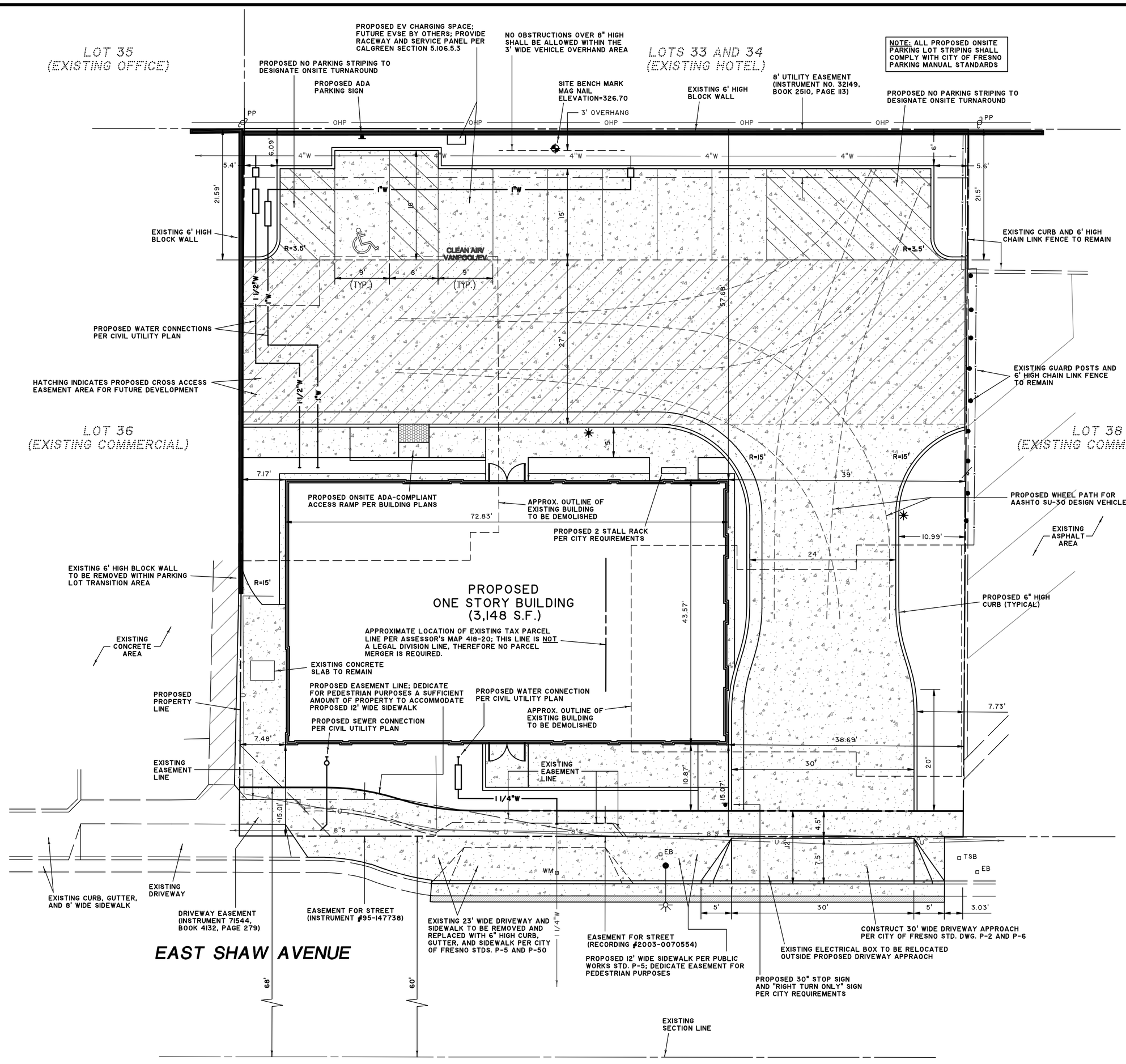


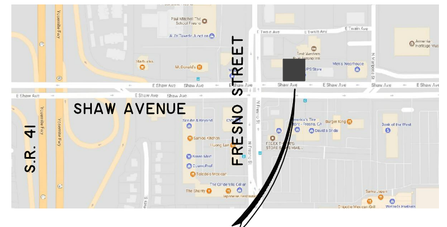
PAVEMENT SECTION NOTE:
ALL ONSITE CONCRETE PAVEMENT SHALL BE 6" PORTLAND CEMENT CONCRETE (6 SACK) WITH 6"x6" 10/10 WELDED WIRE MESH OVER 12" COMPACTED NATIVE SOIL (95% RELATIVE COMPACTION). ALL ONSITE PAVEMENT SHALL BE HIGH SRI (>29).

N

SCALE: 1"=10'

0 2.5 5 10 20

VICINITY MAP



PROJECT LOCATION

N

NOT TO SCALE

PROJECT CONTACTS

Owner:
432 East Shaw, LLC
180 Montgomery Street, Suite 1250
San Francisco, CA 94104

Applicant:
Quattro Development, LLC
Attn: Brett Dahlman
1100 Jorie Boulevard, Suite 140
Oak Brook, IL 60523
Ph: (630) 870-1921

Architect:
Excel Engineering, Inc.
Attn: Jay Johnson
100 Camelot Drive
Fond du Lac, WI 54935
Ph: (920) 960-0080

Civil Engineer:
Bedrock Engineering
Attn: Dave Hartley
P.O. Box 25783
Fresno, CA 93729
Ph: (559) 645-4849

SITE PLAN NOTES

WATER SUPPLY: CITY OF FRESNO

SEWAGE DISPOSAL: CITY OF FRESNO

STORM DRAIN: FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

1. AN ENCROACHMENT PERMIT SHALL BE REQUIRED FOR THE CONSTRUCTION OF ANY OVERHEAD, SURFACE OR SUB-SURFACE STRUCTURES AND APPURTENANCES WITHIN PUBLIC RIGHT-OF-WAY.

2. REPAIR ALL DAMAGED AND/OR OFFGRADE OFF SITE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.

3. OPEN CUT IS NOT PERMITTED - ALL UTILITY CONNECTIONS MUST BE BORED.

4. 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.

5. ALL SURFACE RUNOFF SHALL DRAIN TO APPROVED DRAINAGE FACILITIES.

6. A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED. CONTACT CITY OF FRESNO WATER DIVISION FOR REQUIREMENTS; DEVICES MUST BE INSTALLED ON SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER; A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE; BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER; BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL; DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.

7. CONTACT CITY OF FRESNO SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICES.

8. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY OF AND SHALL OCCUR AT THE EXPENSE OF THE DEVELOPER; CONTACT THE CITY TRAFFIC ENGINEER FOR INFORMATION REGARDING REIMBURSEMENTS RELATIVE TO RELOCATING ELECTRICAL FACILITIES; FIRE HYDRANTS WILL BE RELOCATED BY MUNICIPAL FORCES. THE DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION TO ARRANGE AND COORDINATE WORK.

9. FOR STREET TREE WELL REQUIREMENTS, IN THE PUBLIC RIGHT OF WAY AREA, SUBMIT LANDSCAPE SITE PLANS TO THE CITY PARKS DEPARTMENT.

10. NOTIFY CITY OF FRESNO ELECTRONICS AND COMMUNICATIONS DIVISION TEN WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.

11. SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.

12. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.

14. EACH CONTRACTOR SHALL VISIT THE SITE AND INSPECT THE PREMISES TO BE IMPROVED AND SHALL VERIFY THE WORK TO BE DONE, THE EXISTING CONDITIONS, AND SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY AND ALL DISCREPANCIES PRIOR TO SUBMITTING BID AND STARTING OF ANY WORK. GENERAL CONTRACTOR SHALL NOTIFY THE OWNER OF ANY AND ALL DISCREPANCIES PRIOR TO SUBMITTING BID AND STARTING OF ANY WORK.

15. ALL WORK SHALL BE DONE IN THE BEST WORKMANLIKE MANNER AND MUST BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF ALL LOCAL GOVERNING AGENCIES. FURTHERMORE, ALL WORK SHALL MEET WITH THE APPROVAL OF THE OWNER AND ENGINEER.

16. WRITTEN DIMENSIONS OF THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS ON THE JOB, AND THE OWNER AND THE ENGINEER SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS.

17. 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 BY UNDERGROUND SERVICES ALERT (USA); CALL 811.

18. ROOF-MOUNTED AND DETACHED MECHANICAL EQUIPMENT FOR COMMERCIAL AND OFFICE USES SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55dB MEASURED AT THE NEAREST PROPERTY LINE.

19. NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.

20. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO STREET TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.

21. WINDOW SIGNS ARE LIMITED TO 4 SQUARE FEET IN AREA, PROVIDING INFORMATION ABOUT HOURS OF OPERATION AND EMERGENCY, SALE AND RENTAL INFORMATION ONLY. EXTERIOR BANNERS ANNOUNCING SPECIAL EVENTS SUCH AS GRAND OPENINGS, 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.

22. LANDSCAPING MAY BE REQUIRED AS PER CITY OF FRESNO MUNICIPAL CODE. THE LANDSCAPE PLAN MUST BE APPROVED BY PROJECT EVALUATION STAFF BEFORE ANY BUILDING PERMITS ARE ISSUED. ALL LANDSCAPING MUST BE IN PLACE BEFORE OCCUPANCY OF THE BUILDING IS GRANTED.

23. ALL LANDSCAPING WILL BE FULLY IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM.

24. SIZE AND LOCATIONS OF WATER AND SEWER SERVICES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

25. PARKING STRIPES TO BE 4" WIDE WHITE PAINT.

26. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING, (EXCEPTING THE BACKFLOW PREVENTION DEVICE) ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDING. 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.

27. ALL H.C. STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON 7-FOOT POLES.

28. PROVIDE STREET ADDRESS NUMERALS AND SUITE NUMBERS ON BUILDING THAT CAN BE CLEARLY VISIBLE FROM THE STREET.

29. ALL HANDICAPPED PARKING STALLS 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 HANDICAP PARKING STALLS AND RAMPS.

30. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL FIELD MEASUREMENTS AND CONDITIONS FOR CONFORMANCE WITH THE PLANS. SHOULD THE CONTRACTOR FIND ANY ERRORS, OMISSIONS OR DISCREPANCIES IN THE PLANS WITH RESPECT TO THE FIELD OBSERVATIONS OR OTHER PARTS OF THE PLANS, THE ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER, THE ARCHITECT, AND THE OWNER. THE CONTRACTOR SHALL RESOLVE ALL ERRORS, OMISSIONS AND DISCREPANCIES BEFORE COMMENCING THAT PORTION OF THE WORK. ALL CHANGES TO THE PLANS SHALL REQUIRE THE APPROVAL OF THE OWNER AND PROJECT ENGINEER.

31. 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.

32. SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW. (CONTACT PUBLIC SERVICES FOR INFORMATION.)

33. 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.

34. ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE LOCAL GOVERNING AGENCY. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. UNIFORM BUILDING CODE
2. UNIFORM PLUMBING CODE
3. UNIFORM MECHANICAL CODE
4. NATIONAL ELECTRICAL CODE
5. CALIFORNIA ADMINISTRATIVE CODE
6. STATE FIRE MARSHALL
7. SAFETY ORDERS, STATE DIVISION OF INDUSTRIAL SAFETY
8. TITLE 24 AND 25, CALIFORNIA ADMINISTRATIVE CODE
9. CITY OF COUNTY ORDINANCES AND REGULATIONS
10. APPLICABLE SECTION OF THE CALIFORNIA ENERGY
11. SERVING UTILITY COMPANIES.

WHERE WORK OF A HIGHER DEGREE IS INDICATED ON THE PLANS OR IN THE SPECIFICATIONS, THIS REQUIREMENT SHALL GOVERN.

35. ALL REPAIR WORK IS TO BE CONDUCTED WITHIN AN ENCLOSED BUILDING.

36. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.

37. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY / SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) 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 / PRESERVATION.

38. 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.

39. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 12-1011 AND RES. NO. 78-522/88-229.

40. DEED(S) OF EASEMENT FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER'S/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.

41. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS-SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.

42. ALL LIGHTING FIXTURES SHALL BE SHIELDED SO AS NOT TO PRODUCE OBTRUSIVE GLARE ONTO THE PUBLIC RIGHT-OF-WAY OR ADJOINING PROPERTIES. ALL LUMINARES SHALL MEET THE MOST RECENTLY ADOPTED CRITERIA OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) FOR "CUT OFF" OR "FULL CUT OFF" LUMINARIES. NO USE SHALL BE OPERATED SUCH THAT SIGNIFICANT, DIRECT GLARE, INCIDENTAL TO THE OPERATION OF THE USE IS VISIBLE BEYOND THE BOUNDARIES OF THE PROPERTY WHERE THE USE IS LOCATED. DIRECT OR SKY-REFLECTED GLARE FROM FLOODLIGHTS SHALL NOT BE DIRECTED INTO ANY OTHER PROPERTY OR STREET. THE FOLLOWING TYPES OF EXTERIOR LIGHTING ARE PROHIBITED: A. DROP-DOWN LENSES; B. MERCURY VAPOR LIGHTS; C. SEARCHLIGHTS, LASER LIGHTS, OR ANY OTHER LIGHTING THAT FLASHES, BLINKS, ALTERNATES, OR MOVES.

43. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING CURB, GUTTER, AND/OR SIDEWALK
- EDGE OF EXISTING PAVEMENT
- EXISTING 6' HIGH CHAIN LINK FENCE
- EXISTING SIGN UNLESS NOTED
- EXISTING AREA LIGHT
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING UNDERGROUND UTILITY LINE; FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION
- PROPOSED CONCRETE IMPROVEMENTS
- PROPOSED PAVEMENT PER PW STDS. P-21, P-22, AND P-23
- PROPOSED CURB, GUTTER, AND/OR SIDEWALK PER CITY STD. DWG. P-5 AND P-9
- PROPOSED AREA LIGHT PER SITE ELECTRICAL PLAN

SITE DATA

General
Zoning (Existing & Proposed): CMX (Corridor/Center Mixed Use)
APN: 418-201-24 & 418-201-25

Parking:
Retail: 1.67 / 1,000 S.F.
5 Parking Spaces Required (4 Standard & 1 Accessible)
7 Parking Spaces Provided (6 Standard & 1 Accessible)
- 2.22 / 1,000 S.F. of GFA

Setbacks:
Front: 0' Min. or 10' Max.
Side: 0'
Rear: 0'

Project Areas:
Site Area: 13,842 S.F. (0.32 Acres)
Exist. Building: 1,976 S.F. (432 E. Shaw) & 1,838 S.F. (438 E. Shaw)
Proposed Building: 3,148 S.F. (22.7% Floor Area Ratio)
Paved Area: 8,068 S.F.
Landscaped Area: 2,626 S.F.

Landscaping:
Required: 10% of Total Lot (1,384 S.F.)
Provided: 19% (2,626 S.F.)
Required: 10% of Parking Lot Area (160 S.F.)
Provided: 10% (161 S.F.)

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF NORMAN HEIGHTS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 13, PAGE 57 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 5 FEET THEREOF GRANTED TO THE STATE OF CALIFORNIA.

REV.	DATE	DESCRIPTION

P.O. Box 25783
Fresno, CA 93729
voice: 559.645.4849
fax: 559.645.4849
www.bedrockeng.com

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PLANNING D-17-156

PROJECT TITLE: QUATTRO DEVELOPMENT
PROJECT LOCATION: 432 AND 438 E. SHAW AVENUE
SITE PLAN

DATE	JULY 19, 2018
DRAWN BY	DOH
CHECKED BY	DOH
PROJECT NO.	17-4359
DRAWING NO.	17-4359-GU

SHEET NO. S-1
SHEET 1 OF 2 SHEET(S)

\\client\S\Land Projects 2019\17-4359 Quattro - NEC Fresno and Nees\dwg\17-4359-GU.dwg Date Plotted: Jul 19, 2018 Time: 9:58 am