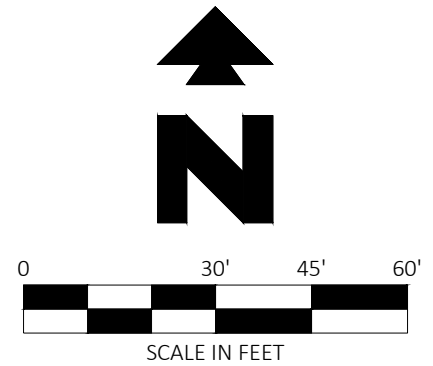
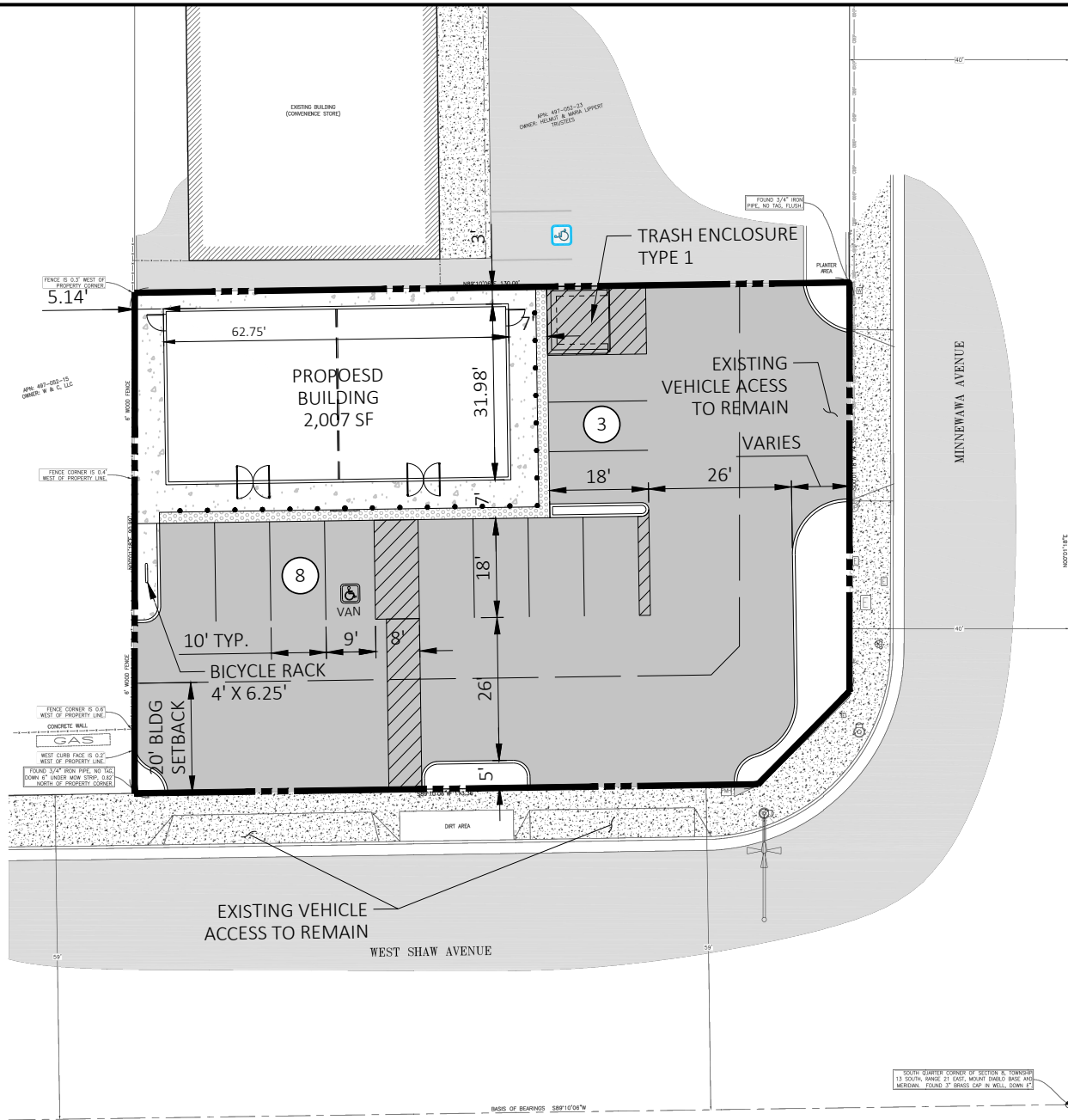


LOCATION: P:\96000\PROPOSALS\2020\TOUCH BLUE FRESNO - CLOVIS - CA RETAIL DRAWINGS\CONCEPTUAL\96000-CP1.DWG - LAST SAVED BY: JMCALDERON



SITE SIZE				
PARCEL	ACRES	S.F.		
COMMERCIAL RETAIL	0.27±	11,689±		
REMAINDER	n/a	n/a		
TOTAL	0.27±	11,689±		
DESCRIPTION		BUILDING AREA SF		
COMMERCIAL RETAIL MULTI-TENANT		2,007±		
STALL DIMENSIONS:				
STD:	10'X18'			
ADA:	9'X18' & 8' AISLE			
PARKING INFORMATION:				
REQUIRED:				
CITY REQ'D 5.4 PER 1,000 GFA	SPACES			
	STD	ADA	VAN ADA	TOTAL
	10	0	1	11
PROVIDED:				
	SPACES			
	STD	ADA	VAN ADA	TOTAL
	10	0	1	11

NOTES:
 THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS; DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.
 APN: 497-052-18
 CURRENT ZONE : C1 (NEIGHBORHOOD COMMERCIAL). STANDARD PARKING REQUIREMENT IS 10FT X 20FT WITH 2FT OVERHANG. ADA STANDARD PARKING IS 9FT X 18FT WITH 8FT AISLE FOR VAN ACCESSIBLE PARKING STAL OR 5FT TYP ACCESSIBLE PARKING STALL. BICYCLE PARKING SHALL BE PROVIDED AT A RATE OF 2% OF THE NUMBER OF REQUIRED OFF-STREET VEHICLE PARKING SPACES. UNENCLOSED SPACES SHALL BE 2FT X 6FT.

3/17/2020 CONCEPTUAL SITE PLAN 96000-CP1.0

CLIENT: TOUCH BLUE FRESNO, LLC

Address: CLOVIS, CA
17 WEST SHAW AVENUE

