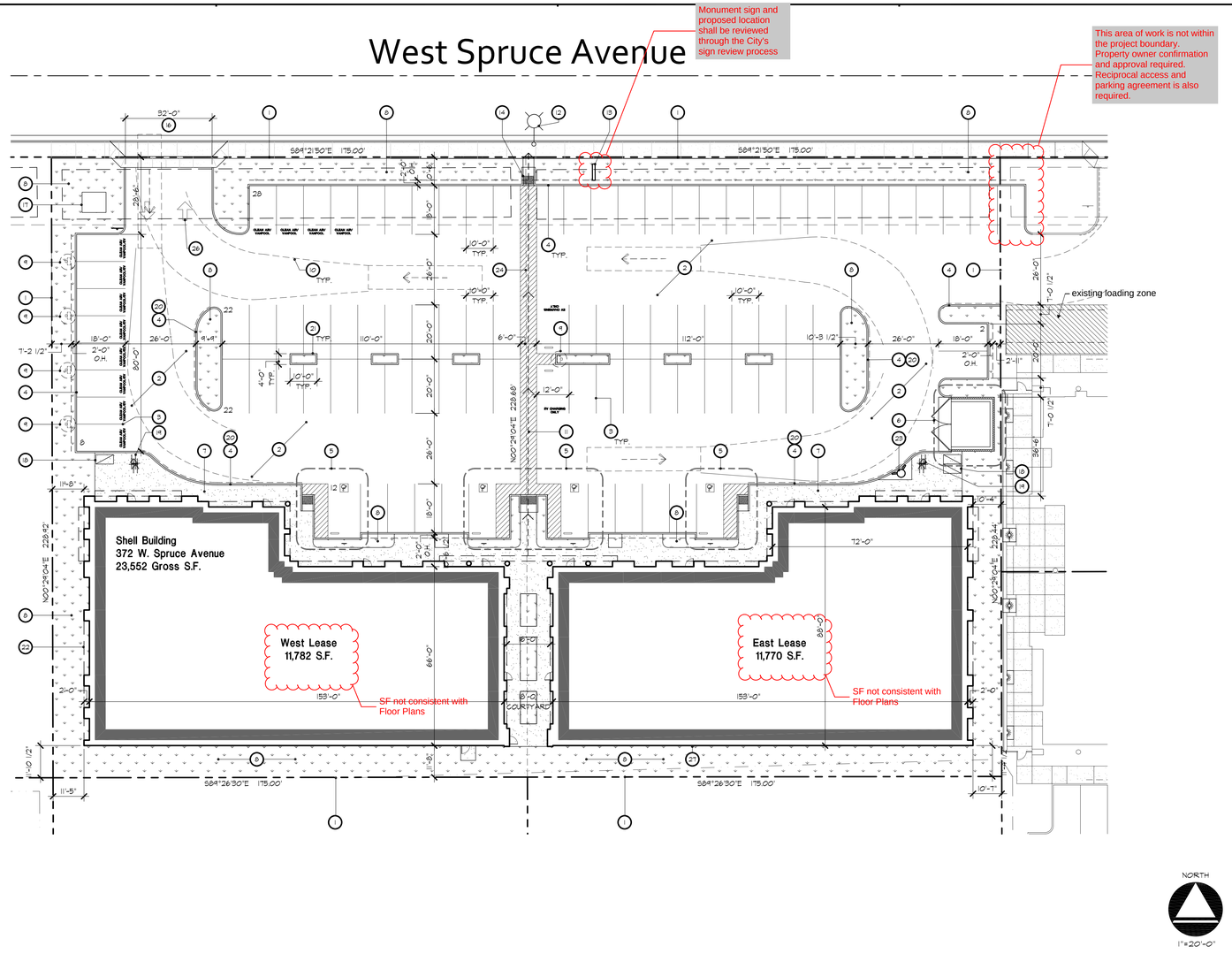
EXHIBIT B - SITE PLAN



Keyed Site Plan Notes

1. INDICATES PROPERTY LINE.
2. INDICATES NEW A.C. PAVING. INSTALL PER PUBLIC WORKS STANDARDS.
3. INDICATES 4" WIDE PARKING STRIPE TO BE PAINTED PER CITY STANDARDS.
4. INDICATES 6" CONCRETE CURB.
5. INDICATES ACCESSIBLE PARKING STALL(S) AND LOADING ZONE. PROVIDE POLE SIGNAGE AND PAVING MARKINGS TO MEET TITLE 24 AND A.D.A. REQUIREMENTS. .
6. INDICATES LOCATION OF NEW CMU TRASH/RECYCLING ENCLOSURE. INSTALL PER CITY STANDARDS.
7. INDICATES CONCRETE FLATWORK.
8. INDICATES (N) LANDSCAPE AREA. ALL LANDSCAPING TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM (TYPICAL FOR ENTIRE SITE).
9. INDICATES LOCATION OF FUTURE EV CHARGING STATION EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. INDICATES 34'-0" INSIDE TURNING RADIUS FOR FIRE DEPARTMENT AND SANITATION VEHICLES.
11. ACCESSIBLE PATH OF TRAVEL FROM A PUBLIC WAY. WALKS TO HAVE A MAXIMUM OF 5% SLOPE AND 2% CROSS SLOPE - LANDINGS AT RAMPS TO BE 2% MAXIMUM FOR 48" MINIMUM BEYOND EDGE OF RAMP. 6'-0" AT OUTDOOR SEATING. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
12. INDICATES LOCATION OF EXISTING STREET LIGHT.
13. INDICATES MONUMENT SIGNAGE. SIGNAGE TO BE UNDER SEPARATE PERMIT.
14. INDICATES CURB-CUT RAMP. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
15. INDICATES SWELL. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
16. NEW DRIVE APPROACH. INSTALL PER FYA STD. - REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
17. NEW PG&E PAD AND MOUNTED TRANSFORMER. REFER TO SITE UTILITY AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
18. NEW BICYCLE LOCKERS. PROVIDE "MADRAX" MAD LOCKER DIVIDED. REFER TO DETAILS FOR ADDITIONAL INFORMATION. PROVIDE ARCHITECT WITH SHOP DRAWINGS AND COLOR SAMPLE FOR APPROVAL.
19. NEW BICYCLE RACK. PROVIDE "MADRAX" HEAVY DUTY KINDER (POWDER COATED) W/ MIN. 3 SPACES. PROVIDE ARCHITECT WITH SHOP DRAWINGS AND COLOR SAMPLE FOR APPROVAL.
20. DASHED LINE INDICATES LOCATION OF NEW FIRE LANE CURBS PAINTED RED W/ "NO PARKING - FIRE LANE" TEXT.
21. INDICATES ISLAND PLANTER.
22. DASHED LINE INDICATES LOCATION OF OVERHANG/CANOPY ABOVE. REFER TO FLOOR PLAN FOR ADDITIONAL INFORMATION.
23. INDICATES NEW FIRE HYDRANT. REFER TO SITE UTILITY PLAN.
24. EXISTING PARCEL LINE TO BE REMOVED. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
25. LOCATION OF COVERED BUILDING COURTYARD. REFER TO FLOOR PLAN FOR ADDITIONAL INFORMATION.
26. PAINTED DIRECTIONAL ARROW. COLOR TO BE TRAFFIC WHITE. REFER TO DETAILS FOR ADDITIONAL REQUIREMENTS.
27. INDICATES LOCATION OF NEW GAS METERS.

Project Directory

Owner's Contact:
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2025 N. GATEWAY BLVD., SUITE #101
FRESNO, CA. 93727

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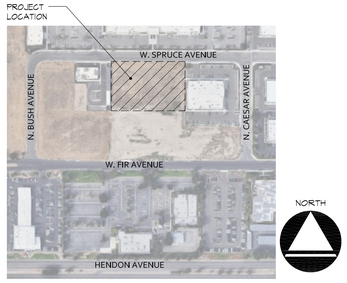
Project Scope for this Permit

THE SCOPE OF THIS PERMIT IS TO CONSTRUCT ONE 23,552 S.F. OFFICE BUILDING SHELL WITH A COURTYARD BETWEEN, ON A 1.84 ACRE PARCEL. PARKING STALLS AND TRASH ENCLOSURES WILL BE PROVIDED PER LOCAL ORDINANCES AND 2019 C.B.C. A SHARED ACCESS AGREEMENT WILL BE FILLED WITH THE WEST PROPERTY TO ALLOW ACCESS TO EXISTING DRIVES AND LOADING ZONE.

Vicinity Map



Project Data

PROJECT DATA: SITE ADDRESS:	372 W. SPRUCE AVE. CLOVIS, CA. 93611
A.P.N.:	561-183-10 & 11
PARCEL SIZE:	1.84 ACRES (80,087.75 S.F.)
ZONING:	CM
CONSTRUCTION TYPE:	VB - SPRINKLERED
OCCUPANCY TYPE:	B
COVERAGE:	23,524 S.F. / 80,087.75 S.F.=29.4%
BUILDING AREA:	
EAST LEASE :	11,770 S.F.
WEST LEASE :	11,782 S.F.
TOTAL SQUARE FOOTAGE	23,552 S.F.
ALLOWABLE BUILDING AREA: GROUP B WITH AUTOMATIC SPRINKLER SYSTEM(TABLE 506.2):	36,000 S.F. MAX.: O.K.
TOTAL PARKING ON SITE. REQUIRED PARKING STALLS BASED ON ZONING ORDINANCE. (1 STALL PER 250 GROSS BLDG. S.F.)	94 STALLS
TOTAL REQUIRED:	94 STALLS
TOTAL PROVIDED: (4 PARKING STALLS PER 1,000 GROSS S.F.)	94 STALLS
ACCESSIBLE STALL REQUIREMENTS:	
TOTAL ACCESSIBLE STALLS REQUIRED: (PER 2019 C.B.C. TABLE 11B-208.2)	4 STALLS (1 VAN)
TOTAL ACCESSIBLE STALLS PROVIDED:	4 STALLS (1 VAN)
2019 CALGREEN REQUIREMENTS:	
LOW EMITTING/FUEL-EFFICIENT/CAR POOL/ VAN POOL STALLS REQUIRED: (PER 2019 C.G.B.S.C 5.106.2)	8 STALLS
STALLS PROVIDED:	8 STALLS
ELECTRIC VEHICLE CHARGING STATIONS REQUIRED: (PER 2019 C.G.B.S.C TABLE 5.106.5.3.3)	5 STALLS
STATIONS PROVIDED:	5 STALLS
SHORT TERM BICYCLE STALLS REQUIRED: 94 PARKING STALLS X 5% =	5 STALLS
LONG TERM BICYCLE STALLS REQUIRED: 94 PARKING STALLS X 5% =	5 STALLS

City Use Only

CITY OF CLOVIS
PLANNING DIVISION
APPROVED
BY: _____ Project Planner
Stamped by lilyc at 15:24, 03/28/2022

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Publishing Status	
Schematic	DATE
Design Developm't.	10-22-21
Site Plan Review	DATE
Bidding	DATE
Plan Check	DATE

Revisions

Scale	AS NOTED
Project Manager	MARK GANDER
Project Number	18-030
Sheet	A-0.0

Site Plan

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