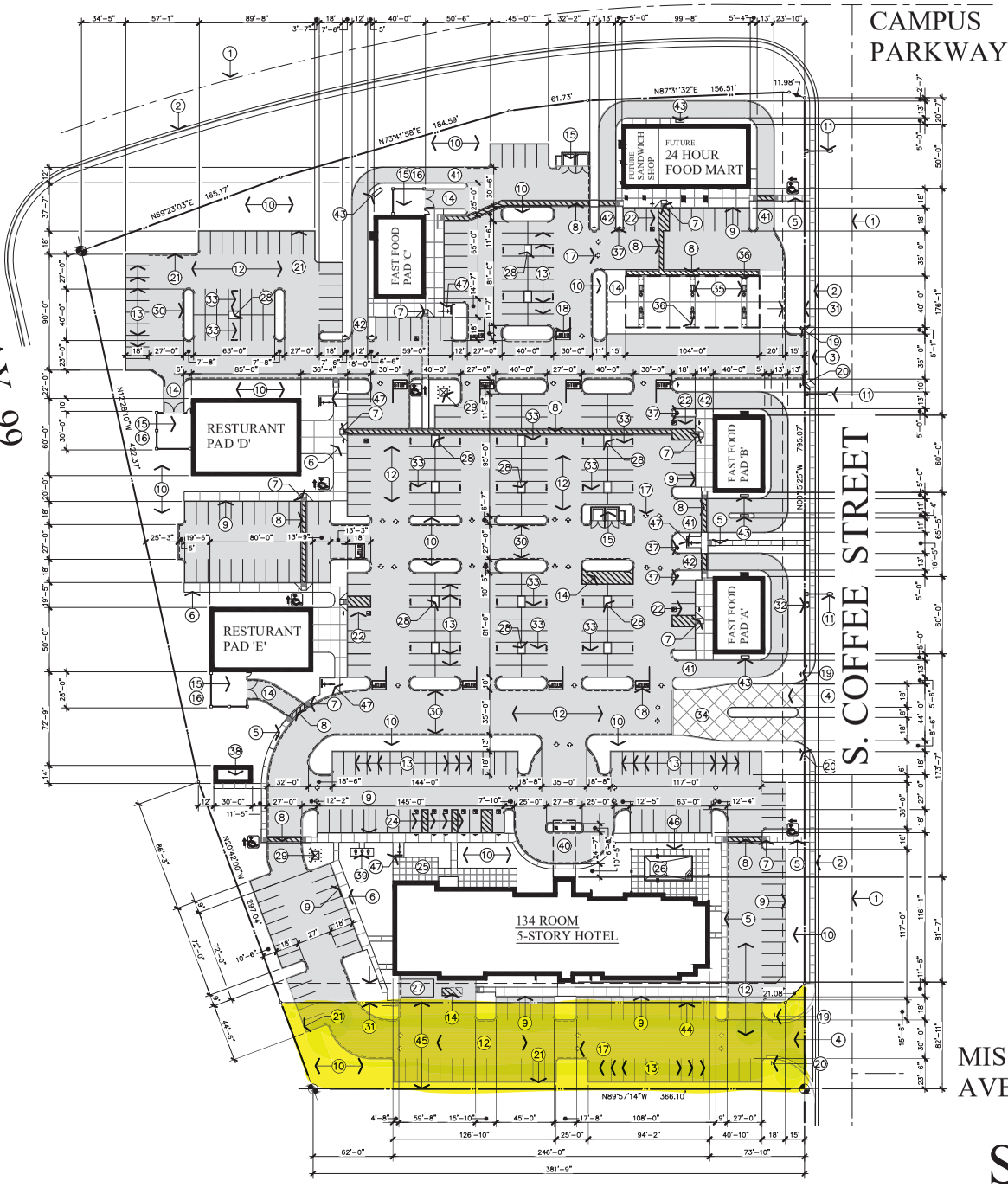
ATTACHMENT 4



KEYNOTES

1. INDICATES THE CENTER OF THE STREET.
2. EXISTING CONCRETE CURB AND GUTTER TO REMAIN. INSTALL NEW CAST-IN-PLACE CONCRETE SIDEWALK PER CITY OF MERCED PUBLIC WORKS STANDARDS.
3. INSTALL NEW 26'-0" WIDE CAST-IN-PLACE CONCRETE COMMERCIAL DRIVE APPROACH PER CITY OF MERCED PUBLIC WORK STANDARDS.
4. INSTALL NEW COMMERCIAL STREET-TYPE APPROACHES PER CITY OF MERCED PUBLIC WORKS STANDARDS/ TYPICAL.
5. INSTALL 4'-0" WIDE x 4 INCH THICK CAST-IN-PLACE CONCRETE WALKWAY WITH NON-SLIP FINISH (AS SELECTED BY THE OWNER) APPLIED OVER COMPACTED NATIVE SOIL. PROVIDE 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL WITH A 2% MAXIMUM CROSS-SLOPE.
6. INSTALL 7'-0" WIDE x 4 INCH THICK CAST-IN-PLACE CONCRETE WALKWAY WITH NON-SLIP FINISH (AS SELECTED BY THE OWNER) APPLIED OVER COMPACTED NATIVE SOIL. PROVIDE 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL WITH A 2% MAXIMUM CROSS-SLOPE.
7. INDICATES THE LOCATION OF CAST-IN-PLACE ACCESSIBLE RAMP WITH 8.33% MAXIMUM SLOPE. PROVIDE 3'-0" WIDE TRUNCATED DOME PATTERN AT JUNCTION OF LANDING WITH PAVING PER THE ACCESSIBILITY REQUIREMENTS OF CHAPTER 11B OF THE CALIFORNIA BUILDING CODE.
8. INSTALL 4'-0" WIDE (MINIMUM) PAINTED CROSSWALK WITH 5% MAXIMUM SLOPE AND 2% MAXIMUM CROSS-SLOPE.
9. INSTALL 6 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL 4 INCH THICK CONCRETE WALK OVER COMPACTED NATIVE SOIL/ TYPICAL.
10. LANDSCAPE AREAS. COORDINATE WORK WITH LANDSCAPE PLANS/ TYPICAL.
11. EXISTING STREET LIGHTS INSTALLED PER CITY OF MERCED PUBLIC WORKS STANDARDS TO REMAIN.
12. INSTALL ASPHALTIC CONCRETE PAVING OVER CLASS II AGGREGATE BASE OVER NATIVE SOIL COMPACTED TO 90% PER CITY OF MERCED PUBLIC WORKS STANDARDS (SHOWN SHADED)./ TYPICAL
13. INSTALL 4 INCH WIDE WHITE PAINTED STRIPING AT 9'-0" ON-CENTER PER CITY OF MERCED PUBLIC WORKS STANDARDS/ TYPICAL AT PARKING STALLS.
14. INDICATES THE LOCATION OF LOADING ZONE. PROVIDE 4 INCH WIDE WHITE PAINTED DIAGONAL STRIPES AT 3'-0" ON-CENTER AND IDENTIFY AS "LOADING ZONE" WITH 12 INCH HIGH PAINTED LETTERS
15. INDICATES LOCATION OF TRASH AND RECYCLING ENCLOSURE WITH REINFORCED CONCRETE MASONRY WALLS AND STEEL GATES PER CITY OF MERCED PUBLIC WORKS STANDARDS M-2 AND M-3.
16. INDICATES THE LOCATION OF SERVICE YARD WITH 4 INCH THICK CONCRETE SLAB AND 6'-0" HIGH REINFORCED CONCRETE MASONRY WALLS. PROVIDE 3'-0" (MINIMUM) WIDE PEDESTRIAN GATE AS SHOWN.
17. INSTALL PAINTED TRAFFIC ARROWS AS INDICATED.
18. INDICATES LOCATION OF NEW PAINTED TRAFFIC SIGNAGE PER CITY OF MERCED PUBLIC WORKS STANDARDS/ TYPICAL.
19. PROVIDE SIGN AT EACH SITE ENTRANCE THAT CLEARLY STATES, I" HIGH LETTERING STATING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY CONTACTING THE CITY OF MERCED POLICE DEPARTMENT.
20. INSTALL 30" STATE STANDARD "STOP" SIGN(S) ADJACENT TO THE PUBLIC WALK PER CITY OF MERCED PUBLIC WORKS STANDARDS.
21. 6 INCH CONTINUOUS CONCRETE CURB/ TYPICAL.
22. INDICATES THE LOCATION OF VAN ACCESSIBLE PARKING SPACE WITH AN 8'-0" WIDE UNLOADING ZONE PER THE ACCESSIBILITY STANDARDS OF CHAPTER 11B OF THE CALIFORNIA BUILDING CODE. PROVIDE PAINTED AND POLE MOUNTED SIGNAGE AS REQUIRED.
23. INDICATES LOCATION OF ACCESSIBLE PARKING STALL WITH 8'-0" WIDE UNLOADING AREA. INSTALL SIGNAGE AND MARKING AS REQUIRED BY TITLE 24 COR ACCESSIBILITY REQUIREMENTS
24. INDICATES LOCATION OF ACCESSIBLE PARKING STALL WITH 5'-0" WIDE UNLOADING AREA. INSTALL SIGNAGE AND MARKING AS REQUIRED BY TITLE 24 COR ACCESSIBILITY REQUIREMENTS
25. INDICATES LOCATION OF PROPOSED OUTDOOR PATIO.
26. INDICATES LOCATION OF SWIMMING POOL.
27. INDICATES LOCATION OF TRASH COMPACTOR.
28. PROVIDE 6 INCH CONTINUOUS CONCRETE CURBS AT TREE WELLS AS INDICATED.
29. INDICATES PROPOSED LOCATION OF ELECTRICAL TRANSFORMER.
30. DASHED LINE INDICATES LOCATION(S) OF CURBS TO BE PAINTED RED AND MARKED "FIRE LANE – NO PARKING". LETTERS SHALL BE WHITE, 3 INCHES HIGH AND SPACED AT 50'-0" ON-CENTER PER CITY OF MERCED FIRE DEPARTMENT STANDARDS/ TYPICAL.
31. INDICATES LOCATION OF 10'-0" PUBLIC UTILITY EASEMENT SHOWN DASHED
32. INDICATES THE LOCATION OF EXISTING OFF-SITE FIRE HYDRANTS INSTALLED PER CITY OF MERCED PUBLIC WORKS STANDARDS / TYPICAL
33. PROVIDE 12 INCH HIGH WHITE PAINTED LETTERING AT COMPACT PARKING SPACES AS INDICATED.
34. INDICATES LOCATION OF COLORED CONCRETE ACCENT PAVING WITH TOOLED JOINT PATTERN.
35. INDICATES LOCATION OF MULTI-PUMP FUEL DISPENSING UNITS. REFER TO THE CANOPY ELEVATIONS FOR ADDITIONAL INFORMATION.
36. INDICATES LOCATION OF 4 INCH DIAMETER CONCRETE FILLED STEEL PIPE BARRIERS AT FUEL ISLANDS/ TYPICAL.
37. INSTALL POLE MOUNTED "EXIT ONLY" – DO NOT ENTER" SIGN MOUNTED WITH THE BOTTOM OF SIGN AT 80" ABOVE WALK.
38. COORDINATE THE INSTALLATION OF THE FREE-STANDING PROJECT SIGN WITH THE ELEVATIONS.
39. INDICATE THE LOCATION OF FLAG POLE.
40. INDICATE THE LOCATION OF THE PORTE COCHERE
41. INDICATES LOCATION OF DRIVE THROUGH ENTRANCE
42. INDICATES LOCATION OF DRIVE THROUGH EXIT
43. INDICATES LOCATION OF DRIVE THROUGH MENU BOARD
44. ORIGINAL PARCEL PROPERTY LINE
45. PORTION OF PARCEL ADDED BY PARTIAL ABANDONMENT OF MISSION AVENUE BY THE CITY OF MERCED. REFER TO THE BOUNDARY MAP, SHEET PP1 ADDITIONAL INFORMATION.
46. INDICATES LOCATION OF 6'-0" HIGH WROUGHT IRON POOL FENCE. REFER TO THE FENCE ELEVATIONS FOR ADDITIONAL INFORMATION.
47. INDICATES THE LOCATION(S) OF 5 RIBBON BICYCLE RACKS

SITE PLAN

1" = 40'-0"

THE VINCENT COMPANY
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

Revisions / Date

PROPOSED COMMERICAL DEVELOPMENT FOR:

CAMPUS PARKWAY PLAZA

MISSION AVENUE AND COFFEE STREET
MERCED, CALIFORNIA

Project Architect:

REGISTERED ARCHITECT SCOTT A. VINCENT Exp. 12/31/19 No. C-15290 STATE OF CALIFORNIA

Issuances:	Date:
DESIGN REVIEW	
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North:

Scale: 1"=40'-0"

Project Name: CAMPUS PARKWAY
MERCED, CALIFORNIA

Project Number: 171021

Plot Date: 10.17.18

Sheet Number:

PP2

Of . Sheets .