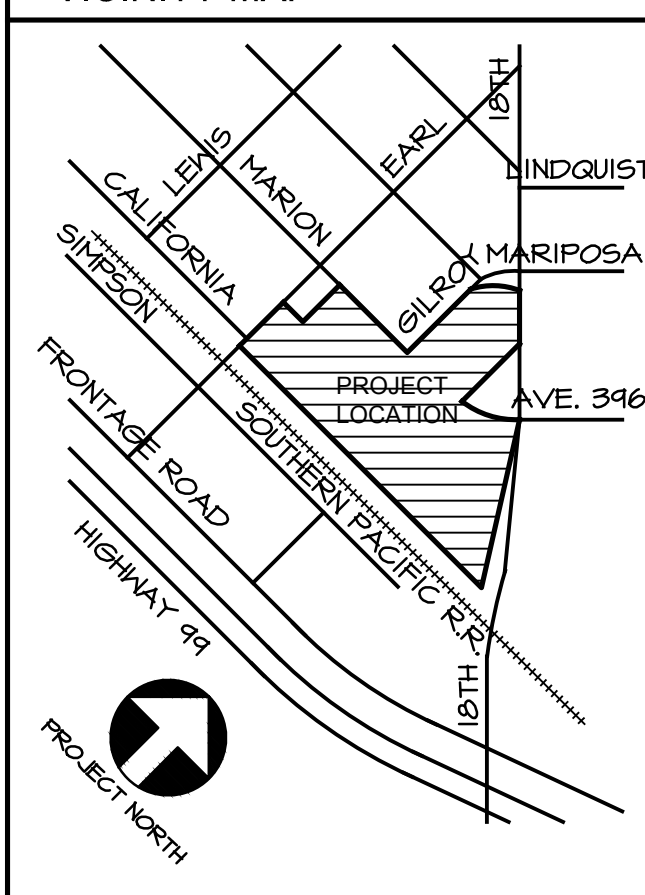


PROJECT ARCHITECT
THE TAYLOR GROUP ARCHITECTS
10 RIVER PARK PLACE EAST SUITE 208
FRESNO, CA 93720
(554) 708-4046
CONTACT: PHILIP METTLER OR BRIAN
RICHMOND
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OWNER
GRACE CHURCH OF THE VALLEY
1600 CALIFORNIA STREET
KINGSBURG, CA 93631
(554) 707-3406
CONTACT: CHARLIE FERNANDEZ
EMAIL: charlie@graceofthevalley.org

VICINITY MAP



PROJECT INFORMATION
PROJECT DATA:
SITE ADDRESS: 1101 MARION STREET
(GILROY & MARION STREETS)
KINGSBURG, CA 93631
APR: 346-144-12, 13, & 24
EXISTING USE: VACANT (FORMER DEL MONTE PLANT)
PROPOSED USE: MASTER PLAN FOR CHURCH CAMPUS + (E) COMMERCIAL WAREHOUSE
ZONING: HEAVY INDUSTRIAL
LAND USE DESIGNATION: HEAVY INDUSTRIAL
SITE AREA: 643,103 SQ. FT. (14.8 ACRES)
BUILDING AREA:
NEW CONSTRUCTION:
WORSHIP CENTER = 25,625 S.F.
SUNDAY SCHOOL CLASSROOMS = 23,400 S.F. (11,700 S.F. EA. OF 2 FLOORS)
(E) WAREHOUSE AND CANOPY = 119,340 S.F.
TOTAL PROPOSED BUILDING AREA = 168,365 S.F.
SITE COVERAGE: 168,365 S.F. / 643,103 S.F. = 26.2%

PARKING:
ACCESSIBLE PARKING = 12 STALLS
STANDARD PARKING = 352 STALLS
STD. GREEN PARKING = 32 STALLS (8% OF TOTAL, PER CALGREEN TABLE 5.106.5.2)
CLEAN AIR / VAN POOL / EV
TOTAL PARKING = 346 STALLS
SHORT-TERM BICYCLE PARKING PROVIDED = 20 SPACES (5% OF TOTAL STALLS, PER CALGREEN 5.106.5.1.1)
LONG-TERM BICYCLE PARKING PROVIDED = 2 SPACES (5% OF TOTAL EMPLOYEES INDICATED ON APPROVED OPERATIONAL STATEMENT, PER CALGREEN 5.106.5.1.2)
PARKING RATIO BASED ON 1,200 SEATS AT WORSHIP CENTER (4 SEATS/CAR MAX. REQ'D); 3.03 SEATS/CAR
NOTE: UNO, STD. STALL SIZE AS SHOWN IS 10'4" X 10'0" W/ 2' FRONT BUMPER OVERHANGS (20'-0" TOTAL DEPTH)
NOTE: AT DESIGNATED CLEAN-AIR VEHICLE PARKING STALLS, PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE. CLEAN AIR / VAN POOL / EV; REQ'D NO. OF DESIGNATED STALLS ARE TO BE EVENLY DISTRIBUTED THROUGHOUT PARKING LOT

SINGLE FAMILY
RESIDENTIAL

PARK

SINGLE FAMILY
RESIDENTIAL

CHURCH

INDUSTRIAL

POLICE

FRONTAGE

MARION STREET

EARL STREET

MULTI-FAMILY
RESIDENTIAL

(E) CANOPY
10,570 S.F.

(E) WAREHOUSE
108,770 S.F.

PLAZA

WORSHIP
CENTER
25,625 S.F.

SUNDAY SCHOOL
11,700 S.F.
(EA. OF 2 FLOORS)

PARKING
(182 STALLS)

DRAINAGE BASIN
CAPACITY:
5.52 ACRE-FEET

SOUTHERN PACIFIC RAILROAD

INDUSTRIAL / COMMERCIAL

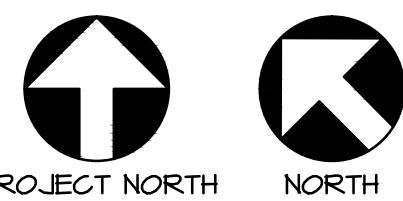
KEYNOTES

- ACCESSIBLE PATH OF TRAVEL (1.5% MAX. CROSS SLOPE; 5% MAX. IN DIRECTION OF TRAVEL) FROM PUBLIC RIGHT-OF-WAY & ACCESSIBLE PARKING; TYP. SEE CIVIL DRAWINGS.
- ACCESSIBLE MAIN BUILDING ENTRANCE (TYPE WA-1) FOR SIGNAGE
- (E) AC STREET PAVEMENT; SEE CIVIL PLANS FOR ANY REQUIRED MODIFICATION
- MONUMENT SIGN UNDER SEPARATE PERMIT
- INDICATES 2'-0" BUMPER OVERHANG, TYP.
- 6" RAISED CONCRETE CURB, TYP.; SEE DETAILS 8 & 4/A403
- (E) CONCRETE CURB & GUTTER
- LANDSCAPING; SEE LANDSCAPE PLANS
- CONCRETE SLAB/SIDEWALK; SEE CIVIL DRAWINGS & DETAILS 8 & 1/A403, LIGHT BROOM FINISH, TYP.
- INDICATES (E) PROPERTY LINE
- INDICATES ROOF OVERHANG ABOVE, TYP.
- FREESTANDING BUILDING COLUMN, TYP.
- TRASH ENCLOSURE PER CITY OF KINGSBURG STDS.
- MIN. 6-8 FT. HIGH CONCRETE MASONRY FENCE AS MEASURED FROM HIGHEST ADJOINING FINISH GRADE. SEE SITE PLAN FOR LOCATIONS. SPLIT-FACE ON CHURCH SIDE AND ENDS.
- INTERNATIONAL SYMBOL AND ACCESSIBLE STALL SIGN, TYP. NOT TO BE WITHIN 2' BUMPER OVERHANG; SEE DETAIL 5/A403
- PAINTED BIDIRECTIONAL ARROW, TYP.; SEE DETAIL 1/A403
- PARKING ENTRANCE SIGN; SEE DETAIL 4/A403
- ACCESSIBLE PARKING STALL, TYP.; SEE DETAIL 2/A403
- ACCESSIBLE ACCESS AISLE WITH 4" PAINTED WHITE STRIPES, TYP.; SEE DETAIL 2/A403
- INDICATES ACCESSIBLE WARNING, TYP.; MIN. 3'-0" WIDE IN DIRECTION OF TRAVEL, TYP.; SEE DETAIL 2/A403
- ACCESSIBLE CURB RAMP, TYP.; SEE DETAIL 15/A403
- DASHED LINE INDICATES PAINTED RED CURB W/ "NO PARKING- FIRE LANE", TYP.
- OPEN COURTYARD; SEE ENLARGED COURTYARD PLAN SHEET A102
- DROP OFF DRIVE TO BE FLUSH WITH SIDEWALK DRIVEWAY APPROACH PER CITY OF KINGSBURG STANDARDS; SEE CIVIL DRAWINGS
- 3'-6" HIGH ORNAMENTAL IRON FENCE; SEE DETAIL 24/A404
- (E) RAILROAD TRACK & SIDE SPURS
- ALIGN SERVICE DRIVE WITH (E) ROLL-UP DOOR
- (E) WELL AND RAMP ENCLOSURE
- (E) DRIVEWAY, TYP.
- (E) METAL SHADE STRUCTURE
- (E) LOADING DOCK AT RAILROAD SPUR
- HARDSCAPE; SEE LANDSCAPE PLANS
- SEPARATE TODDLER & K-6 PLAYGROUND STRUCTURES; W/ SYNTHETIC TURF & PADDED BASE.
- TRELLIS STRUCTURE; SEE DETAIL 5/A404
- TREE WELL, TYP.; SEE LANDSCAPE PLANS
- CONCRETE MOW STRIP; SEE LANDSCAPING
- WATER FOUNTAIN; SEE LANDSCAPING
- 4" WHITE PAINTED STRIPING, TYP.
- COLORLED CONCRETE, TYP.; SEE LANDSCAPE PLANS
- NOT USED
- WOOD FENCE W/ GALV. PIPE SUPPORTS
- (E) CHU FENCE
- 6 FT. HIGH ORNAMENTAL IRON FENCE; SEE DETAIL 24/A404
- INDICATES (E) 6 FT. WIDE CONC. SIDEWALK TO BE REMOVED
- LIGHT BOLLARD, TYP.; SEE LANDSCAPING & ELECT. PLANS
- (E) CHAINLINK FENCE W/ VINYL SLATS
- NOT USED
- POLE LIGHT, TYP.; SEE ELECTRICAL PLANS
- RIBBON BIKE RACK; 4 BICYCLES, TYP AT 3 LOCATIONS
- INDICATES BOUNDARY AND GRADING OF DRAINAGE BASIN, SEE CIVIL
- REIMBURSABLE FRONTAGE CURB, GUTTER AND SIDEWALK IMPROVEMENTS
- DEFERRED FRONTAGE CURB, GUTTER AND SIDEWALK IMPROVEMENTS
- LOCKED, LONG-TERM BICYCLE PARKING ROOM W/ PERMANENTLY ANCHORED RACKS FOR 2 BICYCLES, MIN.
- (E) ELECTRICAL TRANSFORMER AND SWITCHGEAR

GENERAL SITE NOTES

- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS AS INDICATED HEREON AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY BETWEEN THESE PLANS AND EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BID.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS OF SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE SUBMITTING BIDS.
- PROVIDE MINIMUM OF 2% SLOPE AWAY FROM BUILDING FOR A DISTANCE OF 5'-0" AT LANDSCAPE AREAS; 1% MINIMUM AT PAVING AREAS.
- NO DRAINAGE TO BE TAKEN TO ADJACENT PROPERTY
- PROVIDE 1/2" MAX. STEP FROM EXTERIOR DOOR THRESHOLDS TO EXTERIOR SURFACE. CHANGES IN ELEVATIONS MORE THAN 6" ALONG EXIT WAYS SHALL BE BY MEANS OF AN APPROVED RAMP.
- LAYOUT FORMS FOR WALKWAYS AND EXTERIOR SLABS IN FIELD FOR ARCHITECT'S APPROVAL BEFORE POURING.
- CONTRACTOR TO PROVIDE THE BUILDING DEPARTMENT WITH SOIL COMPACTION REPORTS PREPARED BY AN APPROVED TESTING AGENCY.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY OF KINGSBURG TO ARRANGE AND COORDINATE WORK.
- THE APPLICANT SHALL INSTALL AN APPROVED BACKFLOW PREVENTION ASSEMBLY ADJACENT TO THE EXISTING WATER METER AND SHALL BE TESTED BY AN APPROVED AWWA CERTIFIED TESTER WITHIN 5 DAYS OF INSTALLATION WITH THE RESULTS SENT TO THE CITY UTILITIES DIVISION.
- CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES (WATER, SEWER, GAS AND ELECTRICAL) INTO THE BUILDING FROM TERMINATION POINTS AS INDICATED ON THE PLANS, READY FOR SERVICE.
- THE SOILS REPORT SHALL BE A PART OF THESE PLANS. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THIS REPORT AND THE PLANS PRIOR TO BEGINNING WORK.
- THE SANITARY SEWER SERVICES, WATER, GAS AND OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF PAVING ON SITE.
- PROVIDE ACCESSIBLE ACCESS SIGNS AT DRIVE APPROACHES PER CITY ORDINANCE, CBC & 2010 ADAS
- LIGHTING, WHERE PROVIDED TO ILLUMINATE PARKING, SHALL BE HOODED AND SO ARRANGED AND CONTROLLED AS TO NOT CAUSE A NUISANCE EITHER TO THE STREET TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE CITY OF KINGSBURG.
- ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFLED.
- ALL TRANSFORMERS, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CITY PRIOR TO OCCUPANCY. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM GROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- INSTALL ALL OFF-SITE IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAYS AND EASEMENTS IN ACCORDANCE WITH THE CITY OF KINGSBURG STANDARDS AND SPECIFICATIONS IN EFFECT AT THE TIME OF IMPROVEMENT APPROVAL.
- IF FIRE SPRINKLERS ARE TO BE INSTALLED, THE APPLICANT SHALL INSTALL A BLOWOFF ASSEMBLY FOR ALL FIRE PROTECTION LINES ADJACENT TO THE FIRE SPRINKLER PROTECTION CHECK VALVE IN PUBLIC RIGHT-OF-WAY OR EASEMENT. THE SIZE OF THE BLOWOFF ASSEMBLY SHALL BE DETERMINED BY THE CITY UTILITIES DIVISION.
- CONTACT THE CITY OF KINGSBURG PUBLIC WORKS TEN WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND UTILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) (800) 642-2444
- SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH; HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY BE OTHERWISE APPROVED BY THE BUILDING DEPARTMENT.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED OR UNCOVERED DURING PROJECT SURVEYING, GRADING, EXCAVATING OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY AND CONTACT THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE (916) 693-4082) SHALL BE IMMEDIATELY CONTACTED AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE (805) 644-2294) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- APPROVAL OF THE PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN, NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SPECIAL PERMIT SHALL BE PERMITTED.
- 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.
- ALL PREVIOUSLY IMPOSED CONDITIONS OF APPROVAL FOR SPECIAL PERMITS PERTAINING TO THE SUBJECT PROPERTY SHALL REMAIN IN EFFECT AND ARE INCORPORATED HEREIN BY REFERENCE EXCEPT AS MAY BE SPECIFICALLY MODIFIED BY THIS SPECIAL PERMIT.
- PRIOR TO INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY THE LANDSCAPE PROFESSIONAL, APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DEPARTMENT.
- ALL ACCESSIBLE PARKING STALLS SHALL BE LOCATED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE DISABLED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM THE ACCESSIBLE PARKING STALL PER CBC & 2010 ADAS
- SIGNS OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS PERMIT.
- PROVIDE SIGN (17"x22" MIN) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE WARNING - VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNERS EXPENSE - 22658(a) CALIFORNIA VEHICLE CODE - KINGSBURG POLICE DEPARTMENT PER CBC & 2010 ADAS.
- DESIGN AND CONSTRUCT PARKING LOT GEOMETRICS IN COMPLIANCE WITH THE CITY OF KINGSBURG PARKING STANDARDS.
- ADDITIONAL TRAFFIC STUDIES MAY BE REQUIRED AS DETERMINED BY THE CITY. ADDITIONAL DEDICATION AND IMPROVEMENTS MAY BE REQUIRED DEPENDING ON STUDY.
- PROVIDE SEWER AND WATER SERVICES TO ALL BUILDINGS AND CONNECT TO CITY LINES.
- ABANDON SEPTIC SYSTEMS AND WATER WELLS (IF ANY) TO CITY STANDARDS.
- FLOOD CONTROL SYSTEM ON SITE
- APPLICANT SHALL HAVE A COVENANT RECORDED FOR THE PERPETUAL MAINTENANCE OF THE LANDSCAPE AND IRRIGATION TO BE INSTALLED IN PUBLIC RIGHT OF WAY.

SITE PLAN



SCALE: 1" = 50'-0"

PROPOSED CHURCH CAMPUS:
GRACE CHURCH OF THE VALLEY
HIGHWAY 99 & 18TH AVENUE
KINGSBURG, CA

SITE PLAN

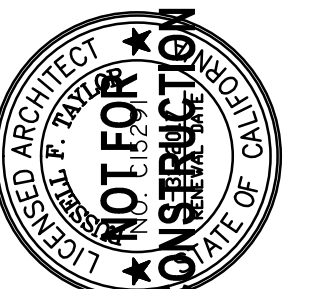
The Taylor Group expressly
warrants that the information
contained herein is true and
correct to the best of its
knowledge and belief, as of
the date of preparation of
this document, and that it
has not been altered or
modified in any way.

PROJECT NO.
13-012.00

DRAWING
A101

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MARK	DATE	DESCRIPTION
-	1/25/2016	CUP SUBMITAL