH THE LANDSCAPE DRAWINGS / TYPICAL.
- 44 INDICATES THE LOCATION(S) OF CURBS TO BE PAINTED WITH THE LANDSCAPE DRAWINGS / TYPICAL.
- 45 INDICATES THE LOCATION OF EXISTING CENTER LINE OF STREET OR SECTION LINE. COORDINATE WITH SHEET N-1 / TYPICAL.
- 46 INDICATES PROPOSED REDUCED 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 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 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.
- PERMITS
- CONSTRUCTION
- AS BUILT

## PARTIAL SITE PLAN



OF \_\_\_\_\_ SHEETS

**AIA**

Project Name: LAMBE APARTMENTS  
 Project Number: 270718  
 Project Location: FRESNO, CALIFORNIA

Scale: 1" = 40'-0"

Reference North:

Written consent of the architect, duplicated, used, or disclosed without appearing herein constitute original work of the architect and may not be used for any other project without the written consent of the architect.

Reasons: \_\_\_\_\_ Date: \_\_\_\_\_

DESIGN REVIEW

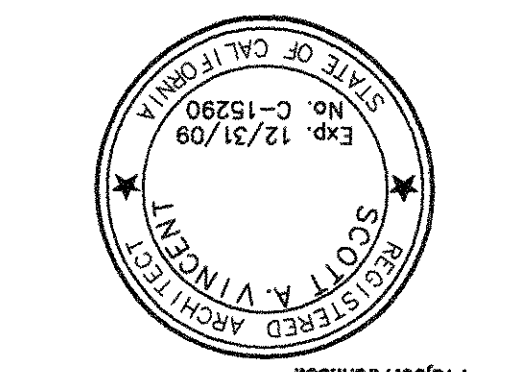
PLAN CHECK

BACK CHECK

PERMITS

CONSTRUCTION

AS BUILT



PROPOSED APARTMENTS FOR:

**MR. ANTHONY LAMBE**

430 WEST PALO ALTO AVENUE  
 FRESNO, CALIFORNIA 93720

THE VINCENT ARCHITECTS, INC. COMPANY

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