

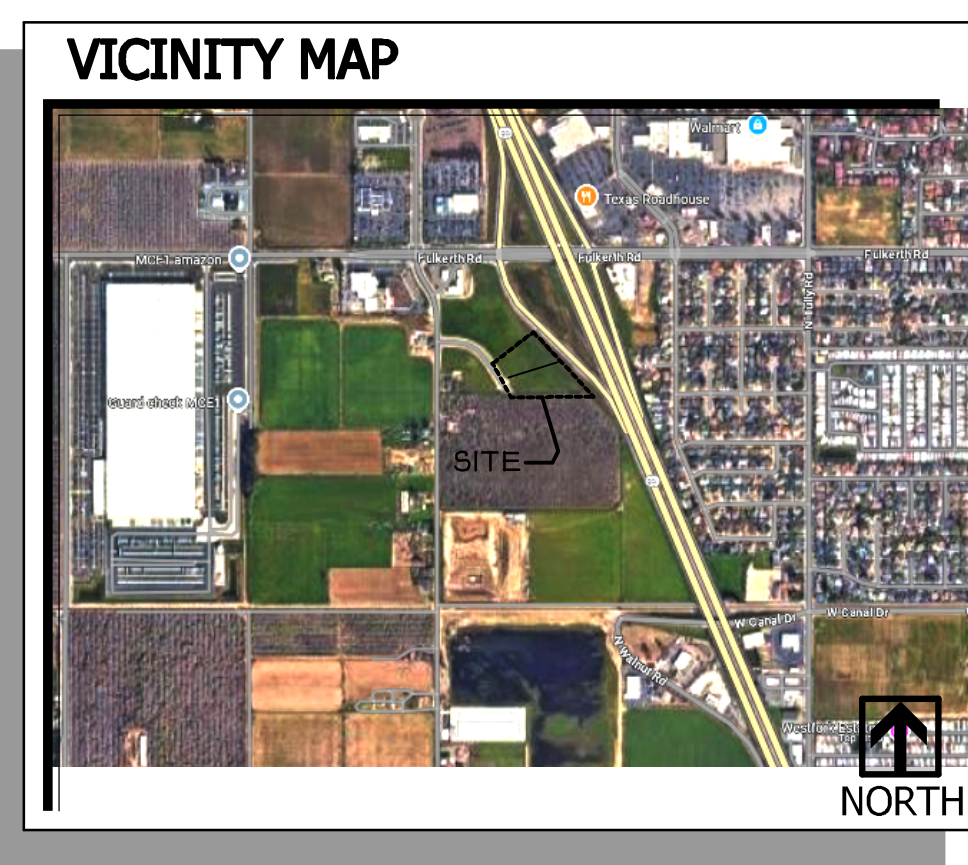
PROJECT INFORMATION	
PROJECT OWNER:	ARVA CORPORATION 348 S. GLENN AVENUE FRESNO, CA 93722 CONTACT: VARTAN HEKIMIAN
PROJECT ADDRESS:	(PHASE 1) 2630 POLOUS DR TURLOCK, CA 95380 (PHASE 2) 2630 POLOUS DR TURLOCK, CA 95380
APN:	(PH1) 081-09-013-000 (PH2) 081-09-014-000
ZONING:	CC (COMM. COMMERCIAL) NORTHEAST TRIANGLE SPECIFIC PLAN
LOT SIZE:	(PHASE 1) 1.34 ACRES 58,241 SQ. FT. (PHASE 2) 0.78 ACRES 43,882 SQ. FT.
CLASSIFICATION:	DAY CARE CENTERS (MAA)
OCCUPANCY:	I-4
BUILDING DATA:	
BUILDING 'A' (PH1)	12,000 SQ. FT.
BUILDING 'B' (PH2)	10,000 SQ. FT.
LOT COVERAGE:	(PH1) 20%, (PH2) 24%
CONSTRUCTION TYPE:	VB (SPRINKLERED)
PARKING DATA:	
(PUBLIC FACILITIES, 1 PER 400sf = 30 STALLS REQ. (PH1)	= 25 STALLS REQ. (PH2)
PARKING PROVIDED (PH1) 41 STALLS (INCLUDING 2 ACC.) (PH2) 25 STALLS (INCLUDING 2 ACC.)	

SITE PLAN KEYNOTES

KEYNOTE	DESCRIPTION
01	X

SITE PREPARATION NOTES

- CONTRACTOR TO HAVE A LICENSED SURVEYOR TO LOCATE PROPERTY LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, VERIFYING AND STAKING ALL DIMENSIONS, UTILITIES AND OTHER CONDITIONS ON-SITE PRIOR TO COMMENCING WITH ANY WORK. ACCEPTANCE OR APPROVAL BY THE DESIGNER OR GRADING THE SURVEYING WILL NOT CONSTITUTE RELIEF OF THE CONTRACTOR'S RESPONSIBILITY OF ACCURACY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF LAYOUTS AND ESTABLISHED RECORDING RELATIONS SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. CONTACT APPLICABLE GOVERNING AGENCIES REGARDING ARRANGEMENT AND COORDINATION OF WORK, CONTACT TRAFFIC ENGINEER FOR INFORMATION REGARDING REIMBURSEMENTS RELATIVE TO RELOCATING TRAFFIC SIGNAL FACILITIES. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY ALL WATER, SPOUTAGE, CITY ELECTRONICS AND COMMUNICATIONS DIVISIONS TO WORKING DATA PRIOR TO ANY OFF-SITE CONSTRUCTION.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
- REPAIR ANY DAMAGED AND/OR OFF-GRADE OFF-SITE ASPHALT IMPROVEMENT AS DETERMINED BY CONSTRUCTION MANAGEMENT DIVISION PRIOR TO OCCUPANCY.
- 5% MINIMUM SLOPE FOR THE ENTIRE SITE. PROVIDE 2% SLOPE AWAY FROM BUILDING FOR A MINIMUM OF 2'. NO ON-SITE WATER RETENTION. THE TOP OF FINISH FLOOR SHALL BE AT LEAST 8" ABOVE FINISH GRADE.
- NO DRAINAGE TO ADJACENT PROPERTY.
- GRADE DIFFERENTIALS GREATER THAN 12 INCHES SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL.
- BUILDING SITE SHALL BE CLEANED AND GRUBBED TO 2'-3" FINISH DEPTH, AND OTHER FLOOR PATTER.
- ALL FILL MATERIALS SUPPORTING FOUNDATIONS SHALL BE PLACED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES IN LAYERS NOT TO EXCEED 4 FEET. WATER SHALL BE ADDED TO EACH LAYER TO OBTAIN REQUIRED COMPACTION AND DENSITY. FILL MATERIAL SHALL HAVE NO MORE THAN 1000 PARTICLES OF NO. 20 OR SIMILAR IRREDUCIBLE MATERIAL. MAXIMUM 8% DISPERSED FILL SHALL BE COMPACTED TO 95% OR MAXIMUM FIELD DENSITY AS PER SOILS REPORT IF REQUIRED. FILL AND COMPACTION SHALL BE APPROVED BY THE BUILDING OFFICIAL.
- ALL LOAD-BEARING FOOTING SHALL BE PLACED IN UNDISTURBED NATURAL SOILS (OR ENGINEERED FILL IF REQUIRED). FOOTINGS SHALL BE SPECIFIED PER S.D.P. FOOTING AND BE SET AT THE LEVEL OR BELOW FOOTINGS ARE HORIZONTAL.
- SANITARY TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION. (2022 CBC 3305.1)



SITE PLAN
SCALE: 1" = 20'-0"

2600 & 2630 POLOUS DR TURLOCK
 architecture
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ASSOCIATED DESIGN AND ENGINEERING INC.
 351 WEST CROMWELL AVE. SUITE 108 ■ FRESNO, CA 93711 ■ OFFICE: 559.431.2399 ■ FAX: 559.431.2074 ■ office@adelinc.biz ■ http://adelinc.biz

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 C 56892
 EXP. 12/31/26

REVISIONS	

A1-1

JOB NO. C24022
 DATE 3/3/2025



(BUILD. B PHASE 2)
PRELIMINARY FLOOR PLAN
SCALE: 3/16" = 1'-0"

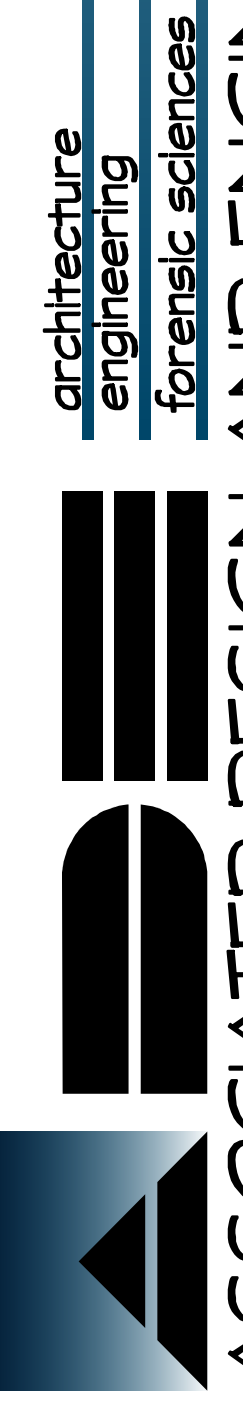
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SHEET **A2-2**

JOB NO. **C24022**
 DATE **3/3/2025**

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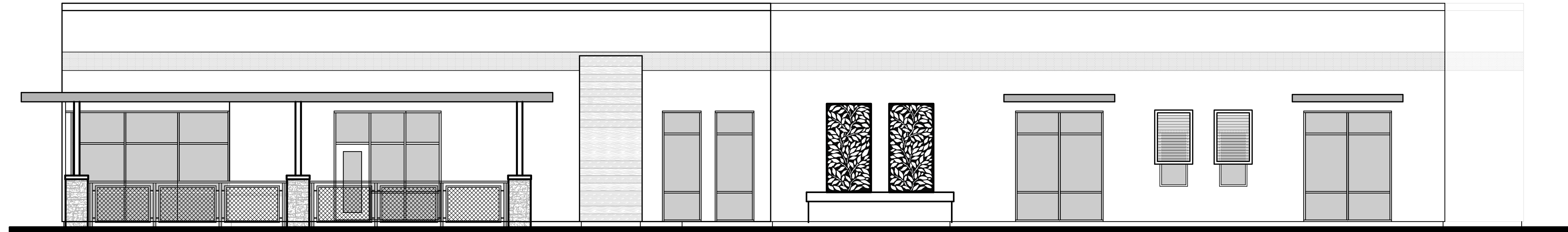
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MICHAEL D. JUNDT S.E.S3396
 TERRY MOORE P.E. L. 59582
 ARMIEN DEVE JIAN C06573
THESE ENGINEERS ARE NOT LICENSED IN THE STATE OF CALIFORNIA

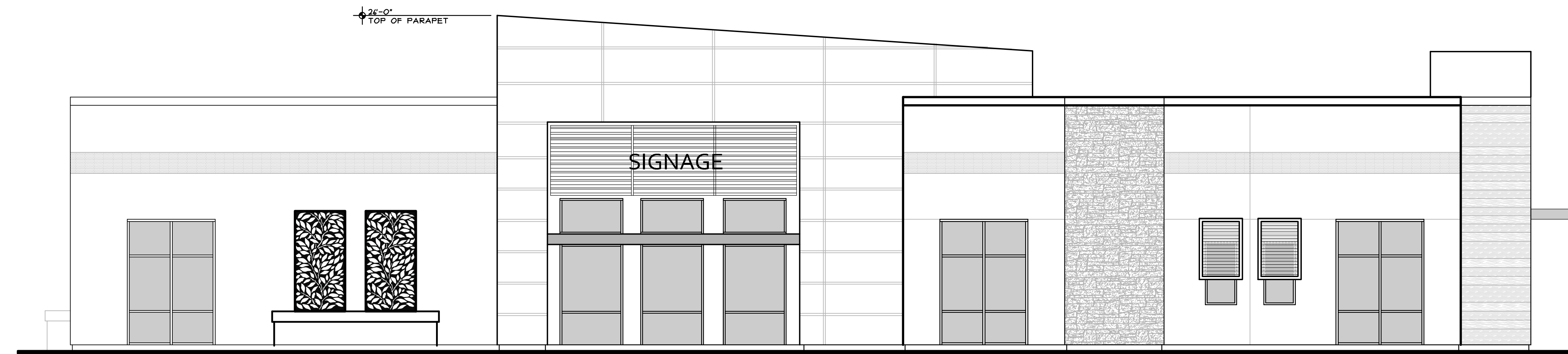
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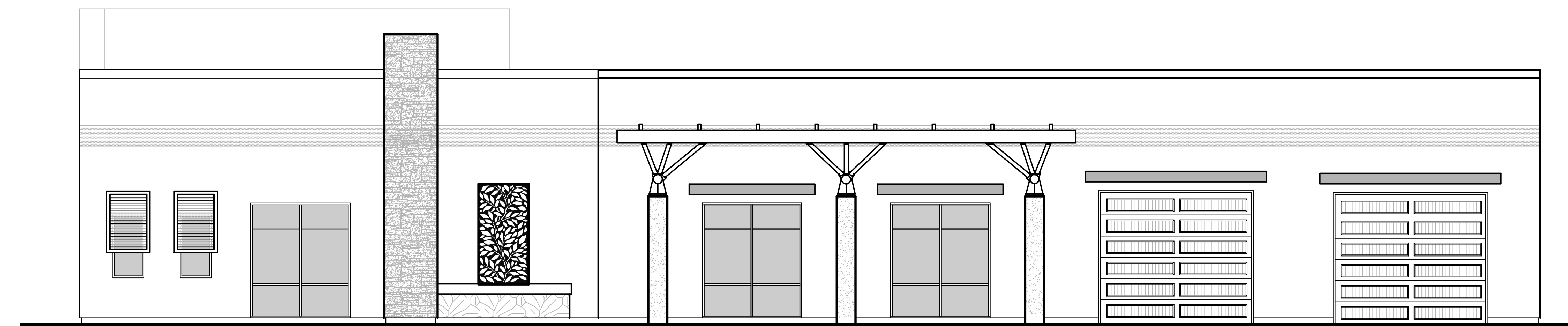
FRONT ELEVATION (SW)



RIGHT ELEVATION (NE)



LEFT ELEVATION (NW)



REAR ELEVATION (SE)

(BUILD. A PHASE 1)
PRELIMINARY ELEVATIONS
SCALE: 3/16" = 1'-0"

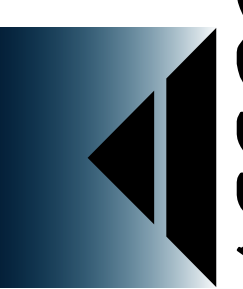
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MICHAEL D JUNDT SE 533396
 TERRY MOORE PE 58582
 ARYEN DEVILIAN C26573

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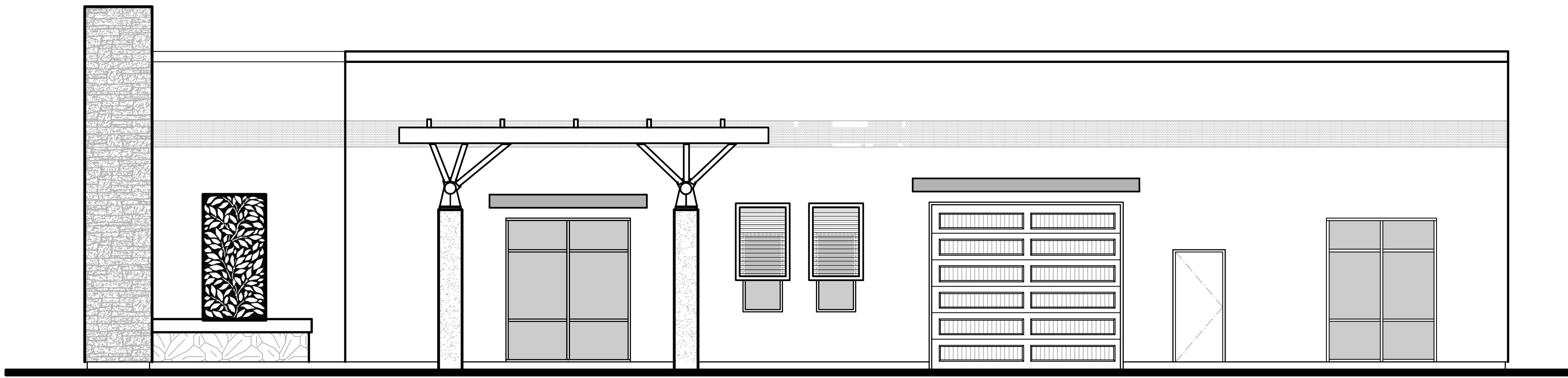
SHEET	A3-1
JOB NO.	C24022
DATE	3/3/2025

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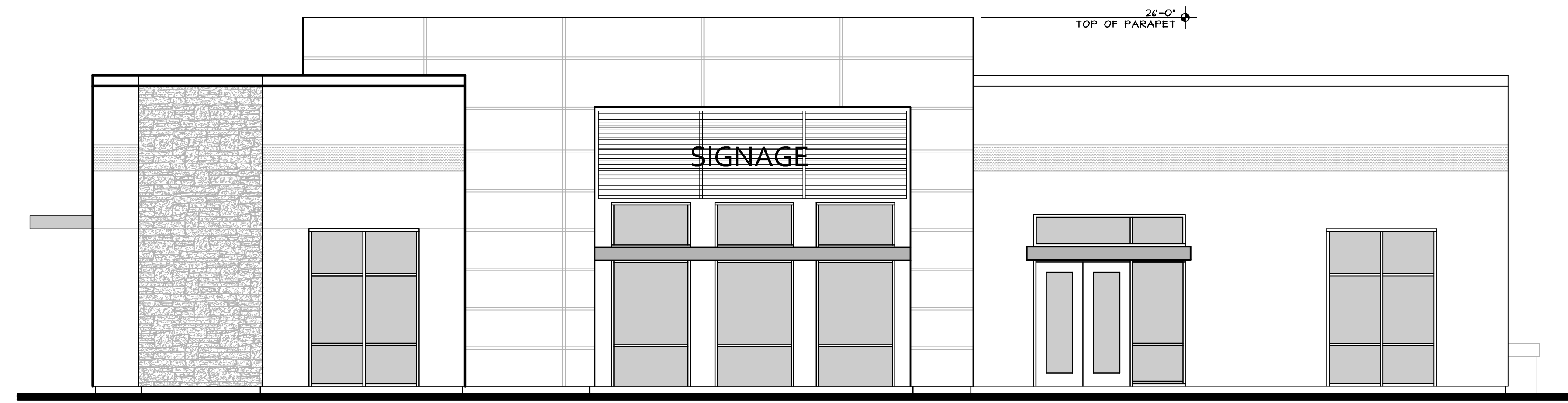
28'-1" TOP OF PARAPET
 23'-0" TOP OF PARAPET
 20'-0" TOP OF PARAPET
 0'-0" FINISHED FLOOR



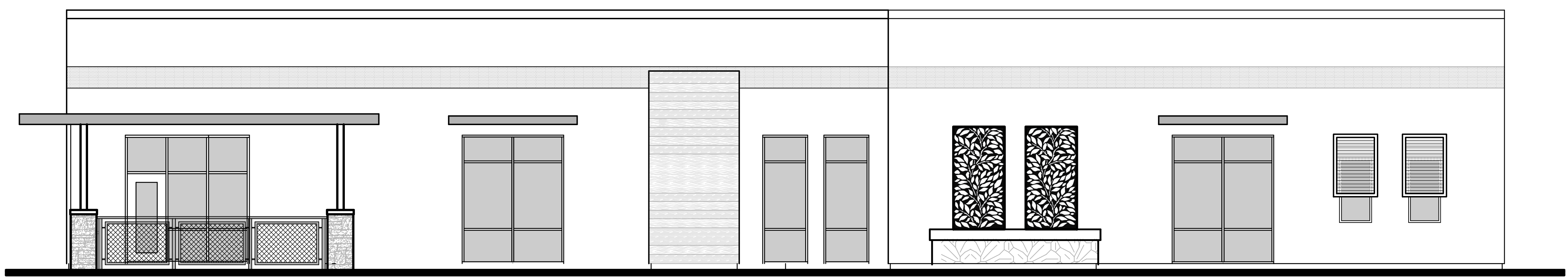
FRONT ELEVATION (SW)



REAR ELEVATION (SE)



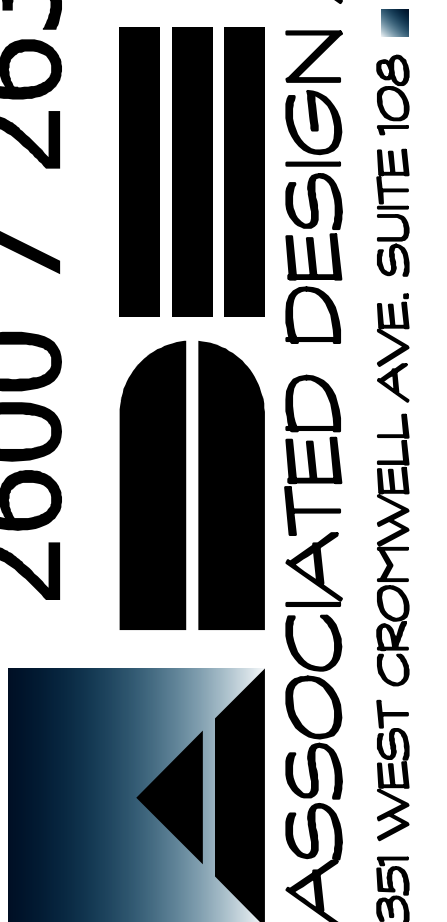
LEFT ELEVATION (NW)



RIGHT ELEVATION (NE)

(BUILD. B PHASE 2)
PRELIMINARY ELEVATIONS
 SCALE: 3/16" = 1'-0"

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SHEET **A3-2**
 JOB NO. C24022
 DATE 3/3/2025

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