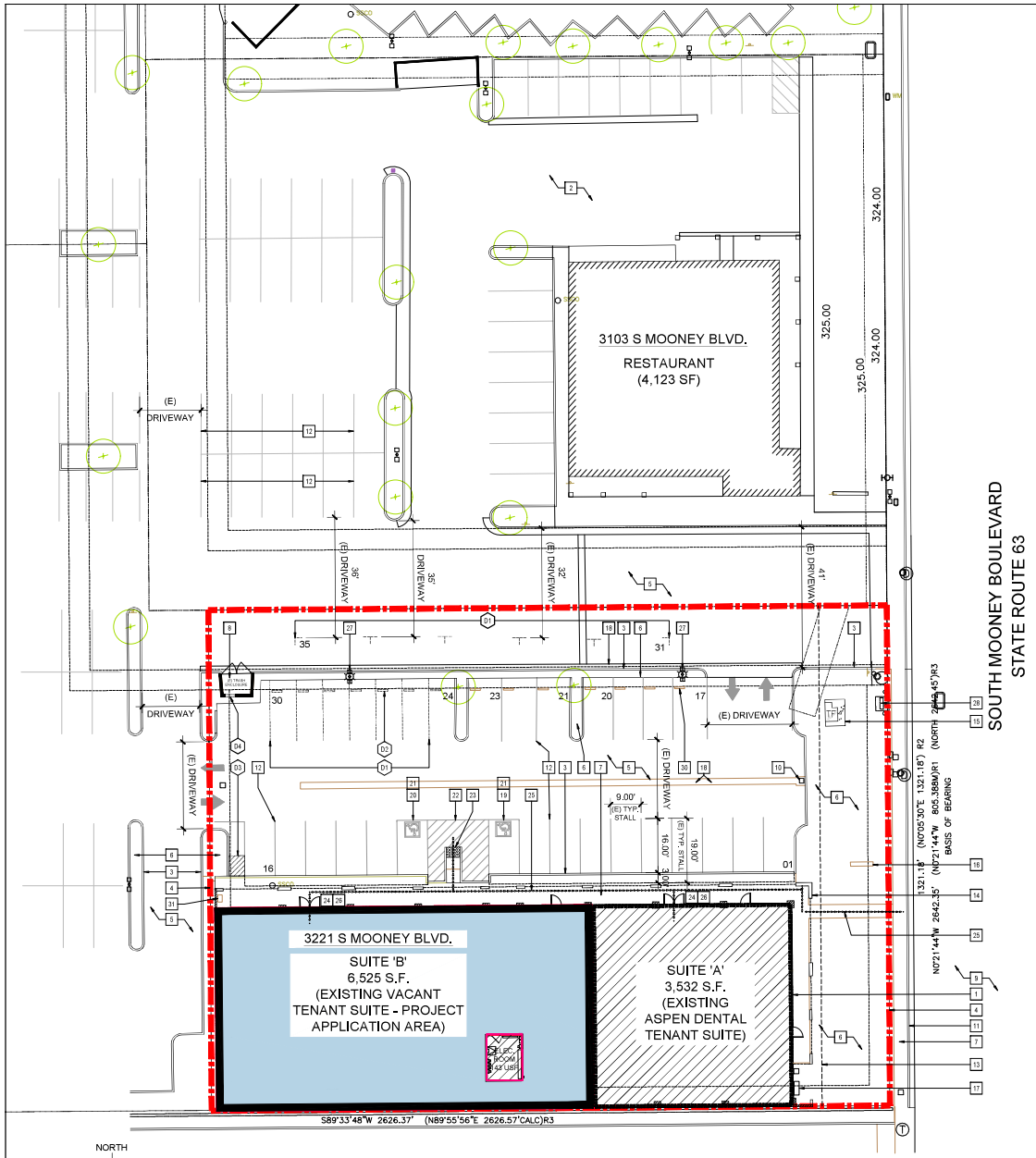


1 NORTH

ARCHITECTURAL SITE PLAN - EXISTING / DEMOLITION

SCALE: 1/16"=1'-0"

0' 5' 10' 20' 40' 80' 160'

DEMOLITION NOTES

THE DEMOLITION NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

D1 CONTRACTOR SHALL REMOVE EXISTING PAVEMENT MARKINGS AS REQUIRED TO ACCOMMODATE NEW PAVEMENT MARKINGS.

D2 CONTRACTOR SHALL REMOVE AND RELOCATE EXISTING CONCRETE WHEEL STOP AS REQUIRED TO ACCOMMODATE NEW PARKING STALL CONFIGURATION. TYP. AS SHOWN.

D3 CONTRACTOR SHALL REMOVE PORTION OF EXISTING AC PAVEMENT AS REQUIRED TO ACCOMMODATE NEW CURB RAMP.

D4 CONTRACTOR SHALL MODIFY EXISTING TRASH ENCLOSURE WALL AS REQUIRED TO ACCOMMODATE NEW PEDESTRIAN ACCESS GATE.

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. INDICATES EXISTING BUILDING FOOTPRINT TO REMAIN INTACT.
2. EXISTING ADJACENT PARCEL - N.I.C. PROTECT FROM DAMAGE.
3. EXISTING CONCRETE CURB TO REMAIN INTACT - PROTECT FROM DAMAGE.
4. EXISTING PROPERTY LINE.
5. EXISTING A.C. PAVED PARKING LOT / DRIVE AISLE TO REMAIN INTACT - PROTECT FROM DAMAGE.
6. EXISTING LANDSCAPE AREA TO REMAIN INTACT - PROTECT FROM DAMAGE.
7. EXISTING CONCRETE WALKWAY TO REMAIN INTACT - PROTECT FROM DAMAGE.
8. EXISTING TRASH ENCLOSURE TO REMAIN INTACT - PROTECT FROM DAMAGE.
9. EXISTING A.C. PAVED PUBLIC ROAD TO REMAIN INTACT - PROTECT FROM DAMAGE.
10. EXISTING STORM DRAIN INLET TO REMAIN INTACT - PROTECT FROM DAMAGE.
11. EXISTING CONCRETE CURB AND GUTTER IN PUBLIC RIGHT OF WAY TO REMAIN INTACT - PROTECT FROM DAMAGE.
12. EXISTING 4" WIDE PAINTED PARKING STALL STRIPING TO REMAIN INTACT - PROTECT FROM DAMAGE.
13. INDICATES SETBACK LINE SHOWN FOR REFERENCE ONLY.
14. APPROXIMATE LOCATION OF EXISTING BUILDING WALL MOUNTED ADDRESS NUMBERS.
15. EXISTING PG&E ELECTRICAL TRANSFORMER TO REMAIN INTACT - PROTECT FROM DAMAGE.
16. EXISTING MULTI-TENANT MONUMENT SIGN TO REMAIN INTACT - PROTECT FROM DAMAGE.
17. EXISTING GAS METERS TO REMAIN INTACT - PROTECT FROM DAMAGE.
18. INDICATES EXISTING CONCRETE VALLEY GUTTER TO REMAIN INTACT - PROTECT FROM DAMAGE.
19. EXISTING "VAN"ACCESSIBLE PARKING STALL TO REMAIN INTACT.
20. EXISTING "STANDARD" ACCESSIBLE PARKING STALL TO REMAIN INTACT.
21. EXISTING INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON PAVEMENT.
22. EXISTING "VAN" & "STANDARD" ACCESSIBLE LOADING/UNLOADING ZONE.
23. EXISTING ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
24. EXISTING INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL AT ALL PRIMARY PUBLIC ENTRANCES.
25. EXISTING ACCESSIBLE PATH OF TRAVEL INDICATOR ARROWS. ARROWS SHOWN ON PLAN ARE FOR REFERENCE ONLY AND NOT FOR PHYSICAL APPLICATION. WALKWAY ALONG ACCESSIBLE PATH OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, HAVE A MAX. 1/2" CHANGE IN ELEVATION, MIN. 48" IN WIDTH, HAVE MAX. 1/4" PER FOOT CROSS SLOPES, AND WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20) SHALL HAVE RAMPS COMPLYING WITH CBC SECTION 1133B.7.
26. EXISTING EXTERIOR WALKWAY AND DOOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2%) UP TO DOOR'S THRESHOLD FOR A MIN. DISTANCE OF 5'-0" OUT FROM THE DOOR OPENING. TYPICAL AT ALL EXTERIOR DOORS U.O.N.
27. EXISTING SITE LIGHTING POLE AND BASE TO REMAIN INTACT.
28. EXISTING BACKFLOW DEVICE TO REMAIN INTACT.
29. NOT USED.
30. EXISTING CONCRETE WHEEL STOP TO REMAIN INTACT.
31. EXISTING ACCESSIBLE MULTI-TENANT PEDESTAL COMMERCIAL MAILBOX TO REMAIN INTACT.

GENERAL NOTES

1. THE CONTRACTOR SHALL PERFORM ALL CLEARING, DEMOLITION, REMOVAL OF OBSTRUCTIONS AND SITE PREPARATIONS NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THESE PLANS.

2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT (800-227-2600). THE CONTRACTOR SHALL REMOVE ALL U.S.A. MARKINGS AS SOON AS THEY ARE NO LONGER NEEDED. BY USING A HIGH PRESSURE WATER METHOD ONLY. THE CITY ENCOURAGES THE USE OF CHALK PAINT WHENEVER POSSIBLE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING AT CONTRACTOR EXPENSE, ANY STRUCTURES, FENCES, WALLS, OR PLANT LIFE DAMAGED OR DESTROYED BY THE OPERATIONS. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES OCCURRING BY THE OPERATIONS ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER.

4. KEEP ALL PLANTING, PAVING AND CURB AREAS FREE FROM DEBRIS AND TRASH DURING THE ENTIRE DURATION OF THE CONTRACT.

5. CARE SHOULD BE TAKEN WITH EXISTING TREES TO REMAIN. GRADES WITHIN THE DRIP LINE OF THE TREE SHALL NOT BE CHANGED UNLESS OTHERWISE SPECIFIED ON THE PLANS. UNNECESSARY COMPACTION OF THE AREA WITHIN THE DRIP LINE SHALL BE AVOIDED.

6. ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF FROM THE PROJECT SITE, EXCEPT ITEMS INDICATED TO BE SALVAGED.

PROJECT INFORMATION

PROJECT:	MEDICAL CLINIC
PROJECT DESCRIPTION:	NEW 6,525 S.F. MEDICAL CLINIC INTERIOR TENANT IMPROVEMENT TO BACKFILL THE VACANT SUITE IN AN EXISTING 10,200 S.F. SINGLE STORY MULTI-TENANT COMMERCIAL BUILDING (OTHER TENANT IS AN APPROVED DENTISTRY PRACTICE) LOCATED WITHIN THE C-R (REGIONAL COMMERCIAL ZONE). THE SITE IS FULL DEVELOPED AND SERVED BY ALL PUBLIC UTILITIES. THE PROJECT CONSISTS OF INTERIOR TENANT IMPROVEMENTS AND PARKING LOT STRIPING MODIFICATIONS.
LOCATION:	3221 S MOONEY BLVD., SUITE 'B' VISALIA, CA 93277
APN:	121-100-054
PROPOSED PROJECT AREA:	SUITE 'B' - NEW MEDICAL CLINIC 6,525 S.F. INTERIOR TENANT IMPROVEMENT
(E) SITE AREA:	29,500 S.F. (0.67 ACRES
(E) BUILDING AREA:	SUITE 'A' - EXISTING ASPEN DENTAL (MEDICAL): 3,532 S.F. SUITE 'B' - VACANT: 6,525 S.F. COMMON UTILITY ROOM: 143 S.F. TOTAL (E) BUILDING AREA: 10,200 S.F
PROPOSED BUILDING AREA:	SUITE 'A' - EXISTING ASPEN DENTAL (MEDICAL): 3,532 S.F. SUITE 'B' - NEW MEDICAL CLINIC: 6,525 S.F. COMMON UTILITY ROOM: 143 S.F. TOTAL (N) BUILDING AREA: 10,200 S.F. (NO CHANGE IN BUILDING AREA)
OCCUPANCY:	SUITE 'A' - EXISTING ASPEN DENTAL (MEDICAL): 'B' OCCUPANCY SUITE 'B' - NEW MEDICAL CLINIC: 'B' OCCUPANCY (NO CHANGE IN BUILDING OCCUPANCY)
CONSTRUCTION:	EXISTING - TYPE V-B NON-SPRINKLERED
FIRE SPRINKLERS:	NONE

EXISTING PARKING BASED ON EXISTING TENANT MIX:

CURRENT EXISTING BUILDING TENANT SUITE AREA & PARKING SUMMARY				
SUITE #	AREA (S.F.)	USE	PARKING	
SUITE 'A'	3,532 S.F.	MEDICAL (E) ASPEN DENTAL	1 STALL / 200 S.F. (MEDICAL) = 17.66 STALLS	
SUITE 'B'	6,525 S.F.	VACANT	1 STALL / 300 S.F. (RETAIL) = 21.75 STALLS	
TOTAL			TOTAL REQUIRED:	39.41 STALLS (40 STALLS) PER BASE CODE LESS 8 STALLS PER APPROVED ADMIN. PARKING ADJUSTMENT NO. 2012-04 WHICH ALLOWS FOR 20% REDUCTION EQUALS 32 TOTAL STALLS
			TOTAL PROVIDED:	35 STALLS*
			* (3 STALLS MORE PROVIDED THAN REQUIRED BY BASE CODE WITH APPROVED ADMIN. PARKING ADJUSTMENT NO. 2012-04 - A 20% REDUCTION THAT REQUIRES 32 STALLS).	

PROPOSED PARKING BASED ON NEW TENANT MIX:

CURRENT EXISTING BUILDING TENANT SUITE AREA & PARKING SUMMARY				
SUITE #	AREA (S.F.)	USE	PARKING	
SUITE 'A'	3,532 S.F.	MEDICAL (E) ASPEN DENTAL	1 STALL / 200 S.F. (MEDICAL) = 17.66 STALLS	
SUITE 'B'	6,525 S.F.	MEDICAL (N) MEDICAL CLINIC	1 STALL / 200 S.F. (RETAIL) = 32.62 STALLS	
TOTAL			TOTAL REQUIRED:	50.28 STALLS (51 STALLS) PER BASE CODE LESS 10 STALLS PER APPROVED ADMIN. PARKING ADJUSTMENT 2012-04 WHICH ALLOWS FOR 20% REDUCTION EQUALS 41 TOTAL STALLS
			TOTAL PROVIDED:	40 STALLS ON-SITE PLUS 10 STALLS FROM CROSS ACCESS PARKING FROM 3103 S MOONEY BLVD FOR 50 TOTAL STALLS*
			* (9 STALLS MORE PROVIDED THAN REQUIRED BY BASE CODE WITH APPROVED ADMIN. PARKING ADJUSTMENT NO. 2012-04 - A 20% REDUCTION THAT REQUIRES 41 STALLS).	

APPLICABLE BUILDING CODES & STANDARDS

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R.)
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2019 CALIFORNIA ENERGY CODE (CEEC), PART 6, TITLE 24 C.C.R.
2019 CALIFORNIA ELEVATOR CODE, PART 7, TITLE 24 C.C.R.
2019 CALIFORNIA HISTORICAL BUILDING CODE (CHC), PART 8, TITLE 24 C.C.R.
2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 C.C.R.
2019 CALIFORNIA GREEN STANDARD CODE (CALGreen), PART 11, TITLE 24 C.C.R.
2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE STATE STANDARDS

NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) 2019 EDITION
NFPA 72, NATIONAL FIRE ALARM CODE, (CA AMENDED) 2019 EDITION

EXITING:
NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.

SET ISSUED
09-23-2021 SITE PLAN REVIEW (SPR)
10-05-2021 CONDITIONAL USE PERMIT (CUP)
11-08-2021 UPDATE TO (CUP) CONDITIONAL USE PERMIT

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF DESIGN TEAM, THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE INDICATED ABOVE. NO OTHER USE, PUBLICATION OR SHARING THEREOF IS EXPRESSLY PERMITTED WITHOUT WRITTEN CONSENT. ALL REPORTS, DRAWINGS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY DESIGN TEAM AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF DESIGN TEAM. THE RECEIPT OF THESE DOCUMENTS BY THE RECIPIENT IS THE ACCEPTANCE OF THE RECIPIENT TO:

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

AVE MOONEY LLC

3221 S MOONEY BLVD, SUITE B
NEW MEDICAL CLINIC

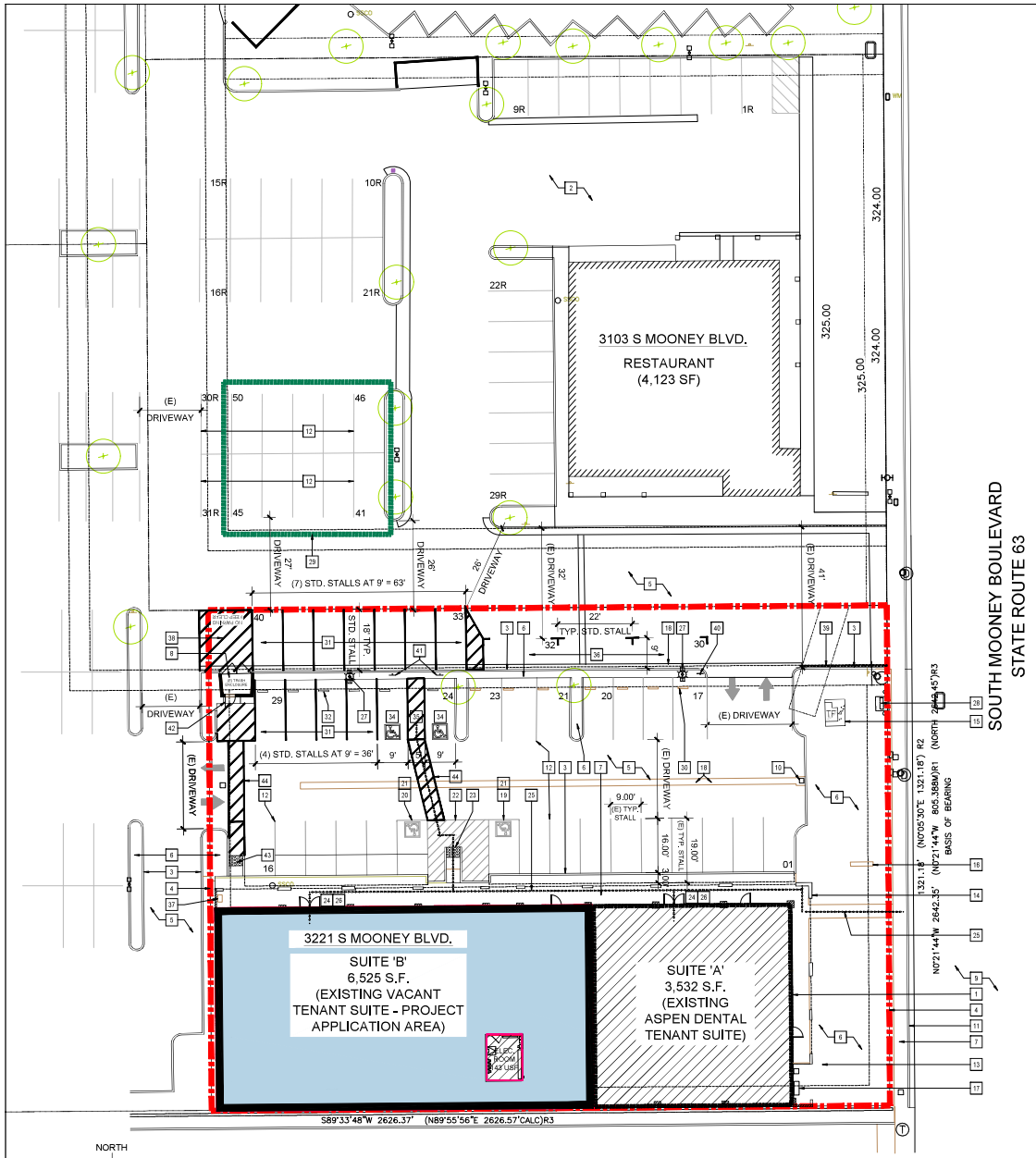
3221 S MOONEY BLVD, SUITE B
VISALIA, CA 93277
A.P.N. NO.: 121-100-054

JOB NO.: 2021-01

SHEET NAME: SITE PLAN - EXISTING / DEMOLITION

SHEET NO.: A100

FILE NAME:



2

NORTH

ARCHITECTURAL SITE PLAN - PROPOSED NEW

SCALE: 1/16"=1'-0"

0' 5' 10' 20' 40' 80' 160'

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. INDICATES EXISTING BUILDING FOOTPRINT TO REMAIN INTACT.
2. EXISTING ADJACENT PARCEL - N.I.C. PROTECT FROM DAMAGE.
3. EXISTING CONCRETE CURB TO REMAIN INTACT - PROTECT FROM DAMAGE.
4. EXISTING PROPERTY LINE.
5. EXISTING A.C. PAVED PARKING LOT / DRIVE AISLE TO REMAIN INTACT - PROTECT FROM DAMAGE.
6. EXISTING LANDSCAPE AREA TO REMAIN INTACT - PROTECT FROM DAMAGE.
7. EXISTING CONCRETE WALKWAY TO REMAIN INTACT - PROTECT FROM DAMAGE.
8. EXISTING TRASH ENCLOSURE TO REMAIN INTACT - PROTECT FROM DAMAGE.
9. EXISTING A.C. PAVED PUBLIC ROAD TO REMAIN INTACT - PROTECT FROM DAMAGE.
10. EXISTING STORM DRAIN INLET TO REMAIN INTACT - PROTECT FROM DAMAGE.
11. EXISTING CONCRETE CURB AND GUTTER IN PUBLIC RIGHT OF WAY TO REMAIN INTACT - PROTECT FROM DAMAGE.
12. EXISTING 4" WIDE PAINTED PARKING STALL STRIPING TO REMAIN INTACT - PROTECT FROM DAMAGE.
13. INDICATES SETBACK LINE SHOWN FOR REFERENCE ONLY.
14. APPROXIMATE LOCATION OF EXISTING BUILDING WALL MOUNTED ADDRESS NUMBERS.
15. EXISTING PG&E ELECTRICAL TRANSFORMER TO REMAIN INTACT - PROTECT FROM DAMAGE.
16. EXISTING MULTI-TENANT MONUMENT SIGN TO REMAIN INTACT - PROTECT FROM DAMAGE.
17. EXISTING GAS METERS TO REMAIN INTACT - PROTECT FROM DAMAGE.
18. INDICATES EXISTING CONCRETE VALLEY GUTTER TO REMAIN INTACT - PROTECT FROM DAMAGE.
19. EXISTING "VAN"ACCESSIBLE PARKING STALL TO REMAIN INTACT.
20. EXISTING "STANDARD" ACCESSIBLE PARKING STALL TO REMAIN INTACT.
21. EXISTING INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON PAVEMENT.
22. EXISTING "VAN" & "STANDARD" ACCESSIBLE LOADING/UNLOADING ZONE.
23. EXISTING ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
24. EXISTING INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL AT ALL PRIMARY PUBLIC ENTRANCES.
25. EXISTING ACCESSIBLE PATH OF TRAVEL INDICATOR ARROWS. ARROWS SHOWN ON PLAN ARE FOR REFERENCE ONLY AND NOT FOR PHYSICAL APPLICATION. WALKWAY ALONG ACCESSIBLE PATH OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, HAVE A MAX. 1/2" CHANGE IN ELEVATION, MIN. 48" IN WIDTH, HAVE MAX. 1/4" PER FOOT CROSS SLOPES, AND WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20) SHALL HAVE RAMPS COMPLYING WITH CBC SECTION 11338.7.
26. EXISTING EXTERIOR WALKWAY AND DOOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2%) UP TO DOOR'S THRESHOLD FOR A MIN. DISTANCE OF 5'-0" OUT FROM THE DOOR OPENING, TYPICAL AT ALL EXTERIOR DOORS U.O.N.
27. EXISTING SITE LIGHTING POLE AND BASE TO REMAIN INTACT.
28. EXISTING BACKFLOW DEVICE TO REMAIN INTACT.
29. AREA INDICATES CROSS ACCESS PARKING FROM 3103 S MOONEY BLVD FOR 3221 S MOONEY BLVD ACCOUNTING FOR A TOTAL OF 10 PARKING STALLS. (BOTH PROPERTIES UNDER SAME OWNERSHIP).
30. EXISTING CONCRETE WHEEL STOP TO REMAIN INTACT.
31. NEW 4" WIDE PAINTED PARKING STALL STRIPING FOR STANDARD PARKING STALLS.
32. RELOCATED CONCRETE WHEEL STOP AT RECONFIGURED PARKING STALLS.
33. NEW "STANDARD" ACCESSIBLE PARKING STALL.
34. NEW INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON PAVEMENT.
35. NEW "STANDARD" ACCESSIBLE LOADING/UNLOADING ZONE.
36. NEW 4" WIDE PAINTED PARKING STALL STRIPING FOR STANDARD PARALLEL PARKING STALLS.
37. EXISTING ACCESSIBLE MULTI-TENANT PEDESTAL COMMERCIAL MAILBOX TO REMAIN INTACT.
38. NEW WHITE DIAGONALLY STRIPED NO PARKING PAVEMENT MARKINGS.
39. PROVIDE NEW RED PAINTED CONCRETE CURB WITH WHITE LETTERING STATING NO PARKING.
40. PROVIDE NEW "DISABLED PARKING ENTRY" SIGN ("VEHICLE TOW-AWAY" SIGN) (17" x 22") AND A "NOTICE ALL ROADS ARE FIRE LANES" ENTRANCE SIGN (18" x 24") INSTALLED TOGETHER FOR VEHICLES ENTERING INTO THE PARKING LOT AT ALL DRIVEWAY ENTRANCES.
41. NEW "STANDARD" ACCESSIBLE STALL POLE MOUNTED SIGNAGE.
42. NEW 3'-0" WIDE PEDESTRIAN ACCESS GATE TO TRASH ENCLOSURE TO MATCH EXISTING SERVICE GATE MATERIAL. PROVIDE MIN. 5'-0" CONCRETE WALKWAY OUTSIDE OF PEDESTRIAN ACCESS GATE CONNECTING TO AND FLUSH WITH AC PAVEMENT.
43. NEW 4'-0" MIN. WIDE ACCESSIBLE CONCRETE CURB RAMP.
44. PROVIDE NEW 4'-0" MIN. WIDE STRIPE ACCESSIBLE PATH PAVEMENT MARKINGS.

GENERAL NOTES

1. CONTRACTOR SHALL RECONSTRUCT ALL DAMAGED CURB, GUTTER AND SIDEWALK ALONG THE SITE'S STREET FRONTAGE.

2. "FIRE LANE" SIGNS ARE REQUIRED TO BE INSTALLED AT EACH ENTRANCE IN LOCATIONS WHERE VEHICLE PARKING WOULD ENCROACH ON THE REQUIRED 24-0" CLEAR WIDTH OF ROADWAY. ALL RAISED CURBS AT THESE LOCATIONS SHALL BE PAINTED RED WITH "FIRE LANE - NO PARKING ANYTIME" STENCILED 4" HIGH AT 30'-0" INTERVALS PER JURISDICTION STANDARDS.

3. APPROVED NUMBERS AND/OR LETTERS SHALL BE PLACED ON ALL BUILDINGS TO BE VISIBLE FROM THE STREET, WITH THE COLOR CONTRASTING THE BACKGROUND. ADDRESS POSTING IS REQUIRED ON BUILDING. FIRE DEPARTMENT ACCESS AND ON ALL REAR DOORS. INDIVIDUAL NUMERALS TO BE A MINIMUM OF 4" HIGH, 6" HIGH x 3/4" STROKE; 9" HIGH x 1-1/4" STROKE WHEN 35-50' FROM ACCESS; 12" HIGH x 1-1/2" STROKE WHEN OVER 50' FROM ACCESS.

4. CONTRACTOR SHALL PATCH AC PAVING AS REQUIRED AFTER TO ACCOMMODATE NEW WORK. CONTRACTOR SHALL CLEAN, PRESSURE WASH AND SLURRY SEAL EXISTING PARKING LOT PRIOR TO INSTALLING NEW PAVEMENT MARKINGS. CONTRACTOR SHALL ALLOW FOR RE-STRIPING ENTIRE PARKING LOT.

5. VERIFY IF BUILDING EXISTING WALL MOUNTED "KNOX BOX". IF NONE EXISTS, PROVIDE NEW WALL MOUNTED "KNOX BOX" PER FIRE DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL VERIFY "KNOX BOX" REQUIREMENTS AND EXACT LOCATION WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.

PROJECT INFORMATION

PROJECT: MEDICAL CLINIC

PROJECT DESCRIPTION: NEW 6,525 S.F. MEDICAL CLINIC INTERIOR TENANT IMPROVEMENT TO BACKFILL THE VACANT SUITE IN AN EXISTING 10,200 S.F. SINGLE STORY MULTI-TENANT COMMERCIAL BUILDING (OTHER TENANT IS AN APPROVED DENTISTRY PRACTICE) LOCATED WITHIN THE C-R (REGIONAL COMMERCIAL ZONE). THE SITE IS FULL DEVELOPED AND SERVED BY ALL PUBLIC UTILITIES. THE PROJECT CONSISTS OF INTERIOR TENANT IMPROVEMENTS AND PARKING LOT STRIPING MODIFICATIONS.

LOCATION: 3221 S MOONEY BLVD., SUITE 'B' VISALIA, CA 93277

APN: 121-100-054

PROPOSED PROJECT AREA:	SUITE 'B' - NEW MEDICAL CLINIC INTERIOR TENANT IMPROVEMENT	6,525 S.F.
(E) SITE AREA:	29,500 S.F. (0.67 ACRES	
(E) BUILDING AREA:	SUITE 'A' - EXISTING ASPEN DENTAL (MEDICAL): SUITE 'B' - VACANT: COMMON UTILITY ROOM:	3,532 S.F. 6,525 S.F. 143 S.F.
	TOTAL (E) BUILDING AREA:	10,200 S.F
PROPOSED BUILDING AREA:	SUITE 'A' - EXISTING ASPEN DENTAL (MEDICAL): SUITE 'B' - NEW MEDICAL CLINIC: COMMON UTILITY ROOM:	3,532 S.F. 6,525 S.F. 143 S.F.
	TOTAL (N) BUILDING AREA:	10,200 S.F. (NO CHANGE IN BUILDING AREA)
OCCUPANCY:	SUITE 'A' - EXISTING ASPEN DENTAL (MEDICAL): SUITE 'B' - NEW MEDICAL CLINIC:	'B' OCCUPANCY 'B' OCCUPANCY (NO CHANGE IN BUILDING OCCUPANCY)

CONSTRUCTION: EXISTING - TYPE V-B NON-SPRINKLERED

FIRE SPRINKLERS: NONE

3221 S MOONEY BLVD EXISTING PARKING BASED ON EXISTING TENANT MIX:

CURRENT EXISTING BUILDING TENANT SUITE AREA & PARKING SUMMARY			
SUITE #	AREA (S.F.)	USE	PARKING
SUITE 'A'	3,532 S.F.	MEDICAL (E) ASPEN DENTAL	1 STALL / 200 S.F. (MEDICAL) = 17.66 STALLS
SUITE 'B'	6,525 S.F.	VACANT	1 STALL / 300 S.F. (RETAIL) = 21.75 STALLS
TOTAL			TOTAL REQUIRED: 39.41 STALLS (40 STALLS) PER BASE CODE LESS 8 STALLS PER APPROVED ADMIN. PARKING ADJUSTMENT NO. 2012-04 WHICH ALLOWS FOR 20% REDUCTION EQUALS 32 TOTAL STALLS TOTAL PROVIDED: 35 STALLS* * (3 STALLS MORE PROVIDED THAN REQUIRED BY BASE CODE WITH APPROVED ADMIN. PARKING ADJUSTMENT NO. 2012-04 - A 20% REDUCTION THAT REQUIRES 32 STALLS).

3221 S MOONEY BLVD PROPOSED PARKING BASED ON NEW TENANT MIX:

CURRENT EXISTING BUILDING TENANT SUITE AREA & PARKING SUMMARY			
SUITE #	AREA (S.F.)	USE	PARKING
SUITE 'A'	3,532 S.F.	MEDICAL (E) ASPEN DENTAL	1 STALL / 200 S.F. (MEDICAL) = 17.66 STALLS
SUITE 'B'	6,525 S.F.	MEDICAL (N) MEDICAL CLINIC	1 STALL / 200 S.F. (RETAIL) = 32.62 STALLS
TOTAL			TOTAL REQUIRED: 50.28 STALLS (51 STALLS) PER BASE CODE LESS 10 STALLS PER APPROVED ADMIN. PARKING ADJUSTMENT 2012-04 WHICH ALLOWS FOR 20% REDUCTION EQUALS 41 TOTAL STALLS TOTAL PROVIDED: 40 STALLS ON-SITE PLUS 10 STALLS FROM CROSS ACCESS PARKING FROM 3103 S MOONEY BLVD FOR 50 TOTAL STALLS* * (9 STALLS MORE PROVIDED THAN REQUIRED BY BASE CODE WITH APPROVED ADMIN. PARKING ADJUSTMENT NO. 2012-04 - A 20% REDUCTION THAT REQUIRES 41 STALLS).

3103 S MOONEY BLVD PROPOSED PARKING:

CURRENT EXISTING BUILDING TENANT SUITE AREA & PARKING SUMMARY			
SUITE #	AREA (S.F.)	USE	PARKING
-	4,123 S.F.	RESTAURANT	1 STALL / 150 S.F. (RESTAURANT) = 28 STALLS
TOTAL			TOTAL REQUIRED: 28 TOTAL STALLS TOTAL PROVIDED: 31 TOTAL STALLS* * (REFLECTS TOTAL AFTER 10 STALLS ARE SHARED WITH CROSS ACCESS / SHARED PARKING WITH 3221 S MOONEY BLVD.

APPLICABLE BUILDING CODES & STANDARDS

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R.)
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2019 CALIFORNIA ENERGY CODE (CEEC), PART 6, TITLE 24 C.C.R.
2019 CALIFORNIA ELEVATOR CODE, PART 7, TITLE 24 C.C.R.
2019 CALIFORNIA HISTORICAL BUILDING CODE (CHC), PART 8, TITLE 24 C.C.R.
2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 C.C.R.
2019 CALIFORNIA GREEN STANDARD CODE (CALGreen), PART 11, TITLE 24 C.C.R.
2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE STATE STANDARDS

NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) 2019 EDITION
NFPA 72, NATIONAL FIRE ALARM CODE, (CA AMENDED) 2019 EDITION

EXITING:
NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.

SET ISSUED

09-23-2021	SITE PLAN REVIEW (SPR)
10-05-2021	CONDITIONAL USE PERMIT (CUP)
11-08-2021	UPDATE TO (CUP) CONDITIONAL USE PERMIT

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF DESIGN TEAM, THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED. DESIGN TEAM, AND THE ARCHITECT THEREOF, IS DEPENDENT ON THE PUBLICATION THEREOF BE DEPENDENT ON THE TO BODY FOR ANY REPRODUCTION OR PUBLICATION OF THE PLANS AND SPECIFICATIONS, AND THE IDEAS, TITLE OF THE PLANS AND SPECIFICATIONS REMAIN WITH DESIGN TEAM, AND ARE NOT TO BE USED OR PUBLISHED WITHOUT THE EVIDENCE OF THEIR CONSENTED PRIOR WRITTEN CONSENT OF THE ARCHITECT INC.

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

AVE MOONEY LLC

3221 S MOONEY BLVD, SUITE B
NEW MEDICAL CLINIC

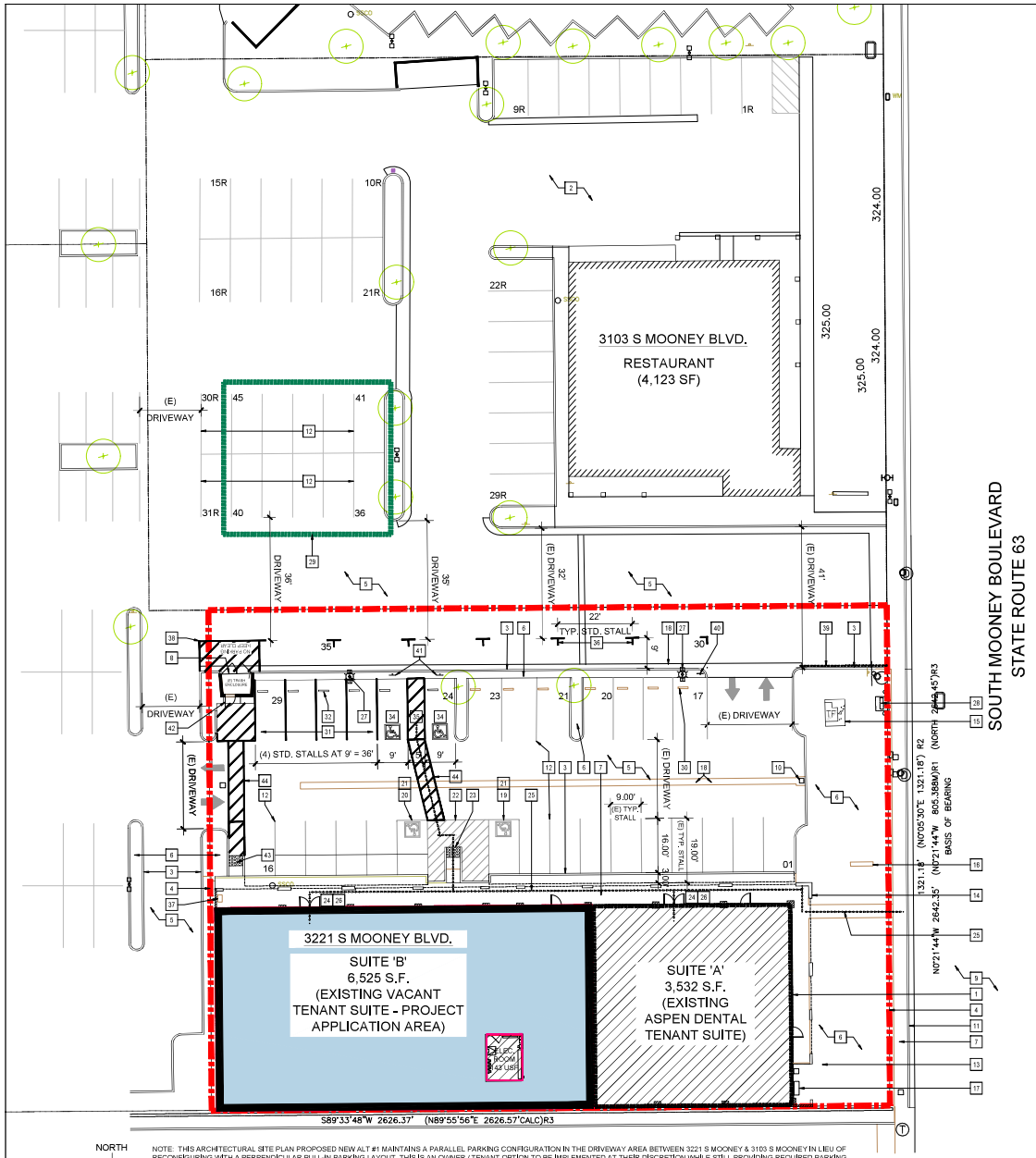
3221 S MOONEY BLVD, SUITE B
VISALIA, CA 93277
A.P.N. NO.: 121-100-054

JOB NO.: 2021-01

SHEET NAME: SITE PLAN - PROPOSED NEW

SHEET NO.: A101

FILE NAME:



NORTH

NOTE: THIS ARCHITECTURAL SITE PLAN PROPOSED NEW ALT #1 MAINTAINS A PARALLEL PARKING CONFIGURATION IN THE DRIVEWAY AREA BETWEEN 3221 S MOONEY & 3103 S MOONEY IN LIEU OF RECONFIGURING WITH A PERPENDICULAR PULL-IN PARKING LAYOUT. THIS IS AN OWNER / TENANT OPTION TO BE IMPLEMENTED AT THEIR DISCRETION WHILE STILL PROVIDING REQUIRED PARKING.

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ARCHITECTURAL SITE PLAN - PROPOSED NEW ALT #1

SCALE: 1/16"=1'-0"

0' 5' 10' 20' 40' 80' 160'

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. INDICATES EXISTING BUILDING FOOTPRINT TO REMAIN INTACT.
2. EXISTING ADJACENT PARCEL - N.I.C. PROTECT FROM DAMAGE.
3. EXISTING CONCRETE CURB TO REMAIN INTACT - PROTECT FROM DAMAGE.
4. EXISTING PROPERTY LINE.
5. EXISTING A.C. PAVED PARKING LOT / DRIVE AISLE TO REMAIN INTACT - PROTECT FROM DAMAGE.
6. EXISTING LANDSCAPE AREA TO REMAIN INTACT - PROTECT FROM DAMAGE.
7. EXISTING CONCRETE WALKWAY TO REMAIN INTACT - PROTECT FROM DAMAGE.
8. EXISTING TRASH ENCLOSURE TO REMAIN INTACT - PROTECT FROM DAMAGE.
9. EXISTING A.C. PAVED PUBLIC ROAD TO REMAIN INTACT - PROTECT FROM DAMAGE.
10. EXISTING STORM DRAIN INLET TO REMAIN INTACT - PROTECT FROM DAMAGE.
11. EXISTING CONCRETE CURB AND GUTTER IN PUBLIC RIGHT OF WAY TO REMAIN INTACT - PROTECT FROM DAMAGE.
12. EXISTING 4" WIDE PAINTED PARKING STALL STRIPING TO REMAIN INTACT - PROTECT FROM DAMAGE.
13. INDICATES SETBACK LINE SHOWN FOR REFERENCE ONLY.
14. APPROXIMATE LOCATION OF EXISTING BUILDING WALL MOUNTED ADDRESS NUMBERS.
15. EXISTING PG&E ELECTRICAL TRANSFORMER TO REMAIN INTACT - PROTECT FROM DAMAGE.
16. EXISTING MULTI-TENANT MONUMENT SIGN TO REMAIN INTACT - PROTECT FROM DAMAGE.
17. EXISTING GAS METERS TO REMAIN INTACT - PROTECT FROM DAMAGE.
18. INDICATES EXISTING CONCRETE VALLEY GUTTER TO REMAIN INTACT - PROTECT FROM DAMAGE.
19. EXISTING "VAN"ACCESSIBLE PARKING STALL TO REMAIN INTACT.
20. EXISTING "STANDARD" ACCESSIBLE PARKING STALL TO REMAIN INTACT.
21. EXISTING INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON PAVEMENT.
22. EXISTING "VAN" & "STANDARD" ACCESSIBLE LOADING/UNLOADING ZONE.
23. EXISTING ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
24. EXISTING INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL AT ALL PRIMARY PUBLIC ENTRANCES.
25. EXISTING ACCESSIBLE PATH OF TRAVEL INDICATOR ARROWS. ARROWS SHOWN ON PLAN ARE FOR REFERENCE ONLY AND NOT FOR PHYSICAL APPLICATION. WALKWAY ALONG ACCESSIBLE PATH OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE, HAVE A MAX. 1/2" CHANGE IN ELEVATION, MIN. 48" IN WIDTH, HAVE MAX. 1/4" PER FOOT CROSS SLOPES, AND WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (1:20) SHALL HAVE RAMPS COMPLYING WITH CBC SECTION 11338.7.
26. EXISTING EXTERIOR WALKWAY AND DOOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2%) UP TO DOOR'S THRESHOLD FOR A MIN. DISTANCE OF 5'-0" OUT FROM THE DOOR OPENING. TYPICAL AT ALL EXTERIOR DOORS U.O.N.
27. EXISTING SITE LIGHTING POLE AND BASE TO REMAIN INTACT.
28. EXISTING BACKFLOW DEVICE TO REMAIN INTACT.
29. AREA INDICATES CROSS ACCESS PARKING FROM 3103 S MOONEY BLVD FOR 3221 S MOONEY BLVD ACCOUNTING FOR A TOTAL OF 10 PARKING STALLS. (BOTH PROPERTIES UNDER SAME OWNERSHIP).
30. EXISTING CONCRETE WHEEL STOP TO REMAIN INTACT.
31. NEW 4" WIDE PAINTED PARKING STALL STRIPING FOR STANDARD PARKING STALLS.
32. RELOCATED CONCRETE WHEEL STOP AT RECONFIGURED PARKING STALLS.
33. NEW "STANDARD" ACCESSIBLE PARKING STALL.
34. NEW INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED ON PAVEMENT.
35. NEW "STANDARD" ACCESSIBLE LOADING/UNLOADING ZONE.
36. NEW 4" WIDE PAINTED PARKING STALL STRIPING FOR STANDARD PARALLEL PARKING STALLS.
37. EXISTING ACCESSIBLE MULTI-TENANT PEDESTAL COMMERCIAL MAILBOX TO REMAIN INTACT.
38. NEW WHITE DIAGONALLY STRIPED NO PARKING PAVEMENT MARKINGS.
39. PROVIDE NEW RED PAINTED CONCRETE CURB WITH WHITE LETTERING STATING NO PARKING.
40. PROVIDE NEW "DISABLED PARKING ENTRY" SIGN ("VEHICLE TOW-AWAY" SIGN) (17" x 22") AND A "NOTICE ALL ROADS ARE FIRE LANES" ENTRANCE SIGN (18" x 24") INSTALLED TOGETHER FOR VEHICLES ENTERING INTO THE PARKING LOT AT ALL DRIVEWAY ENTRANCES.
41. NEW "STANDARD" ACCESSIBLE STALL POLE MOUNTED SIGNAGE.
42. NEW 3'-0" WIDE PEDESTRIAN ACCESS GATE TO TRASH ENCLOSURE TO MATCH EXISTING SERVICE GATE MATERIAL. PROVIDE MIN. 5'-0" CONCRETE WALKWAY OUTSIDE OF PEDESTRIAN ACCESS GATE CONNECTING TO AND FLUSH WITH AC PAVEMENT.
43. NEW 4'-0" MIN. WIDE ACCESSIBLE CONCRETE CURB RAMP.
44. PROVIDE NEW 4'-0" MIN. WIDE STRIPE ACCESSIBLE PATH PAVEMENT MARKINGS.

GENERAL NOTES

1. CONTRACTOR SHALL RECONSTRUCT ALL DAMAGED CURB, GUTTER AND SIDEWALK ALONG THE SITE'S STREET FRONTAGE.

2. "FIRE LANE" SIGNS ARE REQUIRED TO BE INSTALLED AT EACH ENTRANCE IN LOCATIONS WHERE VEHICLE PARKING WOULD ENCROACH ON THE REQUIRED 24-0" CLEAR WIDTH OF ROADWAY. ALL RAISED CURBS AT THESE LOCATIONS SHALL BE PAINTED RED WITH "FIRE LANE - NO PARKING ANYTIME" STENCILED 4" HIGH AT 30'-0" INTERVALS PER JURISDICTION STANDARDS.

3. APPROVED NUMBERS AND/OR LETTERS SHALL BE PLACED ON ALL BUILDINGS TO BE VISIBLE FROM THE STREET, WITH THE COLOR CONTRASTING THE BACKGROUND. ADDRESS POSTING IS REQUIRED ON BUILDING. FIRE DEPARTMENT ACCESS AND ON ALL REAR DOORS. INDIVIDUAL NUMERALS TO BE A MINIMUM OF 4" HIGH, 6" HIGH x 3/4" STROKE; 9" HIGH x 1-1/4" STROKE WHEN 35-50' FROM ACCESS; 12" HIGH x 1-1/2" STROKE WHEN OVER 50' FROM ACCESS.

4. CONTRACTOR SHALL PATCH AC PAVING AS REQUIRED AFTER TO ACCOMMODATE NEW WORK. CONTRACTOR SHALL CLEAN, PRESSURE WASH AND SLURRY SEAL EXISTING PARKING LOT PRIOR TO INSTALLING NEW PAVEMENT MARKINGS. CONTRACTOR SHALL ALLOW FOR RE-STRIPING ENTIRE PARKING LOT.

5. VERIFY IF BUILDING EXISTING WALL MOUNTED "KNOX BOX". IF NONE EXISTS, PROVIDE NEW WALL MOUNTED "KNOX BOX" PER FIRE DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL VERIFY "KNOX BOX" REQUIREMENTS AND EXACT LOCATION WITH FIRE DEPARTMENT PRIOR TO INSTALLATION.

PROJECT INFORMATION

PROJECT: MEDICAL CLINIC

PROJECT DESCRIPTION: NEW 6,525 S.F. MEDICAL CLINIC INTERIOR TENANT IMPROVEMENT TO BACKFILL THE VACANT SUITE IN AN EXISTING 10,200 S.F. SINGLE STORY MULTI-TENANT COMMERCIAL BUILDING (OTHER TENANT IS AN APPROVED DENTISTRY PRACTICE) LOCATED WITHIN THE C-R (REGIONAL COMMERCIAL ZONE). THE SITE IS FULL DEVELOPED AND SERVED BY ALL PUBLIC UTILITIES. THE PROJECT CONSISTS OF INTERIOR TENANT IMPROVEMENTS AND PARKING LOT STRIPING MODIFICATIONS.

LOCATION: 3221 S MOONEY BLVD., SUITE 'B'
VISALIA, CA 93277

APN: 121-100-054

PROPOSED PROJECT AREA:	SUITE 'B' - NEW MEDICAL CLINIC INTERIOR TENANT IMPROVEMENT	6,525 S.F.
(E) SITE AREA:	29,500 S.F. (0.67 ACRES	
(E) BUILDING AREA:	SUITE 'A' - EXISTING ASPEN DENTAL (MEDICAL): SUITE 'B' - VACANT: COMMON UTILITY ROOM:	3,532 S.F. 6,525 S.F. 143 S.F.
	TOTAL (E) BUILDING AREA:	10,200 S.F
PROPOSED BUILDING AREA:	SUITE 'A' - EXISTING ASPEN DENTAL (MEDICAL): SUITE 'B' - NEW MEDICAL CLINIC: COMMON UTILITY ROOM:	3,532 S.F. 6,525 S.F. 143 S.F.
	TOTAL (N) BUILDING AREA:	10,200 S.F. (NO CHANGE IN BUILDING AREA)
OCCUPANCY:	SUITE 'A' - EXISTING ASPEN DENTAL (MEDICAL): SUITE 'B' - NEW MEDICAL CLINIC:	'B' OCCUPANCY 'B' OCCUPANCY (NO CHANGE IN BUILDING OCCUPANCY)

CONSTRUCTION: EXISTING - TYPE V-B NON-SPRINKLERED

FIRE SPRINKLERS: NONE

3221 S MOONEY BLVD EXISTING PARKING BASED ON EXISTING TENANT MIX:

CURRENT EXISTING BUILDING TENANT SUITE AREA & PARKING SUMMARY				
SUITE #	AREA (S.F.)	USE	PARKING	
SUITE 'A'	3,532 S.F.	MEDICAL (E) ASPEN DENTAL	1 STALL / 200 S.F. (MEDICAL) = 17.66 STALLS	
SUITE 'B'	6,525 S.F.	VACANT	1 STALL / 300 S.F. (RETAIL) = 21.75 STALLS	
TOTAL			TOTAL REQUIRED:	39.41 STALLS (40 STALLS) PER BASE CODE LESS 8 STALLS PER APPROVED ADMIN. PARKING ADJUSTMENT NO. 2012-04 WHICH ALLOWS FOR 20% REDUCTION EQUALS 32 TOTAL STALLS
			TOTAL PROVIDED:	35 STALLS*
			* (3 STALLS MORE PROVIDED THAN REQUIRED BY BASE CODE WITH APPROVED ADMIN. PARKING ADJUSTMENT NO. 2012-04 - A 20% REDUCTION THAT REQUIRES 32 STALLS).	

3221 S MOONEY BLVD PROPOSED PARKING (ALT #1) BASED ON NEW TENANT MIX:

CURRENT EXISTING BUILDING TENANT SUITE AREA & PARKING SUMMARY				
SUITE #	AREA (S.F.)	USE	PARKING	
SUITE 'A'	3,532 S.F.	MEDICAL (E) ASPEN DENTAL	1 STALL / 200 S.F. (MEDICAL) = 17.66 STALLS	
SUITE 'B'	6,525 S.F.	MEDICAL (N) MEDICAL CLINIC	1 STALL / 200 S.F. (RETAIL) = 32.62 STALLS	
TOTAL			TOTAL REQUIRED:	50.28 STALLS (51 STALLS) PER BASE CODE LESS 10 STALLS PER APPROVED ADMIN. PARKING ADJUSTMENT 2012-04 WHICH ALLOWS FOR 20% REDUCTION EQUALS 41 TOTAL STALLS
			TOTAL PROVIDED: (ALT #1)	35 STALLS ON-SITE PLUS 10 STALLS FROM CROSS ACCESS PARKING FROM 3103 S MOONEY BLVD FOR 45 TOTAL STALLS*
			* (4 STALLS MORE PROVIDED THAN REQUIRED BY BASE CODE WITH APPROVED ADMIN. PARKING ADJUSTMENT NO. 2012-04 - A 20% REDUCTION THAT REQUIRES 41 STALLS).	

3103 S MOONEY BLVD PROPOSED PARKING:

CURRENT EXISTING BUILDING TENANT SUITE AREA & PARKING SUMMARY				
SUITE #	AREA (S.F.)	USE	PARKING	
-	4,123 S.F.	RESTAURANT	1 STALL / 150 S.F. (RESTAURANT) = 28 STALLS	
TOTAL			TOTAL REQUIRED:	28 TOTAL STALLS
			TOTAL PROVIDED:	31 TOTAL STALLS*
			* (REFLECTS TOTAL AFTER 10 STALLS ARE SHARED WITH CROSS ACCESS / SHARED PARKING WITH 3221 S MOONEY BLVD.	

APPLICABLE BUILDING CODES & STANDARDS

2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (C.C.R.)
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2019 CALIFORNIA ENERGY CODE (CEEC), PART 6, TITLE 24 C.C.R.
2019 CALIFORNIA ELEVATOR CODE, PART 7, TITLE 24 C.C.R.
2019 CALIFORNIA HISTORICAL BUILDING CODE (CHC), PART 8, TITLE 24 C.C.R.
2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.
2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 C.C.R.
2019 CALIFORNIA GREEN STANDARD CODE (CALGreen), PART 11, TITLE 24 C.C.R.
2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE STATE STANDARDS

NFPA 13, AUTOMATIC SPRINKLER SYSTEMS, (CA AMENDED) 2019 EDITION
NFPA 72, NATIONAL FIRE ALARM CODE, (CA AMENDED) 2019 EDITION

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NEW MEDICAL CLINIC

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VISALIA, CA 93277
A.P.N. NO.: 121-100-054

JOB NO.: 2021-01

SHEET NAME: SITE PLAN - PROPOSED NEW - ALT #1

SHEET NO.: A102

FILE NAME: