

Open cut is not permitted. All utility connection must be bored.
 Connection of sewer house branch requires a machine core to the existing 18 inch line.

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. This work shall be completed and accepted before a permit of occupancy is issued or the building is occupied.
 Authority: FNC 11-209.

Landscaping must be in place before issuance of the certificate of occupancy.

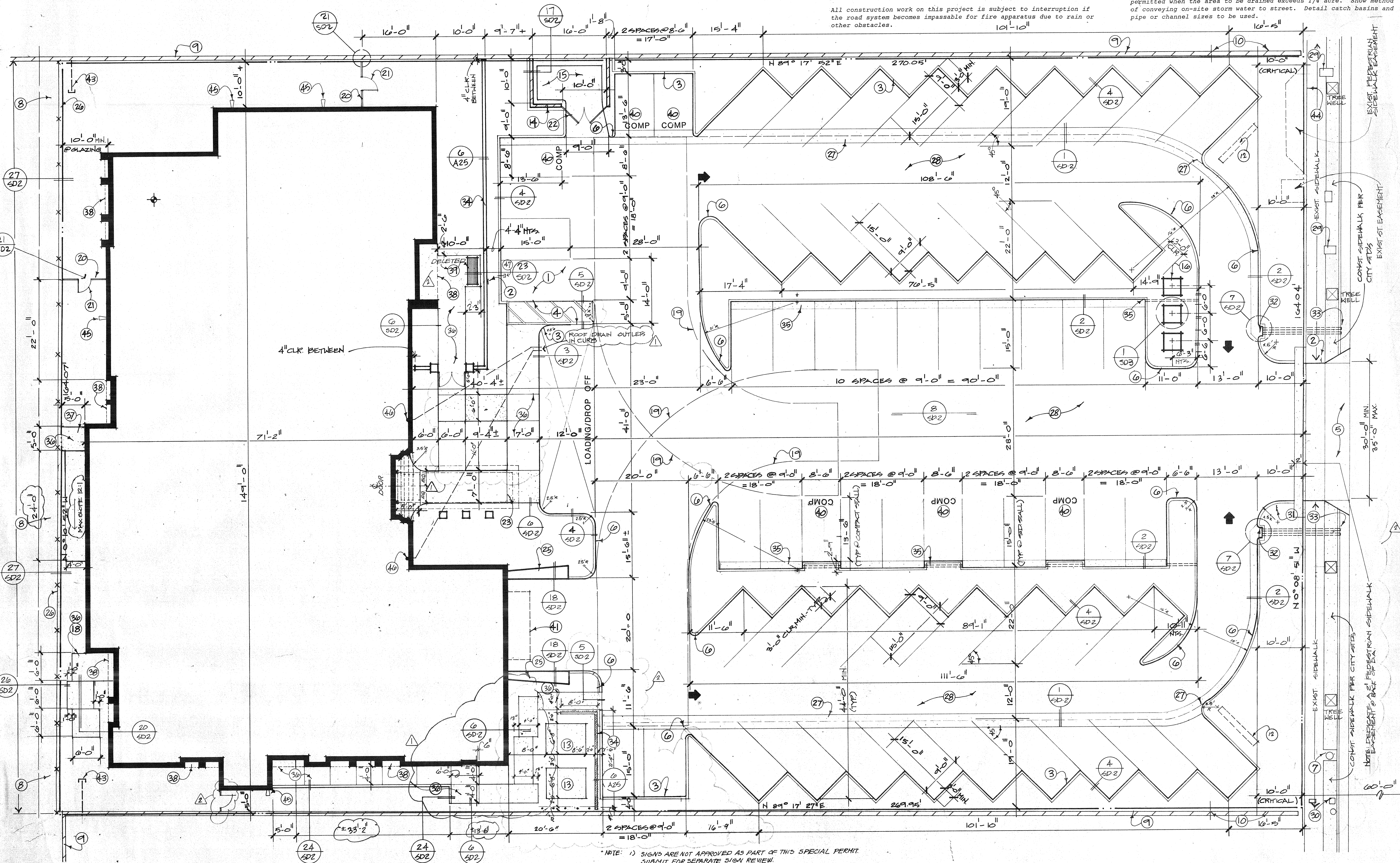
All construction work on this project is subject to interruption if the road system becomes impassable for fire apparatus due to rain or other obstacles.

Deed(s) of Easement(s) for the required dedication(s) shall be prepared by the owner/developer's engineer and submitted to the City with verification of ownership prior to issuance of building permits.

For street tree well requirements, in the public right of way area, submit landscape site plan(s) to City of Fresno Parks Dept. and allow four (4) days for review and recommendations. Contact Parks Division at 498-1551 for proper processing.

Surface drainage over driveway approaches and sidewalks is not permitted when the area to be drained exceeds 1/4 acre. Show method of conveying on-site storm water to street. Detail catch basins and pipe or channel sizes to be used.

A backflow prevention device is required! Contact water division at 498-1408 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 devices; backflow prevention devices required shall be installed at the consumer's expense by a qualified journeyman plumber certified as competent for such purposes by the water system 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.

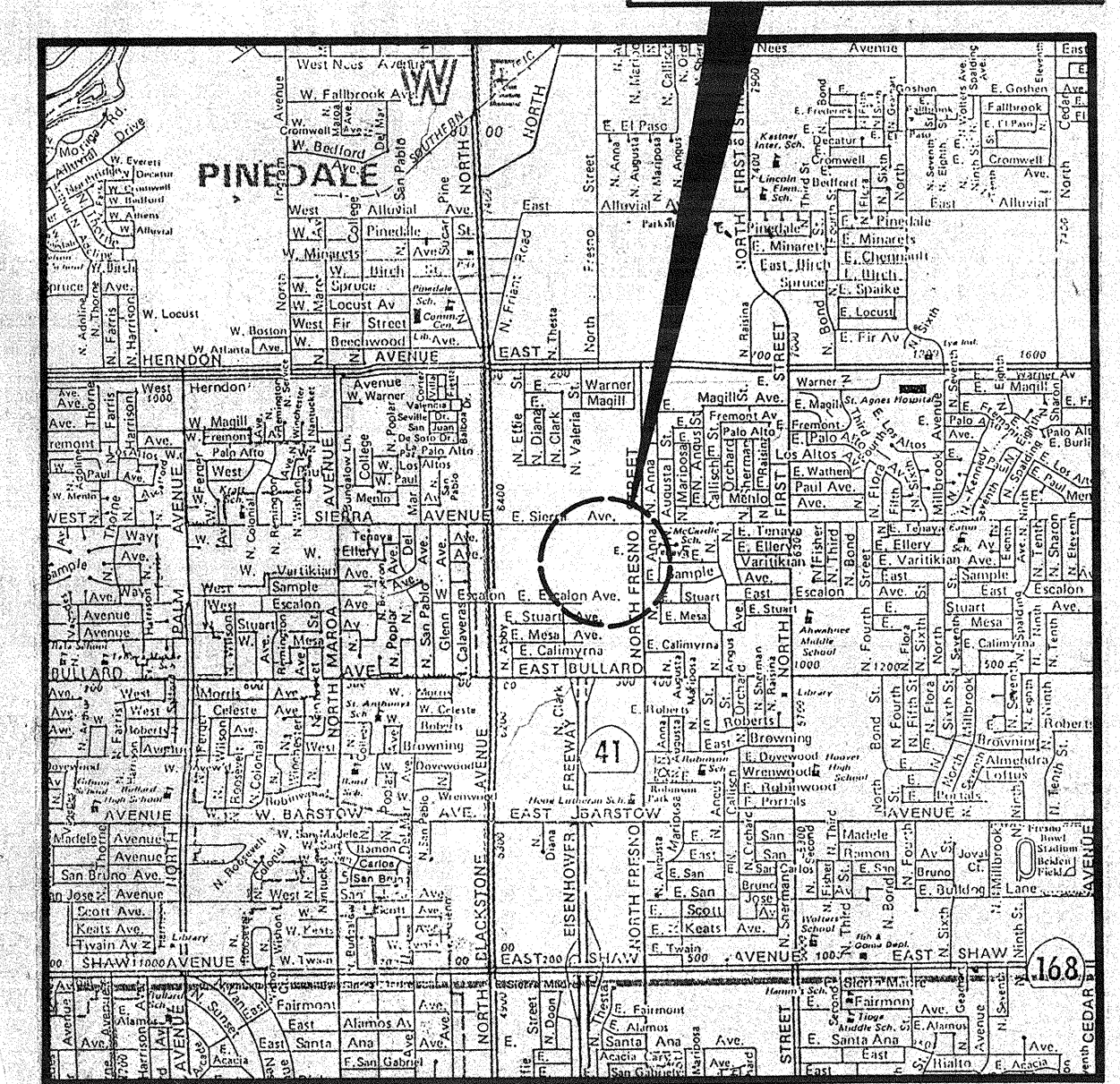


SITE PLAN KEYED NOTES

- 1 HANDICAPPED PARKING STALL PER TITLE 24.4 PERAL 14/SDZ
- 2 HANDICAPPED SIGNAGE PER TITLE 24.4 PERAL 14/SDZ
- 3 6" HIGH CONCRETE CURB - TYPICAL
- 4 CONCRETE WALK FLOOR WITH PARKING AT THIS POINT. (MAX. SLOPE = 1:12) REFER TO PER TITLE 24.4 CAC SECTION 2-702 & FIG. 2-712A (S.M.)
- 5 CONSTRUCT APPROACH AS PER FRESNO CITY STANDARDS. P.2 & P.4
- 6 FIRE LANE (RED CURB IN FIRE LANE WITH 3" HIGH WHITE LETTERS).
- 7 EXISTING FIRE HYDRANT.
- 8 EXISTING PACIFIC BELL EASEMENT.
- 9 EXISTING 6" HIGH CONCRETE BLOCK WALL.
- 10 EXISTING 3" CONCRETE BLOCK WALL TO THIS POINT.
- 11 FRESNO METROPOLITAN FLOOD CONTROL DISTRICT FLOODING BASIN.
- 12 PROJECT SIGNAGE (SEPARATE PERMIT REQUIRED).
- 13 P.G.E. TRANSFORMER/PAD PER PG&E STANDARDS.
- 14 6" HIGH CONCRETE BLOCK WALL TRASH ENCLOSURE. PER DTL 17/SDZ
- 15 CONCRETE CURBS AND PAVING AT TRASH ENCLOSURE. FRESH CONCRETE WITH ASPHALT PAVING. CONSTRUCT PER CITY OF FRESNO SOLID WASTE DIVISION STANDARDS.
- 16 PROJECT OBELISK (TYP OF 3). PER DTL 1/SDZ
- 17 PARKING FURNISHING. PER DTL 5/SDZ
- 18 EMPLOYEE PARKING.
- 19 DASHED OUTLINE OF HAMMERHEAD TURN AROUND AS REQUIRED FOR EMERGENCY FIRE VEHICLE ACCESS. INSIDE RADIUS TO BE 24' MIN., OUTSIDE RADIUS TO BE 44' MIN.
- 20 ORNAMENTAL IRON FENCE, PER DETAIL 21/SDZ
- 21 3'-0" WIDE GATE, PER DETAIL 21/SDZ
- 22 ANGLE ROUGHEN W/COARSE METAL FINISH OF FRESNO SOLID WASTE DIVISION STANDARDS.
- 23 HEAVY CAROPY. PER DTL 3/SDZ
- 24 COLORED CONCRETE FINISH WITH ROCK SALT AND STEEL TROWEL FINISH
- 25 BUTTRESS/RETAINING WALLS. CAP PER DTL 18/SDZ
- 26 REMOVE & REPLACE EXISTING FENCE PER DTL 23/SDZ
- 27 VALLEY CUTTER INSTALL PER FRESNO CITY P.M. DEPARTMENT. P.35
- 28 A.C. PAVING. INSTALL PER FRESNO CITY P.M. DEPARTMENT. P.34
- 29 WATER METER.
- 30 TELEPHONE SPLICE BOX.
- 31 SIGN STATING "RIGHT TURN ONLY" AS PER CITY OF FRESNO STANDARDS. (REFER TO SIGN SPEC)
- 32 DRAINAGE INLET PER DTL 7/SDZ
- 33 DRAINAGE PIPING REAR FACE OF CURB. PER CITY OF FRESNO STD
- 34 CONCRETE PLASTER SCREEN WALL. PER DTL 34/SDZ
- 35 CORN CUTTER WITH 3" X 5" RECTANGULAR TUBING THRU CURB.
- 36 COLORED CONCRETE PLATWORK WITH ROCK SALT FINISH.
- 37 EXISTING MAX. CURB & PERMANENTLY EXISTING
- 38 DENOTES ROOF OVERHANG ABOVE - TYPICAL.
- 39 RELOC. PER DTL 23/SDZ DELETED
- 40 WHITE PAVING MARKING REQUIRED STATED "COMPACT CARS ONLY" AS PER CITY OF FRESNO STANDARDS.
- 41 OUTLINE OF BALCONY ABOVE.
- 42 EXIST. WALK. 4'-0" WIDE & 4'-0" LONG. DEPRESS CONCRETE PLATWORK TO RECEIVE FIELD VERIFY LOCATION WITH ARCHITECT. PER DTL 24/SDZ DELETED
- 43 REMOVE EXISTING DRAINAGE LINE ALONG BACK PROPERTY LINE WITH BASH WORK. INSTALL CONCRETE PLUG.
- 44 REMOVE EXISTING DRIVE APPROACH. REPLACE WITH SIDEWALK TO MATCH EXISTING.
- 45 RAIN WATER LEADER CUT WALL PER DTL 11/SDZ W/SLASH BLOCK PER DTL 12/SDZ
- 46 RAIN WATER LEADER CUT BLDG PER DTL 13/SDZ EXTEND TO CURB
- 47 FINISHED RAIN WATER LEADER FROM BASEMENT TO CURB OUTLET. REFER TO PLUMBING PLANS.

NOTE: 1) SIGNS ARE NOT APPROVED AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW.
 2) LIGHTING FIXTURES TO ILLUMINATE PARKING SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO NEIGHBOR OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE PUBLIC WORKS DEPARTMENT.

VICINITY MAP



PROJECT LOCATION

GENERAL SITE CONSTRUCTION NOTES

1. Contact Solid Waste Division at 498-1452 for appointment to establish access and improvements required as conditions of providing disposal services.
2. Notify Fresno City Electronics and Communications Division 10 working days prior to any offsite concrete construction. Phone: 488-1444.
3. Any survey monuments within the area of construction shall be preserved or reset by a registered civil engineer or a licensed land surveyor.
4. Repair all damaged and/or off-grade concrete street improvements as determined by the construction management engineer prior to occupancy.
5. Any utilities requiring relocation shall be the responsibility, and at the expense of, the developer. Contact traffic engineer for information regarding relocations relative to relocation of traffic signal facilities. Fire hydrants will be relocated by city forces. Developer is responsible for notifying City Water Division at 498-1408 to arrange and coordinate work.
6. Construct concrete driveway approaches to public works standard specifications. (P.2 & P.4)
7. Project drainage shall be by surface and/or piped system to street curb. No water shall drain across property lines.
8. 50' parking lot shading, follow regulations.

SUBMIT SMOKE ALARM PLANS TO CITY OF FRESNO FIRE PREVENTION. SPECIFY AN EVENT SEQUENCE FOR TESTING SMOKE DETECTORS FOR THIS SYSTEM.

LEGAL DESCRIPTION

A.P.N. 409-16-09
 409-16-12
 409-16-18
 409-16-19

LOT 9 PARCEL ONE: A THE WEST 155 FEET OF THE EAST 300 FEET OF THE NORTH 163.8 FEET OF LOT 174 OF PERALS COLONY NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4 PAGE 68 OF RECORD OF SURVEYS. EXCEPTING THEREFROM THE NORTH 20 FEET THEREOF.

LOT 18 PARCEL TWO: A THE NORTH 20 FEET OF THE NORTHEAST 1/4 OF THE EAST 1/2 OF LOT 174 OF PERALS COLONY NO. 2 ACCORDING TO THE MAP RECORDED IN BOOK 4 PAGE 68 OF PLATS, RECORDS OF FRESNO, EXCEPTING THE EAST 145 FEET.

LOT 12 PARCEL 1: BEGINNING AT A POINT ON THE NORTHEAST CORNER OF LOT 174, PERALS COLONY NO. 2, SITUATE IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE MAP ENTITLED "RESURVEY OF LOTS 113 AND 174 OF PERALS COLONY NO. 2," RECORDED MARCH 10, 1945 IN RECORD OF SURVEYS, BOOK 16, PAGE 49 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 163.8 FEET TO A POINT; THENCE WESTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT A DISTANCE OF 130 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE NORTH 20 FEET THEREOF FOR ROADWAY PURPOSES.

LOT 19 PARCEL 2: THE WEST 15 FEET OF THE EAST 145 FEET OF THE NORTH 163.8 FEET OF LOT 174 OF PERALS COLONY NO. 2, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4 PAGE 68 OF RECORD OF SURVEYS. EXCEPTING THEREFROM THE NORTH 20 FEET THEREOF.

PROJECT DATA

USE:	MEDICAL OFFICE (DIAGNOSTIC IMAGING)
OCCUPANCIES:	OFFICE; B2 BASEMENT PARKING: B1
TYPE OF CONSTRUCTION:	TYPE V, NON RATED WITH FIRE SPRINKLERS
CORRIDOR CONSTRUCTION:	NON RATED WITH FIRE SPRINKLERS AND SMOKE DETECTORS, PER USC 3105(g) EXCEPTION 5.
OCCUPANCY SEPARATION:	30 MINUTE FIRE RATING BETWEEN B1 AND B2 AREAS, WITH FIRE SPRINKLER SUBSTITUTION
SITE AREA:	44,292. SQUARE FEET
BUILDING AREA:	3,162. SQUARE FEET
BASEMENT:	3,998. SQUARE FEET
FIRST FLOOR:	5,047. SQUARE FEET
SECOND FLOOR:	
TOTAL BUILDING:	18,207. SQUARE FEET
BASEMENT PARKING:	4,876. SQUARE FEET
PARKING SITES:	
STANDARD:	55
COMPACT:	6
HANDICAPPED:	1
SUBTOTAL:	62
BASEMENT:	
STANDARD:	5
COMPACT:	8
HANDICAPPED:	1
SUBTOTAL:	14
TOTAL:	76
LOADING ZONE:	1
PARKING RATIO:	4.2 STALLS/1000 SQUARE FEET
PROJECT FIELD (EXCLUDING BASEMENT PARKING AREA):	41.14

SITE LAYOUT NOTES

ALLOWABLE AREA INCREASES 1988 U.B.C. TYPE V CONSTRUCTION, WITH FIRE SPRINKLERS

BASIC ALLOWABLE: 8,000 SQ. FT. TABLE NO. 5-C
 MULTI-STORY: 2 x 8,000 = 16,000 SQ. FT. SECTION 505(b)
 FULLY SPRINKLERED: 2 x 16,000 = 32,000 SQ. FT. SECTION 505(b)
 TOTAL ALLOWABLE:

OCCUPANT LOADS AND EXIT WIDTH REQUIREMENTS 1988 U.B.C. TABLE 933-A SECTION 3303(b)

PARKING LEVEL 4,880 S.F. + 200 = 24' x 50 = 1'-0" REQ. // 7'-0" PROVIDED (PARKING)
 FIRST FLOOR 2,913 S.F. + 100 = 29.1 x 50 = 1'-0" REQ. // 7'-6" PROVIDED (BUILDING)
 SECOND LEVEL 5,353 S.F. + 100 = 53.5 x 50 = 1'-0" REQ. // 8'-0" PROVIDED

The well locations are tentative and must be verified by Parks Division. Notify Parks Division to mark tree locations when drive approaches have been completed. Notify Parks Division 72 hours prior to saw cutting or pouring concrete to mark tree well locations and obtain underground clearances (488-1551).

Note: All compact stalls shall be identified with appropriate signage and/or pavement markings.

SITE PLAN & GENERAL NOTES

ADVANCED MEDICAL IMAGING

PROJECT NUMBER: _____
 ISSUE DATE: _____
 GRADING BACKSHEET: 12-14-76
 2-15-91

ARCHITECTURAL, PLANNING AND INTERIOR DESIGN

SDI

SHEET OF