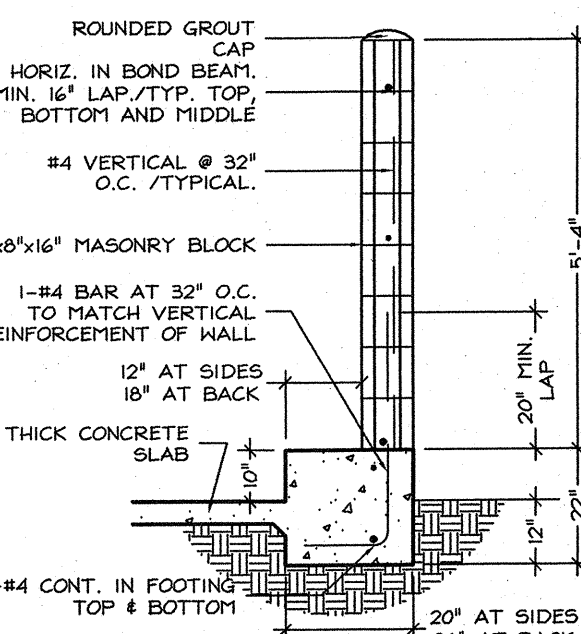


SITE NOTES

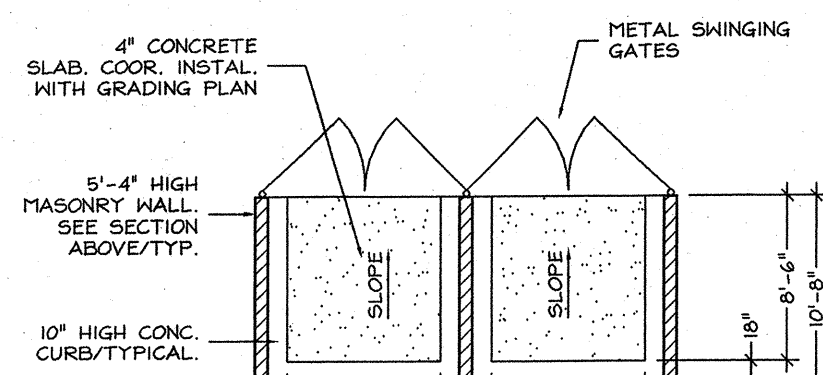
- Occupancy Group: B-51 Type of construction.
- Plans and permits required for all future development.
- No uses of land, buildings or structures other than those specifically approved pursuant to this Site Plan shall be permitted.
- Sewer and water connection and meter flood control fees to be paid prior to issuance of building permits.
- Any utilities requiring relocation shall be the developer's responsibility. Fire hydrants will be relocated by City forces. Contact City Water Division at 621-5330.
- Any survey monuments within the area of construction shall be preserved or reset by a registered engineer or a licensed land surveyor.
- All construction work on this project is subject to interruption if the road system becomes impossible for fire apparatus due to rain or other obstacles.
- N.A.
- Buildings 5,000 sq. ft. or less are not required to be sprinklered. See USC 19-120-36. Any additions, copies or mezzanines would require entire building to be retrofitted with sprinklers. (TYP)
- A backflow prevention device may be required. Contact Water Division at 621-5333 for requirements. Backflow devices must be tested and accepted prior to occupancy. Developer is responsible to contact the Water Division a minimum of five (5) days prior to the final building inspection.
- Provide street-visible address on building prior to final inspection.
- Trash or recycling areas to be in a location screened from view of public streets by a sight barrier such as landscaping, fence or wall. Contact the Solid Waste Division at 621-1452 for access & improvements required as conditions of providing disposal services.
- N.A.
- Two working days before commencing excavation, operations within the street right-of-way and/or utility easements, all existing underground facilities shall have been located as determined by the Construction Management Division at 621-5500.
- Repair all damaged and/or off-grade concrete improvements as determined by the Construction Management Division at 621-5500.
- Surface drainage over driveway approaches and sidewalks is not permitted when the area to be drained exceeds 1/4 acre.
- If the grade elevations of the project site relative to the existing grade of adjoining residential properties have a difference of 1' or more, the Grading Plan is to be approved by both the Development Department Engineering and Development Entitlements Section.
- N.A.
- Separate permits required for storage racks exceeding 10'.
- If any hazardous materials are to be stored outdoors or indoors, prior approval must be obtained from Fire and Health Departments.
- Lighting where provided to illuminate parking, sales or display areas shall be hooded and so arranged and controlled as to not cause a nuisance either to highway traffic or to the living environment. The amount of light provided according to standards of Dept. of Public Works.
- Install a lighting system at all off-street parking areas in accordance with City standards.
- All sign proposals must be submitted for separate sign review. Contact Planning Division at 621-5277.
- Window signs are limited to 4 square feet in area, providing information about hours of operation and emergency, sale or rental information only. Exterior banners announcing special events such as Grand Opening, New Management, are permitted for 30 days if approved by the Development Director, attached to the building and not exceeding 32 square feet in area. Exterior signage such as banners, flags, and pennants are prohibited.
- Each parking space reserved for the disabled shall be identified by a permanently affixed reflectorized constructed of porcelain on steel, beaded text, or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 sq. inches in area and shall be centered at the interior end of the parking space at a minimum height of 80" from the bottom of the sign to the parking space finished grade, or centered on the wall at the interior end of the parking space at a minimum height of 36" from the parking space finished grade, ground, or sidewalk. A sign shall also be posted, in a conspicuous place, at each entrance to the off-street parking facility or conspicuously states the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically disabled persons may be towed away at owner's expense. Towed vehicles may be reclaimed at by telephoning (559) 621-6800. In addition to the above requirements, the surface of each parking place shall have a surface identification duplicating the symbol of accessibility in blue paint, at least 3' square per Sec. 2-7102C.I.C. 24.
- Provide 5' wide minimum size level landings a minimum of 24" from the strike side of exterior doors.
- All stairs shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-107 of the Municipal Code shall be towed away. The international symbol and low-visibility warning shall be posted conspicuously on 7-foot poles.
- All handicapped parking shall be placed adjacent to facility access ramps or in strategic areas where the handicapped shall not have to wheel or walk behind parked vehicles while traveling to or from handicapped parking stalls and ramps.
- Surface ramps shall conform to U.B.C. Sec. 3306(b). Slopes 6% or greater shall be slip resistant.
- The slope on A/C paving within a H.C. stall and unloading zone shall not exceed 2% or 1/4" per foot in any direction.
- The maximum cross-slopes of all walks, landing ramps and/or walks shall not exceed 1/4" per foot.
- Comply with Park Division street tree requirements per PMC Section 11-304. Contact Parks Division at 621-5686.
- Landscaping must be in place prior to issuance of the Certificate of Occupancy.
- For street tree well requirements, in the public right-of-way area four (4) days for review and recommendations. Contact Parks Division at 621-5686 for proper processing.
- Trees planted within the public right-of-way shall be planted by the property owner after first obtaining a street planting permit and a street work permit. Parks Division requires 72 hours notice (621-5686) to verify tree-planting locations and obtain underground clearances. The property owner shall provide irrigation to all street trees.
- Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree except as necessary for the health of the tree and public safety, or as may otherwise be approved by the Development Department.
- Prior to final inspection, a written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development Department.
- No structures of any kind may be installed or maintained within the above-landscaped area. No exposed utility boxes, transformers, meters, piping (excepting the backflow prevention device), etc., are allowed to be located in the landscape area or setbacks or on the street frontages of the buildings. All transformers, etc., shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved.
- The construction of any overhead, surface or sub-surface structures and appendages in the public rights-of-way is prohibited unless an encroachment permit is approved by the Public Works Department, Building and Engineering Services Division (Design Services Section 621-6686). Encroachment permits must be approved prior to issuance of building permits.
- Connection to the City of Fresno sewer and water systems is required.
- No structures of any kind may be installed or maintained within the above-landscaped area.
- A minimum of one bicycle parking space is required for every 10 parking spaces per Section 12-306-1-2.1-C of the Fresno Municipal Code. Spaces shall be provided in accordance with Section 12-306-1-5d of the Code.
- N.A.
- Install street lighting on all frontages to City subdivision standards. Street lighting plans and a street work permit must be approved by Public Works Department. (Traffic Engineering Division 621-6600) prior to street light installation.
- The backflow prevention device shall be screened by landscaping or other means as may be approved.
- Roof-mounted and detached mechanical equipment for commercial and office uses shall be screened from view and acoustically baffled to prevent noise level rating for the equipment from exceeding 55dBA measured at the nearest property line.
- Underground all existing offsite overhead utilities within the limits of this site/map as per PMC Section 12-101 and RES No. 76-522/86-224.
- If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
- If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possible Native American in origin, the Native American Heritage Commission (Phone: (559) 453-4062) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (925) 444-2294) shall be contacted to obtain a referral list of recognized archaeologists. An archaeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the city as to any further site investigation or site avoidance.
- If animal fossils are uncovered, the museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved.

TRASH ENCLOSURE

MASONRY BLOCK SHALL BE 8"x8"x16" PRECISION BLOCK. TOP COURSE SHALL BE FLUTTED BLOCK. ALL BLOCK AND METAL GATES SHALL BE PAINTED TO MATCH BLUE EAGLE E-75 ALMOND



SECTION

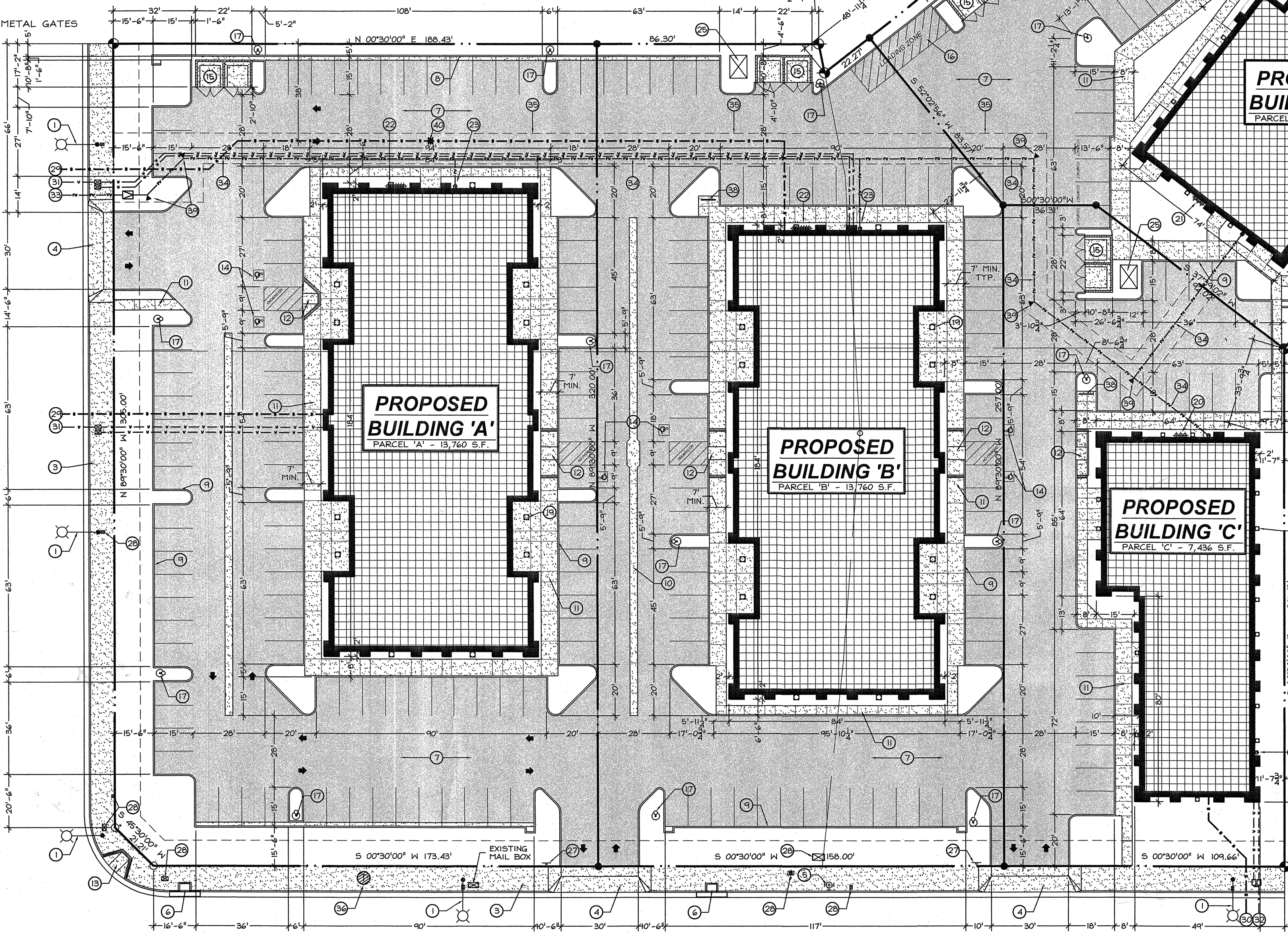


PLAN VIEW

KEYNOTES

- EXISTING STREET LIGHT TO REMAIN/TYPICAL.
- EXISTING 2" WATER SERVICE 4 METER BOX/TYPICAL.
- EXISTING CONCRETE CURB, GUTTER AND SIDEWALK TO REMAIN/TYPICAL.
- NEW CONCRETE DRIVE APPROACH PER P.W. STDs. P-2 AND P-4/TYPICAL.
- EXISTING FIRE HYDRANT TO REMAIN/TYPICAL.
- EXISTING DRAIN INLET/TYPICAL.
- A/C PAVEMENT PER P.W. STDs P-41, P-42 AND P-43 SHOWN SHADED/TYPICAL.
- 6" CONCRETE CURB AND GUTTER/TYPICAL.
- 6" CONCRETE CURB/TYPICAL.
- CONCRETE VALLEY GUTTER/TYPICAL.
- CONCRETE WALK. COORDINATE FINISH WITH OWNER/TYPICAL.
- H.C. CURB RAMP/TYPICAL.
- EXISTING CURB RAMP.
- "VAN ACCESSIBLE" H.C. PARKING STALL, UNLOADING ZONE AND SIGNAGE/TYPICAL.
- CONCRETE BLOCK TRASH ENCLOSURE WITH METAL GATES PER P.W. STDs/TYPICAL. P-33 & P-34
- LOADING ZONE.
- LITHONIA "KVR" 400 WATT METAL HALIDE POLE LIGHT ON 25' POLE/TYPICAL.
- INSTALL NEW 8" WIDE CITY SIDEWALK PER P.W. STDs.
- INDICATES 70 WATT METAL HALIDE RECESSED CAN FIXTURE IN SOFFIT/ TYPICAL.
- 5 GAS METERS.
- 6 GAS METERS.
- 12 GAS METERS (STACKED 12"oc).
- FIRE SPRINKLER RISER.
- EXISTING CURB & GUTTER.
- P.G. AND E TRANSFORMER/TYPICAL.
- PAINTED DIRECTION ARROWS (TYPICAL AT ALL ISLES)
- INSTALL 30" STATE STANDARD "STOP" SIGNS 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"x36" STATE STANDARD SIGN IMMEDIATELY BELOW THE SIGN ON SAME POST.
- EXISTING P.G. AND E. UTILITY BOX
- EXISTING 6" SEWER LINE (P.P.U.D.).
- EXISTING 6" SEWER LINE (CITY OF FRESNO).
- EXISTING 2" WATER SERVICE (P.C.W.D.) SPLIT TO NEW 1 1/2" DOM. AND 1 1/2" L.S. METERS BOTH WITH R.P. DEVICES.
- EXISTING 2" WATER SERVICE (CITY OF FRESNO) SPLIT TO NEW 1 1/2" DOM. AND 1 1/2" L.S. METERS BOTH WITH R.P. DEVICES
- EXISTING 8" FIRE WATER SERVICE (P.C.W.D.). INSTALL DETECTOR CHECK VALVE PER P.W. STD W-18.
- PROPOSED 6" PVC C-900 FIRE WATER SERVICE TO BUILDINGS PER NFPA 24 STANDARDS.
- SHARED UTILITY EASEMENT.
- TELE-COMMUNICATIONS MANHOLE.
- INDICATES EXISTING 2' PEDESTRIAN EASEMENT.
- BICYCLE PARKING W/ MIN. 5 SPACES.
- PROPOSED THRUST BLOCKS.
- NEW SEWER CLEAN OUT

WEST ALLUVIAL AVENUE

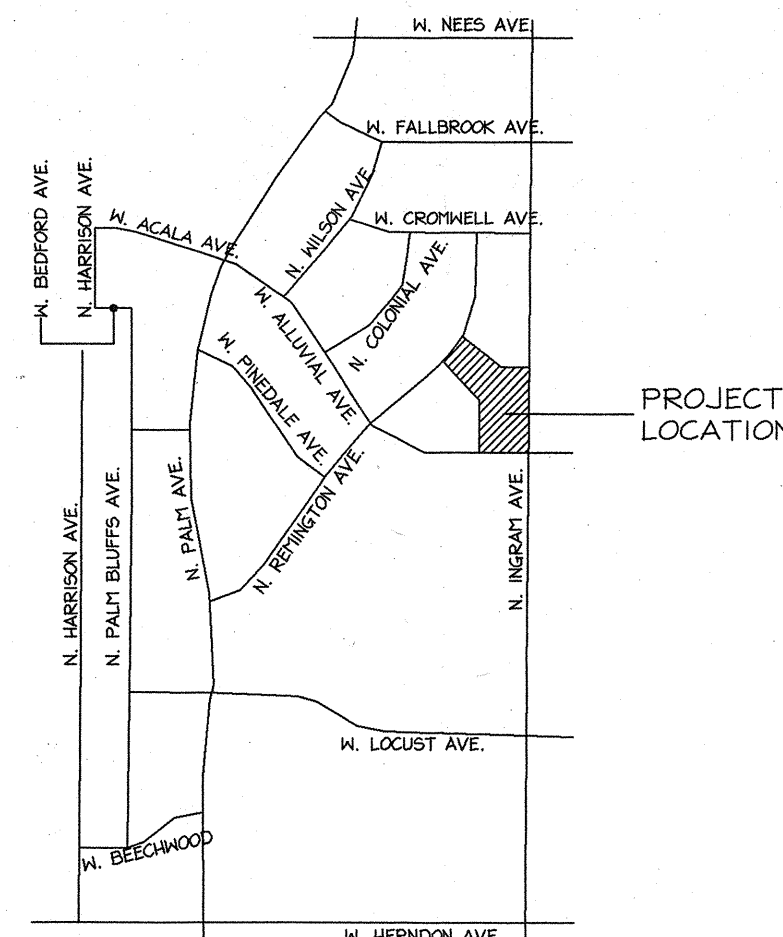


NORTH INGRAM AVENUE

BUILDING COLORS

- BUILDING 'A'**
COLOR A - "BLUE EAGLE" E-58 CANYON CLAY (MAIN COLOR)
COLOR B - "BLUE EAGLE" E-75 ALMOND (ACCENT COLOR)
- GLASS: SOLAR BRONZE - (PPG)
ALUMINUM STOREFRONT: CLEAR ANODIZED
- BUILDING 'B'**
COLOR A - "BLUE EAGLE" E-64 PEARL ICE (MAIN COLOR)
COLOR B - "BLUE EAGLE" E-62 MINK (ACCENT COLOR)
- GLASS: SOLAR GRAY - (PPG)
ALUMINUM STOREFRONT: DARK BRONZE ANODIZED
- BUILDING 'C'**
COLOR A - "BLUE EAGLE" E-58 CANYON CLAY (MAIN COLOR)
COLOR B - "BLUE EAGLE" E-75 ALMOND (ACCENT COLOR)
- GLASS: SOLAR BRONZE - (PPG)
ALUMINUM STOREFRONT: CLEAR ANODIZED
- BUILDING 'D'**
COLOR A - "BLUE EAGLE" E-64 PEARL ICE (MAIN COLOR)
COLOR B - "BLUE EAGLE" E-62 MINK (ACCENT COLOR)
- GLASS: SOLAR GRAY - (PPG)
ALUMINUM STOREFRONT: DARK BRONZE ANODIZED

VICINITY MAP



PROJECT STATISTICS

A.P.N.: LEGAL DESCRIPTION:
ADDRESS:
PROPOSED USE:
PROPOSED OCCUPANCY:
CONSTRUCTION TYPE:
BUILDING AREA:
SITE AREA:
SITE COVERAGE:

PARCEL 'A' OF LLA 05-20
580 N. ALLUVIAL AVE.
FRESNO, CA 93711
OFFICE B
2NS
13,760 SQ. FT.
60,207 SQ. FT.
22.8%

A.P.N.: LEGAL DESCRIPTION:
ADDRESS:
PROPOSED USE:
PROPOSED OCCUPANCY:
CONSTRUCTION TYPE:
BUILDING AREA:
SITE AREA:
SITE COVERAGE:

PARCEL 'B' OF LLA 05-20
7473 N. INGRAM AVE.
FRESNO, CA 93711
OFFICE B
2NS
13,760 SQ. FT.
46,996 SQ. FT.
29.1%

A.P.N.: LEGAL DESCRIPTION:
ADDRESS:
PROPOSED USE:
PROPOSED OCCUPANCY:
CONSTRUCTION TYPE:
BUILDING AREA:
SITE AREA:
SITE COVERAGE:

PARCEL 'C' OF LLA 05-20
7493 N. INGRAM AVE.
FRESNO, CA 93711
OFFICE B
2NS
7,436 SQ. FT.
26,129 SQ. FT.
28.4%

A.P.N.: LEGAL DESCRIPTION:
ADDRESS:
PROPOSED USE:
PROPOSED OCCUPANCY:
CONSTRUCTION TYPE:
BUILDING AREA:
SITE AREA:
SITE COVERAGE:

PARCEL 'D' OF LLA 05-20
7498 N. REMINGTON AVE.
FRESNO, CA 93711
OFFICE B
2NS
9,075 SQ. FT.
32,723 SQ. FT.
27.7%

ALLOWABLE AREA:
ASPHALT:

12,000 SF (BASIC)
X3 (SPRK) = 36,000 SF
76,110 SQ. FT.

SITE PLAN

SHEET INDEX

- | | |
|-------------------------------|----------------------------|
| C-1 SITE PLAN | P-1 PLUMBING PLAN |
| L-1 LANDSCAPE PLAN | M-1 MECHANICAL PLAN |
| G-1 GRADING PLAN | M-2 T-24 INFO |
| T-1 GAS MITIGATION | E-1 ELECTRICAL PLAN |
| T-2 GAS MITIGATION | E-2 PANEL SCHEDULES |
| T-3 GAS MITIGATION | |
| A-1 FLOOR PLAN | |
| A-2 ELEVATIONS | |
| S-1 FOUNDATION PLAN | |
| S-2 FOUNDATION DETAILS | |
| D-1 TYPICAL DETAILS | |
| D-2 TYPICAL DETAILS | |
- SEE SHEET C-1 OF METALLIC'S DRAWINGS FOR THEIR SHEET INDEX

PARKING REQUIREMENTS

PER CALGOT REQUIREMENTS:
TOTAL BUILDING AREA: 44,020 S.F.
PARKING REQUIRED (4.5/1000 S.F.): 199 STALLS REQUIRED
PARKING PROVIDED:
STANDARD PARKING STALLS: 193
COMPACT PARKING STALLS: 4
HANDICAP PARKING STALLS: 7
TOTAL PARKING STALLS: 204

Don Pickett & Associates, Inc.

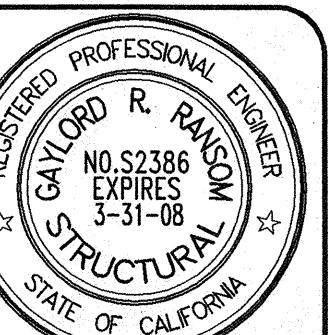
7395 N. Palm Bluffs Ave., #101
Fresno, CA 93711-5739
(559) 431-3636
Fax: 559-431-6112

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Project Location:
Building 'D'
7498 N. Remington Ave.
Fresno, Ca. 93711

Project Title:
Proposed Office Building for Pacific Commonwealth Dev.



BROOKS RANSOM ASSOCIATES
STRUCTURAL ENGINEERS
ON LICENSE
7418 N. PALM AVE., SUITE 1100
FRESNO, CALIFORNIA 93711

Revisions		
#	Description	Date

Job No.
05-20
Name & Address
Pacific Commonwealth Dev.
7498 N. Remington Ave.
Fresno, Ca. 93711
Sheet No.

C-1