

11/14/2024 8:22:54 AM
30" x 42"

PROPOSED TENANT IMPROVEMENT

200 W. PONTIAC WAY #5 CLOVIS, CA 93612

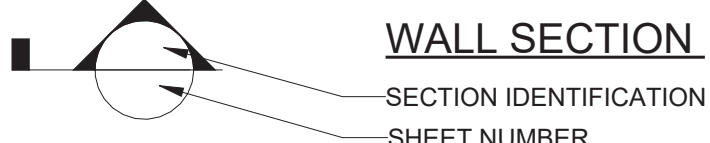


DRAWING SYMBOLS

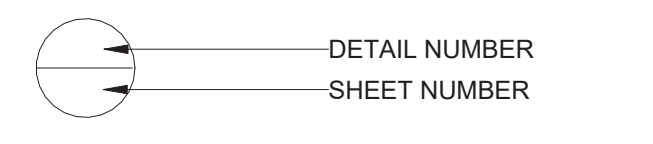
BUILDING SECTION / EXTERIOR ELEVATION



WALL SECTION



DETAIL REFERENCE



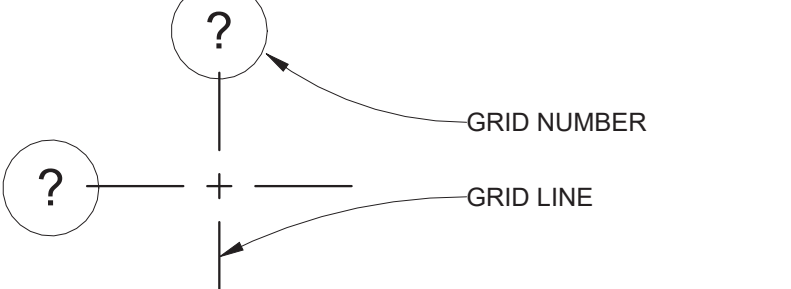
DOOR TAG



WINDOW TAG



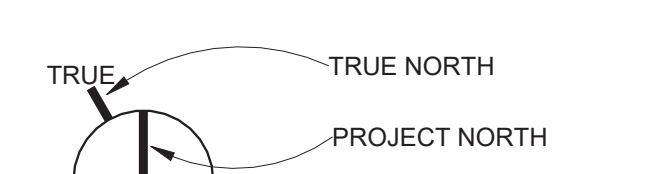
GRID BUBBLE - PROPOSED



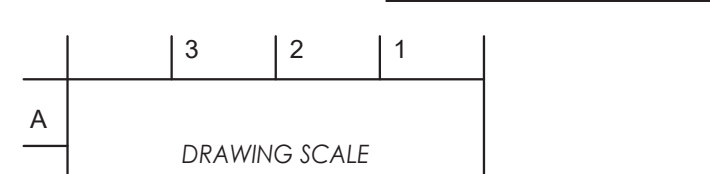
ELEVATION DATUM



NORTH ARROW



GRID REFERENCE



INTERIOR ELEVATION TAG



GENERAL NOTES

- SCOPE OF WORK SHALL BE CONSTRUCTED ACCORDING TO THESE WORKING DRAWINGS AS AGREED UPON BETWEEN OWNER AND CONTRACTOR. THE WORD "CONTRACTOR" REFERS TO THE GENERAL CONTRACTOR. "SUBCONTRACTOR" REFERS TO ONE HAVING DIRECT CONTACT WITH THE CONTRACTOR.
- CONTRACTOR'S RESPONSIBILITIES:
 - CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE JOB SITE BEFORE THEIR BID IS SUBMITTED TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS.
 - THE GENERAL CONTRACTOR SHALL READ, EXAMINE AND BE THOROUGHLY FAMILIAR WITH THESE DRAWINGS AND WITH THE EXISTING SITE CONDITIONS PRIOR TO THE START OF WORK. IN THE EVENT THERE ARE DISCREPANCIES OR OMISSIONS WITHIN THE DRAWINGS AND/OR SPECIFICATIONS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.
 - EXPOSED UNFINISHED SURFACES CREATED BY REMOVAL OF EXISTING MATERIALS, AND SURFACES DAMAGED OR DISTURBED BY REMODELING WORK, SHALL BE REPAIRED/PATCHED WITH NEW MATERIALS AND FINISHED TO MATCH EXISTING WORK AS MUCH AS IS REQUIRED TO PROVIDE A SIMILAR EVEN APPEARANCE.
 - NO DRAWINGS, DETAILS, NOTES ETC., SHALL BE INTERPRETED TO ALLOW FOR A VIOLATION OF THE LOCAL BUILDING CODE, STATE BUILDING CODE AND OTHER APPLICABLE CODES AND GOOD CONSTRUCTION PRACTICES.
 - THE GENERAL CONTRACTOR SHALL REVIEW ALL GRADE ELEVATIONS PRIOR TO CONSTRUCTION.
 - CONTRACTORS SHALL VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, MATERIALS, SIZE OF MEMBERS, ETC., PRIOR TO ON-SITE DELIVERY.
 - JOB SHALL BE COMPLETED WITH AS MUCH SPEED AS POSSIBLE WHEN WORK BEGINS.
 - OWNERS SHALL NOT MAKE ANY PAYMENTS TO THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR WITHOUT RECEIVING LIEN RELEASES FROM ALL PEOPLES WHO HAVE PROVIDED LABOR OR MATERIAL.
 - PERMITS: THE CONTRACTOR AND SUBCONTRACTOR SHALL OBTAIN AND PAY ALL PERMITS, LICENSES AND FEES REQUIRED BY CITY, COUNTY AND STATE LAWS, EXCEPT THE BUILDING, ELECTRICAL, MECHANICAL, AND PLUMBING PLAN FEES AND PERMIT FEES, WHICH WILL BE PAID FOR BY THE OWNER. ALL LAWS, ORDINANCES AND REGULATIONS SHALL BE COMPLIED WITH AND ALL NECESSARY EXPENSES FOR COMPLIANCE SHALL BE INCLUDED IN THE CONTRACT.
 - INSPECTIONS: THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR HIS WORK AND GIVE THE OWNER TIMELY NOTICE OF HIS INTENT TO HAVE INSPECTION.
 - THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS, THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC.
 - THE DESIGN, ADEQUACY AND SAFETY OF ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER AND ARCHITECT.
 - THE CONTRACTOR SHALL PROVIDE ALL RISK INSURANCE. REFER TO PROJECT MANUAL FOR MINIMUM LIABILITY AND PROJECT DAMAGE COVERAGE.
 - THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SANITARY FACILITY ENCLOSURES. LOCATE AS DIRECTED BY OWNER. NEW FACILITIES SHALL NOT BE USED DURING CONSTRUCTION.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.
 - THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LAWS AND CODE REGULATIONS. THESE CODES INCLUDE BUT NOT LIMITED TO THE FOLLOWING:
 - 2022 CALIFORNIA BUILDING CODE (CBC)
 - 2022 CALIFORNIA PLUMBING CODE (CPC)
 - 2022 CALIFORNIA MECHANICAL CODE (CMC)
 - 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2022 CALIFORNIA FIRE CODE
 - 2022 CALIFORNIA RESIDENTIAL CODE
 - 2022 CALIFORNIA ENERGY CODE
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
 - COUNTY OF FRESNO ORDINANCE TITLE 15

- ERRORS AND OMISSION: IF ANY ERRORS OR OMISSIONS APPEAR IN THESE DRAWINGS, OR OTHER CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR AND SUBCONTRACTORS AFFECTED SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH ERROR OR OMISSION. IN THE EVENT OF FAILING TO GIVE SUCH WRITTEN NOTICE BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK, HE WILL BE HELD RESPONSIBLE FOR THE RESULT OF ANY SUCH ERRORS OR OMISSIONS AND THE COST FOR RECTIFYING THE SAME.
- GUARANTEES: CONTRACTOR SHALL GUARANTEE THE WORK IN GENERAL FOR ONE YEAR AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE BUILDING FREE FROM DEFECTS OF MATERIALS AND POOR WORKMANSHIP FROM DATE OF COMPLETION. THE CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE STATING THAT ALL WORK EXECUTED BY HIM WILL BE FREE FROM DEFECTS OF THE MATERIALS AND WORKMANSHIP FOR PERIOD OF ONE YEAR (UNLESS OTHERWISE SPECIFIED) FROM DATE OF ACCEPTANCE OF HIS WORK, THAT HE WILL REPAIR AND REPLACE ALL SUCH DEFECTIVE WORK AND ALL OTHER WORK DAMAGE WITHOUT COST TO THE OWNER.
- DIMENSIONS: FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SMALL SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE ANY WORK IS CONSTRUCTED AND/OR FABRICATED. THE SPECIFICATION AND/OR SCHEDULES ON THE DRAWINGS SHALL HAVE WRITTEN NOTES AND OR BE FOLLOWED IN PREFERENCE TO INFORMATION FURNISHED IN THE FORM OF LINES ON DRAWINGS. DETAILED CLARIFICATION DRAWINGS FURNISHED DURING CONSTRUCTION OR APPROVED BY THE ARCHITECT ARE TO BE CONSIDERED EXPLANATORY AND NOT AS MODIFICATIONS OF THESE PLANS AS SHALL BE CALLED CLARIFICATION DRAWINGS. ALL NOTES, FIGURES AND DETAIL DRAWINGS SHALL BE FOLLOWED AND EXECUTED AS PART OF THESE NOTES. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSION LINES ARE TO FACE OF STUD UNLESS NOTED OTHERWISE (I.E., N.O.)

- JOB CONDITIONS:
 - DUST CONTROL: USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST DURING THE PERFORMANCE OF SITE WORK. THOROUGHLY MOISTEN ALL EXTERIOR SURFACES AS REQUIRED TO PREVENT DUST FROM BEING A NUISANCE TO THE PUBLIC, NEIGHBORS AND CONCURRENT PERFORMANCE OF OTHER WORK ON THE SITE.
 - PROTECTION: USE ALL MEANS NECESSARY TO PROTECT EXISTING OBJECTS TO REMAIN AND IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE SATISFACTION OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.
- PREPARATION:
 - NOTIFICATION: THE CONTRACTOR SHALL INFORM THE OWNER AND ARCHITECT OF THE DATE FOR START OF SITE WORK. THE DATE SHALL BE ACCEPTABLE TO ALL PARTIES.
 - SITE INSPECTION:
 - PRIOR TO ANY DEMOLITION, CAREFULLY INSPECT THE ENTIRE SITE & ALL OBJECTS DESIGNATED TO BE REMOVED & TO REMAIN.
 - LOCATE ALL EXISTING UTILITY LINES AND EQUIPMENT. DETERMINE WHICH UTILITIES MUST BE REMOVED AND WHICH ARE TO REMAIN AS WELL AS ALL REQUIREMENTS FOR DISCONNECTING OR CAPPING.
 - PROTECTIVE WORKS:
 - DEMOLITION SHALL NOT PROCEED UNTIL SUCH PROTECTIVE WORKS ARE PLACED AS ARE REQUIRED TO PROTECT THE PROPERTY AND PERSONNEL FROM THAT HAZARDS OF THE WORK.
 - LOCATE ALL EXISTING UTILITY LINES AND EQUIPMENT. DETERMINE WHICH UTILITIES MUST BE REMOVED AND WHICH ARE TO REMAIN AS WELL AS ALL REQUIREMENTS FOR DISCONNECTING OR CAPPING.
 - DAMAGE TO EXISTING WORK: EXISTING WORK DAMAGE IN THAT EXECUTION OF THIS WORK SHALL BE REPAIRED OR RESTORED TO THE ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- DISCONNECTION OF UTILITIES:
 - BEFORE STARTING JOB OPERATIONS, DISCONNECT OR ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES TO BE REMOVED, PERFORMING ALL SUCH WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY OR AGENCY INVOLVED, AND WITH OWNER.
 - PROTECTION OF UTILITIES:
 - PRESERVE IN OPERATING CONDITION ALL ACTIVE UTILITIES REMAINING.
 - USE OF THE PREMISES: THE CONTRACTOR SHALL CONFINED HIS WORKMEN, AND THE PARKING OF WORKMEN'S VEHICLES TO LIMITS INDICATED BY LAW, ORDINANCE, PERMITS OR DIRECTION OF THE OWNER.
 - SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR, WHERE DRAWINGS OR THE FIELD CONDITIONS THE ARCHITECT AND STRUCTURAL ENGINEER SHALL DETERMINE APPROPRIATE PROCEDURE TO BE FOLLOWED, NO PORTION OF THESE DRAWING SUPERSEDE AND OTHER.
 - CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF FLOOR AND WALL PENETRATIONS AND VERIFY THAT OPENING ARE WITHIN THE LIMITATION OF THE STRUCTURAL DESIGN.
 - THE CONTRACTOR SHALL VERIFY IN FIELD, ALL ELEVATIONS, FLOW LINES, AND POINTS ONLY. DISCREPANCIES SHALL BE CALLED TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING THE WORK.
 - THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA PRIOR TO THE EXCAVATION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF EXISTING UTILITIES AND PAVEMENT WITHIN THE DRAWINGS OF THE WATER WHETHER INDICATED ON THE DRAWING OR NOT UNLESS NOTED OTHERWISE. ALL UTILITIES TO BE UNDERGROUND PER UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
 - EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE GENERAL CONTRACTOR OR OWNER OF ANY WORK CALLED OUT IN THE DRAWING IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE APPROPRIATE HOOK-UP TAIL UTILITIES REQUIRED TO SUPPORT THE WORK. MATERIALS AND EQUIPMENT SHALL BE KEPT CLEAN AND PICKED UP AND REMOVED FROM THE SITE.
 - DO NOT MAKE CONNECTION, BRACE, OR SUSPEND ANY CONSTRUCTION OR EQUIPMENT FROM THE FLOOR OR ROOF DECK OR JOIST/SPACER AUTHORIZED BY STRUCTURAL ENGINEER AND ARCHITECT.
 - ALL CHANGES IN PLAN CREATED BY ITEMS PROJECTING FROM OR INTO THE EXTERIOR WALL OF A BUILDING INCLUDING BUT NOT LIMITED TO: BEAMS, PROJECTED BALCONIES, RECESSED BALCONIES, ROOFS, CANOPIES, WATER TABLES, LEDGERS, ETC. SHALL BE COVERED BY A GALVANIZED SHEET METAL FLASHING PLACED UNDERNEATH THE WATER BARRIER. SUCH METAL BARRIER AND SHALL HAVE ALL CORNERS SOLDERED OR FOLDED AND SHALL BE INSTALLED WITH 10-INCH MINIMUM WIDE S-LAPPED SHINGLE STYLE OVER GSM FLASHING.
 - CLEANINGS UP: THE CONTRACTOR AND SUBCONTRACTORS SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY HIS PROJECT. PARTS AND DETAILS NOT FULLY SHOWN SHALL BE DETAILED AND EXECUTED ACCORDING TO STANDARD FIRST CLASS PRACTICE AND IN SIMILAR MANNER AND SPIRIT OF DETAILS WHICH ARE SHOWN. IF THE CONTRACTOR FINDS DETAILS WHICH IN HIS OPINION ARE UNSOUND OR OF POOR STANDARDS, IT IS HIS DUTY TO NOTIFY THE ARCHITECT OF THIS FACT. IF HE PERFORMS THE WORK AS DETAILED WITHOUT SAID NOTIFICATIONS, THEN IT SHALL BE ASSUMED THAT HE DOES NOT OBJECT TO DETAIL. REFER TO RELATED NOTE BELOW FOR ERRORS AND OMISSION.
 - CLARIFICATION ON DRAWINGS: NOTE THAT DRAWINGS DO NOT SUPPORT TO SHOW ALL OBJECTS EXISTING ON THE JOB. BEFORE COMMENCING ANY DEMOLITION, VERIFY ALL OBJECTS TO BE REMOVED AND ALL OBJECTS TO BE PRESERVED.
 - PLEASE NOTE THAT ALL SPECIFIED MATERIALS ARE SUBJECT TO CHANGE UPON APPROVAL BY ALL PARTIES WITH AN EQUAL AND COMPARABLE ALTERNATE.
 - ASSURING THAT PLANS ARE BEING FOLLOWED AND WHILE THE ARCHITECT WILL GIVE ASSISTANCE IN INTERPRETING THE PLANS, IT DOES NOT RELIEVE THE CONTRACTOR OR ANY SUBCONTRACTORS FROM ANY RESPONSIBILITY FOR WORK WHICH MAY PROVE FAULTY.

PROJECT INFORMATION

- OWNER INFORMATION
COUNTY OF FRESNO
CONTACT PERSON:
ED MILAM
BUILDING MAINTENANCE SPECIALIST
INTERNAL SERVICES DEPARTMENT | FACILITY SERVICES
4500 E. KINGS CANYON RD., FRESNO, CA 93702
OFFICE (559) 600-7246 | CELL (559) 417-8001
- PROJECT ADDRESS
200 WEST PONTIAC WAY
CLOVIS, CA 93612
- EXISTING SITE DATA
A. JURISDICTIONAL AGENCY - COUNTY OF FRESNO
B. A.P. N#: 493-070-885
C. CURRENT ZONE- M-1
D. PARKING DATA:

PARKING CALCULATIONS

A. EXISTING PARKING DATA	PROVIDED	REQUIRED 11B-208.2
• STANDARD PARKING	241	
• ACCESSIBLE PARKING	4	7
• EXISTING TOTAL PARKING	245	
• EXISTING EVCS	2	
• EXISTING ACCESSIBLE EVCS	0	1

B. PROPOSED PARKING DATA	PROVIDED	REQUIRED 11B-208.2
1. PUBLIC PARKING		
• STANDARD PARKING	165	
• ACCESSIBLE PARKING	6	6
• TOTAL PARKING	171	
• EVCS	1	
• ACCESSIBLE EVCS	1	1
2. EMPLOYEE PARKING (EAST - GATED)		
• STANDARD PARKING	33	
• ACCESSIBLE PARKING	2	2
• TOTAL PARKING	35	
3. ANTICIPATED PARKING (REAR - GATED)		
• STANDARD PARKING	43	
• ACCESSIBLE PARKING	3	2
• TOTAL PARKING	46	
GRAND TOTAL (PROPOSED PARKING)	252	

ADOPTION / APPROVAL

CONTRACT NUMBER: 24-S-03
ADOPTED BY COUNTY OF FRESNO
BOARD OF SUPERVISORS

BRIAN PACHECO DISTRICT 1
GARRY BREDEFELD VICE CHAIRMAN DISTRICT 2
LUIS CHAVEZ DISTRICT 3
ERNEST "BUDDY" MENDES CHAIRMAN DISTRICT 4
NATHAN MAGSIS DISTRICT 5

PAUL NERLAND
COUNTY ADMINISTRATIVE OFFICER

Steve White
STEVEN E. WHITE, DIRECTOR
DEPARTMENT OF PUBLIC
WORKS AND PLANNING

BUILDING DATA

EXISTING USE:
WAREHOUSE/ GROUP "B" 1-1 OCCUPANCY
OFFICE- GROUP "B" OCCUPANCY

TYPE OF CONSTRUCTION
A. 100 (SPRINKLERED)
B. NUMBER OF STORIES - 2

SCOPE OF WORK

- EXTERIOR TENANT IMPROVEMENT:
 - RESTRIPE / SEAL EXISTING PARKING AND PATH OF TRAVEL UPGRADE FOR BARRIER REMOVAL
- INTERIOR TENANT IMPROVEMENT
A. EXISTING OFFICE SPACE

APPROVED FOR PERMIT

This plan is in general conformance with Title 15 of the Fresno County Ordinance Code. This approval does not constitute permission to violate any applicable county ordinance or state law.

By: jcoustar
COUNTY OF FRESNO DATE: 02/03/25
ADDENDUM



VICINITY MAP NTS J1

DRAWING LIST

G-101	COVER PAGE
A-101	OVERALL SITE PLAN & EXISTING PATH-OF-TRAVEL
A-102	DEMO SITE PLAN
A-103	ENLARGED PARTIAL SITE PLAN
A-104	ENLARGED PARKING PLANS
A-105	SITE DETAILS
A-200	OVERALL FLOOR PLAN & (E) EXIT PLAN
A-201.1	PARTIAL DEMOLITION PLAN "A"
A-201.2	PARTIAL DEMOLITION PLAN "B"
A-202.1	PARTIAL FLOOR PLAN A
A-202.2	PARTIAL FLOOR PLAN B
A-203.1	PARTIAL REFLECTED CEILING PLAN A
A-203.2	PARTIAL REFLECTED CEILING PLAN B
A-501	ACCESSIBLE ENTRANCE DETAIL
A-502	ENLARGED RESTROOM FLOOR PLANS
A-503	ENLARGED RESTROOM FLOOR PLANS
A-504	ACCESSIBLE DETAILS
A-601	FINISH & OPENING SCHEDULE
A-701	INTERIOR ELEVATIONS
A-801	ARCHITECTURAL DETAILS (CASEWORKS & PARTITIONS)
A-802	ARCHITECTURAL DETAILS
S-101	TYPICAL METAL STUD CONNECTION DETAILS 01
S-102	TYPICAL METAL STUD CONNECTION DETAILS 02
GB101	GREEN BUILDING CODE MANDATORY CHECKLIST
GB102	GREEN BUILDING CODE MANDATORY CHECKLIST
GB103	GREEN BUILDING CODE MANDATORY CHECKLIST

P1.0	GN, LEGEND, SCHEDULES, AND PLUMBING PLAN FIRST FLOOR
P1.1	PLUMBING PLAN SECOND FLOOR
M1.0	GN, LEGEND, SCHEDULES, AND MECHANICAL PLAN FIRST FLOOR
M1.1	MECHANICAL PLAN SECOND FLOOR
E-100	ELECTRICAL NOTES
E-200	ELECTRICAL SITE PLAN
E-301	GROUND FLOOR LIGHTING PLAN
E-302	SECOND FLOOR LIGHTING PLAN
E-303	LIGHTING CONTROL DIAGRAM, PANEL SCHEDULE
E-401	GROUND FLOOR POWER PLAN
E-402	SECOND FLOOR POWER PLAN
E-500	SINGLE LINE DIAGRAM (FOR REFERENCE ONLY)
E-600	PANEL SCHEDULE
E-700	TITLE 24 COMPLIANCE FORM
FA-0A	FIRE ALARM - COVER SHEET
FA-01	FIRE ALARM - PARTIAL SITE PLAN
FA-02	FIRE ALARM - PARTIAL SITE PLAN
FA-03	FIRE ALARM - PARTIAL SITE PLAN
FA-04	FIRE ALARM - PARTIAL SITE PLAN
FA-05	FIRE ALARM - PARTIAL SECOND FLOOR
FA-06	FIRE ALARM - PARTIAL SECOND FLOOR
FA-07	FIRE ALARM - PARTIAL SECOND FLOOR
FA-08	FIRE ALARM - PARTIAL SECOND FLOOR

DEFERRED SUBMITTALS

- FIRE SPRINKLER PLAN
- FIRE ALARM PLAN

ADDITIONAL PLAN CHECK NOTES:

- CONSTRUCTION WASTE MANAGEMENT PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY.
- CONTACT THE CLOVIS FIRE DEPARTMENT AT 559-324-2278 TO SCHEDULE AN INSPECTION OF THE SITE A MINIMUM OF TWO WEEKS PRIOR TO REQUESTING A FINAL INSPECTION. THE CLOVIS FIRE DEPARTMENT MAY ALSO BE CONTACTED TO DO A WALKTHROUGH OF THE SITE AT ANY TIME DURING CONSTRUCTION TO ENSURE THAT THE CONTRACTOR IS AWARE OF ANY CONDITIONS THAT NEED TO BE ADDRESSED PRIOR TO RECEIVING A FINAL INSPECTION.
- SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE CLOVIS FIRE PREVENTION BUREAU FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM.
- SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE CLOVIS FIRE PREVENTION BUREAU FOR THE INSTALLATION OR MODIFICATION OF FIRE ALARM SYSTEM.
- DESIGN LEVEL FOR MINIMUM AUDIBILITY FOR OCCUPANT NOTIFICATION SHALL BE INCLUDED WITH ALL FIRE ALARM PLAN SUBMITTALS. 20122 CFC SECTION 907.1.2
- THE GENERAL CONTRACTOR SHALL COORDINATE THE FIRE ALARM SYSTEM INTERFACES BETWEEN THE FIRE ALARM CONTRACTOR, SPRINKLER CONTRACTOR, MECHANICAL CONTRACTOR AND ANY OTHER PERTINENT TRADES (FIRE ALARM, SPRINKLER SYSTEM, HOOD AND VENT EXTINGUISHING SYSTEM, HVAC, FIRE SMOKE DAMPERS, ETC.).

Clovis Fire Department
Fire Prevention Bureau
1233 5th Street, Clovis, CA 93612
559-324-2200
10/28/2024
Approved

PROJECT

PROPOSED TENANT IMPROVEMENT

200 W. PONTIAC WAY
CLOVIS, CA 93612

CLIENT



ARCHITECT



ROBINA WRIGHT
Architect & Associates, Inc.
18 ARCHITECTURAL
CERTIFIED ACCESS SPECIALIST (CAS)
LIC # 32383
448 EAST OLIVE AVENUE
FRESNO, CA 93702
TEL # 559-307-7232

SEAL & SIGNATURE



CONSULTANT

UPDATE

09/19/2024

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

1	2	3	4
1	PC 24-0846	09-15-2024	
2	FIRE - PC RESPONSE	09-15-2024	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

TITLE

COVER PAGE

B SCALE As Indicated
CD

G-101

ISSUE DATE 01/31/24 JOB NUMBER 2024_03
DRAWN BY Author CHECKED BY Checker

DRAWING SYMBOLS NTS A11

GENERAL NOTES NTS A6

PROJECT INFORMATION NTS A2

DRAWING INDEX NTS A1



WEST PONTIAC WAY

EXISTING WAREHOUSE / OFFICE BUILDING
APPROXIMATE 103,861 SQ. FT.

LOADING

EAST GATE PARKING

ENLARGED PARTIAL SITE PLAN

APPROVED
Feb 03 2025

COUNTY OF FRESNO
DEVELOPMENT SERVICES

ADDENDUM - jcolisart



SITE PLAN KEYNOTES:

- EXISTING 6' - 0" HIGH CYCLONE FENCE
- EXISTING CONCRETE DOCK
- EXISTING TRANSFORMER LOCATION
- EXISTING LOCATION OF SPRINKLER RISER
- EXISTING EXPOSED CONCRETE AGGREGATE AT FRONT ENTRY ARCH WALKWAY UNDER PORT-OUT
- NEW CONCRETE PARKING SPACES EV CHARGING SPACES AND ACCESS AISLE; SHOWN SHADED. REFER TO ENLARGED DRAWINGS FOR ADDITIONAL INFORMATION.
- EXISTING CONCRETE APRON
- EXISTING CONCRETE APPROACH
- EXISTING LANDSCAPE AREA
- EXISTING CONCRETE RAMP
- EXISTING CONCRETE PAVED AREA
- NEW CONCRETE WALK SHOWN SHADED. RUNNING SLOPE = 5% MAX. AND CROSS SLOPE = 2% MAX.
- EXISTING RETAINING WALL
- EXISTING CONCRETE WALK W/ 6' - 6" x 3' - 0" LANDING AT EACH EXTERIOR DOOR LANDING
- EXISTING CONCRETE CURB; TYPICAL
- EXISTING 6' - 0" x 0" TREE WELL W/ CONCRETE CURB. TYPICAL ALONG CENTER AISLE PARKING.
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- REPLACE EXISTING TOW-AWAY SIGNAGE. REFER TO _A6/A-105 FOR ADDITIONAL INFORMATION.
- EXISTING GENERATOR
- NEW CONCRETE LANDING. MAINTAIN A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS.
- NEW CONCRETE CURB RAMP. MAXIMUM OF 8.33 % RUNNING SLOPE AND 1.9% CROSS SLOPE. EXISTING RISE DOES NOT EXCEED 6". NO HANDRAIL IS REQUIRED PER 2022 CBC 11B-405.8 EXCEPTIONS 4.
- NEW 6" H CONCRETE CURB. TYPICAL
- EXISTING ELECTRICAL OUTLET
- EXISTING WATER METER BOX
- NEW 48" WIDE x 7" HIGH POWDER COATED STEEL GATE. REFER TO E1/A-105 FOR ADDITIONAL INFORMATION. PROVIDE DOOR MANEUVERING CLEARANCE PER _G8/A-501
- NEW LANDSCAPE AREA INFILL TO MATCH EXISTING.
- EXISTING ASPHALT PARKING AND DRIVEWAY. CLEAN AND PREPARE SURFACE FOR SLURRY SEAL APPLICATION. REPAIR / SEAL CRACKS, AND APPLY TYPE I SLURRY SEAL APPLICATION. APPLIED EVENLY ACROSS ENTIRE SURFACE OF ASPHALT DRIVEWAY AND PARKING. FLUSH TO ADJACENT CONCRETE IN A SMOOTH AND CLEAN TRANSITION. TRANSITION SHALL NOT EXCEED 1/4" IN ABRUPT CHANGE IN ELEVATION OR 1/2" BEVELED IN 1:2 RATIO.
- NEW 4" WIDE PAINTED WHITE PARKING / LOADING STRIPE. TYPICAL ON ENTIRE PARKING UNLESS OTHERWISE NOTED
- FLUSH NEW CONCRETE WALK / PARKING WITH NEW SLURRY SEALED ASPHALT DRIVEWAY AND PARKING. FLUSH IN A SMOOTH AND CLEAN TRANSITION. TRANSITION SHALL NOT EXCEED 1/4" IN ABRUPT CHANGE IN ELEVATION OR 1/2" BEVELED IN 1:2 RATIO.
- EXISTING IRRIGATION CONTROL VALVE.
- NEW 6" HIGH X 48" LONG CONCRETE WHEELSTOP. REFER TO _A9/A-105 FOR ADDITIONAL INFORMATION.
- DOTTED LINES INDICATES ACCESSIBLE ROUTE OF TRAVEL
 - ACCESSIBLE ROUTE OF TRAVEL IS A BARRIER FREE ACCESSIBLE ROUTE THAT CONNECTS THE ACCESSIBLE PARKING SPACE AND PUBLIC WAY TO ACCESSIBLE BUILDING ENTRANCE.
 - THE ACCESSIBLE ROUTE SHALL BE FREE FROM CRACKS AND CREVICES WITH ABRUPT DROP IN ELEVATION NOT MORE THAN 1/4" AND WIDER THAN 1/2" TO MINIMIZE TRIP HAZARDS ON PEOPLE WITH CANES OR WALKERS.
 - THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE AT LEAST 48" WIDE EXCEPT AT DOORWAYS OR GATES.
 - ACCESSIBLE ROUTE SURFACES SHALL BE STABLE, FIRM AND SLIP-RESISTANT.
 - MAINTAIN 8' CLEAR HEAD ROOM WITHIN THE PEDESTRIAN CIRCULATION AREA, INCLUDING THE ACCESSIBLE ROUTE OF TRAVEL.
 - THE CROSS SLOPE OF THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE NO GREATER THAN 1:48 OR 2.08 PERCENT
 - THE SLOPE OF THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE NO GREATER THAN 1:20 (5 PERCENT), UNLESS IT COMPLIES WITH THE REQUIREMENTS OF A RAMP
- NEW 7" HIGH POWDER COATED STEEL FENCE. REFER TO _A1/A-105 FOR ADDITIONAL INFORMATION.
- NEW 7" HIGH X 24" WIDE POWDER COATED SLIDING STEEL GATE ASSEMBLY WITH AUTOMATIC DOOR OPENER. REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION.
- PROPOSED CURB RAMP. REFER TO _J5/A-105 FOR ADDITIONAL INFORMATION.
- NEW CONCRETE PAVEMENT SHOWN SHADED. FLUSH WITH EXISTING CONCRETE SURFACE. FLUSH IN A SMOOTH AND CLEAN TRANSITION. TRANSITION SHALL NOT EXCEED 1/4" IN ABRUPT. CHANGE IN ELEVATION OR 1/2" BEVELED IN 1:2 RATIO.
- EXISTING 4" PIPE
- EXISTING CLEAN-OUT.
- EXISTING FIRE SYSTEMS.
- EXISTING WATER
- EXISTING EMERGENCY WATER SYSTEM VALVE
- EXISTING MAIN ENTRY DOOR ALSO SERVES AS EXIT DISCHARGE WHICH LEADS DIRECTLY TO THE PUBLIC WAY. REFER TO _A2/A-101 FOR ADDITIONAL INFORMATION.
- NEW ASPHALT PAVING SHOWN SHADED. VERIFY EXTENT OF WORK. REFER TO _F1/A-106 FOR ADDITIONAL INFORMATION.

AREA - TENANT IMPROVEMENT SCOPE	
Name	Area
GROUND FLOOR - OFFICES (EXISTING GROUP "B" OCCUPANCY)	19536 SF
SECOND FLOOR - OFFICES (EXISTING GROUP "B" OCCUPANCY)	20073 SF
TOTAL	39609 SF

SITE PLAN LEGEND:

- PROP. LINE
- CENTER LINE
- EASEMENT LINE
- DIRECTION OF FLOW
- KEYNOTES
- NUMBER OF PARKING SPACE COUNT
- ACCESSIBLE PATH OF TRAVEL
- EXISTING SEWER MAIN
- EXISTING WATER SERVICE
- EXISTING STORM DRAINAGE
- EXISTING GAS MAIN

SITE PLAN NOTES

- CONCRETE WALKS AND CURB RAMPS SHALL BE PLACED ON 5" MOIST AND COMPACTED BASE MATERIALS. 90% RELATIVE COMPACTION UNDER SIDEWALKS. 95% RELATIVE COMPACTION UNDER RAMPS AND SIDEWALKS AT CURB RETURNS PER ASTM STANDARD D-698.
- MINIMUM CONCRETE STRENGTH f_c = 2500 PSI.
- NEW PROPOSED WALKWAY AND CURB RAMPS SHALL BE STEEL TROWELED AND HAVE A LIGHT BROOM FINISH UNLESS OTHERWISE NOTED.
- CURB RAMPS SHALL HAVE A HEAVY BROOM FINISH ACROSS THE SLOPE OF THE RAMP.
- PROVIDE A "NO SMOKING" SIGN, WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS AND WITHIN THE BUILDING. REFER TO _K5/A-501 FOR ADDITIONAL INFORMATION.

PARKING CALCULATIONS

A. EXISTING PARKING DATA	PROVIDED	REQUIRED 11B-208.2
• STANDARD PARKING	241	
• ACCESSIBLE PARKING	4	7
EXISTING TOTAL PARKING	245	
• EXISTING EVCS	2	
• EXISTING ACCESSIBLE EVCS	0	1

B. PROPOSED PARKING DATA		
1. PUBLIC PARKING		
• STANDARD PARKING	165	
• ACCESSIBLE PARKING	6	6
TOTAL PARKING	171	
• EVCS	1	
• ACCESSIBLE EVCS	1	1
2. EMPLOYEE PARKING (EAST-GATED)		
• STANDARD PARKING	33	
• ACCESSIBLE PARKING	2	2
TOTAL PARKING	35	
3. ANTICIPATED PARKING (REAR-GATED)		

REAR PARKING DESIGNED FOR FUTURE WAREHOUSE IMPROVEMENT. ROUTE OF TRAVEL TO BUILDING ENTRANCE WILL BE PART OF FUTURE IMPROVEMENT NOT PART OF THIS WORK

• STANDARD PARKING	43	
• ACCESSIBLE PARKING	3	2
TOTAL PARKING	46	
GRAND TOTAL (PROPOSED PARKING)	252	

PROJECT

PROPOSED TENANT IMPROVEMENT

200 W. PONTIAC WAY
CLOVIS, CA 93612

CLIENT



ARCHITECT



ROBINA WRIGHT
Architect & Associates, Inc.
N.E. ARCHITECTURE
CERTIFIED ACCESS SPECIALIST (CAS)
LIC # 32383
448 EAST OLIVE AVENUE
FRESNO, CA 93726
TEL # 559-307-7232

robina@robinawrightarchitect.com
robina@robinawrightarchitect.com

SEAL & SIGNATURE



CONSULTANT

UPDATE

01/27/2025

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1	PG 24-0846	09-15-2024
3	OWNER REVISION	01-27-2025

TITLE

ENLARGED PARTIAL SITE PLAN

B SCALE As indicated

CD

A-103

ISSUE DATE	01/31/24	JOB NUMBER	2024_03
DRAWN BY	Author	CHECKED BY	Checker



- ### PARKING LOT PAVING DETAIL

ADDENDUM - jcousart