

Exhibit E – Exhibits (Site Plan, Elevations, Floor Plans, and Landscape Plan)

RCCB FRESNO DISTRIBUTION WAREHOUSE

EAST NORTH AVENUE
FRESNO, CALIFORNIA 93725



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CIVIL SHEET COUNT: 4

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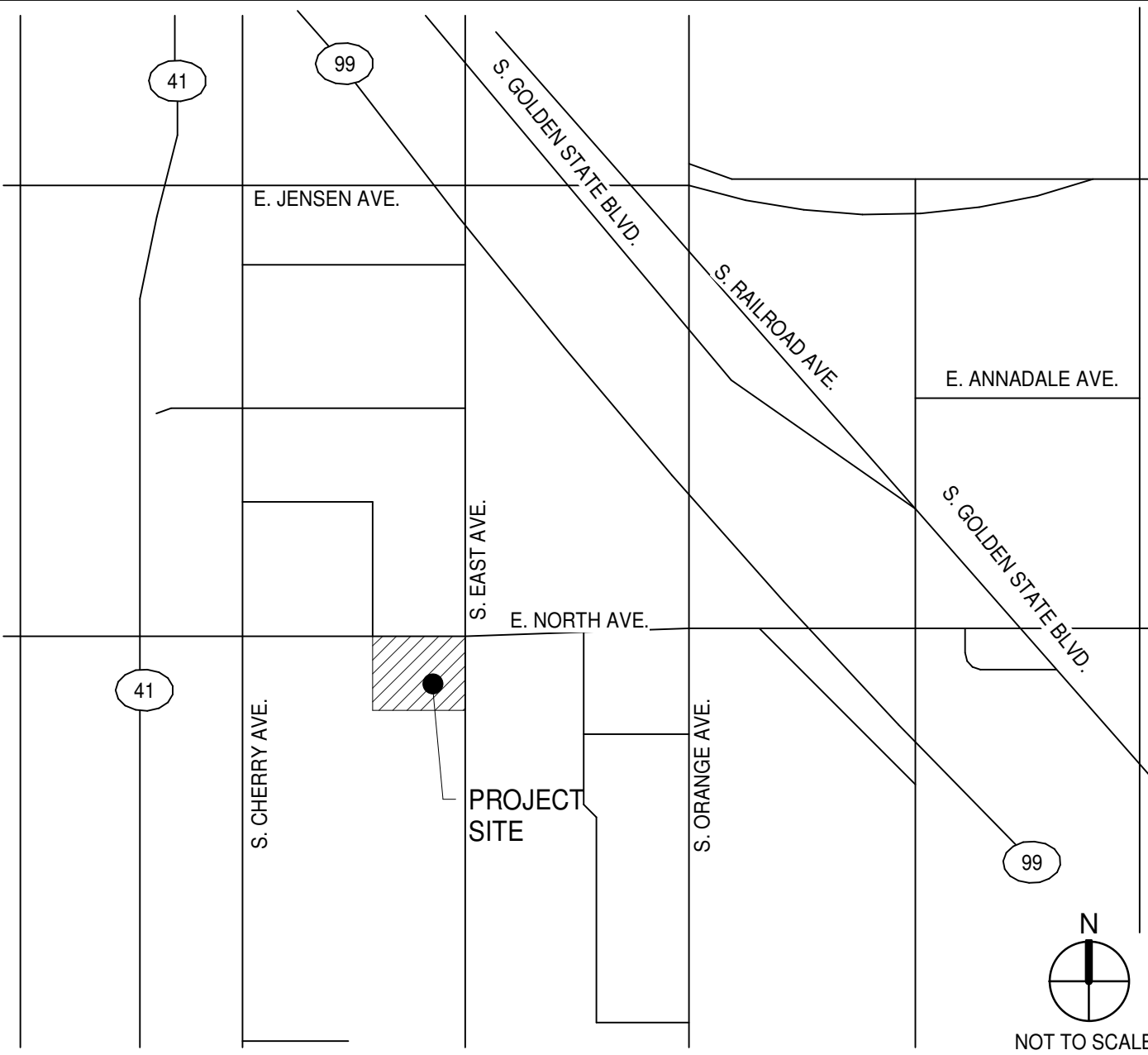
CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT



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EAST NORTH AVENUE
FRESNO, CALIFORNIA 93725

VICINITY MAP



OWNER

LONE OAK - FRESNO, L.L.C.

6250 NORTH RIVER ROAD
STE. 9000
ROSEMONT, ILLINOIS

PRIMARY CONTACT: PHIL ERLMAN - DIRECTOR CONSTRUCTION & FACILITIES WEST
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ALTERNATE CONTACT: PEHR PETERSON
PH: (847) 430-9766

GENERAL CONTRACTOR - DESIGN BUILD

COMPANY NAME

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421 E. CERRITOS AVE.
ANAHEIM, CALIFORNIA 92805

PRIMARY CONTACT: BRUCE GILLINGS - MANAGER, PRECONSTRUCTION
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ALTERNATE CONTACT:
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ARCHITECT

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LANDSCAPE ARCHITECT

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STE. 4
WALNUT CREEK, CALIFORNIA 94596

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EMAIL: RStover@rwsa.com

GEOTECHNICAL ENGINEER

SALEM ENGINEERING GROUP, INC.
4729 W. JACQUELYN AVENUE
FRESNO, CALIFORNIA 93722
WWW.SALEM.NET

PRIMARY CONTACT: AHMAD DALQAMOUNI, Ph.D., M.C.E. - GEOTECHNICAL
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ALTERNATE CONTACT: DEAN LEDGERWOOD II, EIT, PG. CEG -
PH: (559) 270-9700 GEOTECHNICAL MANAGER

ARCHITECT'S CONSULTANTS

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4683 CHABOT DRIVE
STE. 300
PLEASANTON, CA 94588
(925) 244-9620

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DRY UTILITIES CONSULTANT

PENNING MANAGEMENT GROUP
1949 W. KETTLEMAN LANE
SUITE 200, LODI, CA 95242
OFFICE (209) 370-1908 x 1012
PENNINGMANAGEMENTGROUP.COM

PRIMARY CONTACT: ROBERT PADILLA, PROJECT MANAGER
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EMAIL: RPADILLA@PENNINGGROUP.COM
ALTERNATE CONTACT:
PH:

PROJECT DESCRIPTION

ONE NEW 1193,465 SF OF BEVERAGE INDUSTRIAL WAREHOUSE SPACE TO BE FULLY AIR-CONDITIONED AND RELATED SITE WORK. THIS INCLUDES ±11,514 SF OF 2ND FLOOR MAIN OFFICE TL, WAREHOUSE ACCESSORY TI AREAS AND TRUCK WASH. EXTERIOR BUILDING IS COMPOSED OF CONCRETE TILT-UP PANELS, CONCRETE SLAB ON GRADE, ALUMINUM STOREFRONT SYSTEM AND STOREFRONT DOORS, TWO (2) HYDRAULIC GLASS BI-FOLD DOORS, HOLLOW METAL MAIN DOORS, SECTIONAL DOCK LEVEL DOORS, ROLL-UP GRADE LEVEL DOORS, PANELIZED ROOF SYSTEM WITH STEEL BEAMS AND TRUSSES, 36" CLEAR HEIGHT, ROOF LADDER AND HATCH, SKYLIGHTS, INTERIOR IMP PANELS, AND WAREHOUSE RESTROOMS SHALL BE PROVIDED. ALL PERTINENT NEW LIGHTING AND POWER, AND PLUMBING WORK SHALL ALSO BE PROVIDED. THIS INCLUDES ONE (2) NEW TRASH ENCLOSURES PER CITY STANDARDS. SITE WORK SHALL INCLUDE NEW SITE LIGHTING AND LANDSCAPING/IRRIGATION.

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEERS OF RECORD WHO SHALL REVIEW AND PROVIDE NOTATION INDICATING DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN. SUBMITTAL MATERIALS SHALL INCLUDE PLANS, DETAILS AND CALCULATIONS PREPARED AND SIGNED BY A STATE REGISTERED ENGINEER. CONTRACTOR SHALL SUBMIT ARCHITECT AND ENGINEER REVIEWED SUBMITTAL MATERIALS TO THE BUILDING OFFICIAL FOR REVIEW AND PERMIT APPROVAL. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED PRIOR TO OBTAINING THE BUILDING OFFICIAL'S APPROVAL OF THE SUBMITTAL.

1. AUTOMATIC FIRE SPRINKLER SYSTEM.
2. FIRE ALARM SYSTEM.
3. STEEL TRUSSES AND BEAMS OVER MEZZANINE AND STANDARDS SPECIFICATIONS.
4. HIGH PILED STORAGE RACKING.
5. EXTERIOR BUILDING SIGNAGE AND MONUMENT SIGN.
6. ANCHORAGE DESIGN FOR ALL ELECTRICAL EQUIPMENT REQUIRED.
7. STOREFRONT AND CURTAIN WALL GLAZING SYSTEMS.
8. WROUGHT IRON FENCING, ROLLING GATES AND MAN GATES.
9. ROOF ACCESS LADDER/PLATFORM DESIGN AND SUPPORT.
10. LADDER SAFETY SYSTEM DESIGN AND SUPPORT.

TITLE SHEET

DATE 02.14.2022
PLANNING SUBMITTAL 01
07.21.2022
PLANNING SUBMITTAL 02

P.A.P.M.: A. STEVENS

DRAWN BY: A.R.M.H.A.M.C.B.I.O.D.

JOB NO.: IRV21-5026-02

SHEET

A-0.1



COLORED ELEVATIONS

DATE	REMARKS
07/21/2022	PLANNING SUBMITTAL 02

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PA/PM:	A. STEVENS
DRAWN BY:	Author
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SHEET
A-1.0

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ACCESSIBILITY DETAILS

DATE 07.21.2022 PLANNING SUBMITTAL 02

PA/PM: A. STEVENS
DRAWN BY: Author
JOB NO.: IRV21-5026-01

A-1.0a

2022-08-01 - PLANNING SUBMITTAL 02 - REV

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SCALE: 1" = 20'-0"

KEYNOTES

- | | | | | | |
|---|---|---|--|----|---|
| 1 | TILT UP CONCRETE PANEL PAINTED
SW 7070 SITE WHITE | 5 | CLERESTORY WINDOW
VISION GLASS | 9 | ACM
SW 7073 NETWORK GRAY |
| 2 | TILT UP CONCRETE PANEL PAINTED
SW 7071 GRAY SCREEN | 6 | ALUMINUM STOREFRONT
W/ VISION GLASS | 10 | AWNING |
| 3 | TILT UP CONCRETE PANEL PAINTED
SW 7075 WEB GRAY | 7 | COCA-COLA LOGO | 11 | OVERHEAD CANOPY
SW 7073 NETWORK GRAY |
| 4 | TILT UP CONCRETE PANEL PAINTED
FULL WALL REVEAL PATTERN AT 12" | 8 | ALUMINUM STOREFRONT
W/ SPANDREL GLASS | | |

APPL. NO. P22-00565 EXHIBIT E-1 DATE Aug 11 2022
PLANNING REVIEW BY DATE Aug 11 2022
TRAFFIC ENG. DATE Aug 11 2022
APPROVED BY DATE Aug 11 2022

CITY OF FRESNO DARM DEPT

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SITE PLAN

REMARKS

PLANNING SUBMITTAL 01

PLANNING SUBMITTAL 02

P.A.P.M.:

A. STEVENS

DRAWN BY:

A.R.M. H.A.M.C.B.O.D.

JOB NO.:

IRV21-5026-02

SHEET

A-1.1

KEYNOTES:

- 1001 PROPERTY LINE.
- 1002 ACCESSIBLE ENTRY SIGNAGE.
- 1003 ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 1004 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 1005 PAINTED PARKING STRIPING PER CITY STANDARDS.
- 1006 CMU TRASH ENCLOSURE WITH RECYCLE BIN PER CITY STANDARDS.
- 1007 ACCESSIBLE PATH OF TRAVEL: 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- 1012 LANDSCAPE AND IRRIGATION AREA.
- 1013 POURED IN PLACE CONCRETE MONUMENT SIGN WITH GROUND MOUNTED ILLUMINATION, GRAPHICS PROVIDED BY OTHERS.
- 1014 PROPOSED FLAG POLES, PER STATE REQUIREMENTS.
- 1015 PRECAST CONCRETE WHEEL STOP, TYP.
- 1016 SHORT-TERM BIKE PARKING.
- 1017 FUTURE EV LOCATION TBD - 25% OF REQUIRED EV TO BE FULLY INSTALLED, REMAINING TO BE FOR FUTURE (STUB UP FOR P.W.). NEED ONE STANDARD ADA EV PARKING STALL & ONE VAN ADA EV PARKING STALL. THIS IS IN ADDITION TO STANDARD NON-EV ACCESSIBLE STALL REQUIREMENTS.
- 1018 LONG-TERM BIKE PARKING.
- 1019 CHAINLINK FENCE.
- 1020 CHAINLINK GATE.
- 1027 WROUGHT IRON FENCE.
- 1028 AUTOMATED ENTRY EXIT.
- 1029 WROUGHT IRON MAN GATE.
- 1030 GROUND MOUNTED EQUIPMENT: SEE LANDSCAPE FOR SCREENING & CIVIL DRAWINGS FOR UTILITIES.
- 1031 CONCRETE RAMP, SEE CIVIL DRAWINGS.
- 1032 SCREEN WALL.
- 1033 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
- 1034 AUTOMATION FOR EXIT: CARD READER ONLY FOR ENTRY. (NO INTERCOM).
- 1035 MANUAL ENTRY EXIT.
- 1036 RETAINING WALL SLOPED 6" TO 48". SEE STRUCTURAL AND CIVIL DRAWINGS.
- 1037 6" CONCRETE CURB MAX. SEE CIVIL DRAWINGS.
- 1038 LIGHT POLE.
- 1039 GRAVEL FOR FUTURE BUILDING EXPANSION.
- 1040 2% SLOPE CONCRETE, SEE CIVIL.
- 1041 EV CHARGER.
- 1042 FUTURE EV CHARGER, ELECTRICAL TO PROVIDE STUB OUT FOR FUTURE HOOKUPS & CONNECTION.
- 1043 POST INDICATOR VALVE (P.I.V.), SEE CIVIL.
- 1044 DETECTOR VALVE (DDCV), SEE CIVIL.
- 2017 CONCRETE RETAINING WALL, SEE CIVIL DRAWINGS.
- 2050 STEEL SAFETY RAIL BOLTED TO SLAB.

PARKING SUMMARY

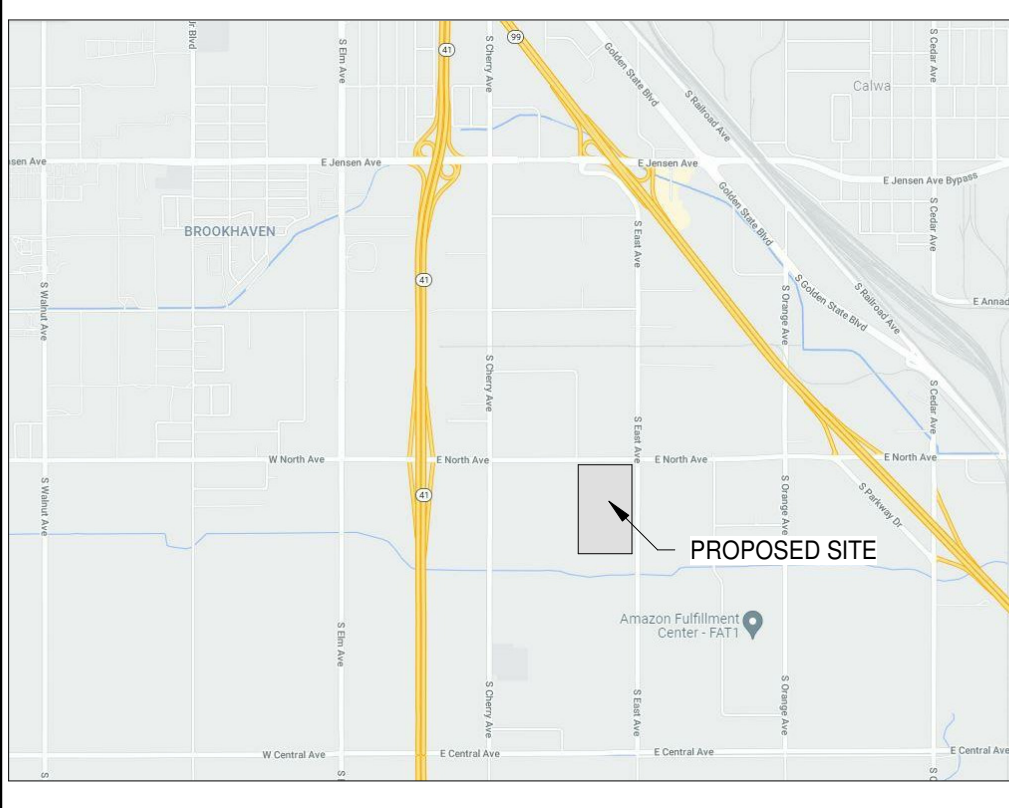
SITE AREA:	14.78 AC
GROSS:	645,817 SF
BUILDING FOOTPRINT:	193,465 SF
TRUCK DOCKS:	13,416 SF
TOTAL BUILDING AREA:	206,881 SF
BUILDING USE:	182,103 SF
WAREHOUSE:	24,778 SF
OFFICE:	5 STALLS
PARKING REQUIRED:	53 STALLS
WAREHOUSE:	1,500 SF
OFFICE:	1,300 SF
TOTAL:	122 STALLS
PARKING PROVIDED:	271 STALLS
AUTO:	241 STALLS
REQUIRED ACCESSIBLE STALLS:	6 STALLS
PROVIDED ACCESSIBLE STALLS:	7 STALLS
TRUCK DOCKS:	29
DOCK HIGH DOORS:	29
LONG-TERM BIKE PARKING REQUIRED:	7 STALLS
5% OF VISITOR STALLS (5 STALLS x .05):	7 STALLS
LONG-TERM BIKE PARKING PROVIDED:	7 STALLS
SHORT-TERM BIKE PARKING:	7 STALLS
5% OF VISITOR STALLS (5 STALLS x .05):	7 STALLS
SHORT-TERM BIKE PARKING PROVIDED:	7 STALLS

ZONING: "H" - HEAVY INDUSTRIAL ZONING DISTRICT
LANDSCAPE SETBACK (SEE CIVIL DRAWINGS): 10'-0" FROM NORTH & EAST PROPERTY LINE
ASSESSOR'S PARCEL NO.: 329-090-16 (PARCEL 1) & 329-090-17 (PARCEL 2) - SEE ALTA SURVEY & CIVIL DRAWINGS
BUILDING COVERAGE: 28.60 %
LANDSCAPE AREA: 101,570 S.F.
LANDSCAPE COVERAGE: 15.78 %

LEGEND

- ACCESSIBLE PATH OF TRAVEL: 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- POLE MOUNTED LIGHT FIXTURE.
- WALLPACK LIGHT FIXTURE.
- TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS) LANDSCAPE AND IRRIGATION AREA.
- FIRE LANE (PROVIDE 20' MIN. WITH FIRE LANE FOR CDS AS REQUIRED BY FFD).
- PARKING STALL COUNT TOTAL
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT
- P.I.V. WITH TAMPER

VICINITY MAP - N.T.S. (FOR REFERENCE ONLY)

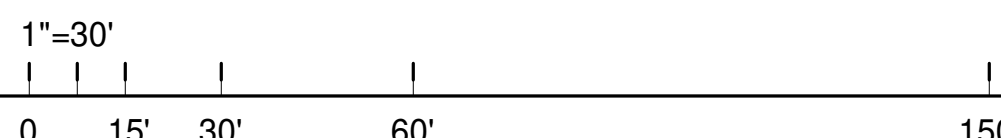


INDUSTRIAL BUILDING
FOOTPRINT: 193,465 SF
CLR HGT: 36'-0"

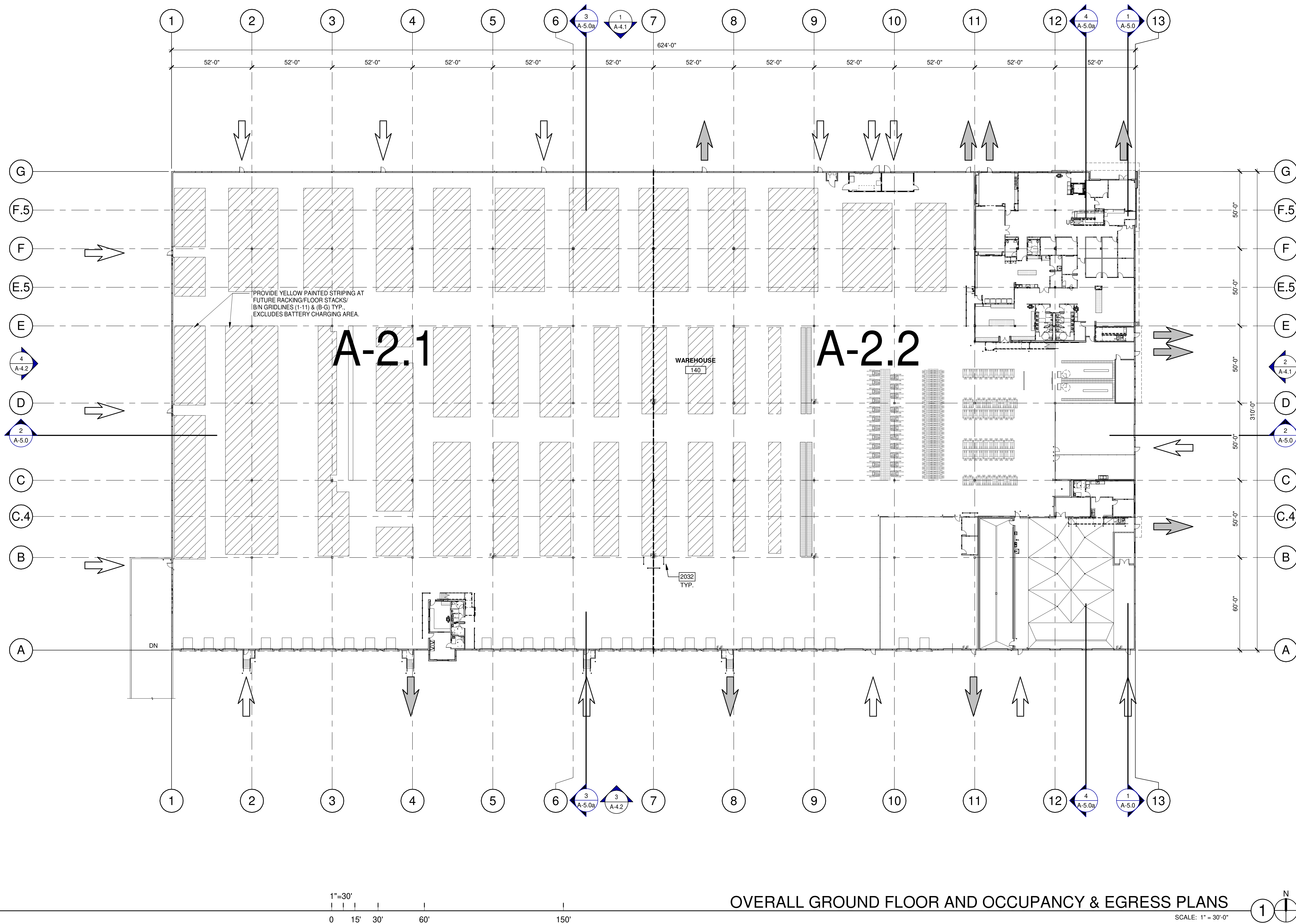
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PLANNING REVIEW BY DATE Aug 11, 2022
TRAFFIC ENG. DATE Aug 11, 2022
APPROVED BY DATE Aug 11, 2022
CITY OF FRESNO DARM DEPT

SITE PLAN

SCALE: 1" = 30'-0"



BM 300.11002-5026-02 Reyes Fresno Food Beverage Insurance/OSHA #H21104



OVERALL GROUND FLOOR AND OCCUPANCY & EGRESS PLANS

SCALE: 1" = 30'-0"

LEGEND

- REQUIRED EXIT.
- EXIT AND FIRE DEPARTMENT ACCESS.

KEYNOTES:

2032 SAFETY RAIL.

OVERALL GROUND FLOOR AND OCCUPANCY & EGRESS PLANS

EGRESS PLANS	
DATE	REMARKS
02.14.2022	PLANNING SUBMITTAL 01
06.17.2022	CD SET - PLAN CHECK SUBMITTAL

P/PM:	A. STEVENS
DRAWN BY:	A.R.M.H.A.M.C.B.O.D.
JOB NO.:	IRV21-5026-02

SHEET

A-2.0

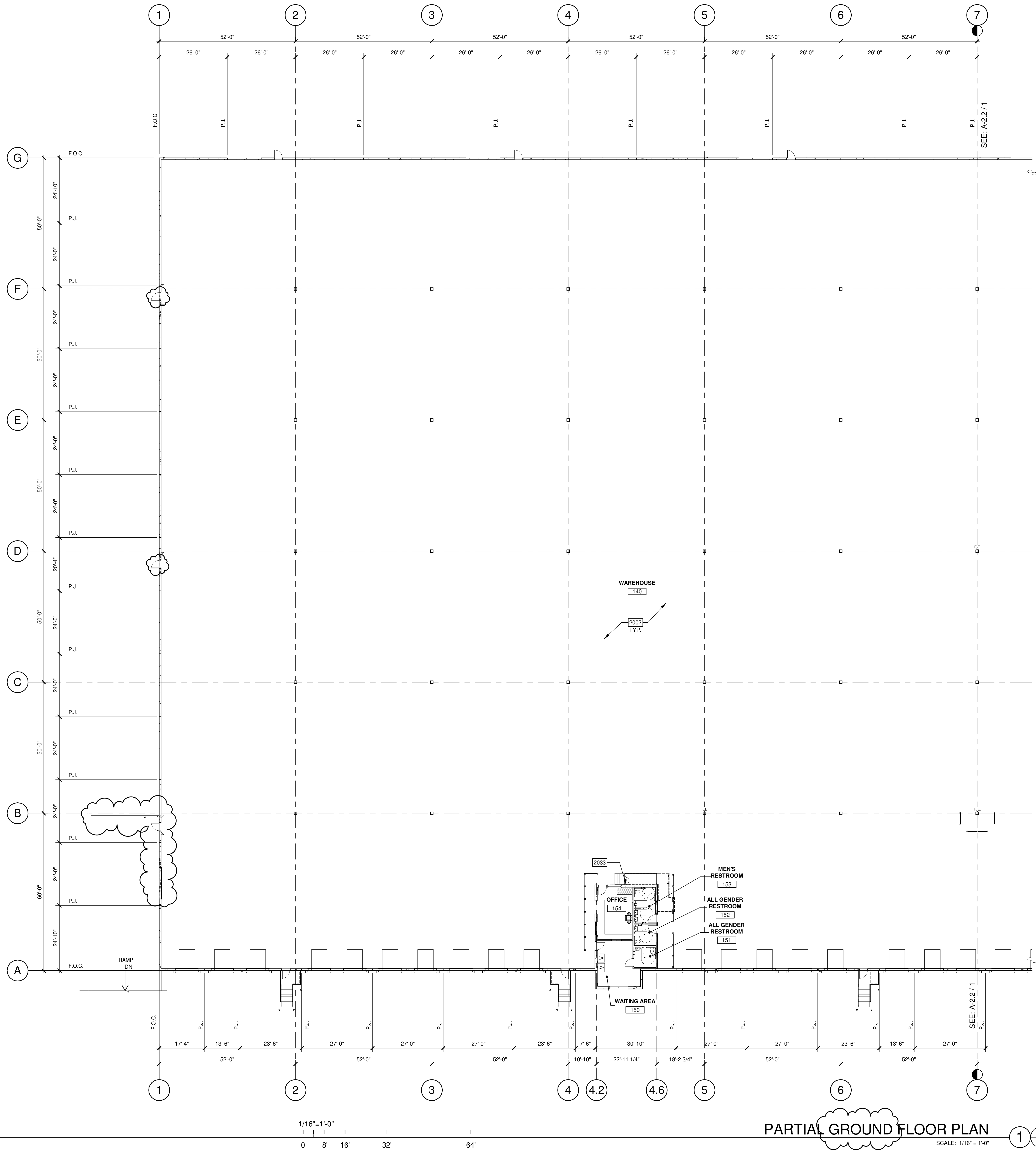
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KEYNOTES:

- 2002 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
- 2033 WALL MOUNTED MONITORS.

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PARTIAL GROUND FLOOR PLAN

DATE
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07.21.2022
REMARKS
PLANNING SUBMITTAL 01
PLANNING SUBMITTAL 02

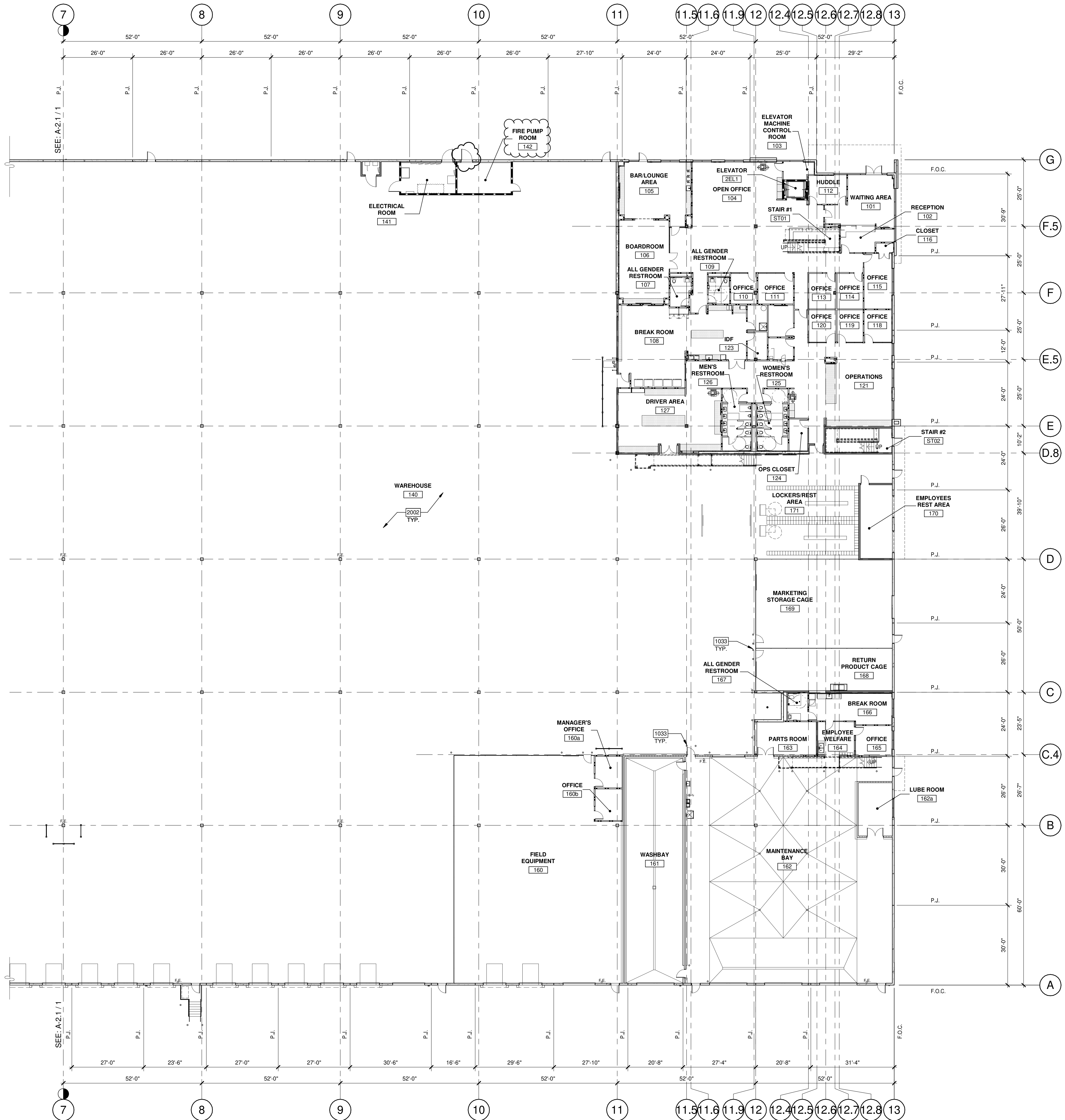
P/PM: A. STEVENS
DRAWN BY: A.R.M.H.A.M.C.B.O.D.
JOB NO.: IRV21-5026-02

SHEET

A-2.1

KEYNOTES:

- GENERAL NOTES:
1. FIRE PUMP ROOM TO BE ENCLOSED IN A 1-HR RATED ROOM WITH 4'-0" EXTERIOR ACCESS DOOR AS REQUIRED BY THE CITY AND FRESNO FIRE DEPT. SEE PLUMBING DRAWINGS IN BUILDING PLAN CHECK SUBMITTAL FOR FIRE PUMP EQUIPMENT.
- 1033 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
2002 CONCRETE SLAB, PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.



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PARTIAL GROUND FLOOR PLAN

DATE
02.14.2022
07.21.2022

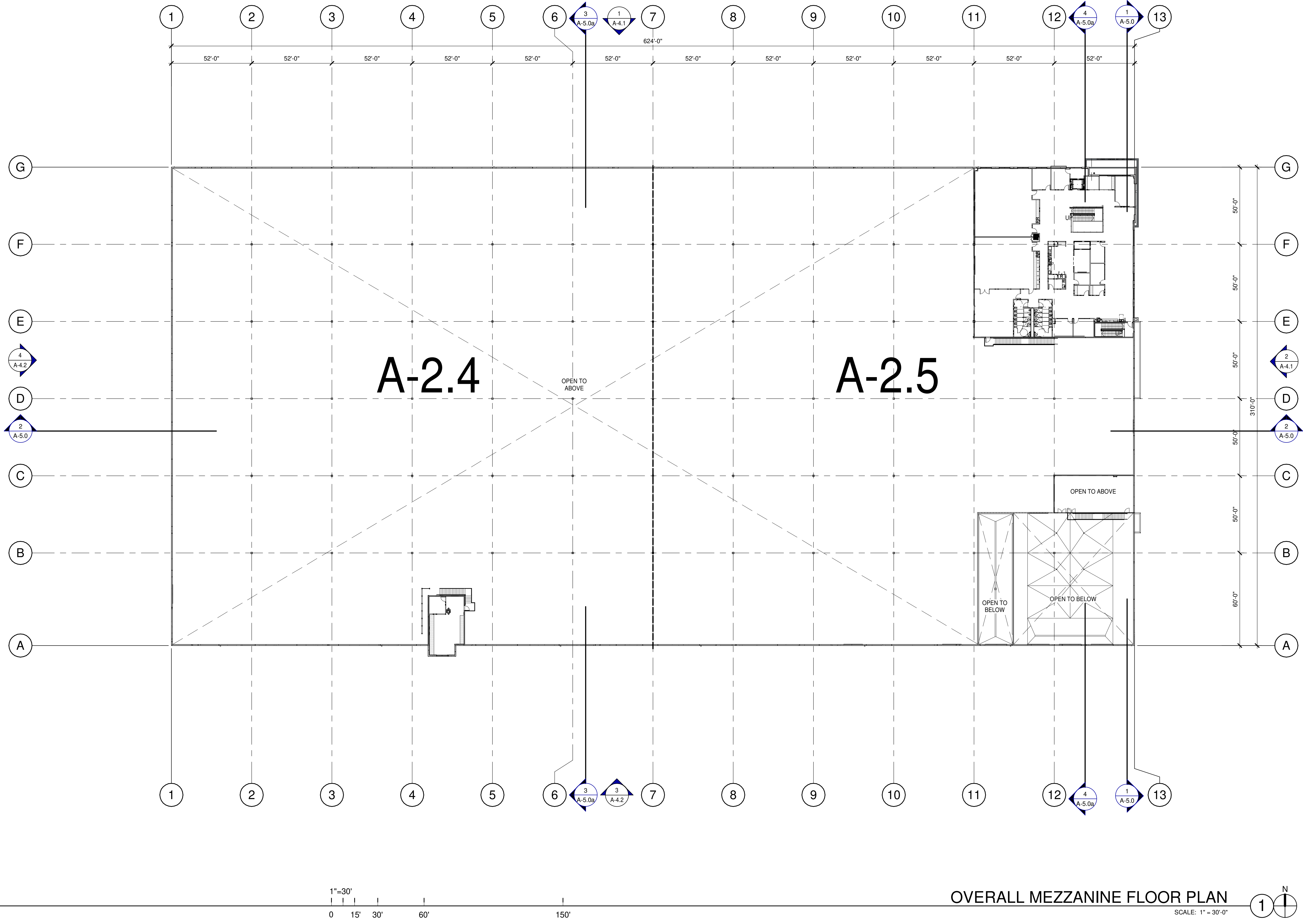
REMARKS
PLANNING SUBMITTAL 01
PLANNING SUBMITTAL 02

P/APP: A. STEVENS
DRAWN BY: A.R.M.H.A.M.C.B.O.D.
JOB NO.: IRV21-5026-02

SHEET

A-2.2

BM 300.01002-5026-02 Reyes Fresno Food Beverage Warehouse 0202_A-021.rvt



OVERALL MEZZANINE FLOOR PLAN

SCALE: 1" = 30'-0"

OVERALL MEZZANINE FLOOR PLAN

DATE	REMARKS
02.14.2022	PLANNING SUBMITTAL 01
07.21.2022	PLANNING SUBMITTAL 02

P/PM:	A. STEVENS
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JOB NO.:	IRV21-5026-02

SHEET
A-2.3

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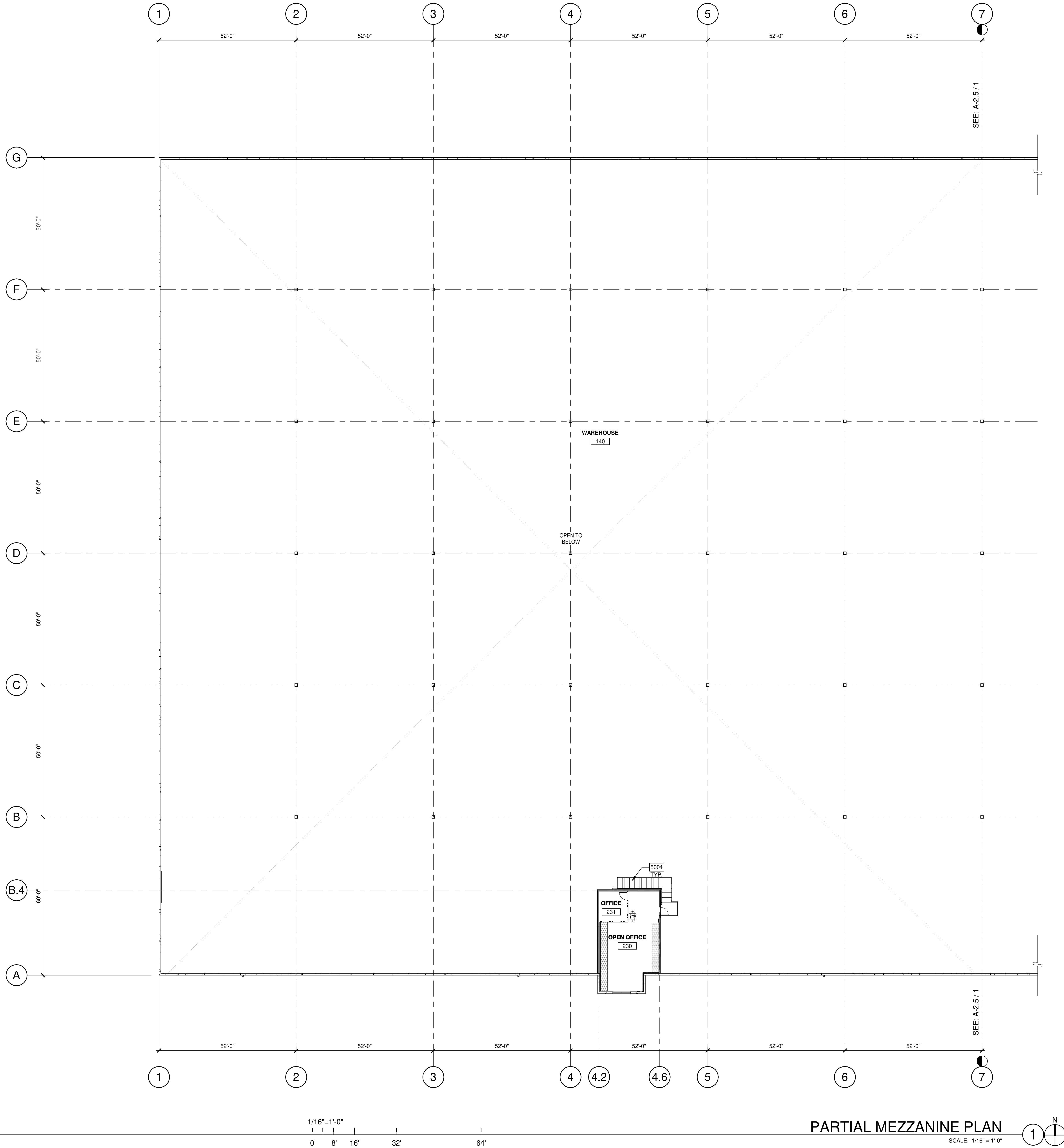


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BM 300.110102-5026-02 Reyes Fresno Food Beverage Insurance/CSO, ARCH1.rvt



KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

7001 PAN FILLED STEEL STAIRS.



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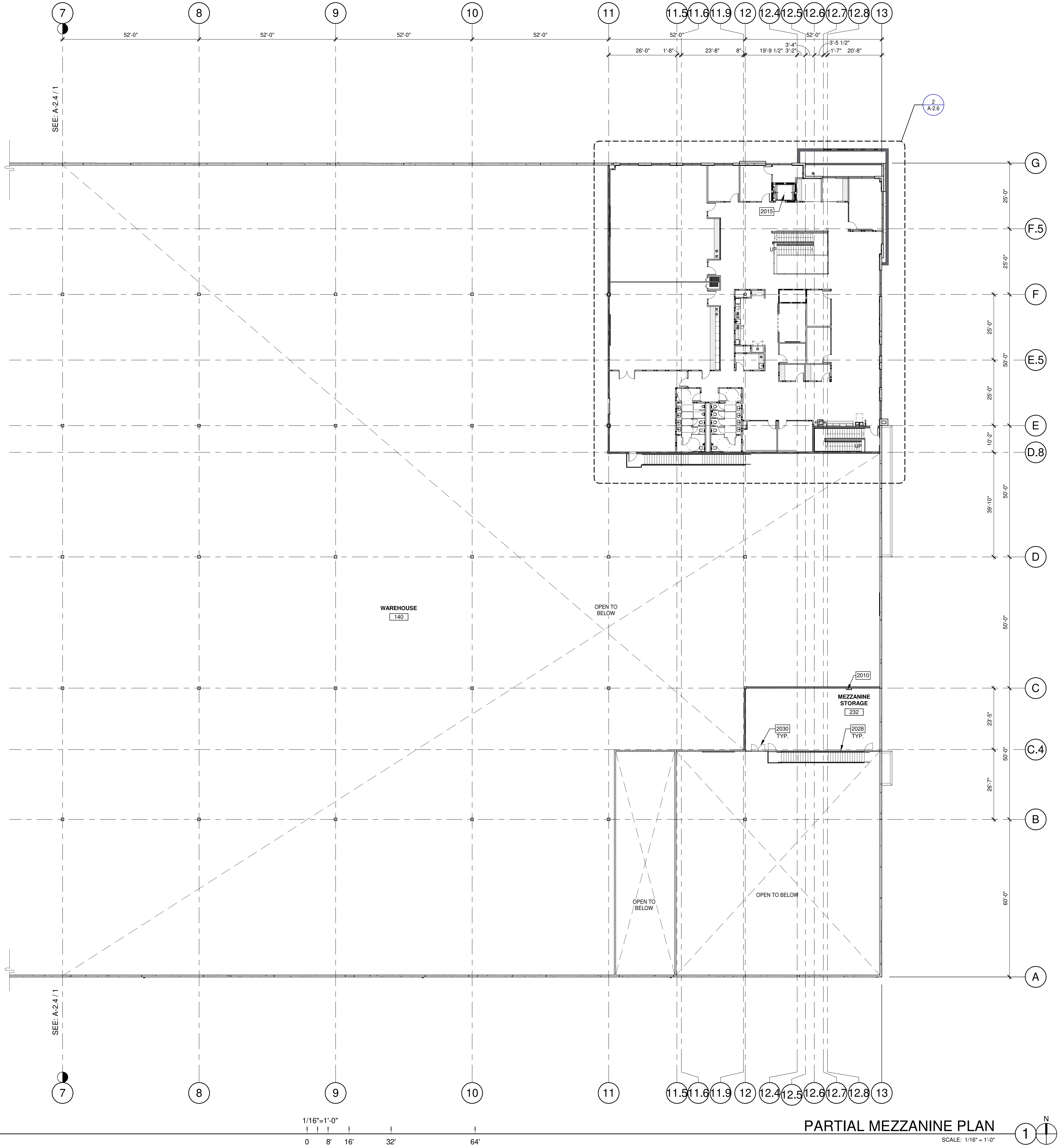
PARTIAL MEZZANINE FLOOR PLAN

DATE	REMARKS
02.14.2022	PLANNING SUBMITTAL 01
07.21.2022	PLANNING SUBMITTAL 02

P/PM:	A. STEVENS
DRAWN BY:	A.R.M.H.A.M.C.B.O.D.
JOB NO.:	IRV21-5026-02

SHEET
A-2.4

BM 30011002-5026-02 Reyes Fresno Food Beverage Warehouse 0206_A021.rvt



KEYNOTES:

- 2010 ROOF ACCESS LADDER.
- 2015 ELEVATOR.
- 2028 INTERIOR STEEL GUARDRAIL AND STEEL GATE FOR STORAGE & FORKLIFT ACCESS FROM BELOW, TYP.

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REYES
Coca-Cola
BOTTLING

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PARTIAL MEZZANINE FLOOR PLAN

DATE	REMARKS
02.14.2022	PLANNING SUBMITTAL 01
07.21.2022	PLANNING SUBMITTAL 02

P.A.P.M.:	A. STEVENS
DRAWN BY:	A.R.M.H.A.M.C.B.O.D.
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A-2.5

2022-08-01 - PLANNING SUBMITTAL 02 - REV

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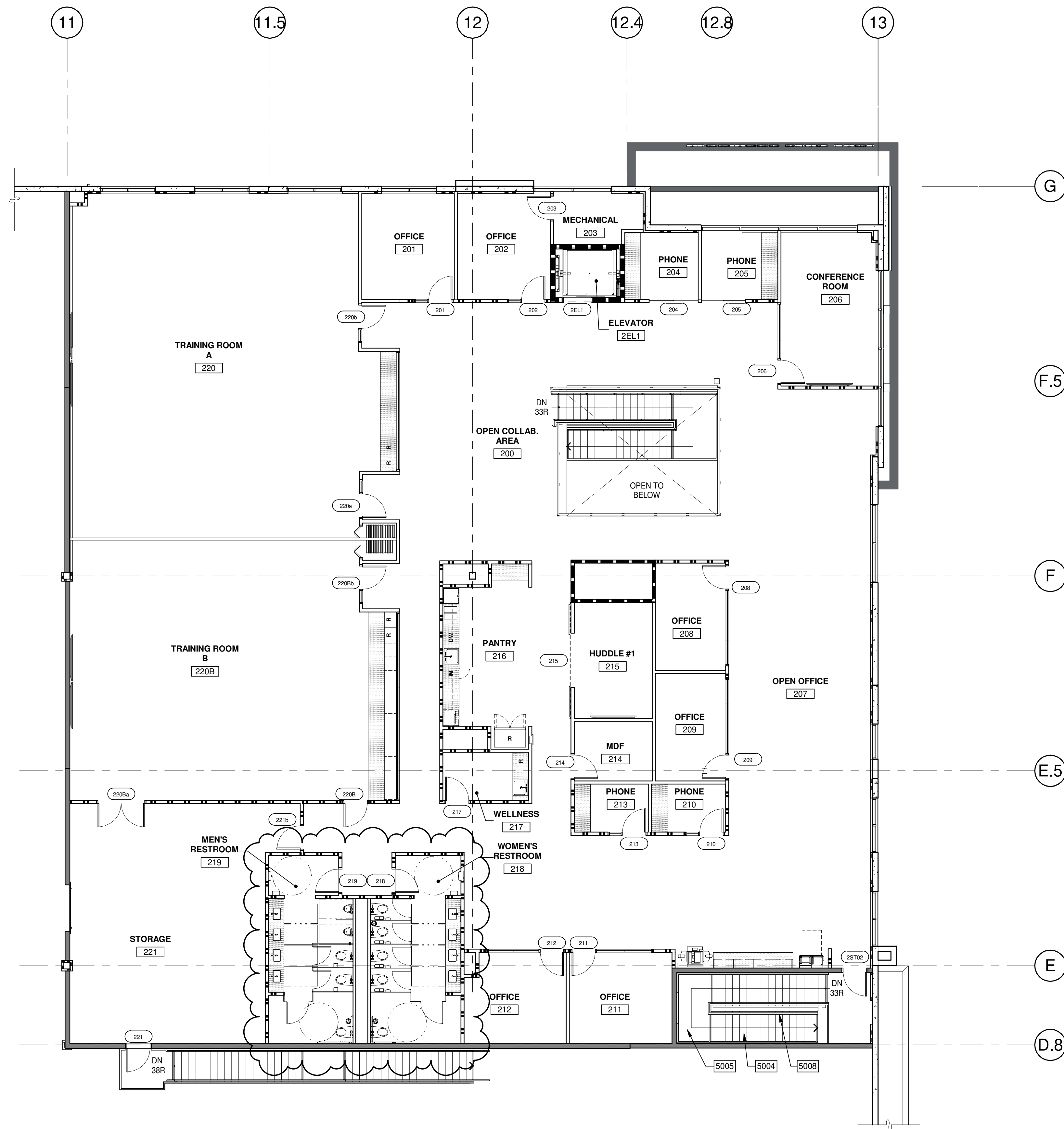
MAIN OFFICE - GROUND AND MEZZANINE FLOOR PLAN	
DATE	REMARKS
02.14.2022	PLANNING SUBMITTAL 01
07.21.2022	PLANNING SUBMITTAL 02

P&P/M:	A. STEVENS
DRAWN BY:	A.R.M.H.A.M.C.B.O.D.
JOB NO.:	IRV21-5026-02

SHEET

A-2.6

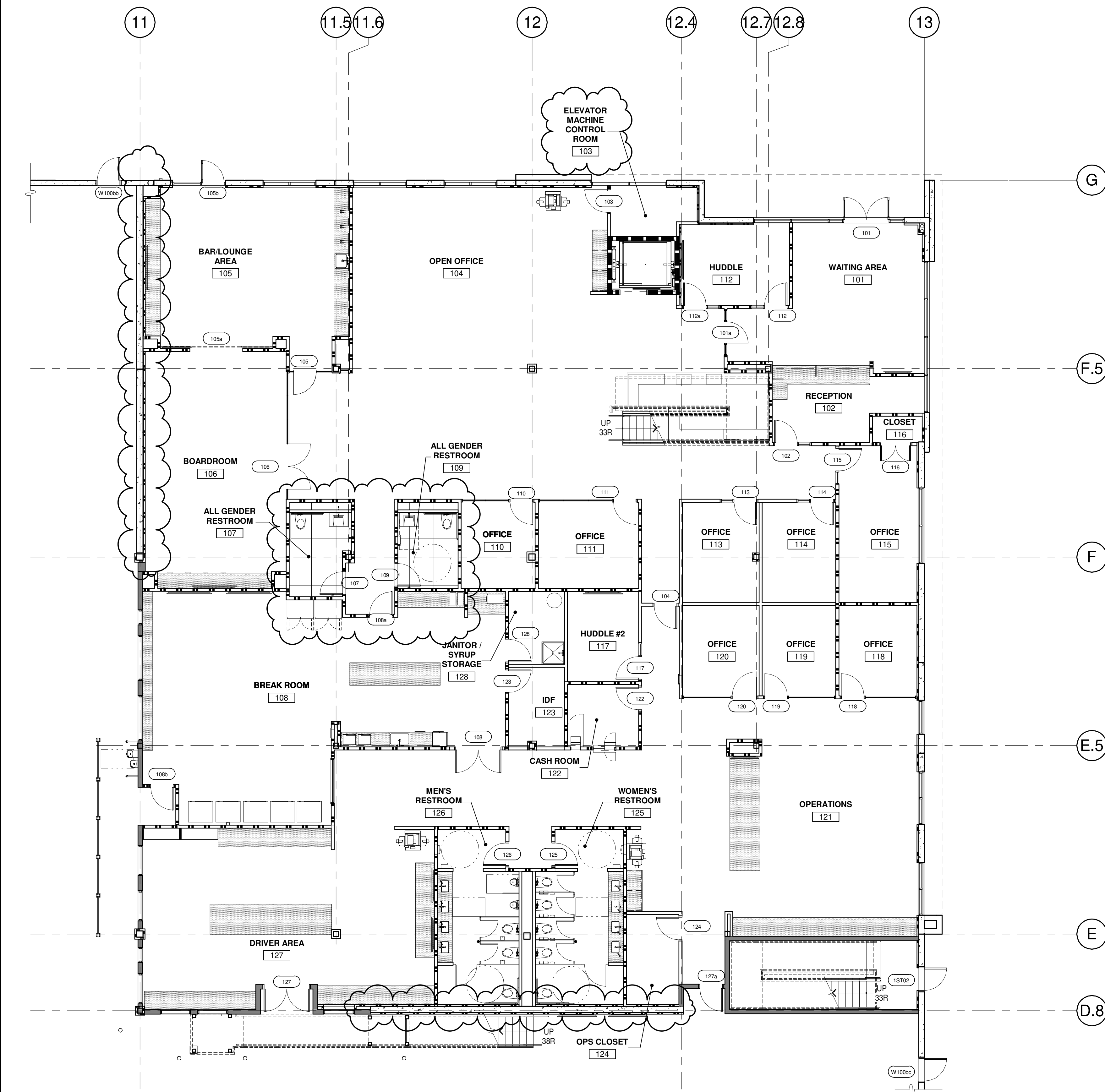
2022-08-01 - PLANNING SUBMITTAL 02 - REV



MAIN OFFICE - MEZZANINE FLOOR PLAN

SCALE: 1/8" = 1'-0"

2



MAIN OFFICE - GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

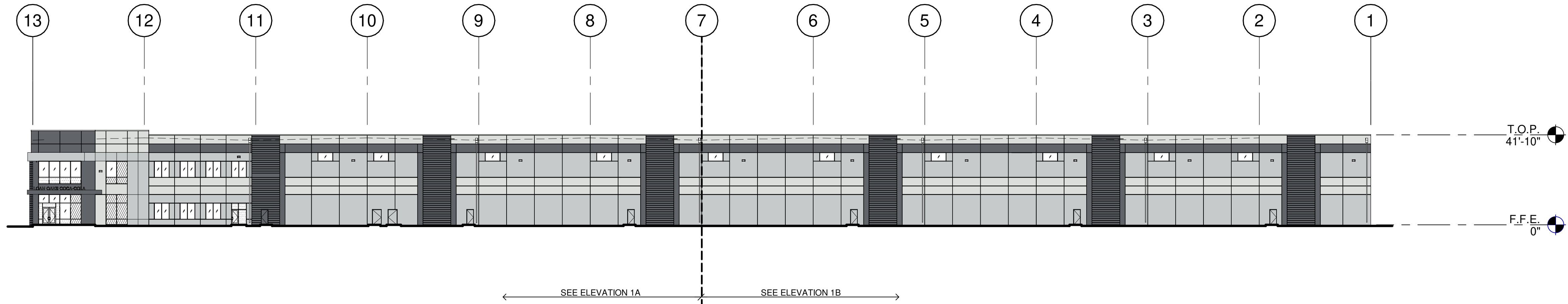
1

KEYNOTES:

- 5004 PAN FILLED STEEL STAIRS.
- 5005 PAN FILLED STEEL STAIR LANDING.
- 5008 CONTINUOUS HANDRAIL, PAINTED.

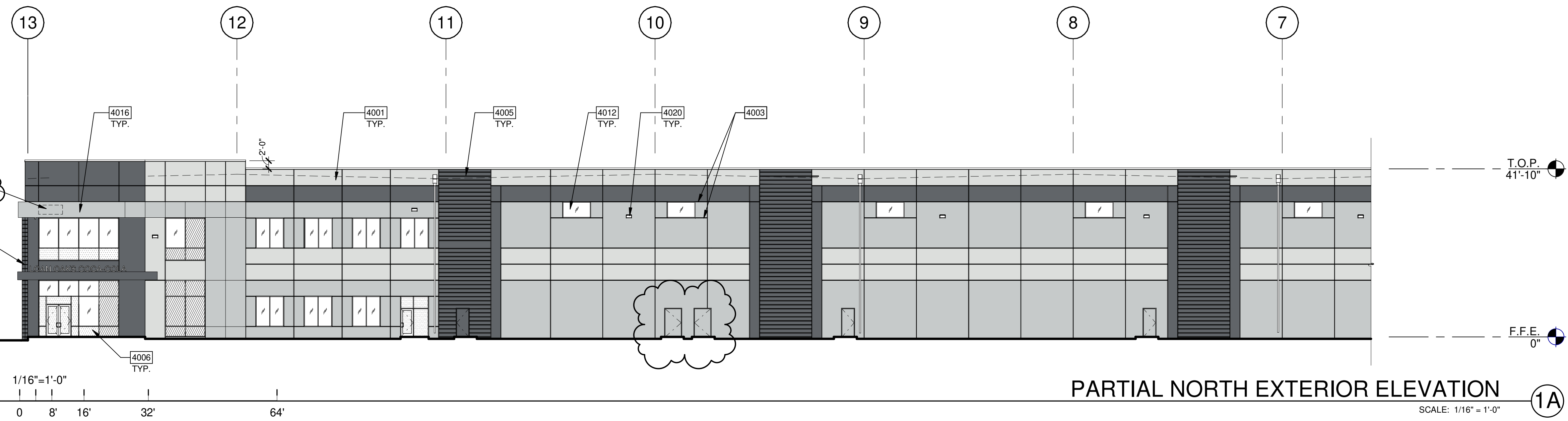
KEYNOTES:

- 4001 TILT-UP CONCRETE WALL, PAINTED.
4003 2" REVEAL.
4005 REVEAL PATTERN AT 12".
4006 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
4007 CANOPY WITH PRE-FINISHED ALUMINUM PANELS OVER WATERPROOFING & METAL STUD FRAMING, WITH DRAINAGE WHERE DRAINAGE REQUIRED AND RECESSED CAN LIGHTS FOR EACH ENTRY.
4010 FINISH GRADE VARIES - SEE CIVIL DRAWINGS.
4012 CLERESTORY WINDOW.
4014 BUILDING SIGN 38'-0" O CENTERED BETWEEN WALL REVEALS, VERIFY FINAL SIZE & LOCATION W/OWNER. INTERNALLY ILLUMINATED LETTERS AND LOGO, PROVIDED BY OTHERS.
4016 ALUMINUM COMPOSITE PANEL OVER COLD-FORMED STEEL FRAMING. DESIGN BY COLD-FORMED CONTRACTOR.
4020 WALL PACK LIGHTING. SEE ELECTRICAL DRAWINGS.
4021 PREFINISHED STEEL STANDING SEAM AWNING WITH GALVANIZED STEEL FRAMING, EXPANSION ANCHOR AT CONCRETE PANEL WITH GALVANIZED STEEL SOFFIT PANEL.
4022 HYDRAULIC GLASS BI-FOLD SYSTEM.
4029 PROVIDE BUILDING ADDRESS PER CITY STANDARDS, DESIGN/ILLUMINATION TO BE PROVIDED BY OTHERS UNDER SEPARATE SUBMITTAL.



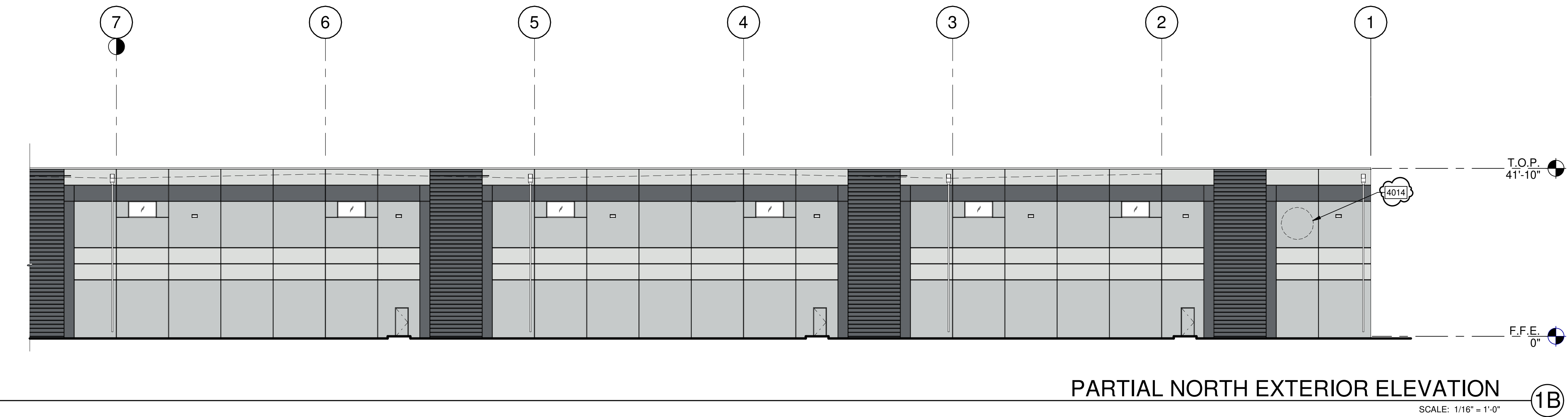
OVERALL NORTH EXTERIOR ELEVATION

1



PARTIAL NORTH EXTERIOR ELEVATION

1A



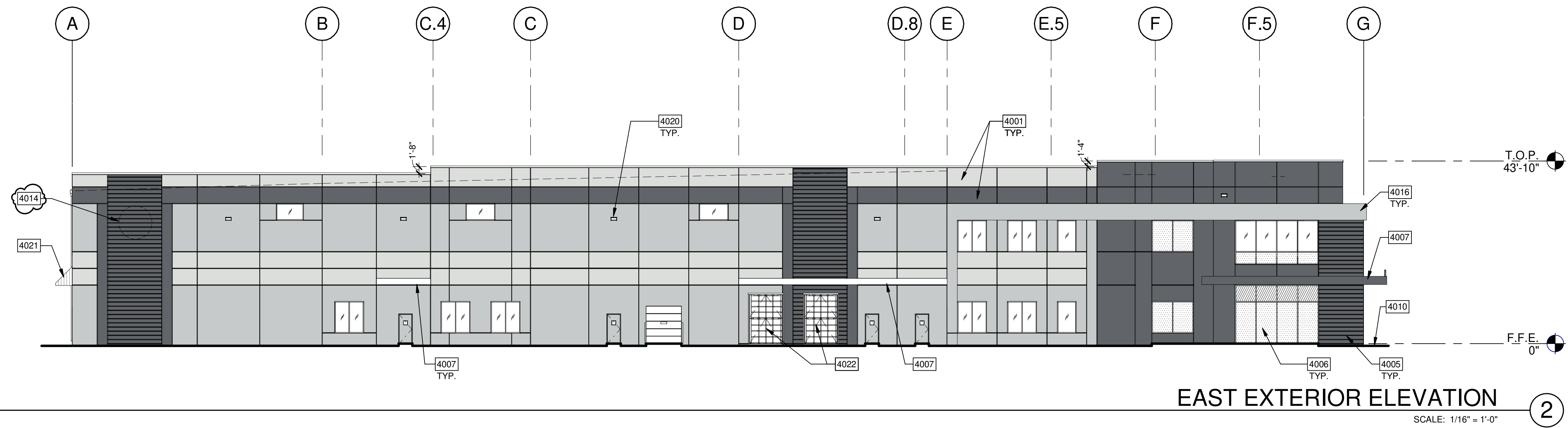
PARTIAL NORTH EXTERIOR ELEVATION

1B

LEGEND

- GLASS:
- VISION GLASS
 - SPANDREL GLASS
 - TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE: T.B.D. OR TINTED GRAY, TO VERIFY AND MEET CITY STANDARDS.
PROVIDE TEMPERED GLAZING WHERE REQUIRED PER CBC IN COMBINATION WITH VISION OR SPANDREL AS REQUIRED.



EAST EXTERIOR ELEVATION

2

APPL. NO. P22-00565 EXHIBIT E-2 DATE Aug 11 2022
PLANNING REVIEW BY DATE Aug 11 2022
TRAFFIC ENG. DATE Aug 11 2022
APPROVED BY DATE Aug 11 2022
CITY OF FRESNO DARM DEPT

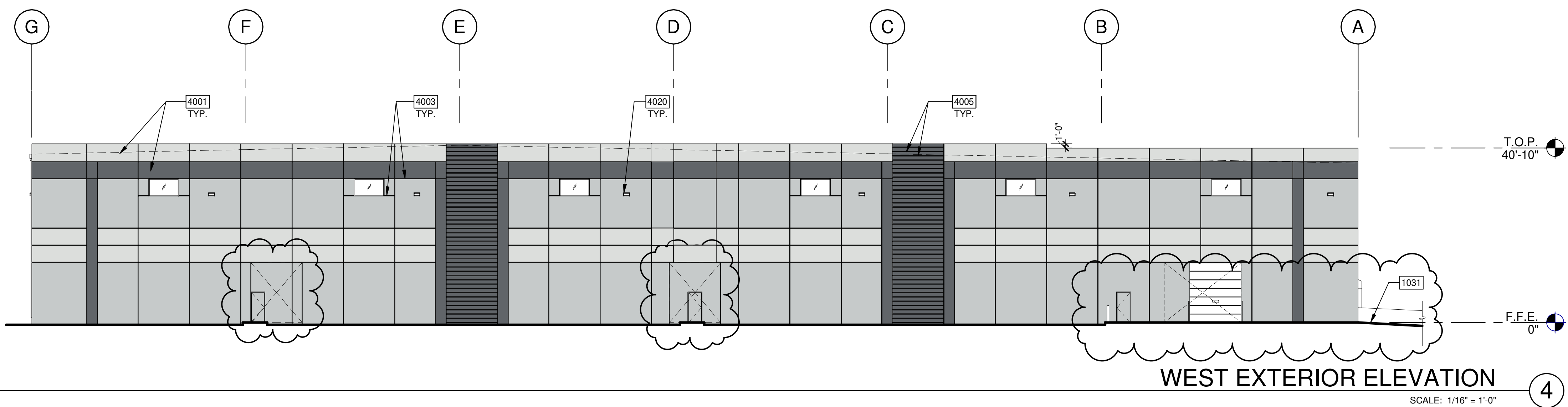
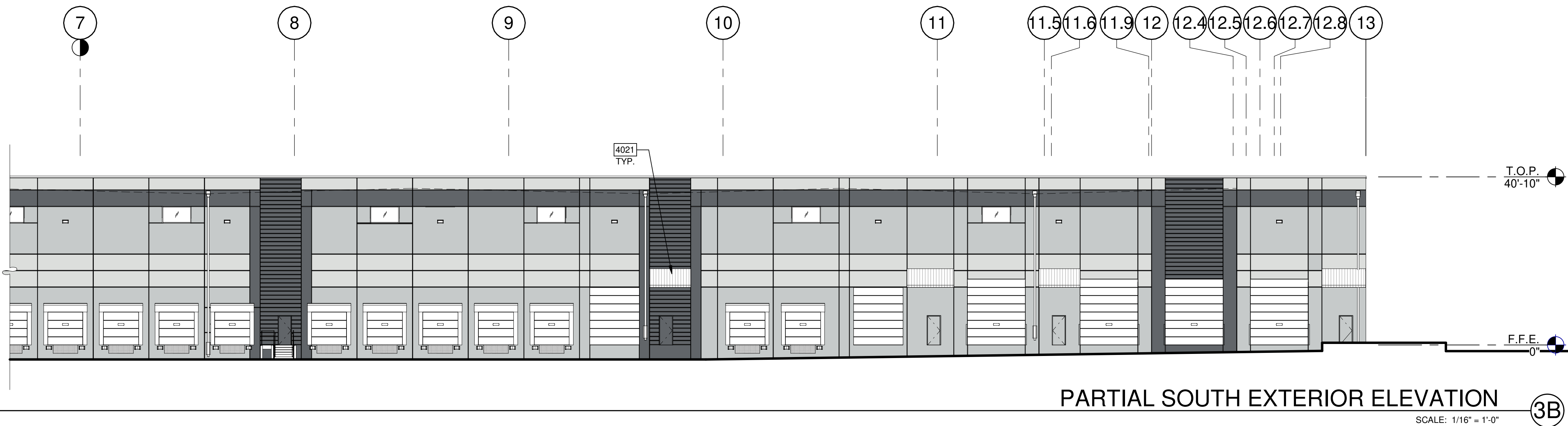
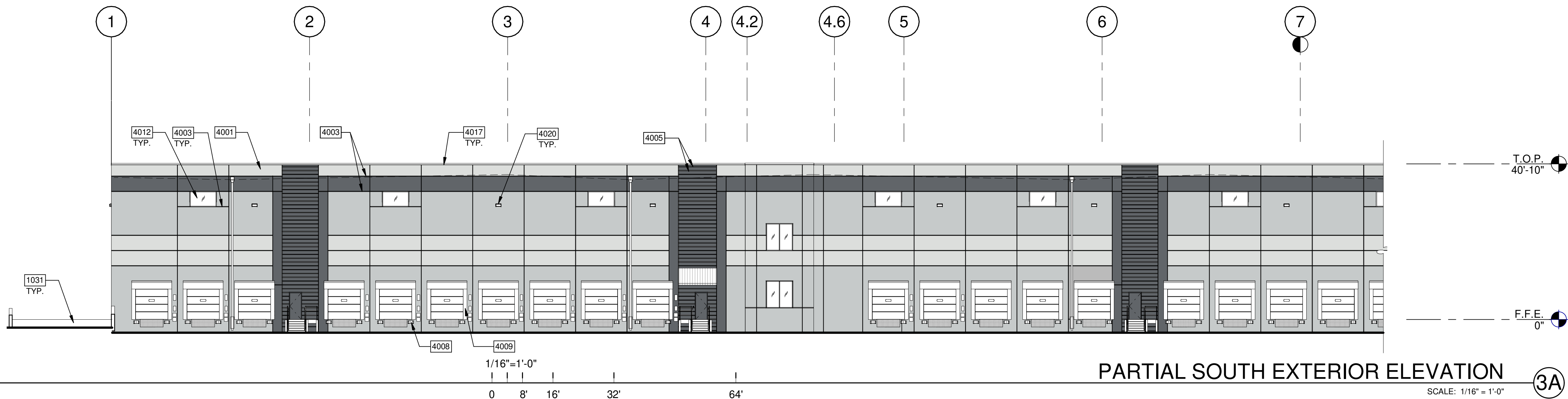
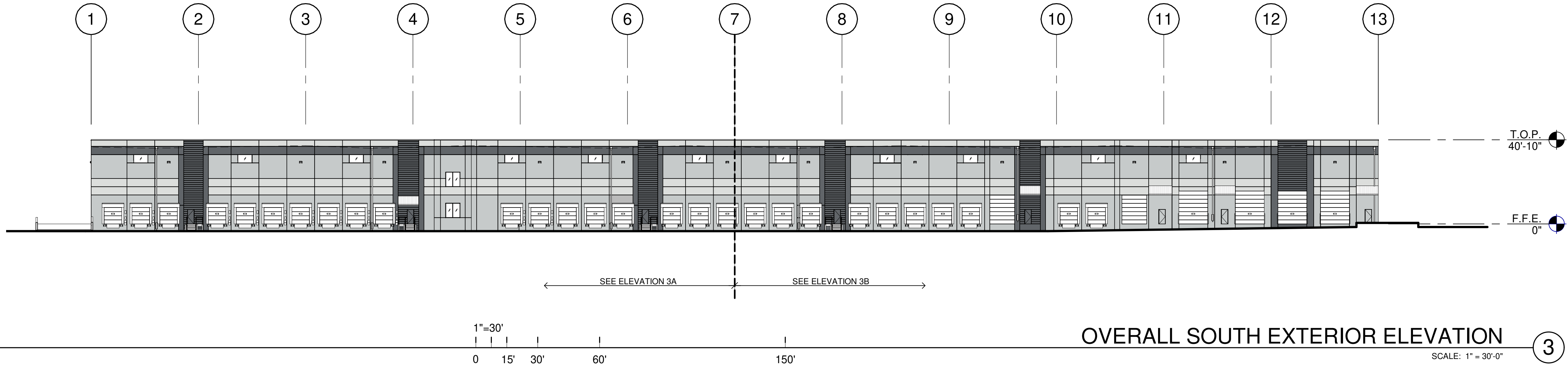


RCCB FRESNO DISTRIBUTION
WAREHOUSE
EAST NORTH AVENUE
FRESNO, CALIFORNIA 93725

EXTERIOR ELEVATIONS	
DATE	REMARKS
02.11.2022	PLANNING SUBMITTAL 01
07.21.2022	PLANNING SUBMITTAL 02

P.A.P.M.:	A. STEVENS
DRAWN BY:	A.R.M.H.A.M.C.B.O.D.
JOB NO.:	IRV21-5026-02

SHEET
A-4.1



KEYNOTES:

- 1031 CONCRETE RAMP, SEE CIVIL DRAWINGS.
- 4001 TILT-UP CONCRETE WALL, PAINTED.
- 4003 2" REVEAL.
- 4005 REVEAL PATTERN AT 12".
- 4008 DOCK BUMPER.
- 4009 DOCK SEAL.
- 4012 CLERESTORY WINDOW.
- 4017 PREFINISHED METAL COPING.
- 4020 WALL PACK LIGHTING, SEE ELECTRICAL DRAWINGS.
- 4021 PREFINISHED STEEL STANDING SEAM AWNING WITH GALVANIZED STEEL FRAMING, EXPANSION ANCHOR AT CONCRETE PANEL WITH GALVANIZED STEEL SOFFIT PANEL.

LEGEND

- GLASS:
- VISION GLASS
 - SPANDREL GLASS
 - TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE: T.B.D. OR TINTED GRAY, TO VERIFY AND MEET CITY STANDARDS.

PROVIDE TEMPERED GLAZING WHERE REQUIRED PER CBC IN COMBINATION WITH VISION OR SPANDREL AS REQUIRED.

APPL. NO. P22-00565 EXHIBIT E-3 DATE Aug 11 2022

PLANNING REVIEW BY DATE Aug 11 2022

TRAFFIC ENG. DATE Aug 11 2022

APPROVED BY DATE Aug 11 2022

CITY OF FRESNO DARM DEPT

WARE MALCOMB

10 Egleman
Irvine, CA 92618
P: 949.660.3125

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT



**RCCB FRESNO DISTRIBUTION
WAREHOUSE**

EAST NORTH AVENUE
FRESNO, CALIFORNIA 93725

EXTERIOR ELEVATIONS

DATE 07.21.2022

REMARKS

PLANNING SUBMITTAL 02

P/APP: A. STEVENS

DRAWN BY: A.R.M.H.A.M.C.B.O.D.

JOB NO.: IRV21-5026-02

SHEET

A-4.2

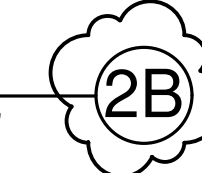
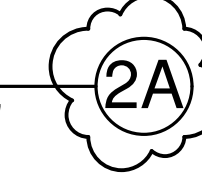
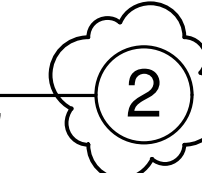


- | | |
|------|--|
| 2001 | STRUCTURAL STEEL COLUMN - SEE STRUCTURAL DRAWINGS. |
| 2002 | CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE. |
| 2039 | 6'-0" TALL CHAINLINK FENCE. |
| 3001 | WHITE 60-MIL MECHANICALLY FASTENED TO REINFORCED MEMBRANE ROOFING SYSTEM (RHINOBOND); ROOF ASSEMBLY SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH THE PRIMARY MEMBRANE ROOFING SYSTEM MANUFACTURER'S REQUIREMENTS. APPROVED MANUFACTURERS ARE JOHNS MANVILLE, FIRESTONE AND CARLISLE. |
| 3017 | ROOF MOUNTED MECHANICAL AND UNIT. SEE MECHANICAL DRAWINGS. |
| 4010 | FINISH GRADE VARIOUS - SEE CIVIL DRAWINGS. |
| 5001 | STRUCTURAL STEEL JOIST - SEE STRUCTURAL DRAWINGS. |

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ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
INTERIORS BUILDING MEASUREMENT

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wine, CA, 92618
9949 660 9128



APPL. NO. P22-00565 EXHIBIT E-4 DATE Aug 11 2022
PLANNING REVIEW BY _____ DATE Aug 11 2022
TRAFFIC ENG. _____ DATE Aug 11 2022
APPROVED BY _____ DATE Aug 11 2022

CITY OF FRESNO DARM DEPT

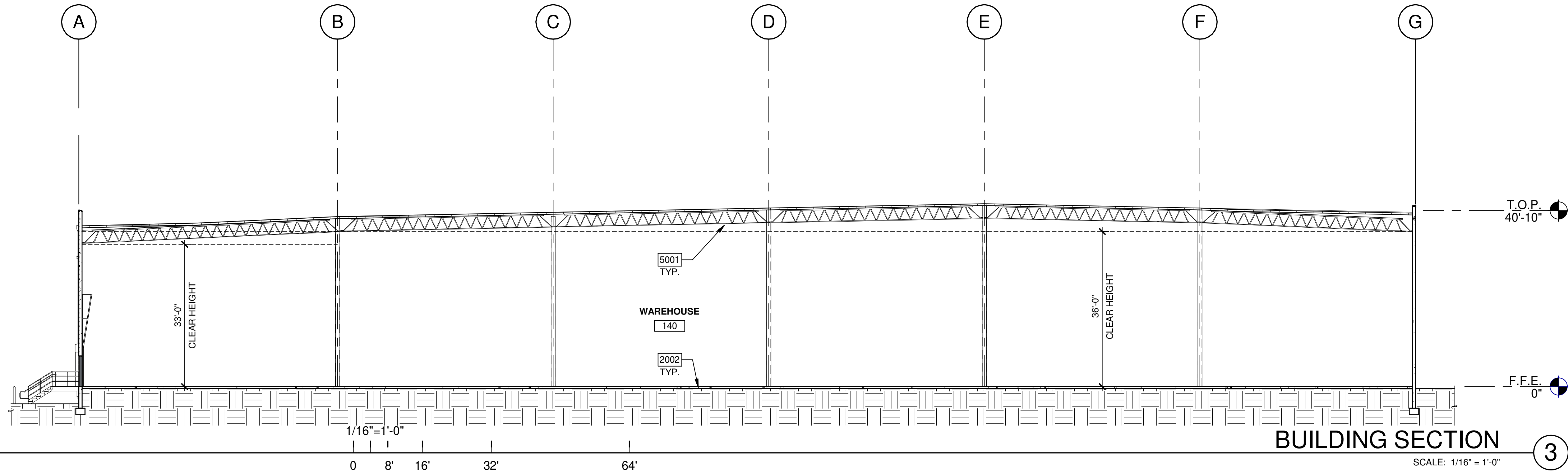
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PA/PM:	A. STEVENS
DRAWN BY.:	A.R./M.H./A.M./C.B./O.
JOB NO.:	IRV21-5026-02

SHEET

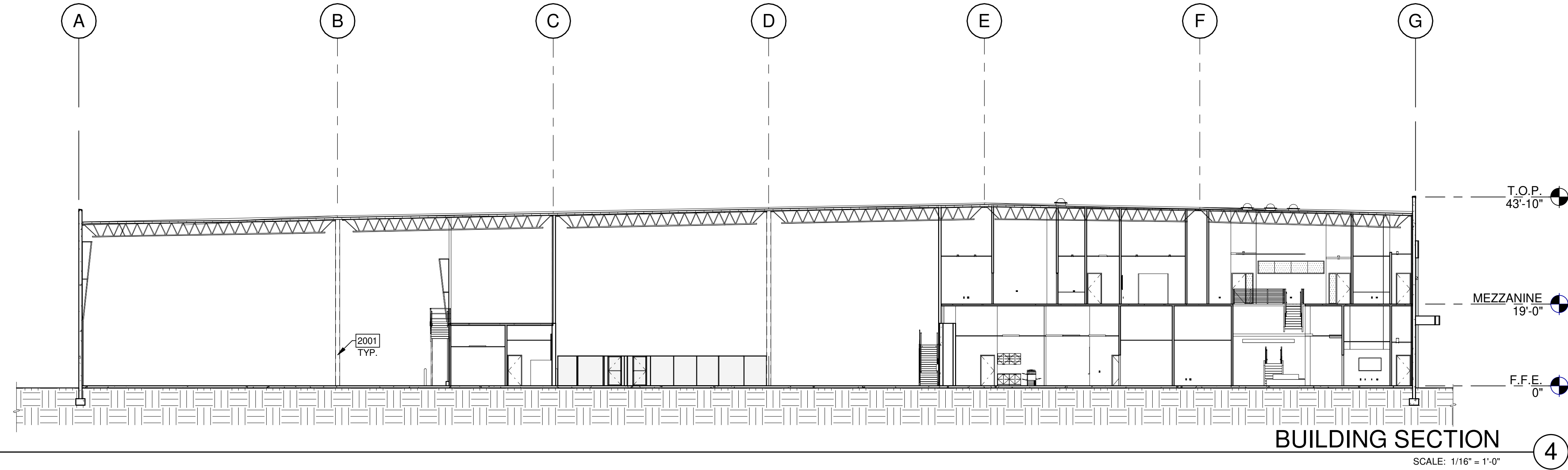
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2022-08-01 - PLANNING SUBMITTAL 02 - REV



KEYNOTES:

- 2001 STRUCTURAL STEEL COLUMN - SEE STRUCTURAL DRAWINGS.
- 2002 CONCRETE SLAB, PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
- 5001 STRUCTURAL STEEL JOIST - SEE STRUCTURAL DRAWINGS.



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Irving, CA 92618
P 949.666.3125



RCCB FRESNO DISTRIBUTION

WAREHOUSE

EAST NORTH AVENUE
FRESNO, CALIFORNIA 93725

BUILDING SECTIONS

REMARKS

DATE

07.21.2022

PLANNING SUBMITTAL 02

P&PM:

A. STEVENS

DRAWN BY:

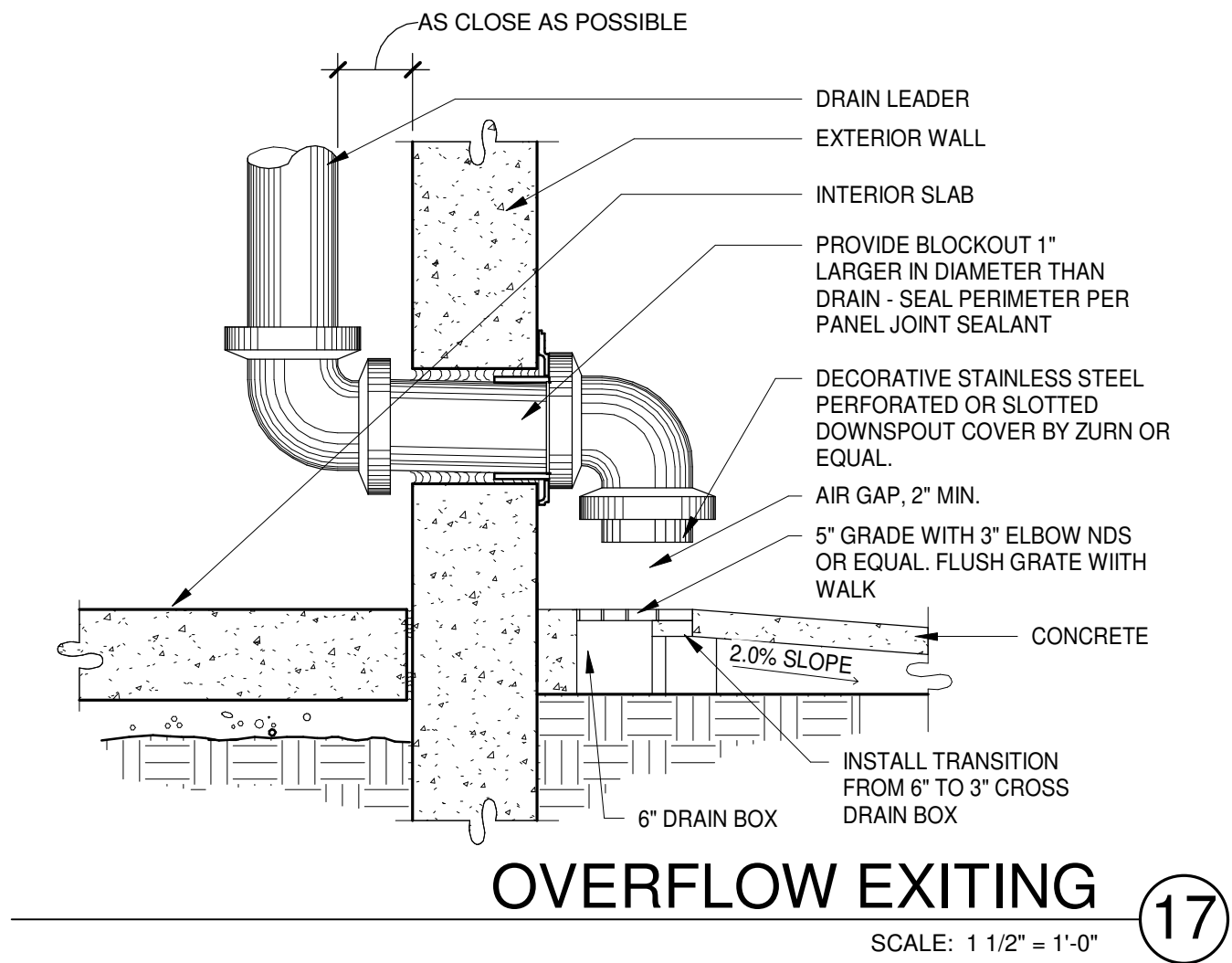
A.R.M.H.A.M.C.B.O.D.

JOB NO.:

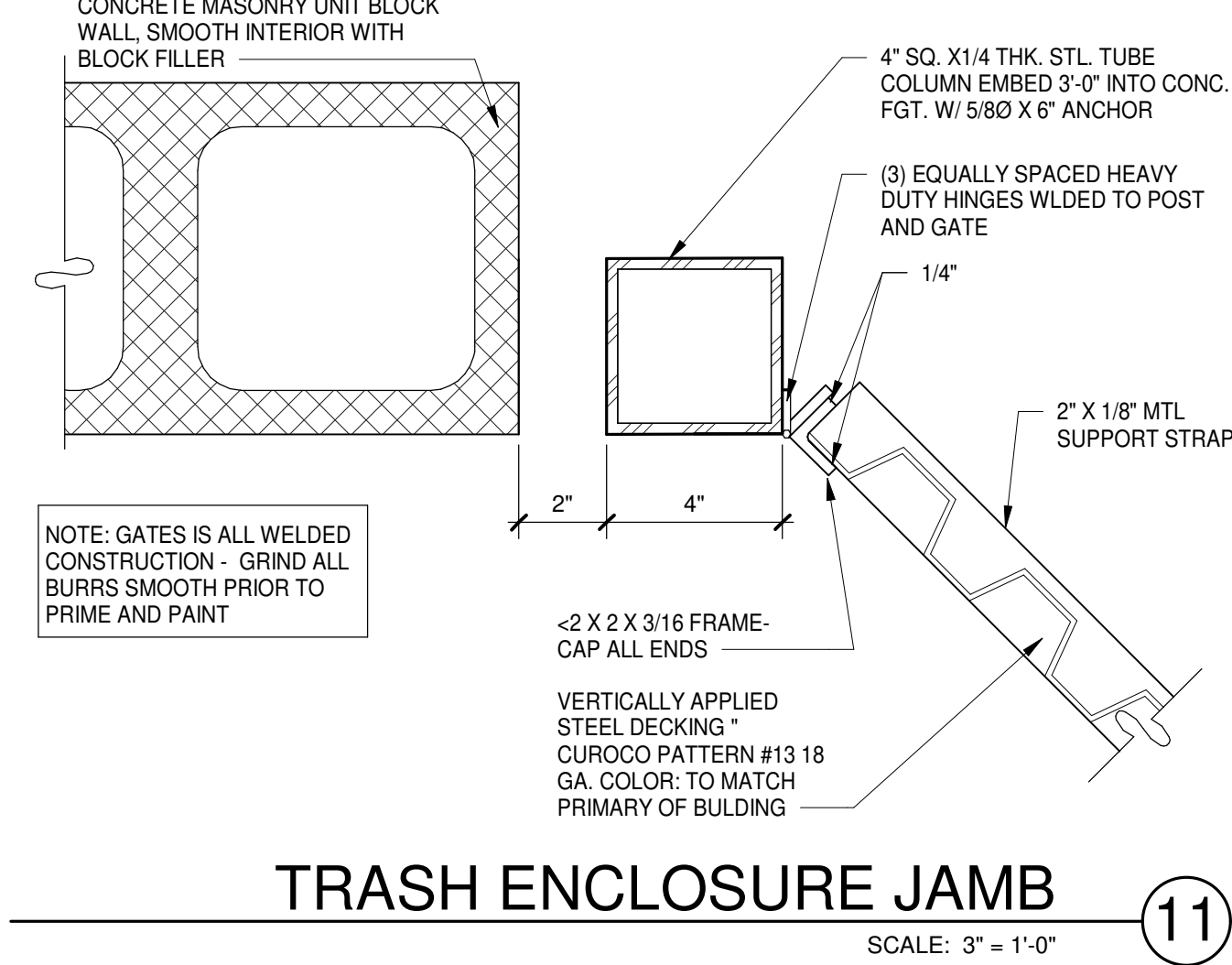
IRV21-5026-02

SHEET

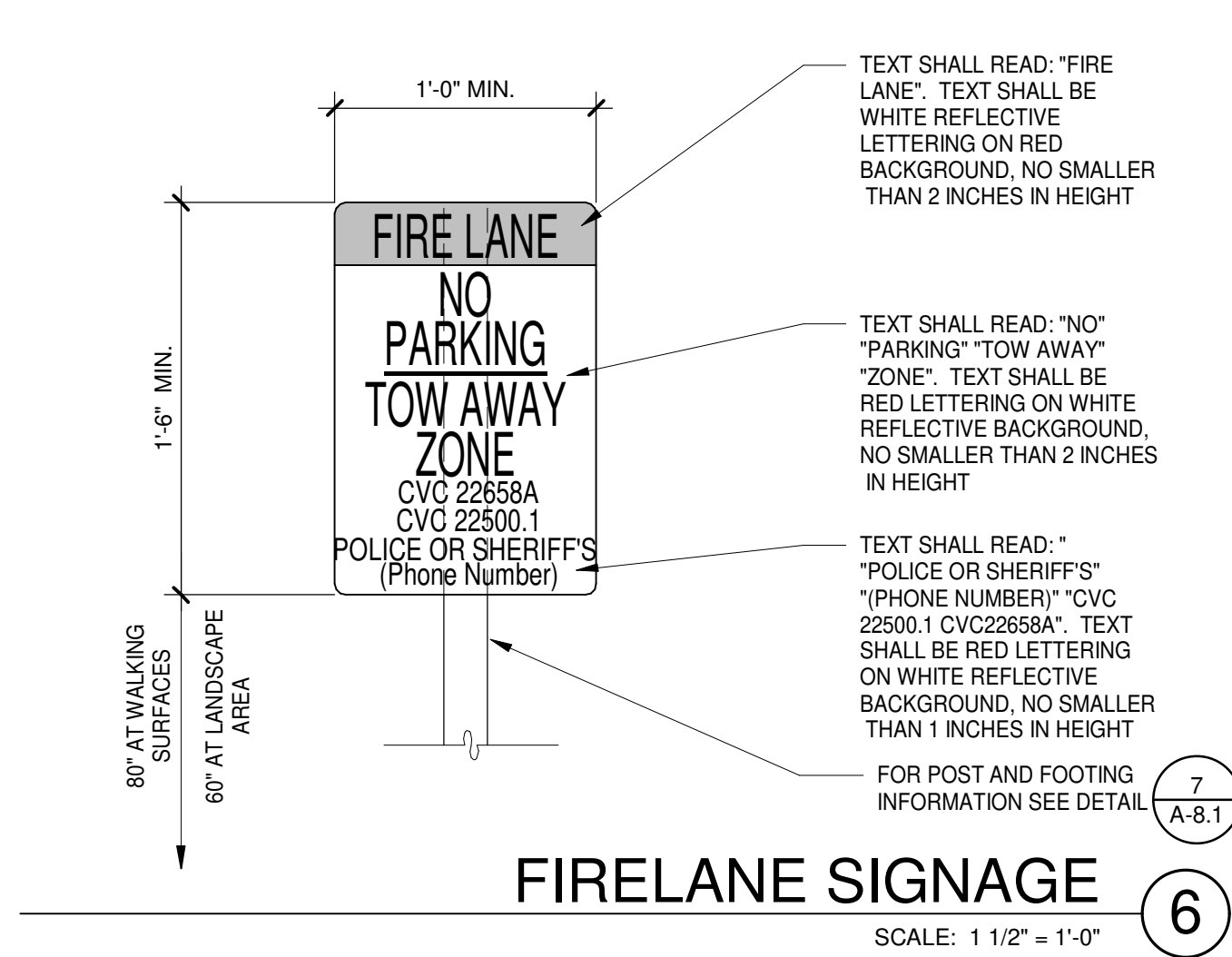
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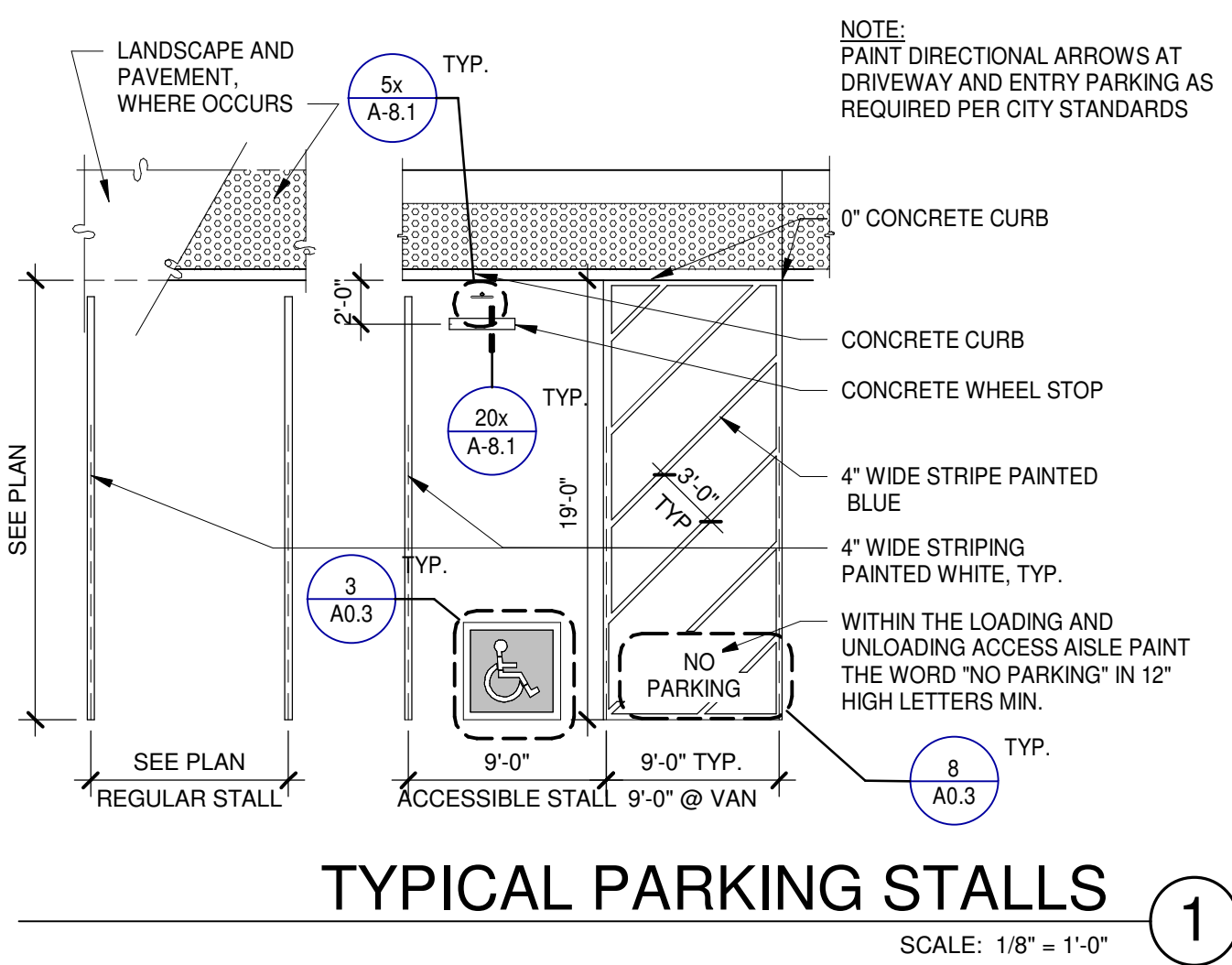
OVERFLOW EXITING
SCALE: 1 1/2" = 1'-0"



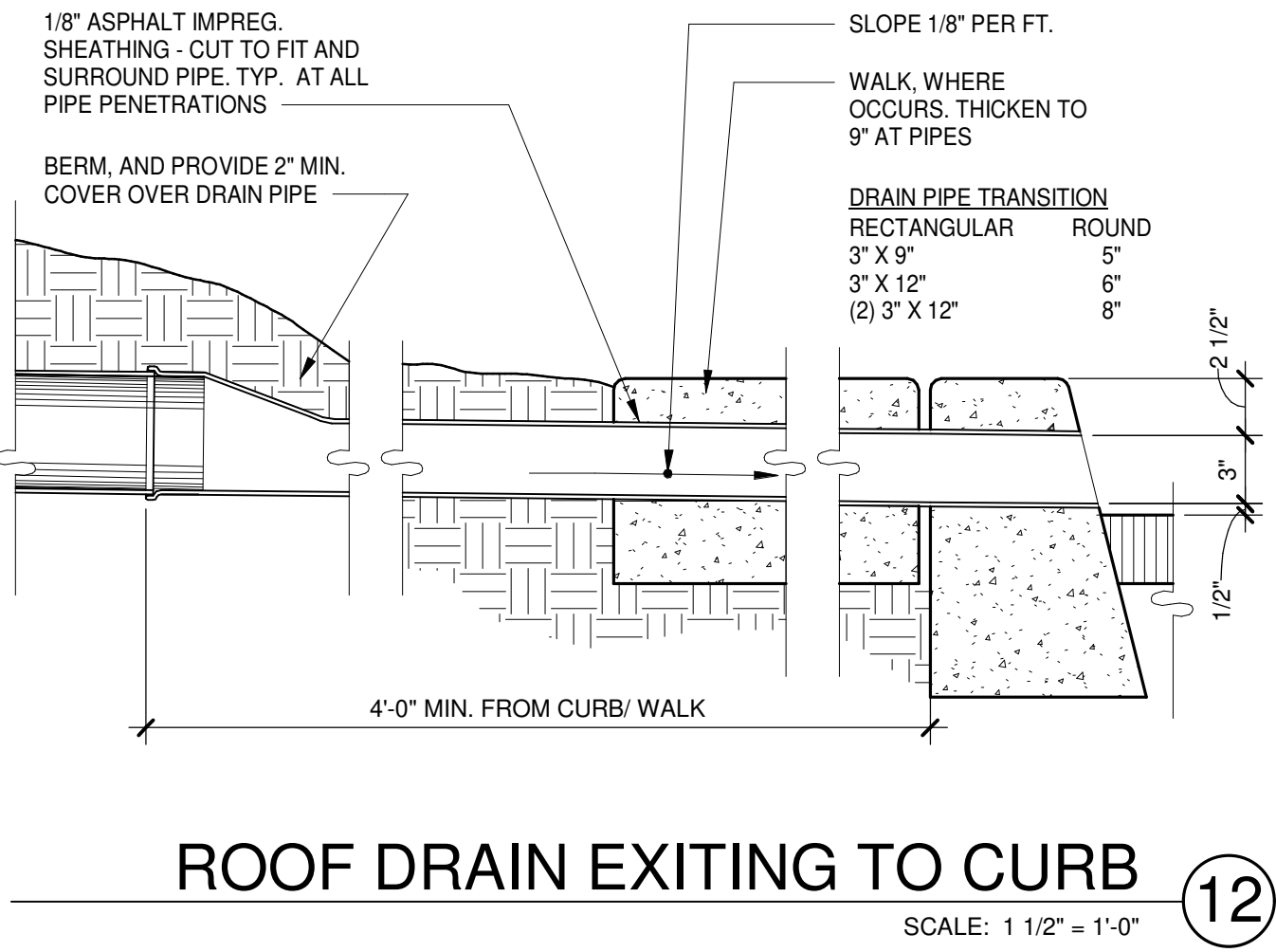
TRASH ENCLOSURE JAMB
SCALE: 3" = 1'-0"



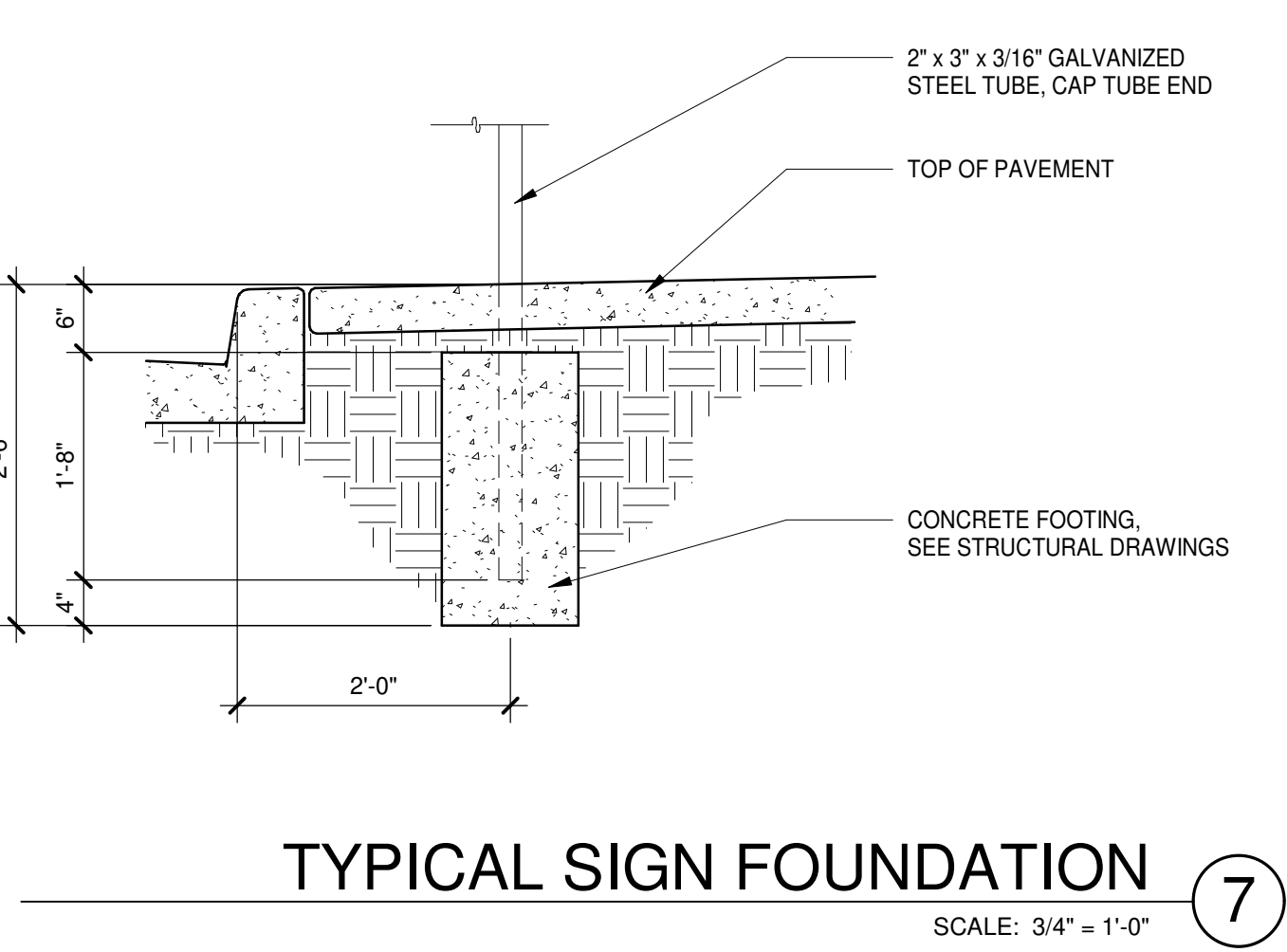
FIRELANE SIGNAGE
SCALE: 1 1/2" = 1'-0"



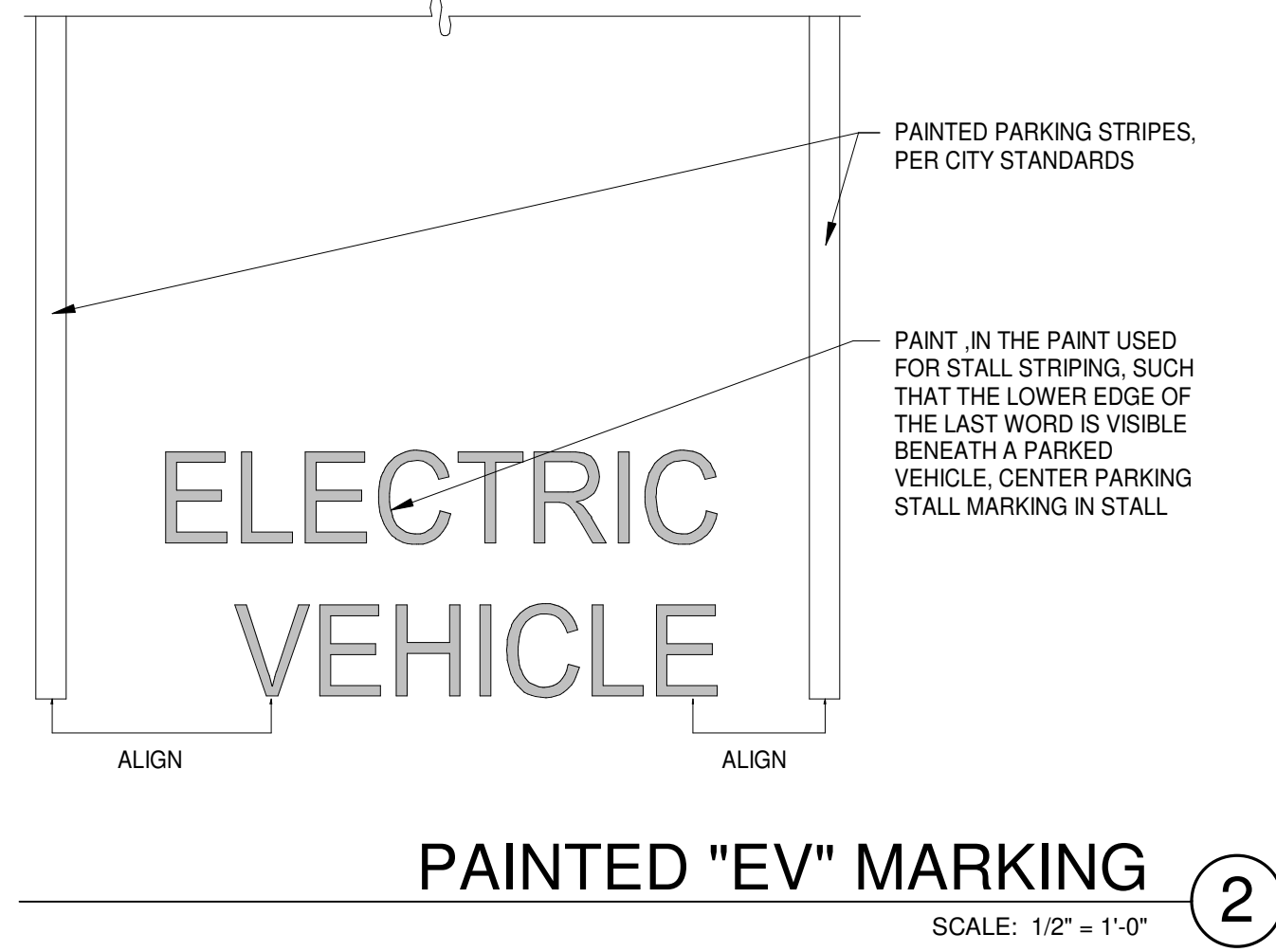
TYPICAL PARKING STALLS
SCALE: 1/8" = 1'-0"



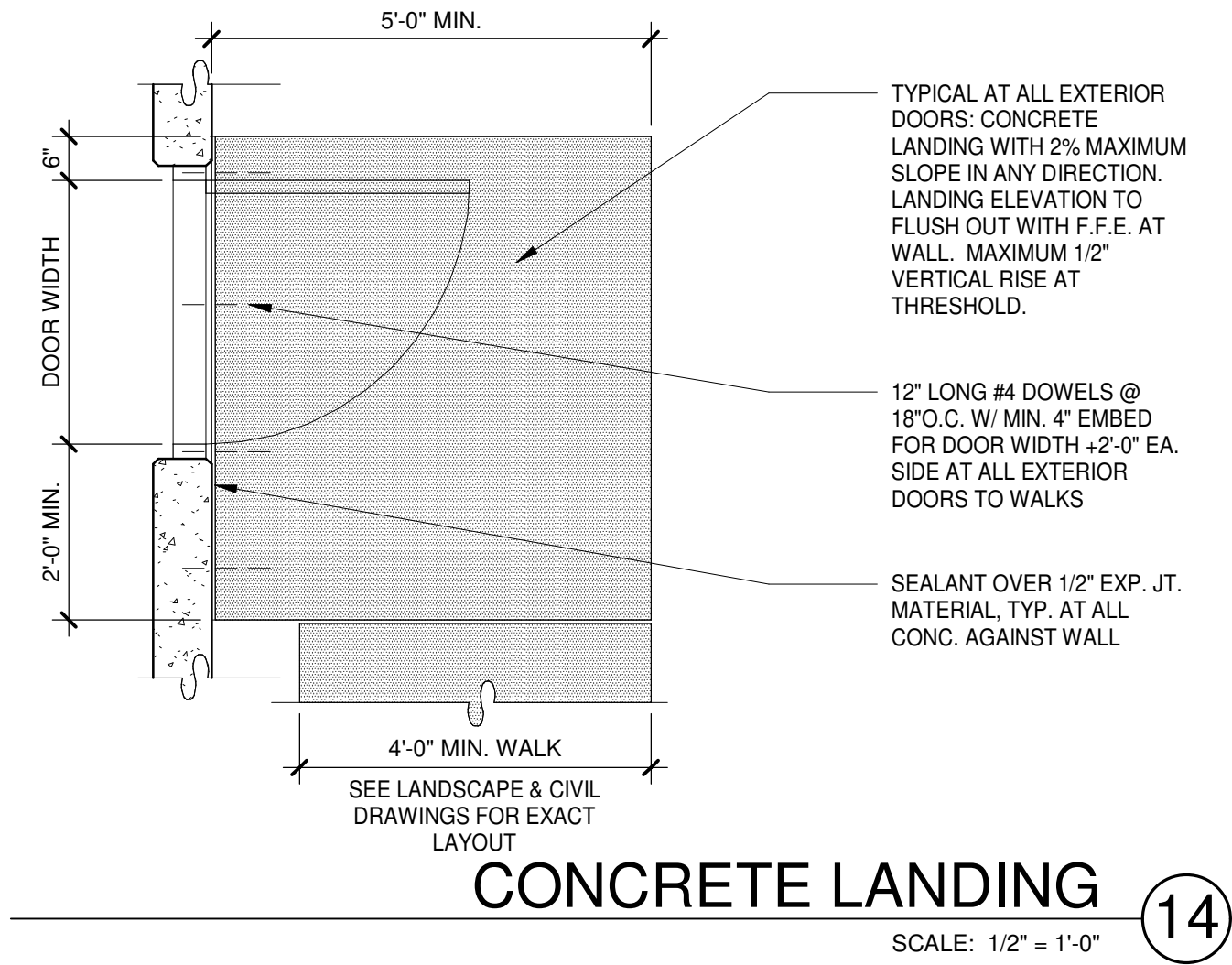
ROOF DRAIN EXITING TO CURB
SCALE: 1 1/2" = 1'-0"



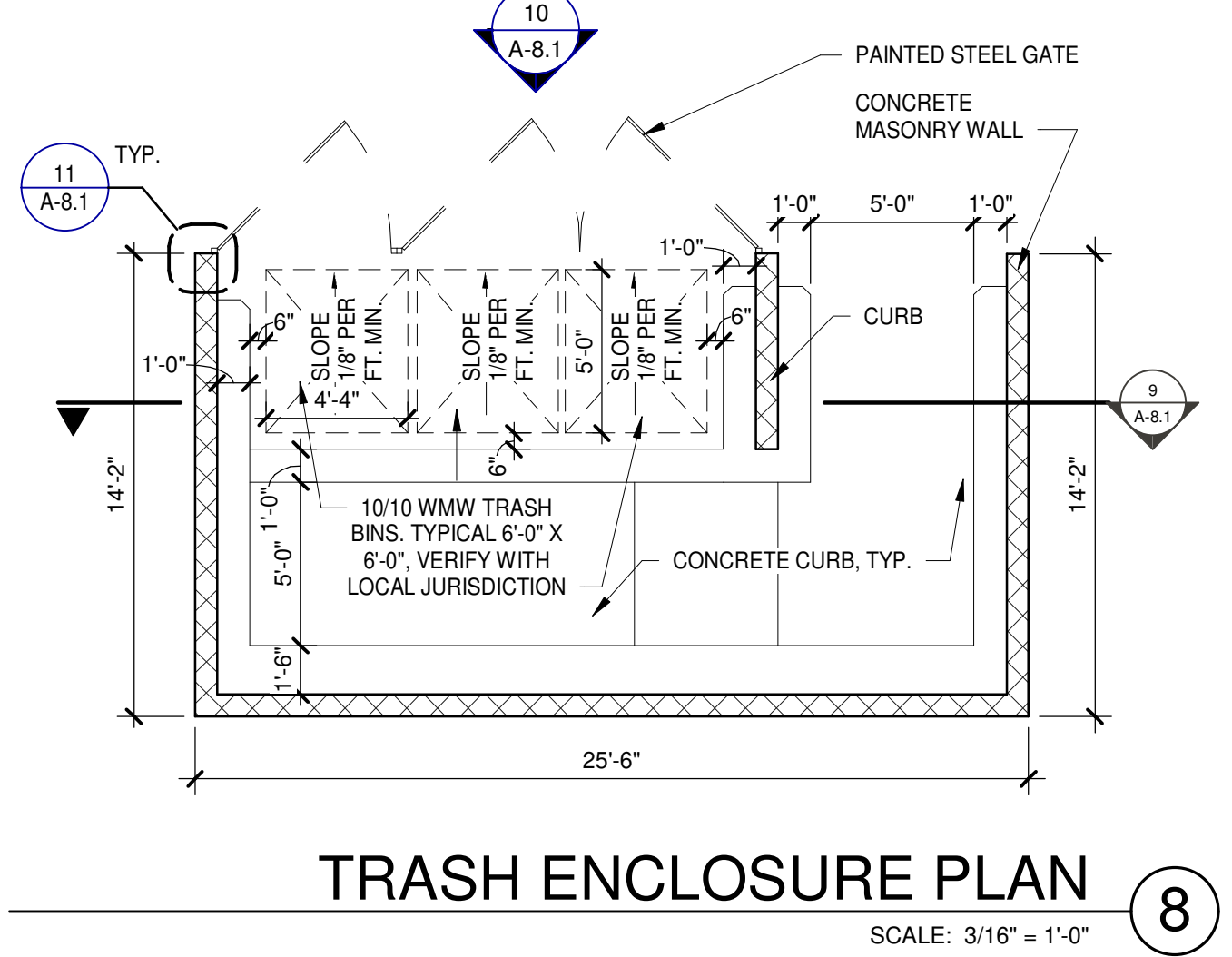
TYPICAL SIGN FOUNDATION
SCALE: 3/4" = 1'-0"



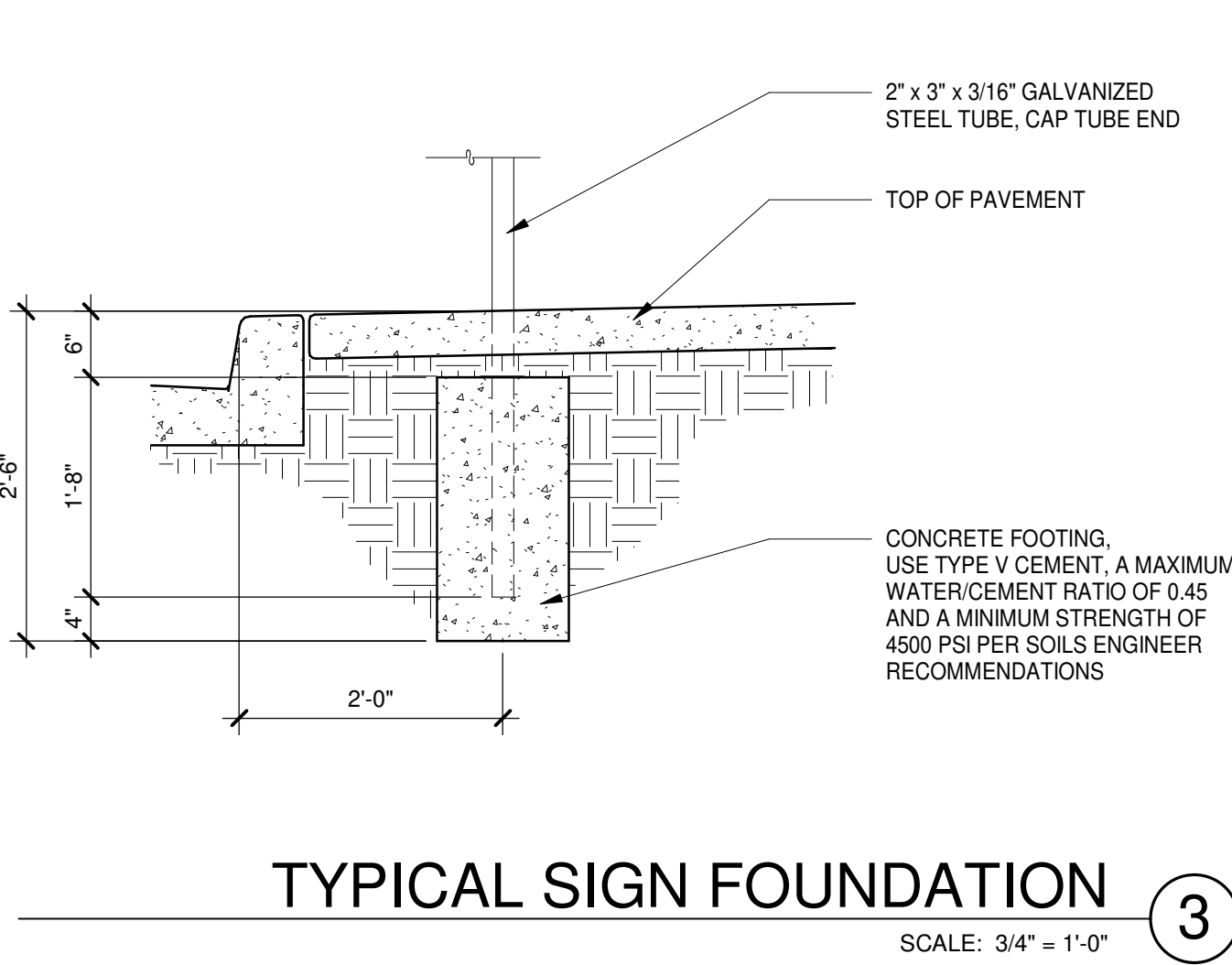
PAINTED "EV" MARKING
SCALE: 1/2" = 1'-0"



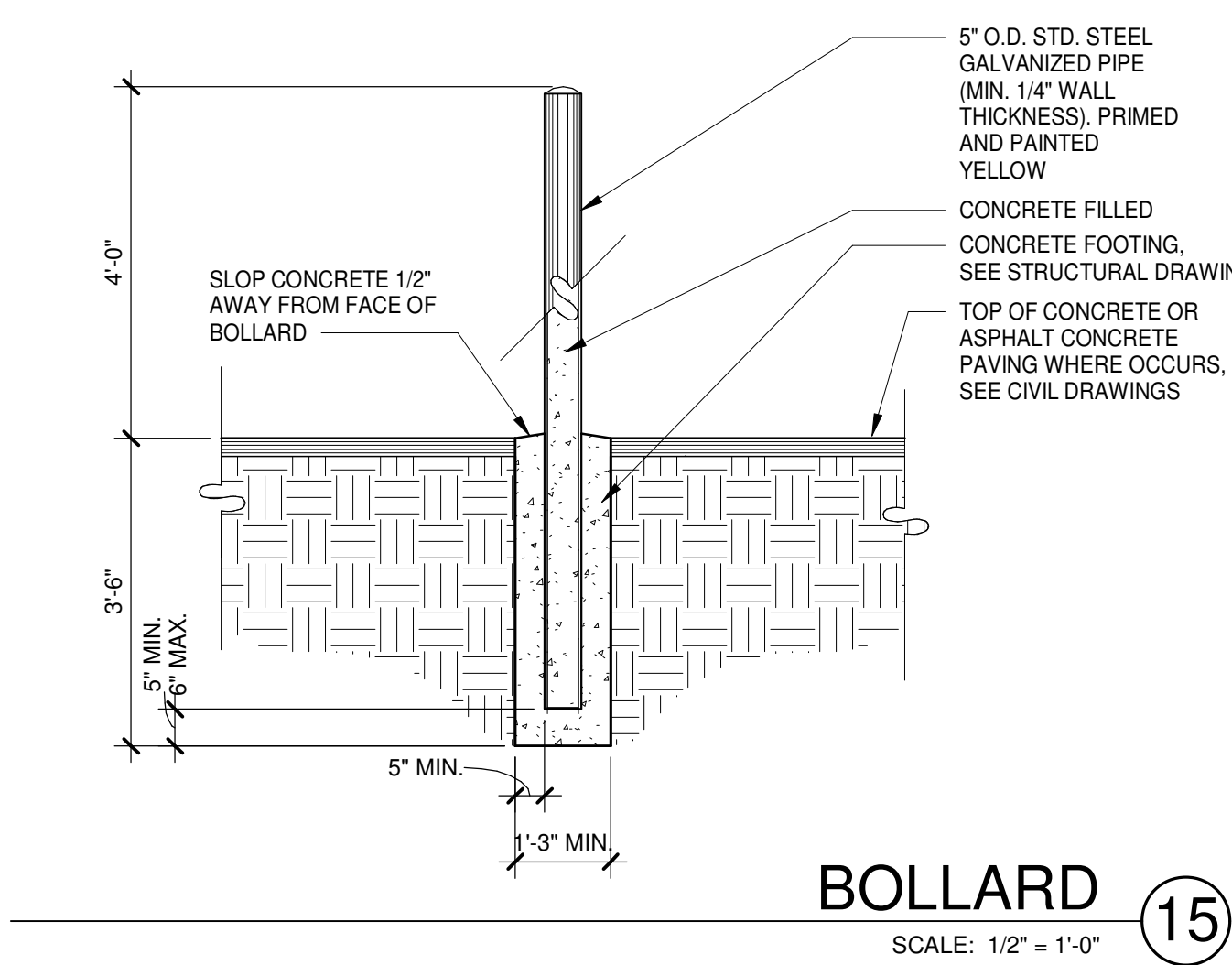
CONCRETE LANDING
SCALE: 1/2" = 1'-0"



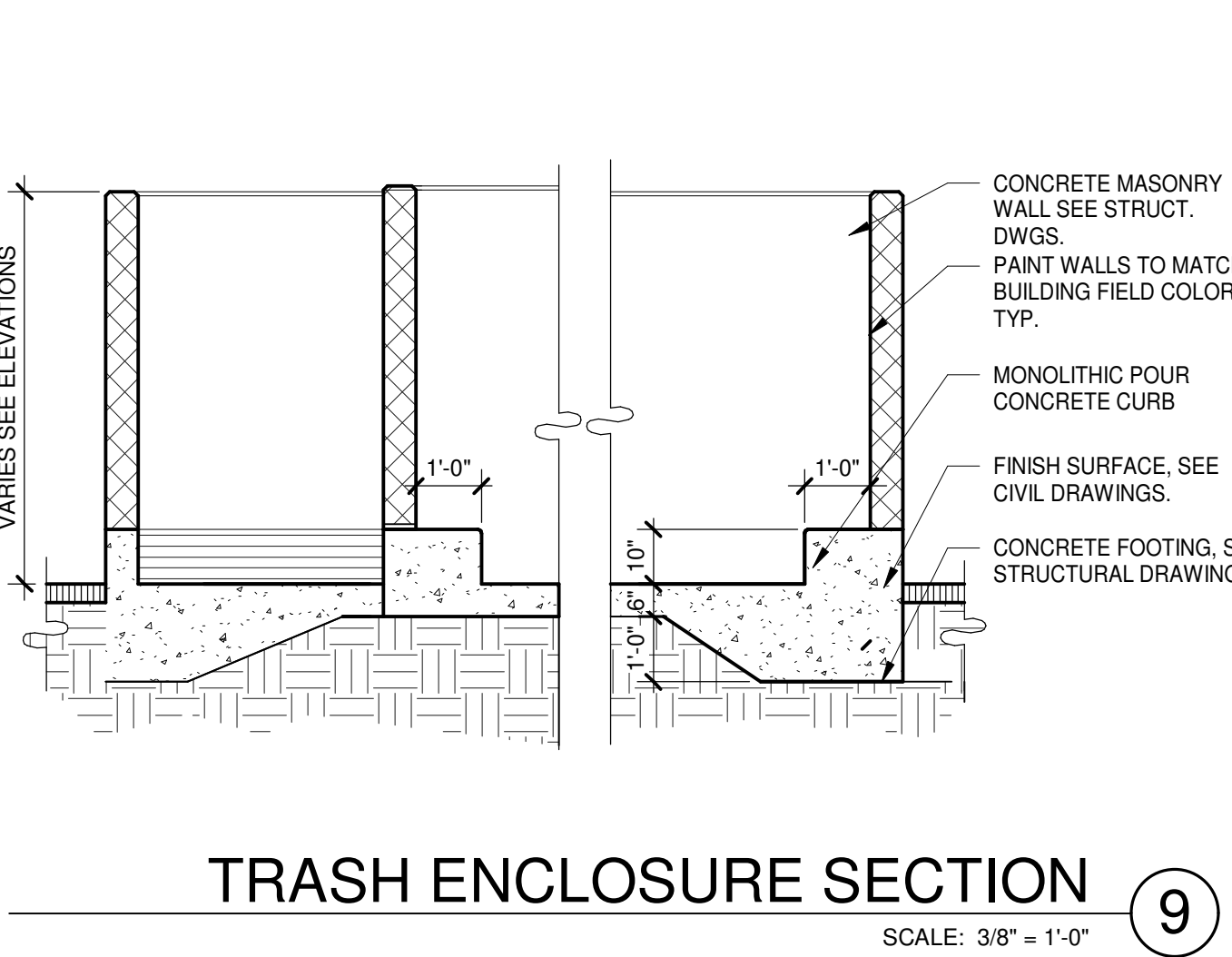
TRASH ENCLOSURE PLAN
SCALE: 3/16" = 1'-0"



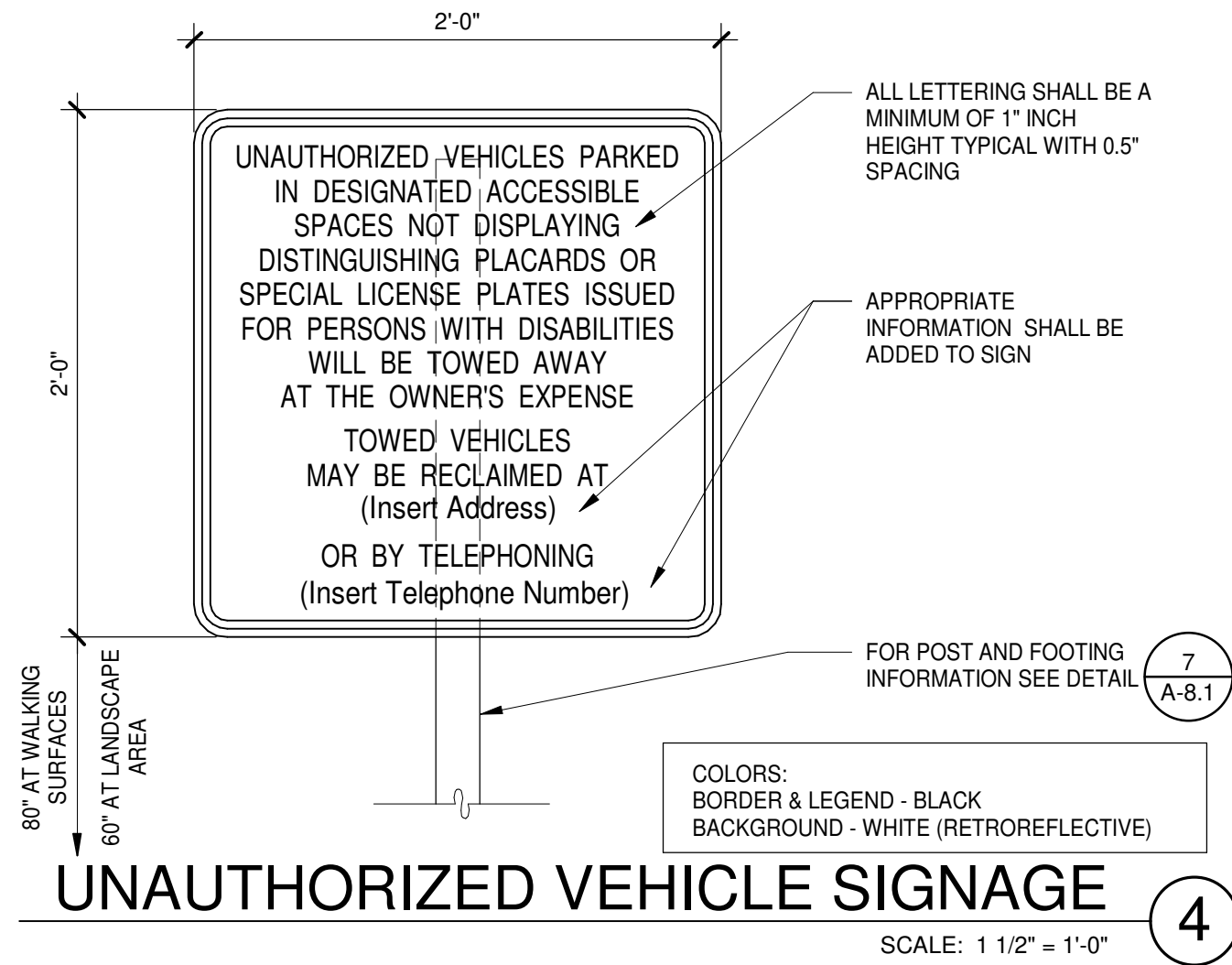
TYPICAL SIGN FOUNDATION
SCALE: 3/4" = 1'-0"



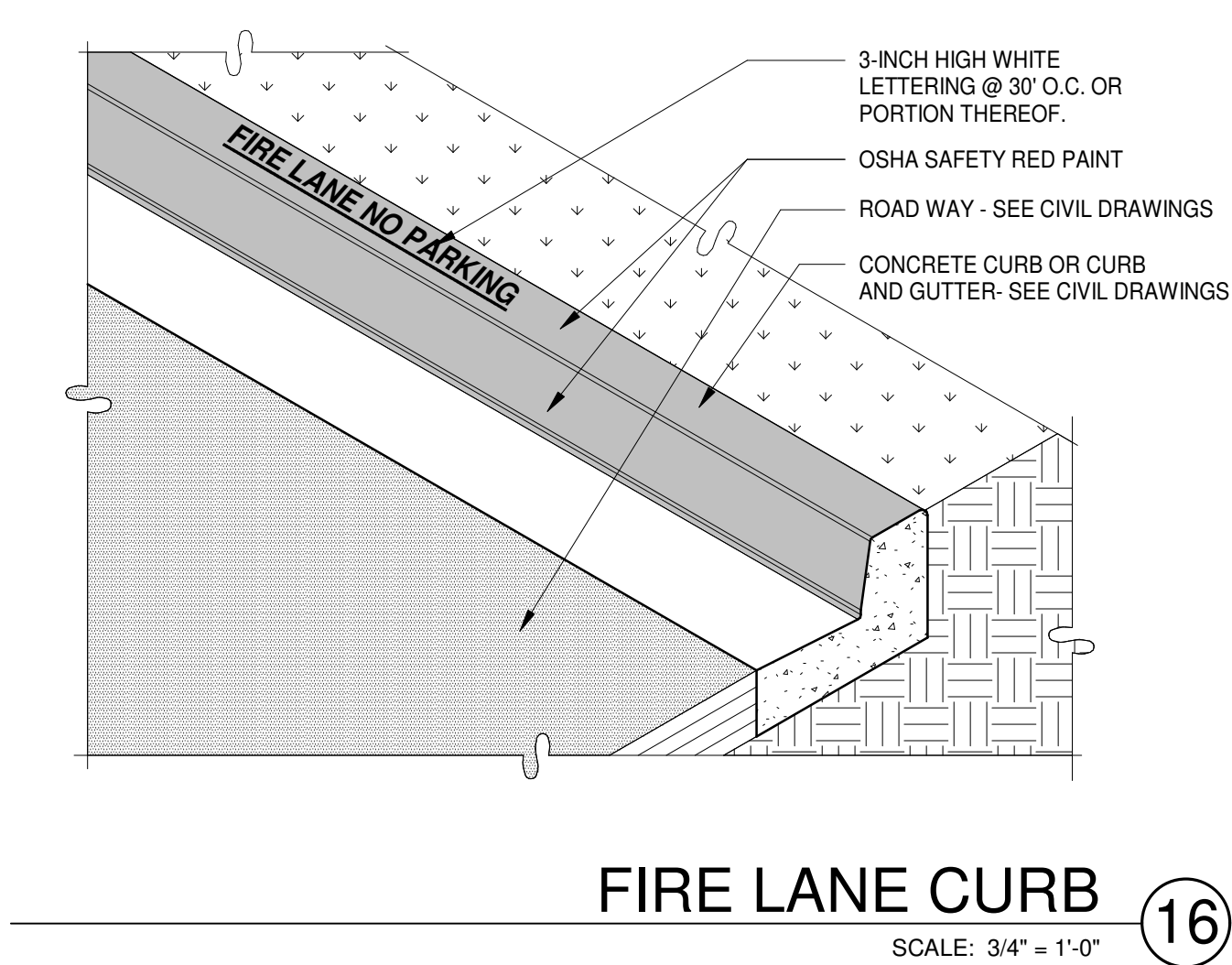
BOLLARD
SCALE: 1/2" = 1'-0"



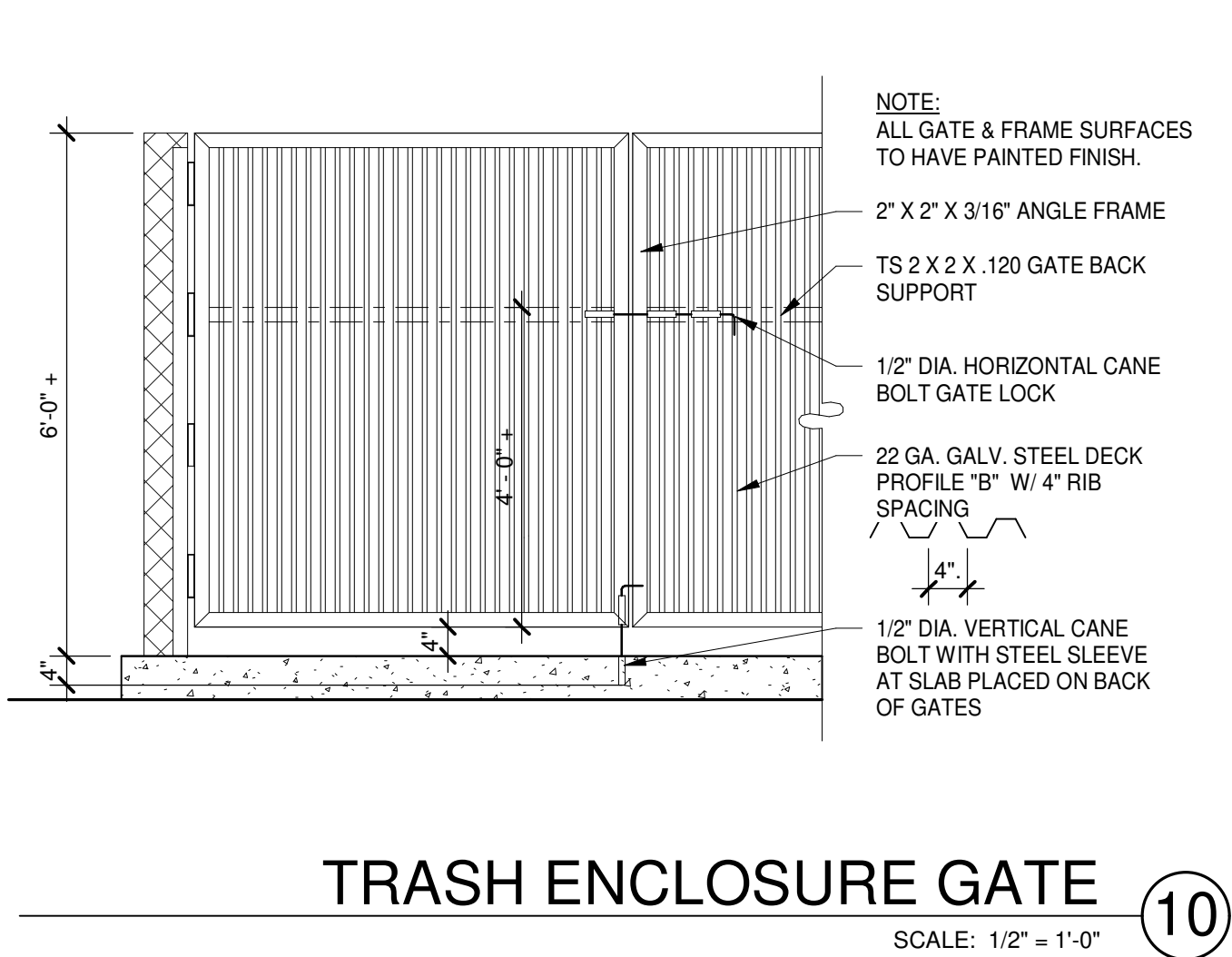
TRASH ENCLOSURE SECTION
SCALE: 3/8" = 1'-0"



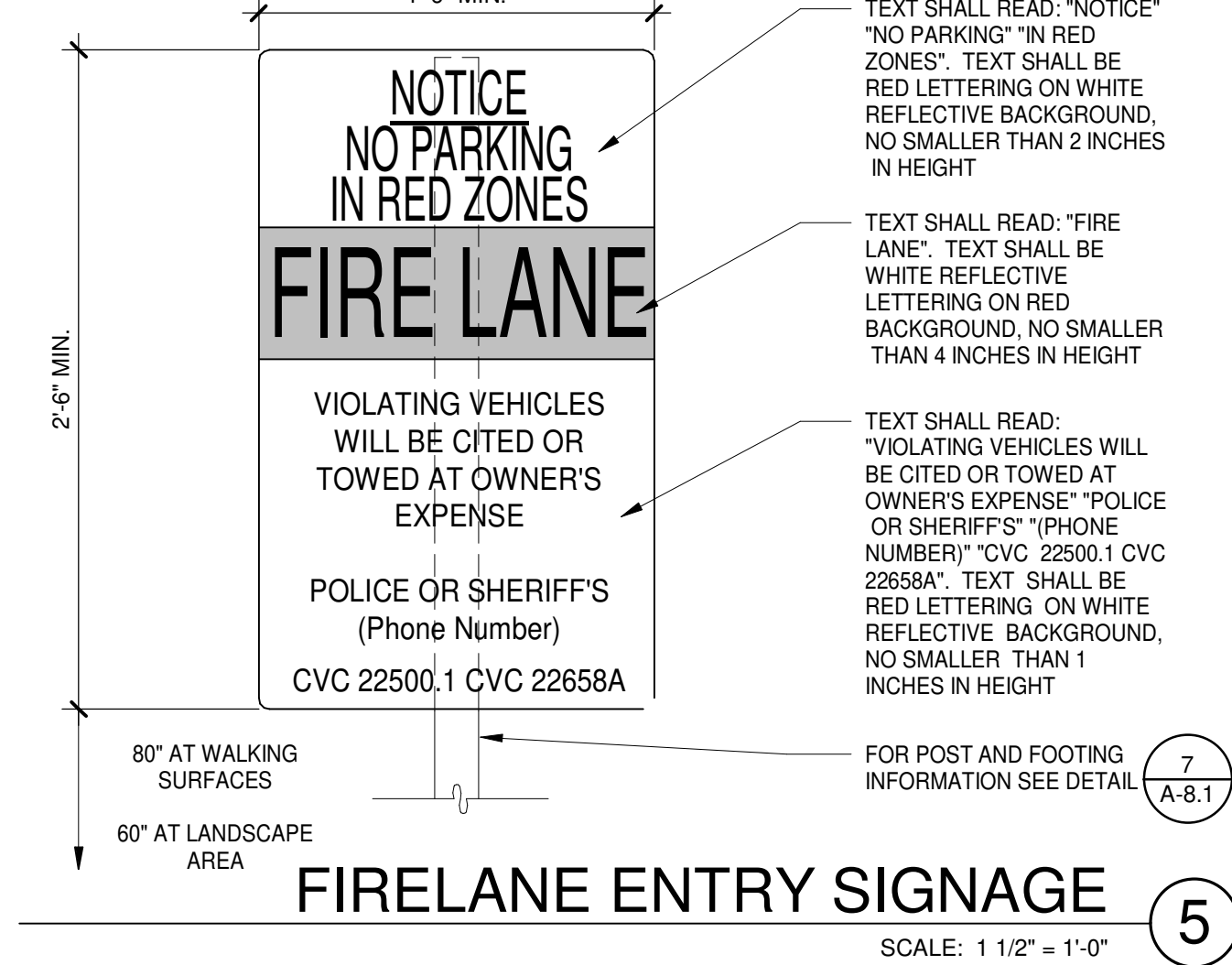
UNAUTHORIZED VEHICLE SIGNAGE
SCALE: 1 1/2" = 1'-0"



FIRE LANE CURB
SCALE: 3/4" = 1'-0"



TRASH ENCLOSURE GATE
SCALE: 1/2" = 1'-0"



FIRELANE ENTRY SIGNAGE
SCALE: 1 1/2" = 1'-0"

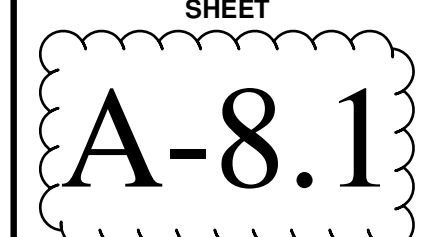
WARE MALCOMB
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10 Graham
Irvine, CA 92618
P 949.660.3128



RCCB FRESNO DISTRIBUTION WAREHOUSE
EAST NORTH AVENUE
FRESNO, CALIFORNIA 93725

DETAILS	
DATE	REMARKS
07.21.2022	PLANNING SUBMITTAL 02

P&P:	A. STEVENS
DRAWN BY:	C.V.G.B.
JOB NO.:	IRV21-5026-02



ABBREVIATIONS

CTV	CABLE TELEVISION
EB	ELECTRIC BOX
EV	ELECTRIC VAULT
EW	EDGE OF WALK
FNC	FENCE
FOMK	FIBER OPTIC MARKER
GLM	GAS LINE MARKER
GV	GAS VALVE
LIP	LIP OF GUTTER
IE	INVERT ELEVATION
PED	PEDESTAL
PV	PAVEMENT
RE	RIIM ELEVATION
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SMH	SANITARY SEWER MANHOLE
TMH	TELEPHONE MANHOLE
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
WB	WATER BOX

NOTES

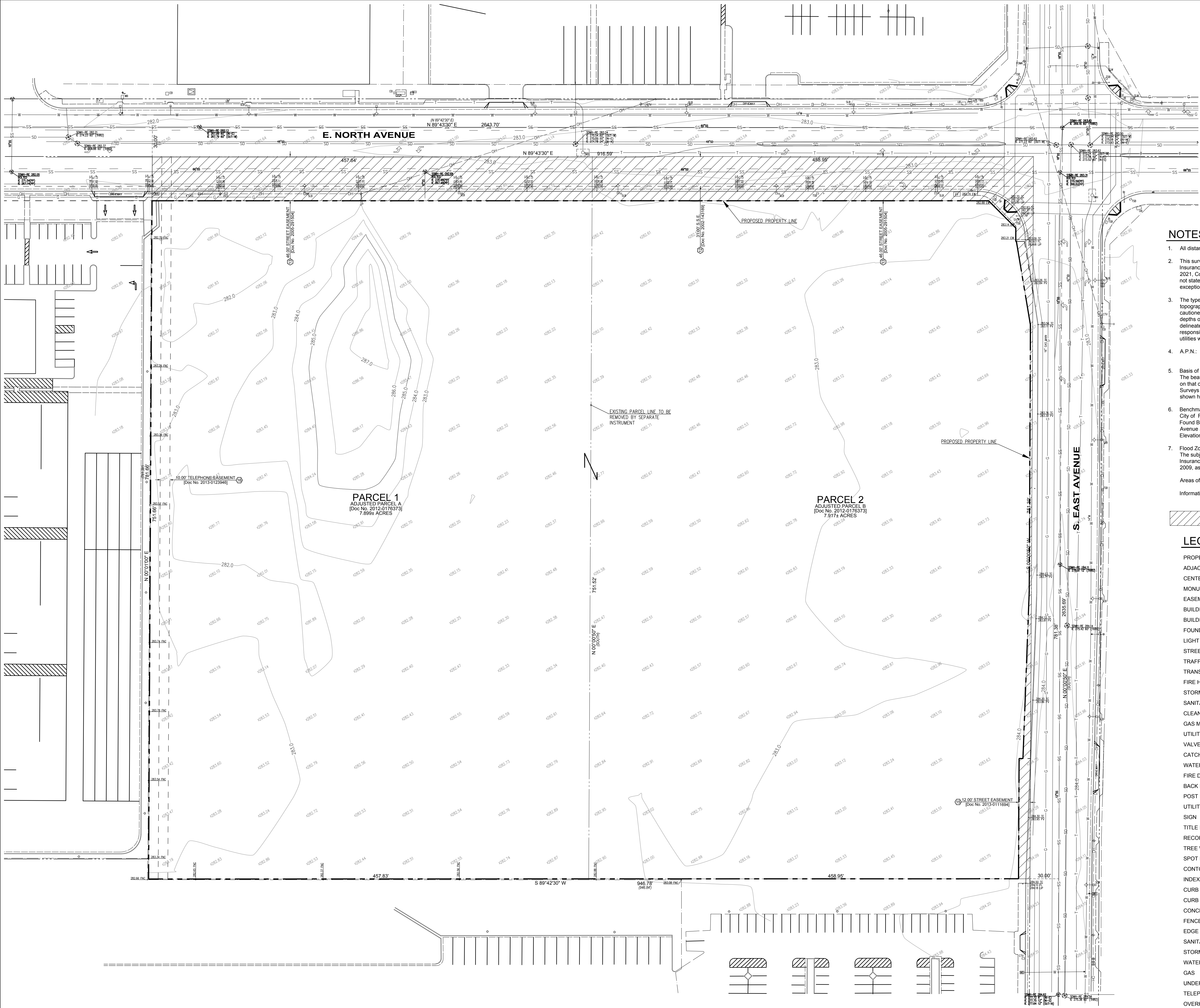
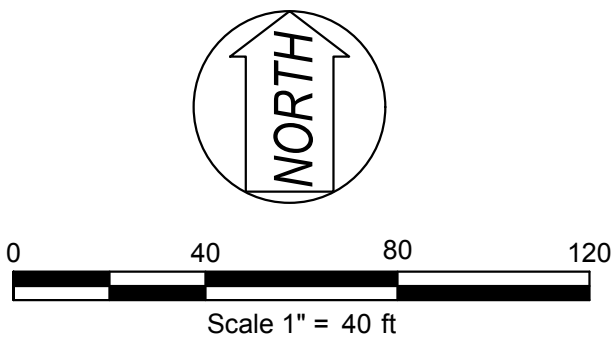
- All distances shown hereon are in U.S. Survey feet and decimals thereof.
- This survey was prepared from information furnished in an ALTA Commitment for Title Insurance, prepared by First American Title Insurance Company dated September 07, 2021, Commitment No. NCS-1090608-CH12. No liability is assumed for matters of record not stated in said Commitment for Title Insurance that may affect the boundary lines, exceptions, or easements affecting the property.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- A.P.N.: 329-090-16 (PARCEL 1)
329-090-17 (PARCEL 2)
- Basis of Bearings:
The bearing of North 00°00'50" East taken on the centerline of S. East Avenue as shown on that certain Record of Survey filed for record on May 06, 1984 in Book 33 of Record of Surveys at Page 19, Fresno County Records was taken as the Basis of all Bearings shown hereon.
- Benchmark:
City of Fresno Benchmark "BM 566"
Found Brass Disk located on the northeasterly curb return at the intersection of North Avenue and Cherry Street.
Elevation: 280.15 feet (Vertcon) (Datum) NAVD 1988
- Flood Zone Note:
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060048 2110 H, dated February 18, 2009, as being located in Flood Zone "X".
Areas determined to be outside the 0.2% annual chance flood.
Information was obtained from the FEMA website (www.fema.gov) on October 17, 2021.

ROW DEDICATION TO THE CITY OF FRESNO

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
CENTERLINE	---
MONUMENT LINE	---
EASEMENT	---
BUILDING LINE W/ DOOR	---
BUILDING OVERHANG	---
FOUND IRON PIPE OR AS NOTED	---
LIGHT	---
STREET LIGHT	---
TRAFFIC SIGNAL POLE	---
TRANSFORMER	---
FIRE HYDRANT	---
STORM DRAIN MANHOLE	---
SANITARY SEWER MANHOLE	---
CLEAN OUT	---
GAS METER	---
UTILITY POLE W/ GUY WIRE	---
VALVE	---
CATCH BASIN / DROP INLET	---
WATER METER	---
FIRE DEPARTMENT CONNECTION	---
BACK FLOW PREVENTER	---
POST INDICATOR VALVE	---
UTILITY BOX (SIZE VARIES)	---
SIGN	---
TITLE REPORT EXCEPTION NUMBER	---
RECORD INFORMATION W/ REFERENCE	---
TREE W/ SIZE AND ELEVATION	---
SPOT ELEVATION	---
CONTOUR	---
INDEX CONTOUR	---
CURB	---
CURB & GUTTER	---
CONCRETE	---
FENCE	---
EDGE OF PAVEMENT	---
SANITARY SEWER	---
STORM DRAIN	---
WATER	---
GAS	---
UNDERGROUND ELECTRIC	---
TELEPHONE	---
OVERHEAD	---

DATE PREPARED BY OR UNDER THE SUPERVISION OF
SHANE R. BARBER, L.S. 9097
shane@barbersurveying.com



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

4683 chabot dr
suite 300
pleasanton, ca 94568
p 925.244.9620
waremalcomb.com



FOR AND ON BEHALF
OF WARE MALCOMB

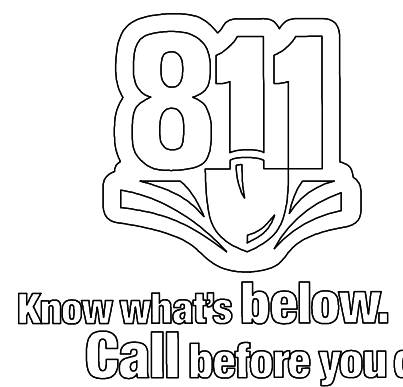
**RCCB FRESNO DISTRIBUTION
WAREHOUSE**
EAST NORTH AVENUE,
FRESNO, CA 93725

TOPOGRAPHIC SURVEY / DEMO PLAN

NO.	DATE	REMARKS
01	07/21/2022	PLANNING SUBMITTAL 01
02	07/21/2022	PLANNING SUBMITTAL 02

JOB NO.:	HRV21-5026-01
PA / PM:	G.P.
DESIGNED:	S.Y.
DATE:	02/14/2022
PLOT DATE:	07/19/22

SHEET
C1.0
Sheet of



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

4683 chabot dr
suite 300
pleasanton, ca 94568
p 925.244.9620
waremalcomb.com



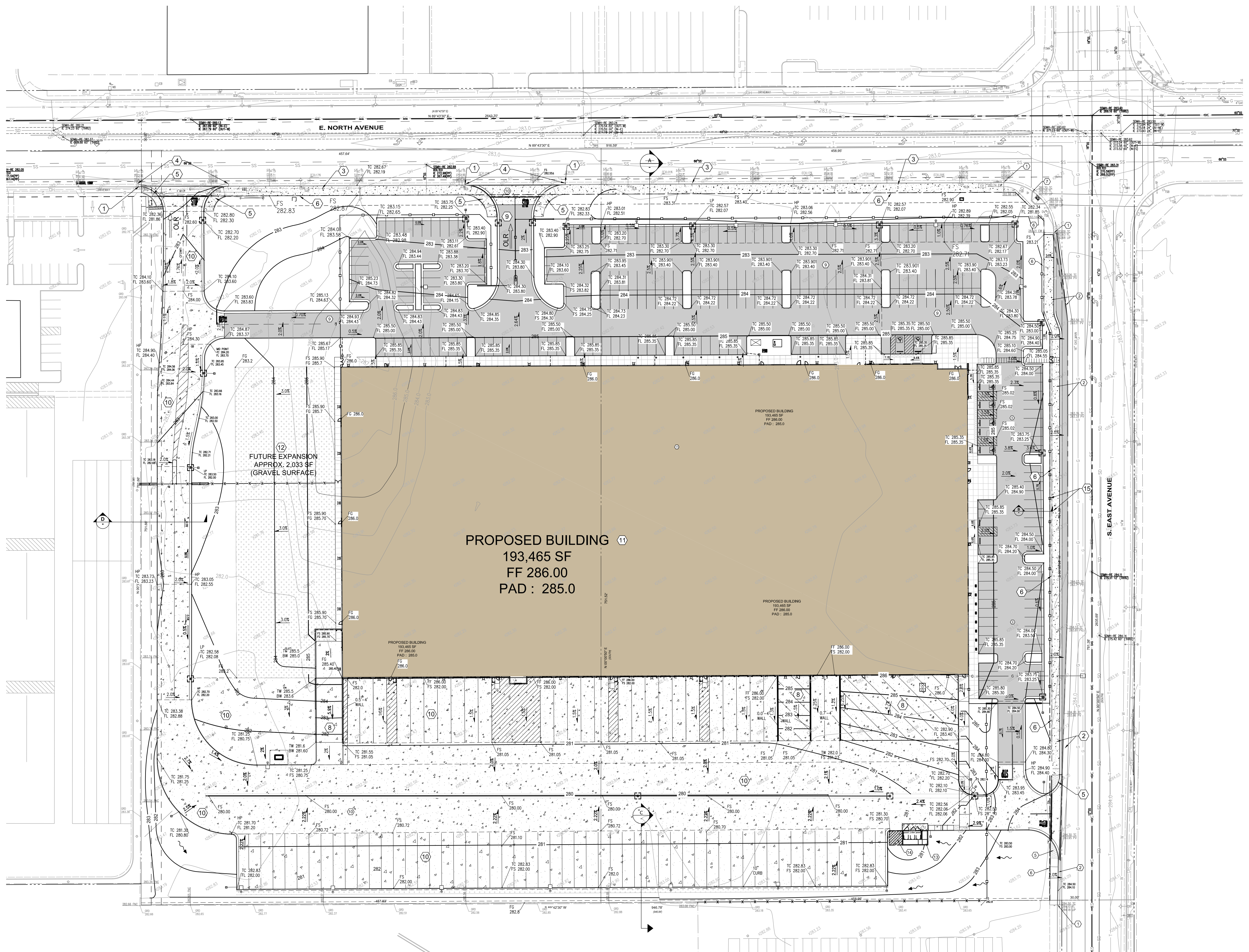
FOR AND ON BEHALF
OF WARE MALCOMB

**RCCB FRESNO DISTRIBUTION
WAREHOUSE**
EAST NORTH AVENUE,
FRESNO, CA 93725

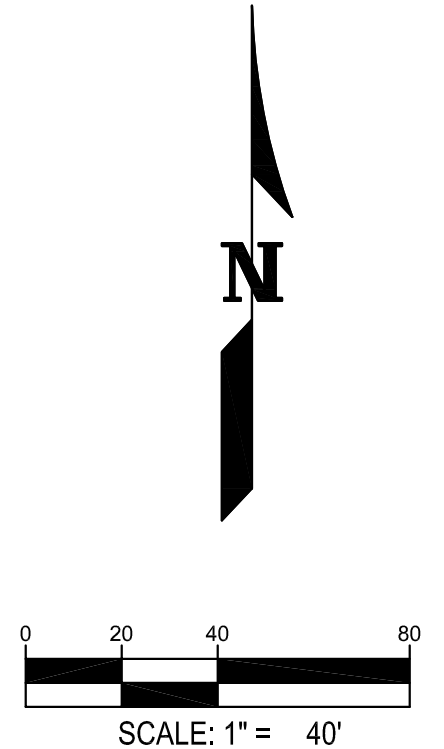
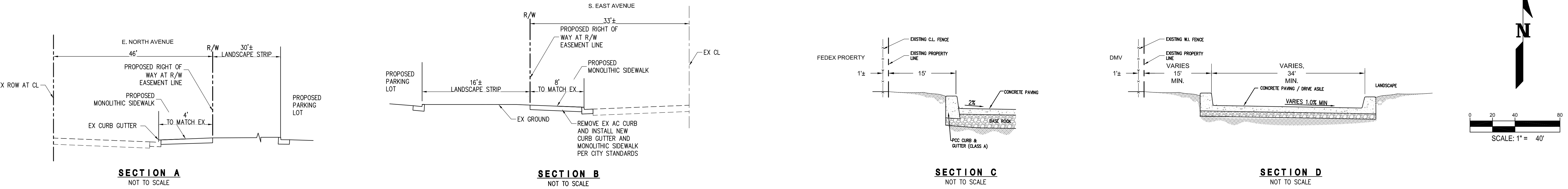
PRELIMINARY GRADING PLAN	
NO.	REMARKS
01	DATE 02/28/2022
02	PLANNING SUBMITTAL 01
03	07/21/2022
04	PLANNING SUBMITTAL 02
05	
06	
07	
08	
09	
10	
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12	
13	
14	
15	

JOB NO.:	IRV21-0026-01
PA / PM:	G.P.
DESIGNED:	S.Y.
DATE:	02/14/2022
PLOT DATE:	07/19/22

SHEET
C2.0
Sheet 11 of



- GENERAL CONSTRUCTION NOTES**
- 01 MATCH EXISTING CURB AND GUTTER AND SIDEWALK
 - 02 REMOVE EXISTING AC CURB, WIDEN PAVEMENT AND INSTALL NEW CURB & GUTTER AND 8' MONOLITHIC SIDEWALK.
 - 03 INSTALL NEW 10' WIDE MONOLITHIC SIDEWALK TO MATCH CURB AND GUTTER
 - 04 PORTION OF EXISTING CURB & GUTTER TO BE REMOVED AND INSTALL NEW DRIVEWAY ENTRANCE
 - 05 INSTALL NEW ADA RAMP
 - 06 PROPOSED NEW PUBLIC STREET ROW AT BACK OF SIDEWALK
 - 07 MODIFY EXISTING ADA RAMP
 - 08 DRIVE RAMP TO BUILDING
 - 09 AC PAVING
 - 10 CONCRETE PAVING
 - 11 PROPOSED BUILDING, SEE ARCH PLANS
 - 12 FUTURE EXPANSION, GRAVEL PAVING AREA
 - 13 TRASH ENCLOSURE
 - 14 PALLET STORAGE AREA
 - 15 2' EASEMENT AT BACK OF WALK



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4683 chabot dr
suite 300
pleasanton, ca 94568
p 925.244.9620
waremalcomb.com



FOR AND ON BEHALF OF WARE MALCOMB

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FRESNO, CA 93725

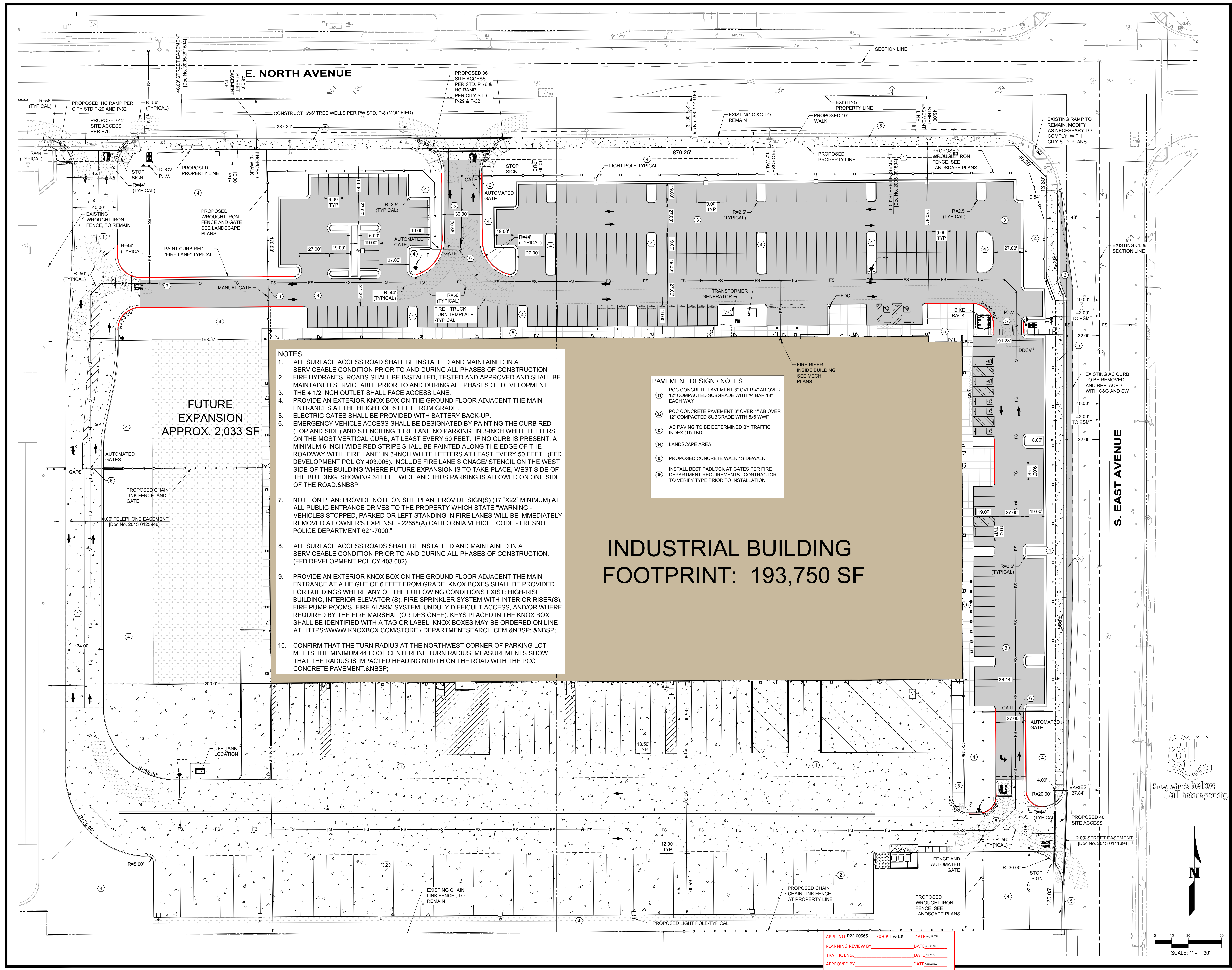
SITE AND FIRE ACCESS PLAN	
NO.	REMARKS
DATE	PLANNING SUBMITTAL 01
07/28/2022	07/21/2022
DATE	PLANNING SUBMITTAL 02
07/21/2022	

JOB NO.	IRV21-5026-01
PA / PM:	G.P.
DESIGNED:	S.Y.
DATE:	02/14/2022
PLOT DATE:	09/01/22

SHEET
C3.0
Sheet of

2022-08-01 - PLANNING SUBMITTAL 02 - REV

NOT FOR CONSTRUCTION



- NOTES:**
- ALL SURFACE ACCESS ROAD SHALL BE INSTALLED AND MAINTAINED IN A SERVICEABLE CONDITION PRIOR TO AND DURING ALL PHASES OF CONSTRUCTION
 - FIRE HYDRANTS / ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT
 - THE 4 1/2 INCH OUTLET SHALL FACE ACCESS LANE
 - PROVIDE AN EXTERIOR KNOX BOX ON THE GROUND FLOOR ADJACENT THE MAIN ENTRANCES AT THE HEIGHT OF 6 FEET FROM GRADE
 - ELECTRIC GATES SHALL BE PROVIDED WITH BATTERY BACK-UP
 - EMERGENCY VEHICLE ACCESS SHALL BE DESIGNATED BY PAINTING THE CURB RED (TOP AND SIDE) AND STENCILING "FIRE LANE NO PARKING" IN 3-INCH WHITE LETTERS ON THE MOST VERTICAL CURB, AT LEAST EVERY 50 FEET. IF NO CURB IS PRESENT, A MINIMUM 6-INCH WIDE RED STRIPE SHALL BE PAINTED ALONG THE EDGE OF THE ROADWAY WITH "FIRE LANE" IN 3-INCH WHITE LETTERS AT LEAST EVERY 50 FEET. (FFD DEVELOPMENT POLICY 403.005). INCLUDE FIRE LANE SIGNAGE/ STENCIL ON THE WEST SIDE OF THE BUILDING WHERE FUTURE EXPANSION IS TO TAKE PLACE, WEST SIDE OF THE BUILDING, SHOWING 34 FEET WIDE AND THUS PARKING IS ALLOWED ON ONE SIDE OF THE ROAD.&NBSP;
 - NOTE ON PLAN: PROVIDE NOTE ON SITE PLAN: PROVIDE SIGN(S) (17 "X22" MINIMUM) 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 OWNER'S EXPENSE - 22658(A) CALIFORNIA VEHICLE CODE - FRESNO POLICE DEPARTMENT 621-7000."
 - ALL SURFACE ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED IN A SERVICEABLE CONDITION PRIOR TO AND DURING ALL PHASES OF CONSTRUCTION. (FFD DEVELOPMENT POLICY 403.002)
 - PROVIDE AN EXTERIOR KNOX BOX ON THE GROUND FLOOR ADJACENT THE MAIN ENTRANCE AT A HEIGHT OF 6 FEET FROM GRADE. KNOX BOXES SHALL BE PROVIDED FOR BUILDINGS WHERE ANY OF THE FOLLOWING CONDITIONS EXIST: HIGH-RISE BUILDING, INTERIOR ELEVATOR (S), FIRE SPRINKLER SYSTEM WITH INTERIOR RISER(S), FIRE PUMP ROOMS, FIRE ALARM SYSTEM, UNDULY DIFFICULT ACCESS, AND/OR WHERE REQUIRED BY THE FIRE MARSHAL (OR DESIGNEE). KEYS PLACED IN THE KNOX BOX SHALL BE IDENTIFIED WITH A TAG OR LABEL. KNOX BOXES MAY BE ORDERED ON LINE AT [HTTPS://WWW.KNOXBOX.COM/STORE/](https://www.knoxbox.com/store/) / [DEPARTMENTSEARCH.CFM.&NBSP;](https://www.knoxbox.com/store/) &NBSP;
 - CONFIRM THAT THE TURN RADIUS AT THE NORTHWEST CORNER OF PARKING LOT MEETS THE MINIMUM 44 FOOT CENTERLINE TURN RADIUS. MEASUREMENTS SHOW THAT THE RADIUS IS IMPACTED HEADING NORTH ON THE ROAD WITH THE PCC CONCRETE PAVEMENT.&NBSP;

- PAVEMENT DESIGN / NOTES**
- PCC CONCRETE PAVEMENT 8" OVER 4" AB OVER 12" COMPACTED SUBGRADE WITH #4 BAR 18" EACH WAY
 - PCC CONCRETE PAVEMENT 6" OVER 4" AB OVER 12" COMPACTED SUBGRADE WITH 6x6 WWF
 - AC PAVING TO BE DETERMINED BY TRAFFIC INDEX (TI) TBD.
 - LANDSCAPE AREA
 - PROPOSED CONCRETE WALK / SIDEWALK
 - INSTALL BEST PADLOCK AT GATES PER FIRE DEPARTMENT REQUIREMENTS. CONTRACTOR TO VERIFY TYPE PRIOR TO INSTALLATION.

**INDUSTRIAL BUILDING
FOOTPRINT: 193,750 SF**



APPL. NO. P22-00565 EXHIBIT A-1.a DATE Aug 11 2022
PLANNING REVIEW BY DATE Aug 11 2022
TRAFFIC ENG. DATE Aug 11 2022
APPROVED BY DATE Aug 11 2022
CITY OF FRESNO DARM DEPT

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UTILITY PLAN KEY MAP

REMARKS
PLANNING SUBMITTAL 01
PLANNING SUBMITTAL 02

JOB NO.:	HRV21-5026-01
PA / PM:	G.P.
DESIGNED:	S.Y.
DATE:	02/14/2022
PLOT DATE:	07/19/22

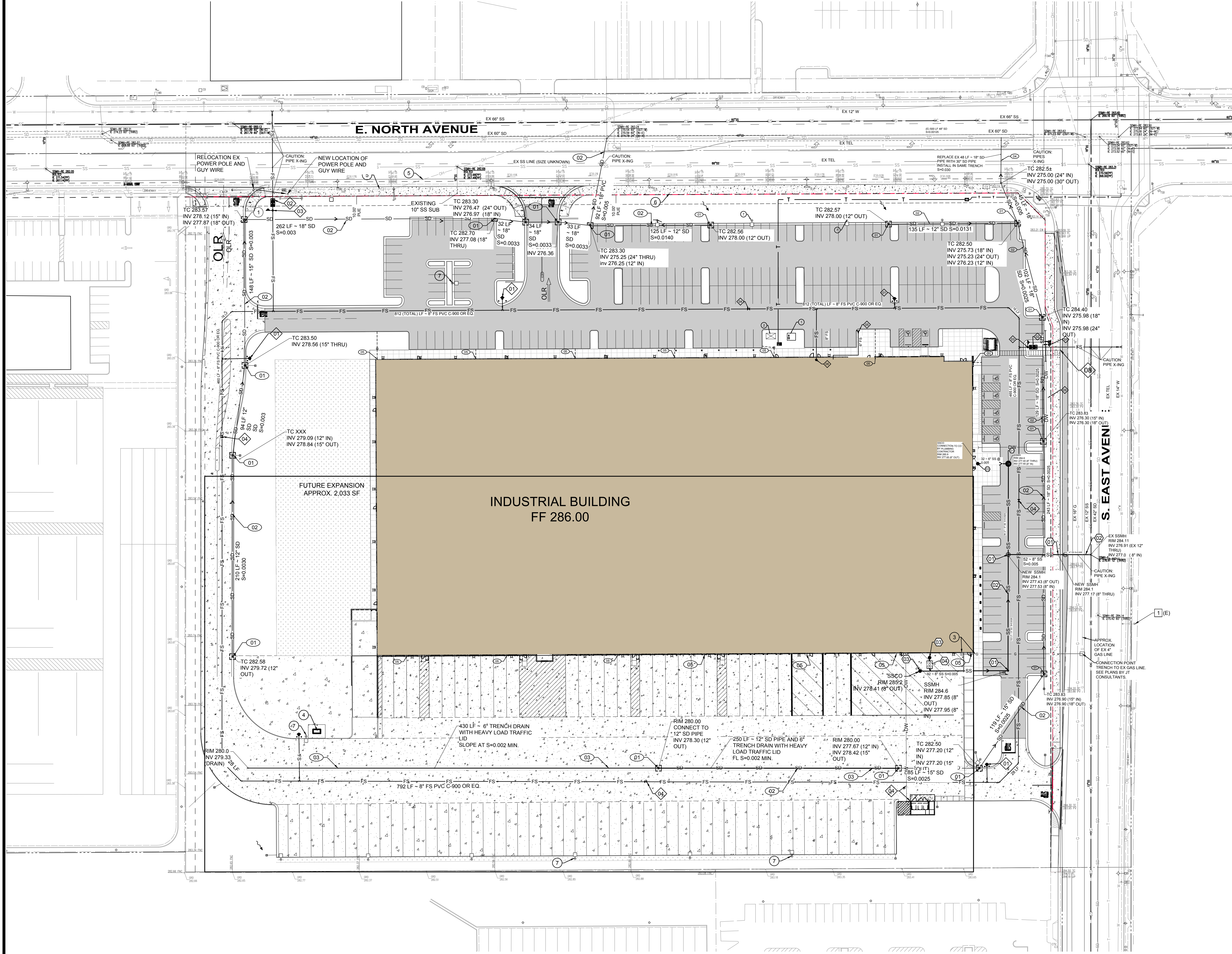
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2022-08-01 - PLANNING SUBMITTAL 02 - REV

NOT FOR CONSTRUCTION



DRY UTILITY / CONSTRUCTION NOTES

- 01 APPROX. TRANSFORMER LOCATION
- 02 APPROX. GENERATOR PAD
- 03 APPROX. LOCATION OF THE PROPOSED GAS LIEN AND GAS METER, DESIGNED BY OTHERS.
- 04 DEF TANK AND PAD
- 05 OVERHEAD LINES TO BE UNDERGROUND
- 06 PROPOSED JT (AT&T, COM, P1) LINES - BY OTHERS
- 07 LIGHT POLE - TYPICAL

SANITARY SEWER NOTES

- 01 48" SSMH PER CITY STD.
- 02 8" SS PIPE, PVC SDR-26 OR EQ.
- 03 SS CLEANOUTS, CONNECTION TO BUILDING BY PLUMBING CONTRACTOR
- 04 GREASE INTERCEPTOR

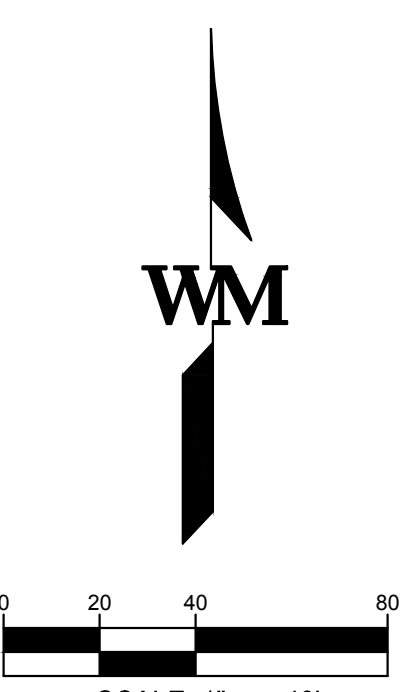
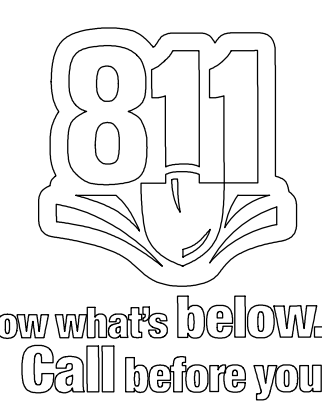
STORM DRAIN NOTES

- 01 CATCH BASIN - OLD CASTLE OR EQ.
- 02 SD PIPE, PVC - SDR-35 OR EQ. (HDPPE COULD BE USED IF APPROVED BY THE CITY)
- 03 6" HEAVY TRAFFIC SLOTTED DRAIN FLUSHED THE CONCRETE PAVING REMOVE AND REPLACE EX 18" SD PIPE WITH 30" SD PIPE - SD PIPE TO BE INSTALLED IN THE SAME TRENCH WITH THE SAME PIPE SLOE AND POINT OF CONNECTION TO EX 60" SD PIPE
- 05 ROOF DRAIN TO SPLASH BLOCK

WATER NOTES

- 01 FIRE HYDRANT (FH) PER CITY STD.
- 02 DOUBLE DETECTOR CHECK VALVE (DDCV)
- 03 POST INDICATOR VALVE (PIV)
- 04 SECTIONAL VALVE
- 05 FIRE DEPARTMENT CONNECTION (FDC)
- 06 FIRE RISER INSIDE BUILDINGS (PER PLUMBING CONTRACTOR)
- 07 DOMESTIC WATER METER (WM)
- 08 IRRIGATION METER
- 09 DOMESTIC WATER LINE TO BUILDING
- 10

APPL. NO. P22-00565 EXHIBIT A-1.b DATE Aug 11, 2022
PLANNING REVIEW BY DATE Aug 11, 2022
TRAFFIC ENG. DATE Aug 11, 2022
APPROVED BY DATE Aug 11, 2022
CITY OF FRESNO DARM DEPT



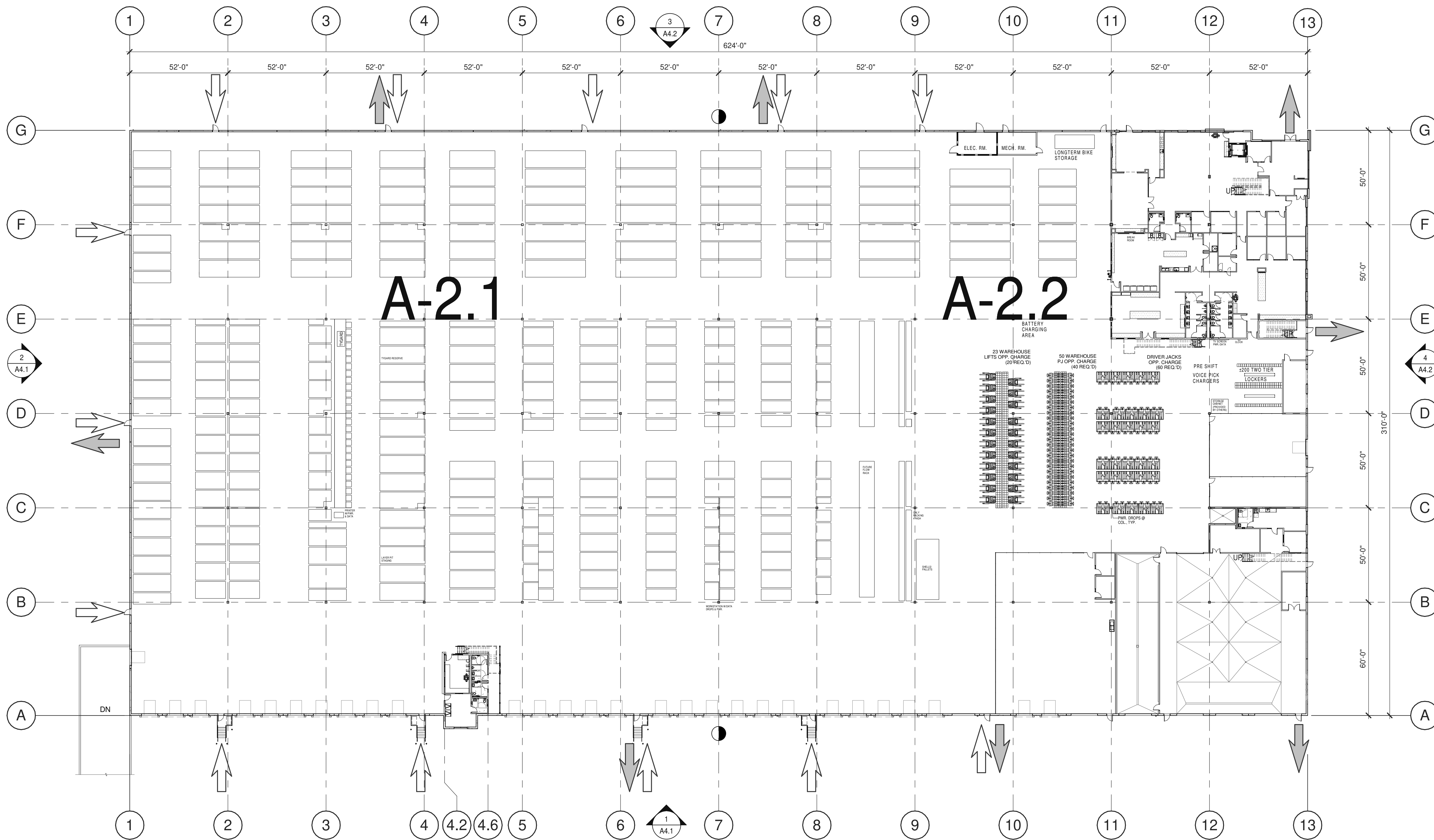
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10 Eddins
Fresno, CA 93718
P 559.660.3238

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OVERALL FIRST FLOOR PLAN	
DATE	REMARKS
06/09/2022	PLANNING SUBMITAL 01
1	

P/PM:	Approver
DRAWN BY:	Author
JOB NO.:	IRV21-5026-01

SHEET
A-2.0



1"=30'
0 15' 30' 60' 150'

OVERALL FIRST FLOOR PLAN
SCALE: 1" = 30'-0"

LEGEND

- REQUIRED EXIT.
- FIRE DEPARTMENT ACCESS.
- MAXIMUM TRAVEL DISTANCE.

APPL. NO. P22-00565 EXHIBIT F-1 DATE 06/13/2022
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

2002 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.

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PARTIAL FIRST FLOOR PLAN

DATE 00.00.2022

PLANNING SUBMITAL 01

1

REMARKS

PAPM: Approver

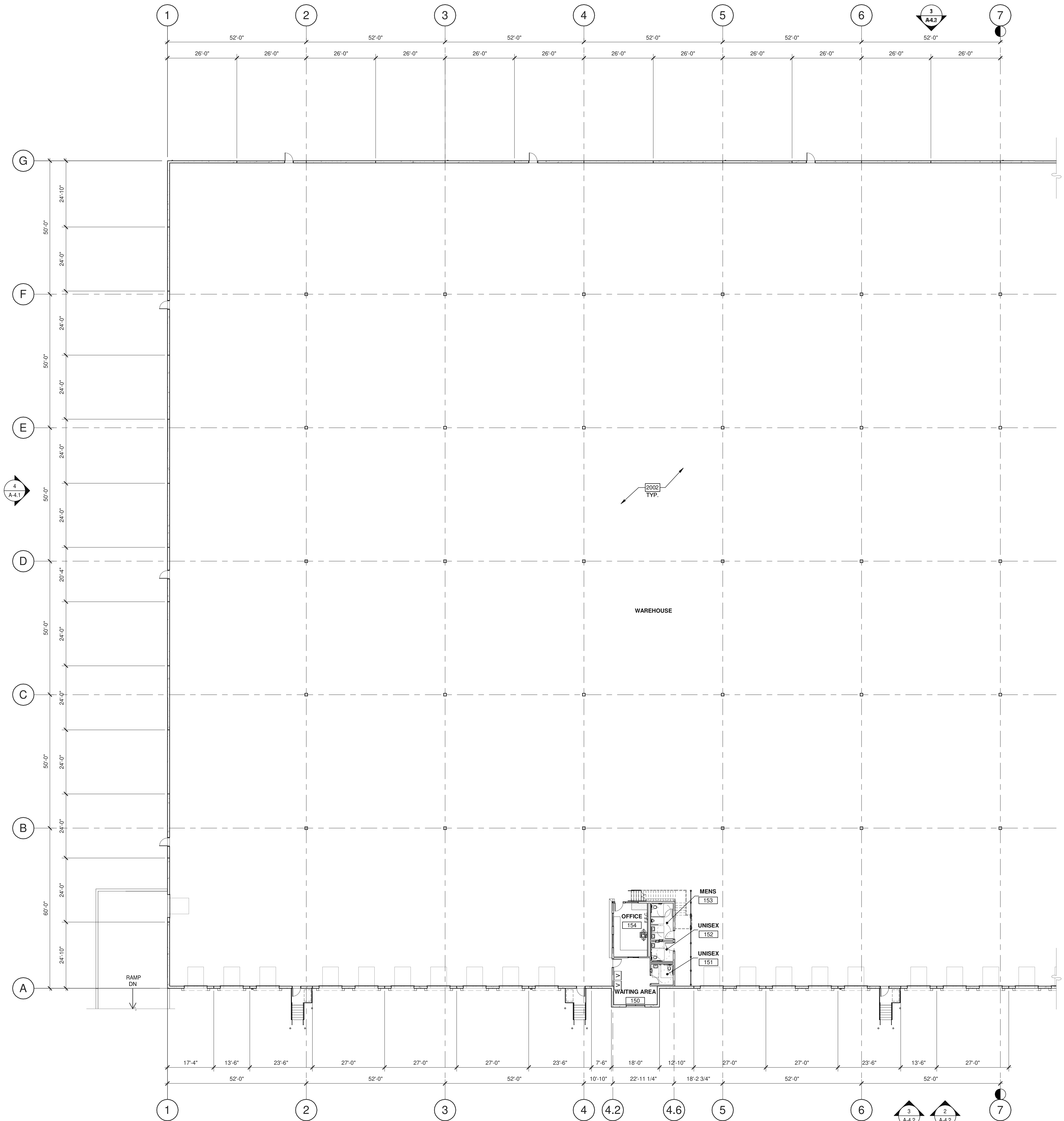
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JOB NO.: IRV21-5026-01

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1/16" = 1'-0"

PARTIAL FIRST FLOOR PLAN

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

APPL. NO. P22-00565 EXHIBIT F-2 DATE 09/13/2022

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

2002 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.

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P 949.660.0123

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PARTIAL FIRST FLOOR PLAN

DATE 00.00.2022 PLANNING SUBMITAL 01

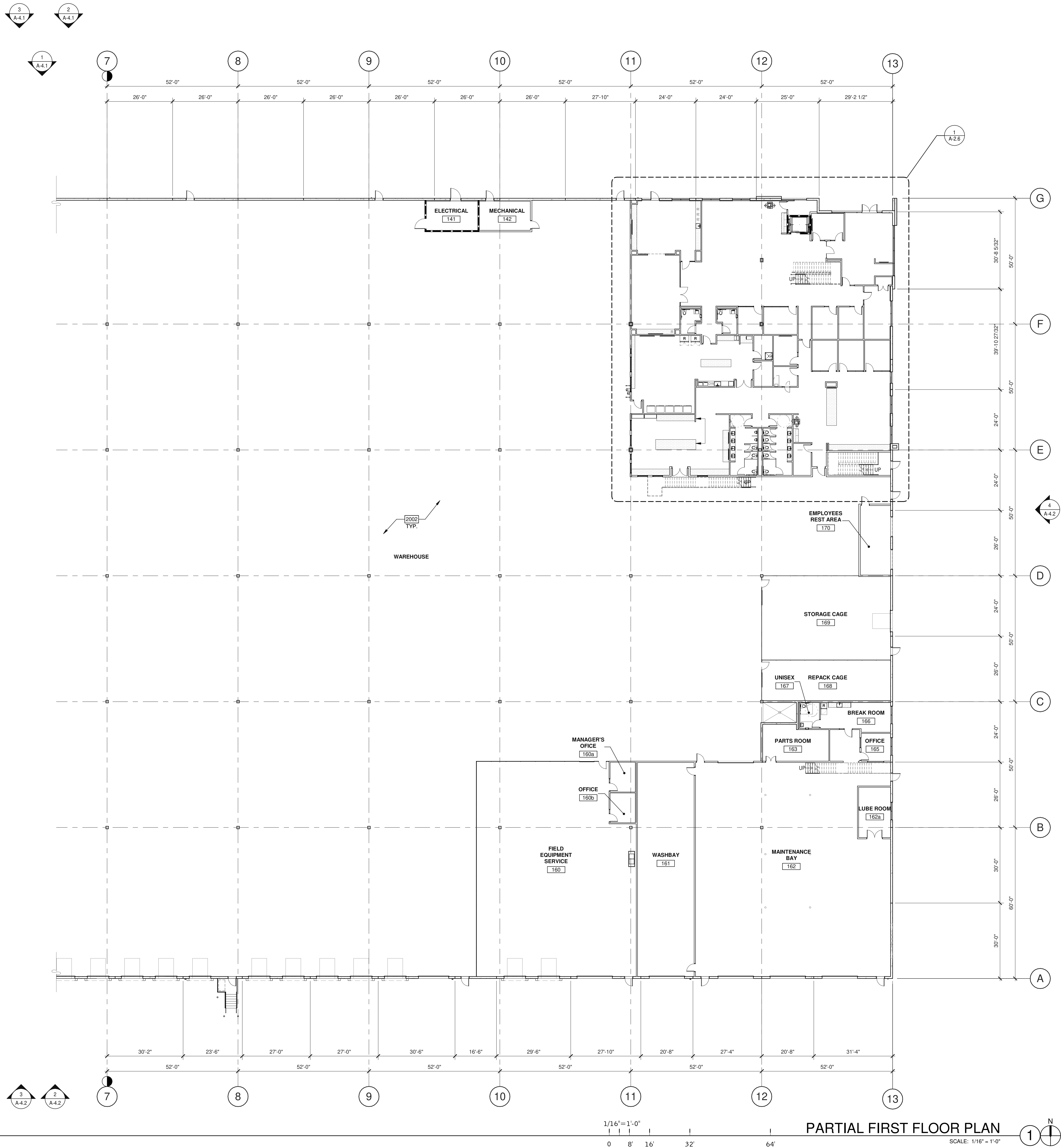
REMARKS

PAPM: Approver
DRAWN BY: Author
JOB NO.: IRV21-5026-01

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APPL. NO. P22-00565 EXHIBIT F-3 DATE 01/13/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

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100 E. 4th Street
Fresno, CA 93725
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OVERALL MEZZANINE FLOOR PLAN

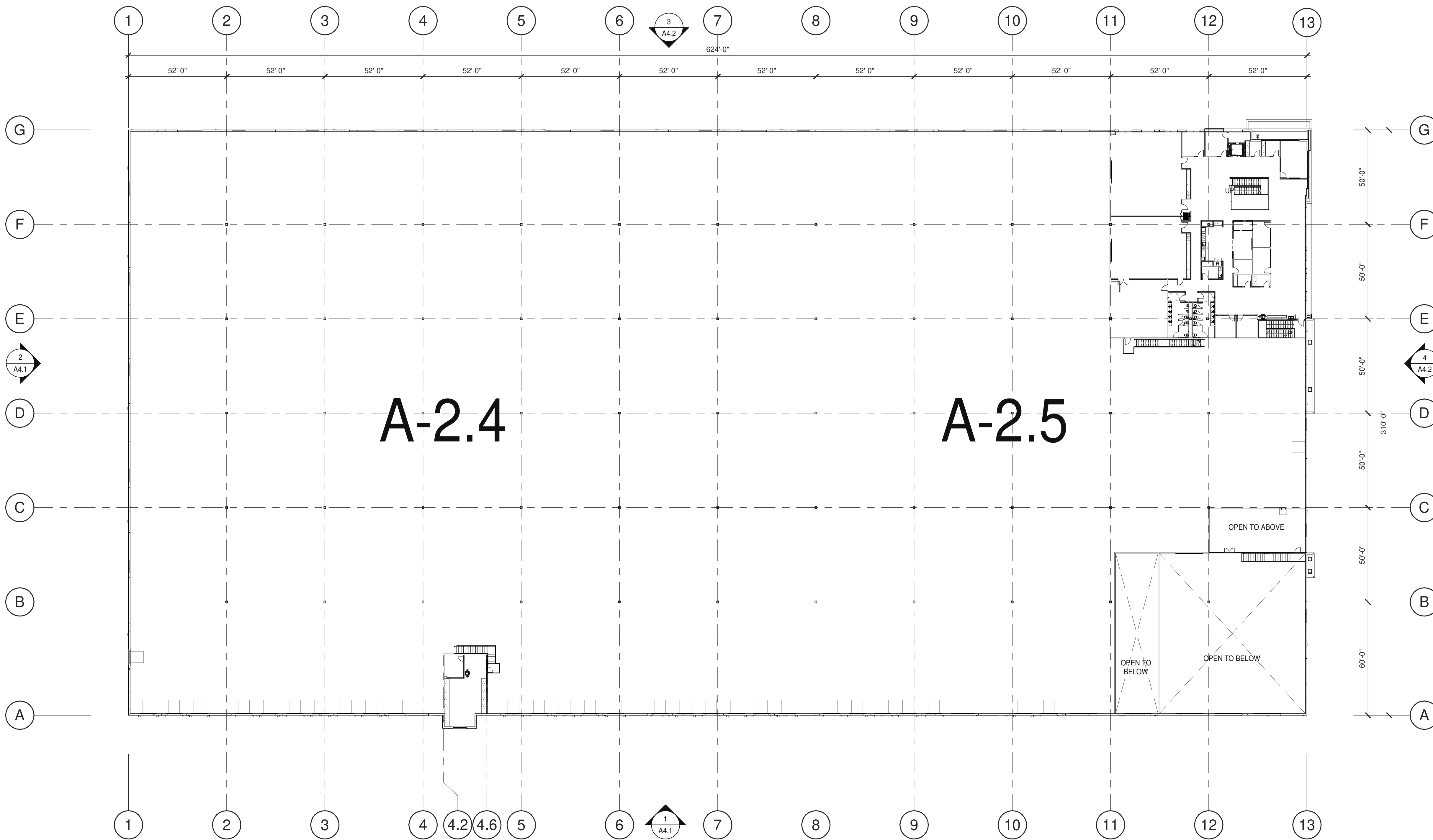
DATE: 06/02/2022
PLANNING SUBMITAL 01
REMARKS

P.A.P.M.: Approver
DRAWN BY: Author
JOB NO.: IRV21-5026-01

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1"=30'
0 15' 30' 60' 150'

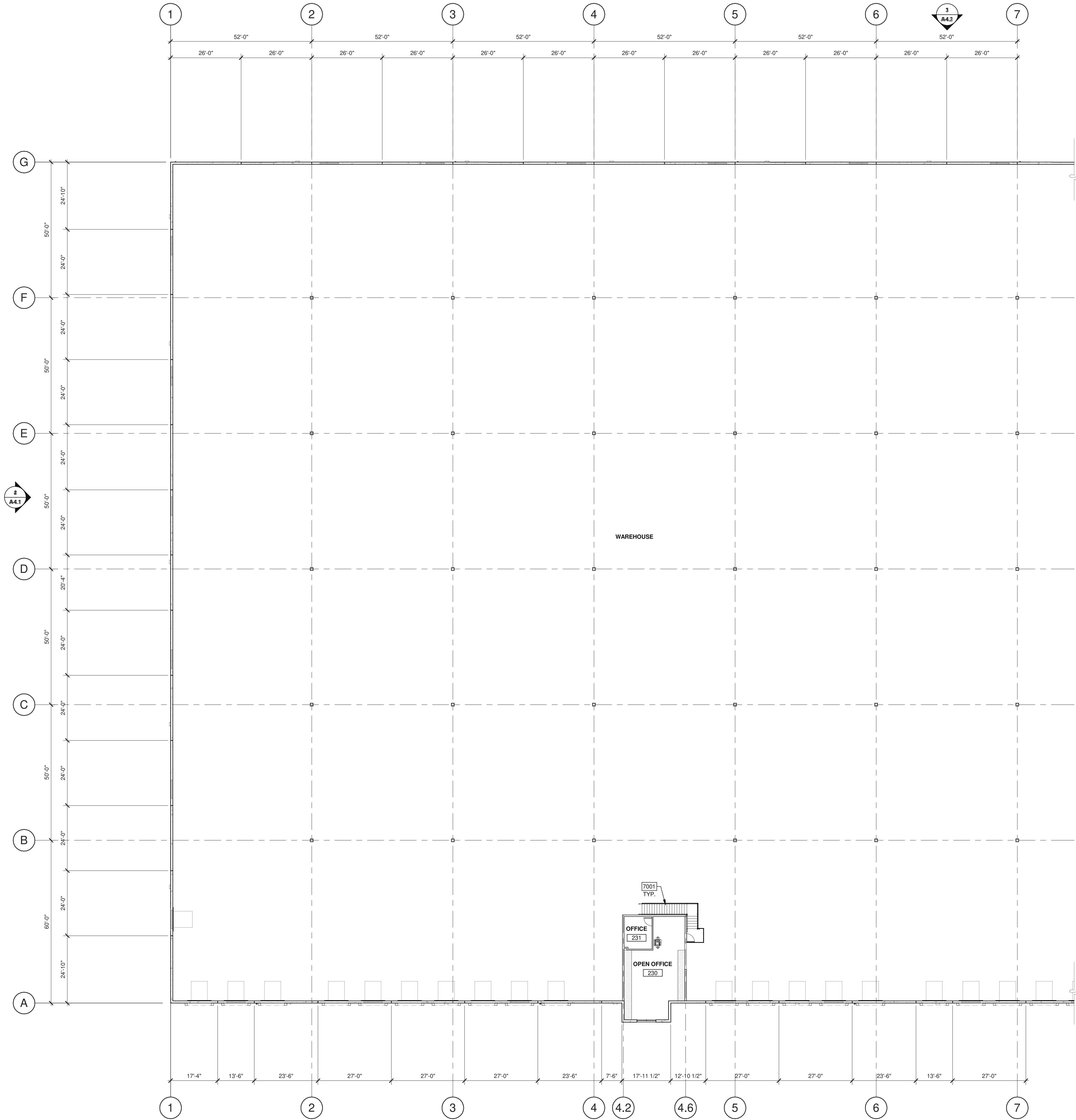
OVERALL MEZZANINE FLOOR PLAN

SCALE: 1" = 30'-0"

1

APPL. NO. P22-00565 EXHIBIT F-4 DATE 06/13/2022
PLANNING REVIEW BY: DATE
TRAFFIC ENG. DATE
APPROVED BY: DATE
CITY OF FRESNO DARM DEPT

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KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

7001 PAN FILLED STEEL STAIRS.

APPL. NO. P22-00565 EXHIBIT F-5 DATE 06/13/2022
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

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PARTIAL MEZZANINE FLOOR PLAN

REMARKS

PLANNING SUBMITAL 01

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Approver

DRAWN BY:

Author

JOB NO.:

IRV21-5026-01

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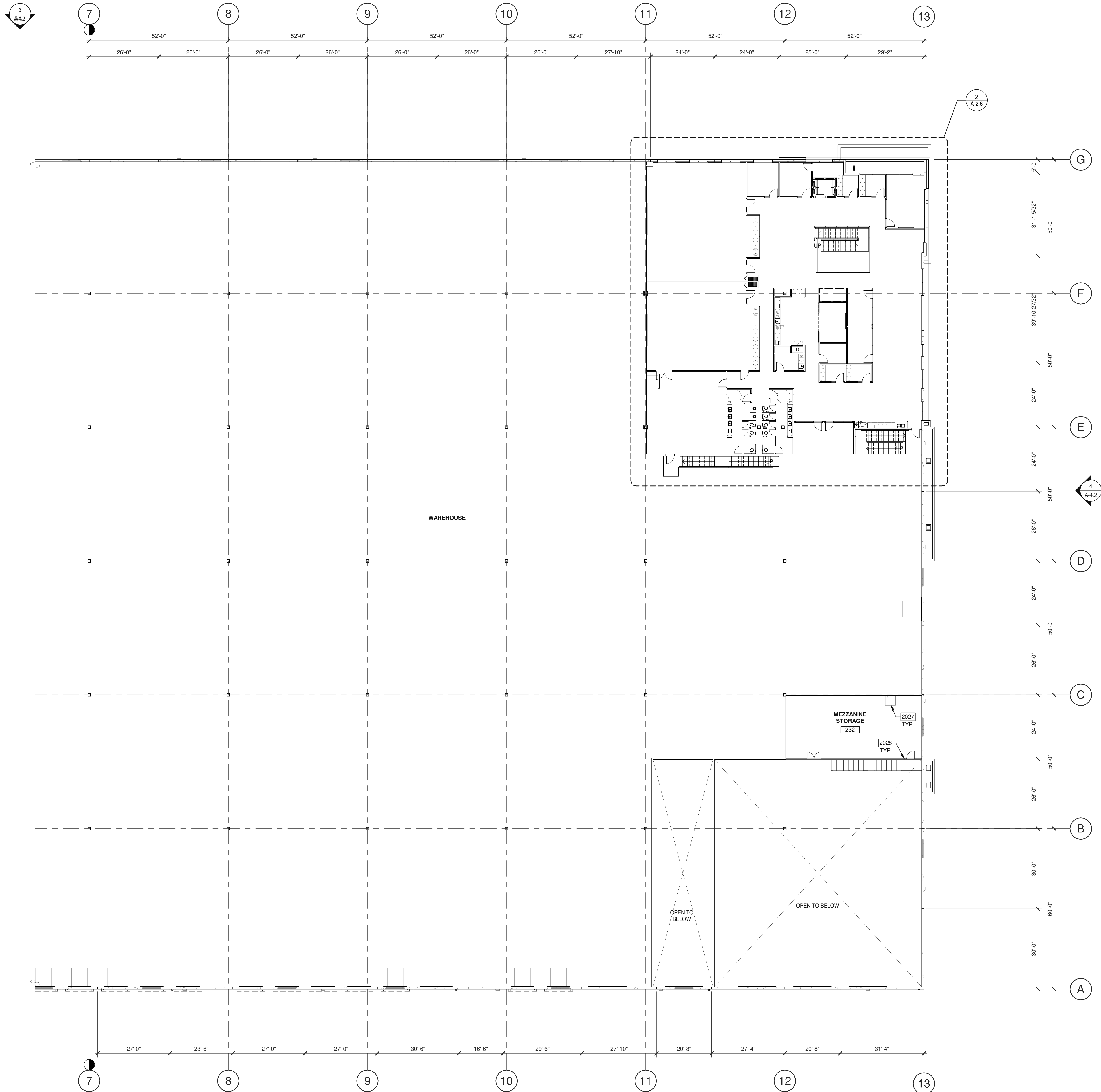
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KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

- 2027 ROOF LADDER AND ROOF HATCH ABOVE. VERIFY ROOF JOIST LOCATIONS WITH STRUCTURAL DRAWINGS.
2028 INTERIOR STEEL GUARDRAIL AND STEEL GATE FOR STORAGE & FORKLIFT ACCESS FROM BELOW, TYP.

APPL. NO. P22-00565 EXHIBIT F-6 DATE 06/13/2022
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

PARTIAL MEZZANINE FLOOR PLAN

DATE	REMARKS
06/03/2022	PLANNING SUBMITAL 01
1	

PAPM: Approver
DRAWN BY: Author
JOB NO.: IRV21-5026-01

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MAIN OFFICE - FIRST AND SECOND FLOOR PLAN

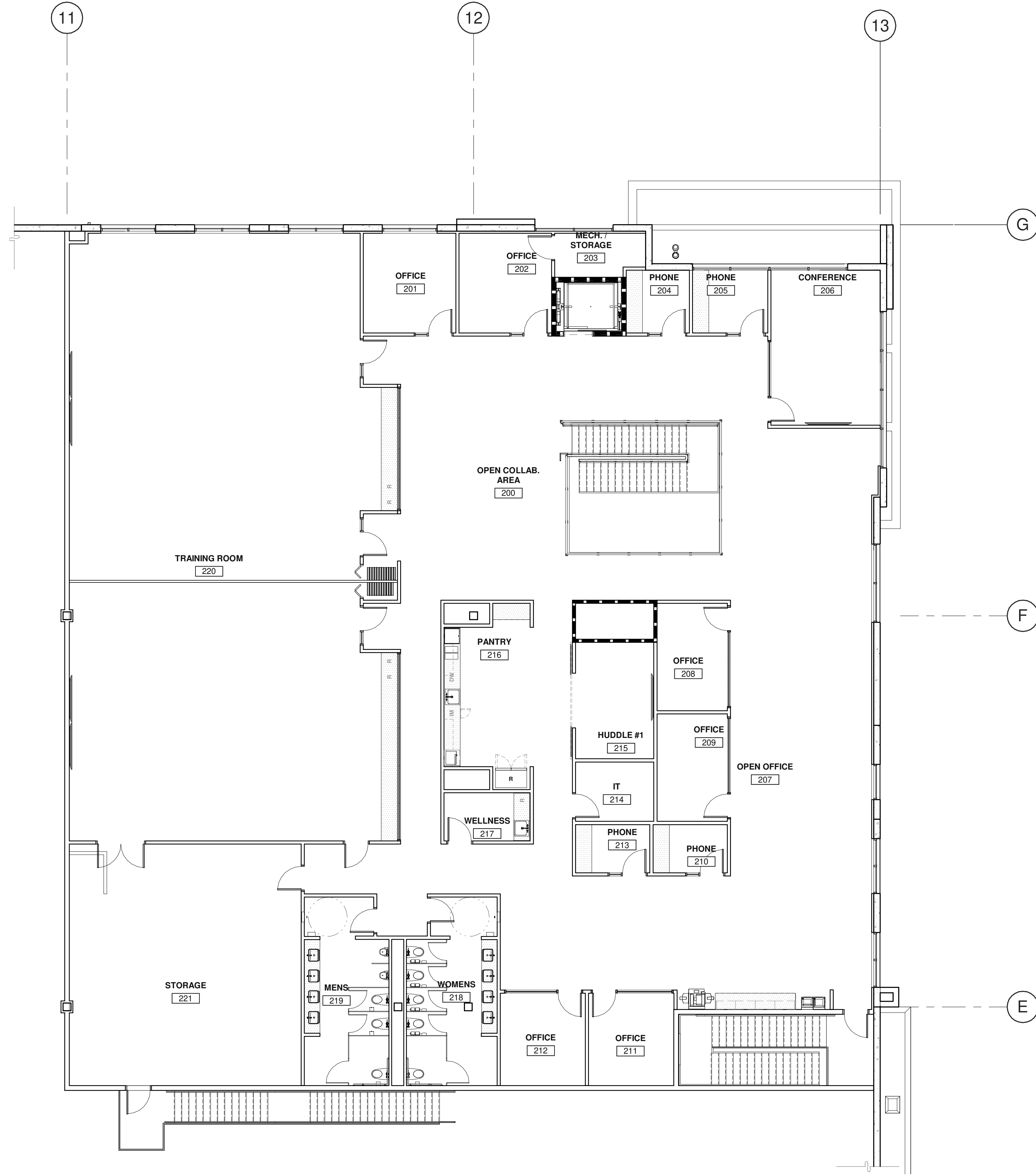
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06/02/2022 <td>PLANNING SUBMITAL 01</td>	PLANNING SUBMITAL 01
1	

PA/PM: Approver
DRAWN BY: Author
JOB NO.: IRV21-5026-01

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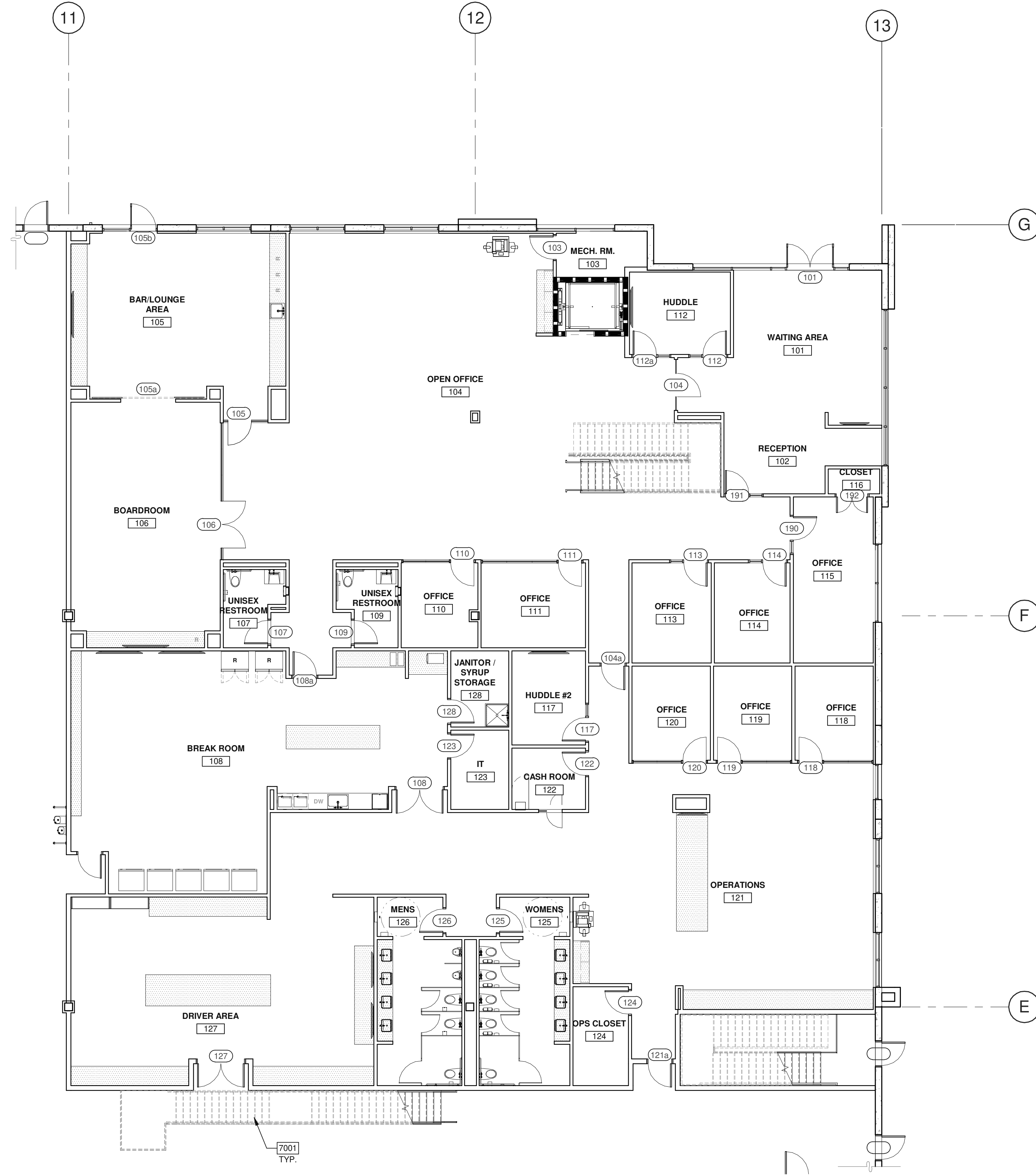
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MEZZANINE - FLOOR PLAN

SCALE: 1/8" = 1'-0"

2



KEYNOTES:

- SEE SHEET A0.2 FOR GENERAL NOTES
- 1031 CONCRETE RAMP, SEE CIVIL DRAWINGS.
 - 4001 PRECAST CONCRETE WALL, PAINTED.
 - 4003 2" REVEAL.
 - 4005 REVEAL PATTERN AT 12", SEE SECTIONS ON SHEET XX.X.
 - 4006 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
 - 4012 CLERESTORY WINDOW.
 - 4016 ALUMINUM COMPOSITE PANEL OVER COLD-FORMED STEEL FRAMING. DESIGN BY COLD-FORMED CONTRACTOR.
 - 4020 WALL PACK LIGHTING, SEE ELECTRICAL DRAWINGS.

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EXTERIOR ELEVATIONS

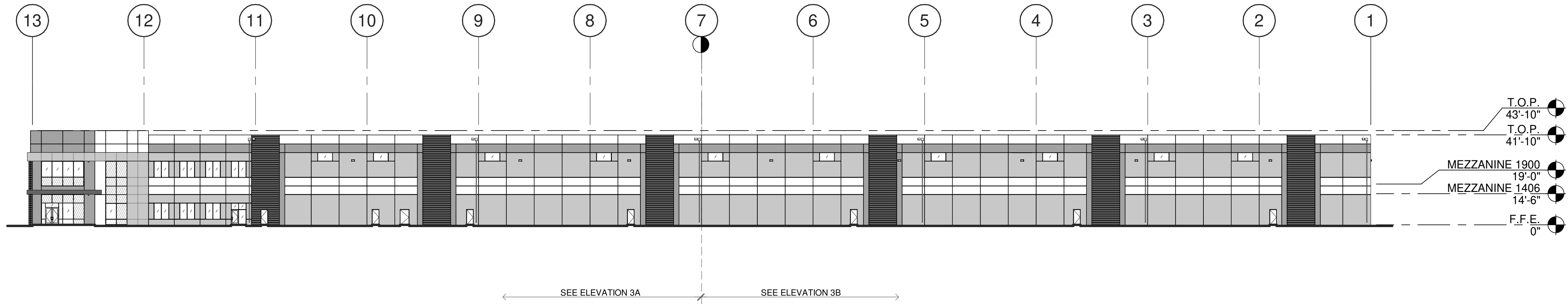
DATE 06/03/2022
1
PLANNING SUBMITAL 01
REMARKS

PAPM: Approver
DRAWN BY: Author
JOB NO.: IRV21-5026-01

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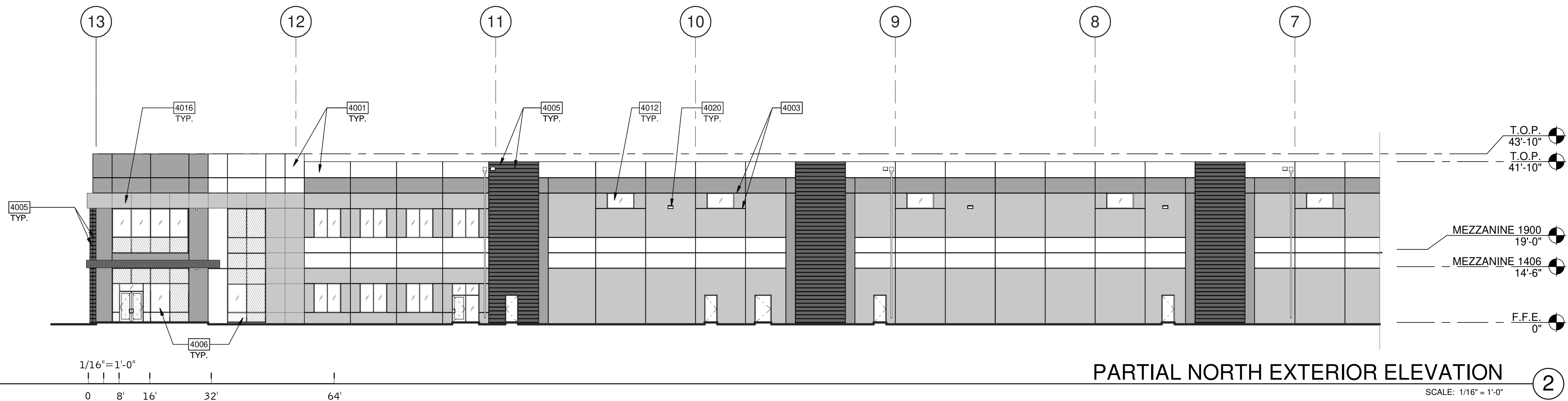
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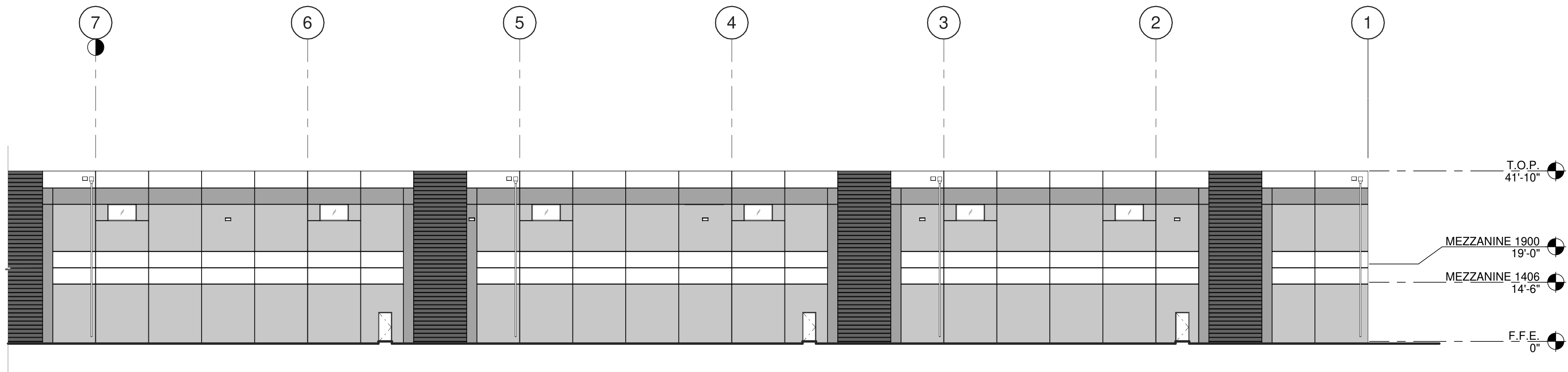
OVERALL NORTH EXTERIOR ELEVATION

1



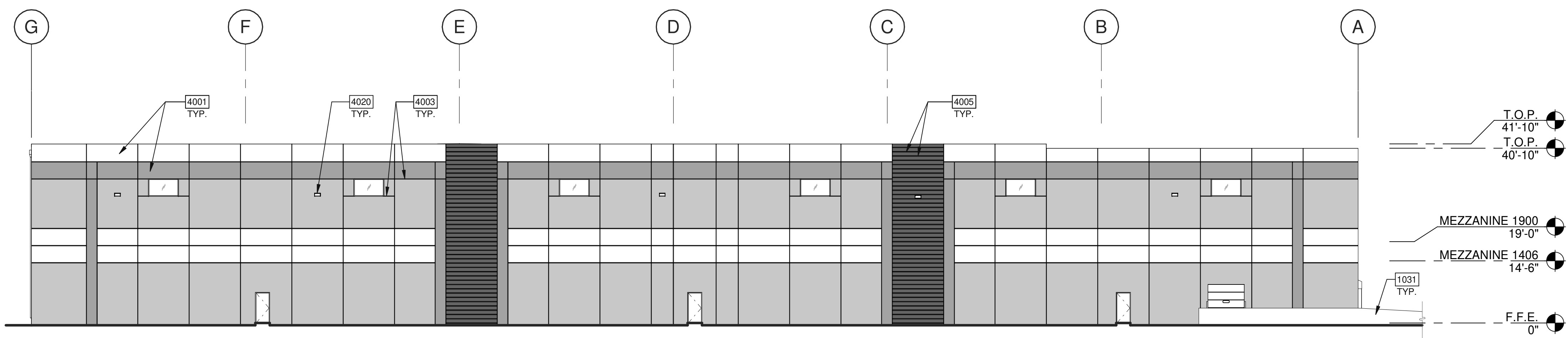
PARTIAL NORTH EXTERIOR ELEVATION

2



PARTIAL NORTH EXTERIOR ELEVATION

3



WEST EXTERIOR ELEVATION

4

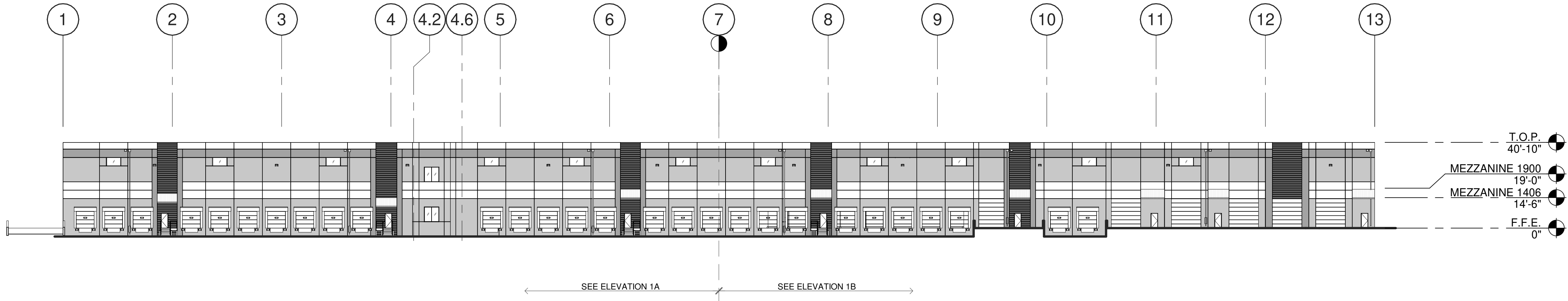
APPL. NO. P22-00565 EXHIBIT E-1 DATE 05/13/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

- 1031 CONCRETE RAMP, SEE CIVIL DRAWINGS.
4001 PRECAST CONCRETE WALL, PAINTED.
4003 2" REVEAL.
4005 REVEAL PATTERN AT 12". SEE SECTIONS ON SHEET XX.X.
4006 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
4007 METAL CANOPY.
4008 DOCK BUMPER.
4009 DOCK SEAL.
4010 FINISH GRADE VARIES - SEE CIVIL DRAWINGS.
4012 CLERESTORY WINDOW.
4016 ALUMINUM COMPOSITE PANEL OVER COLD-FORMED STEEL FRAMING.
DESIGN BY COLD-FORMED CONTRACTOR.
4017 PREFINISHED METAL COPING.
4020 WALL PACK LIGHTING, SEE ELECTRICAL DRAWINGS.
4021 AWNING.
4022 HYDRAULIC GLASS BI-FOLD SYSTEM.

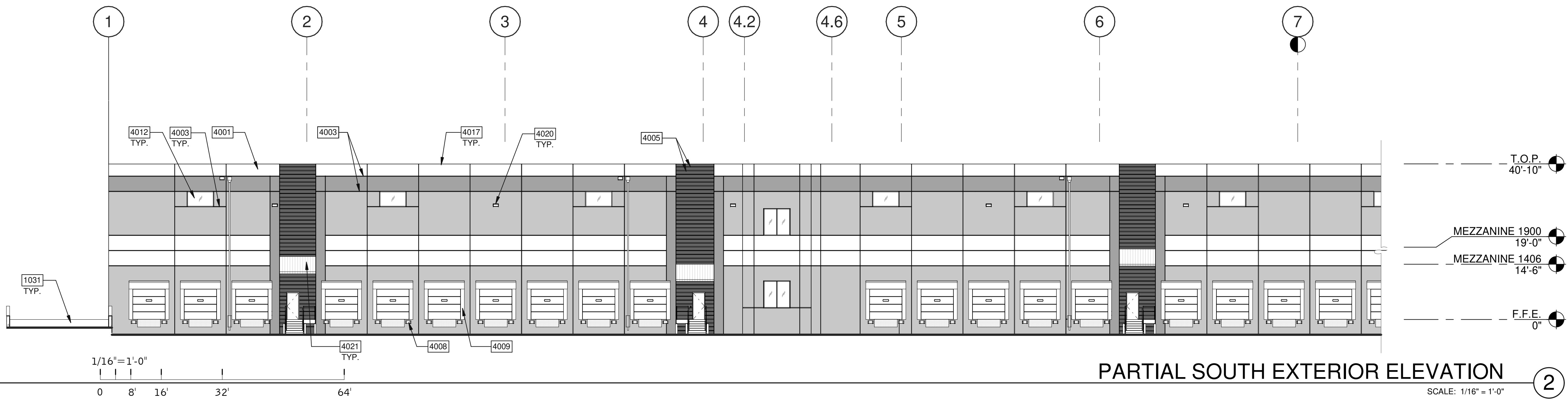
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OVERALL SOUTH EXTERIOR ELEVATION

SCALE: 1" = 30'-0"

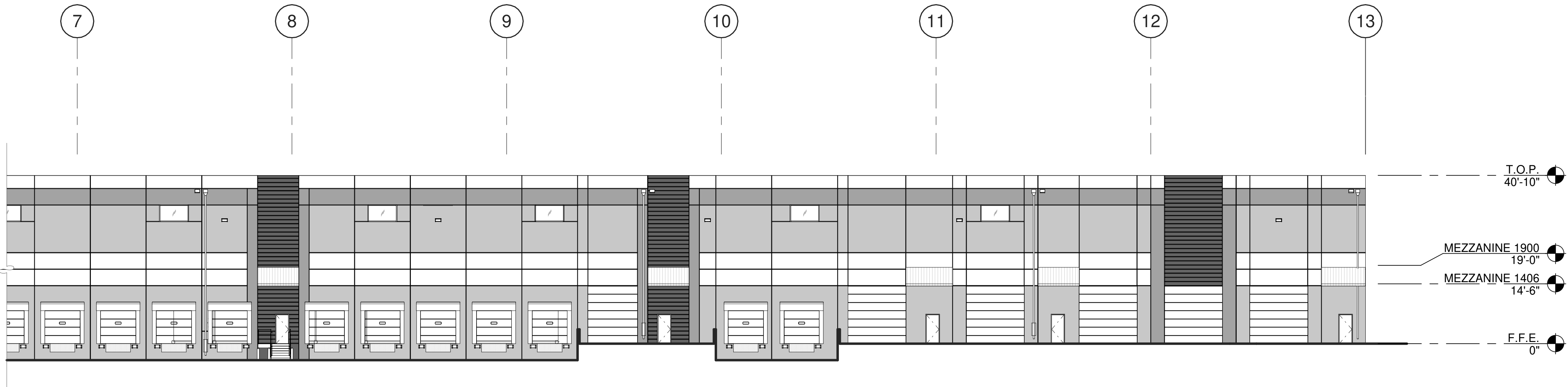
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PARTIAL SOUTH EXTERIOR ELEVATION

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

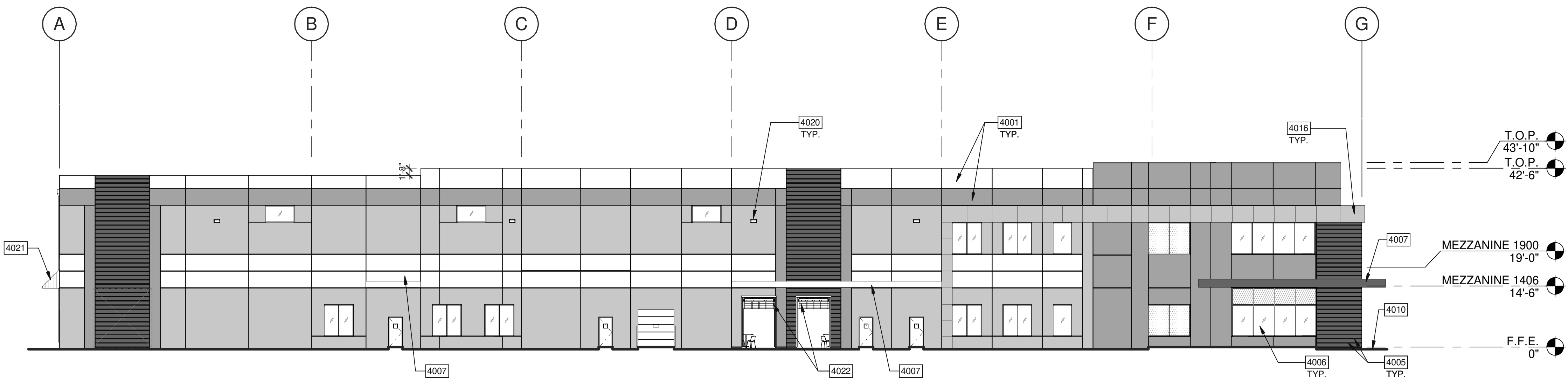
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PARTIAL SOUTH EXTERIOR ELEVATION

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

3



EAST EXTERIOR ELEVATION

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

4

LEGEND

GLASS:

- VISION GLASS
 SPANDREL GLASS
 TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE: TINTED GRAY

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EXTERIOR ELEVATIONS

DATE REMARKS

P.A.P.M.: Approver

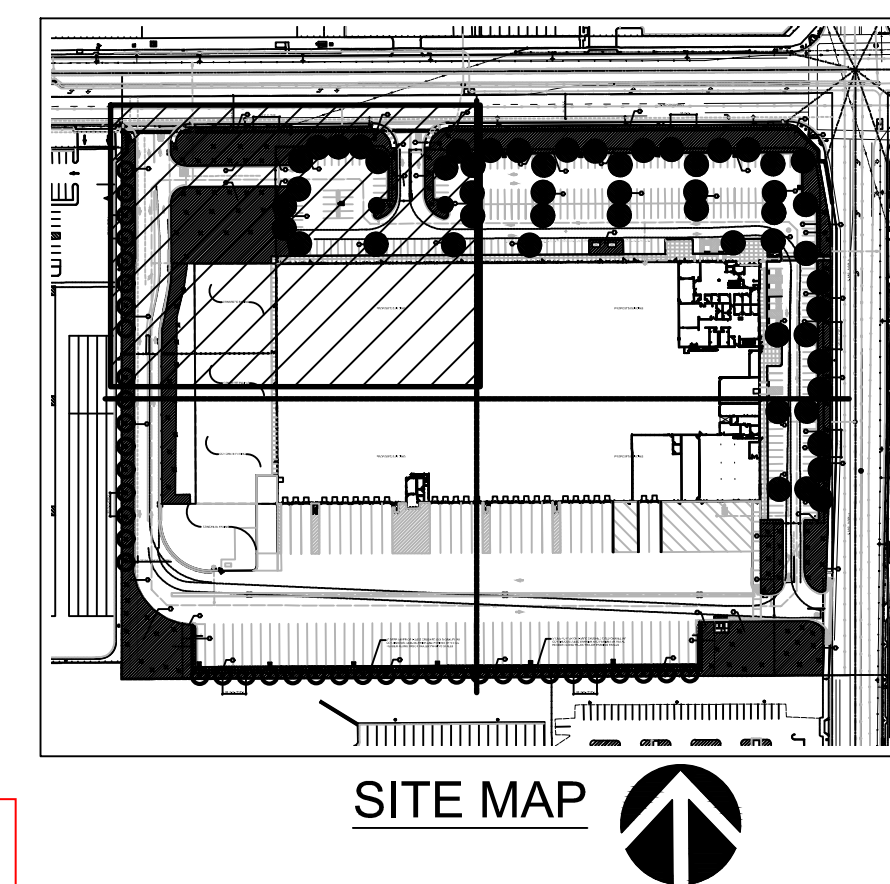
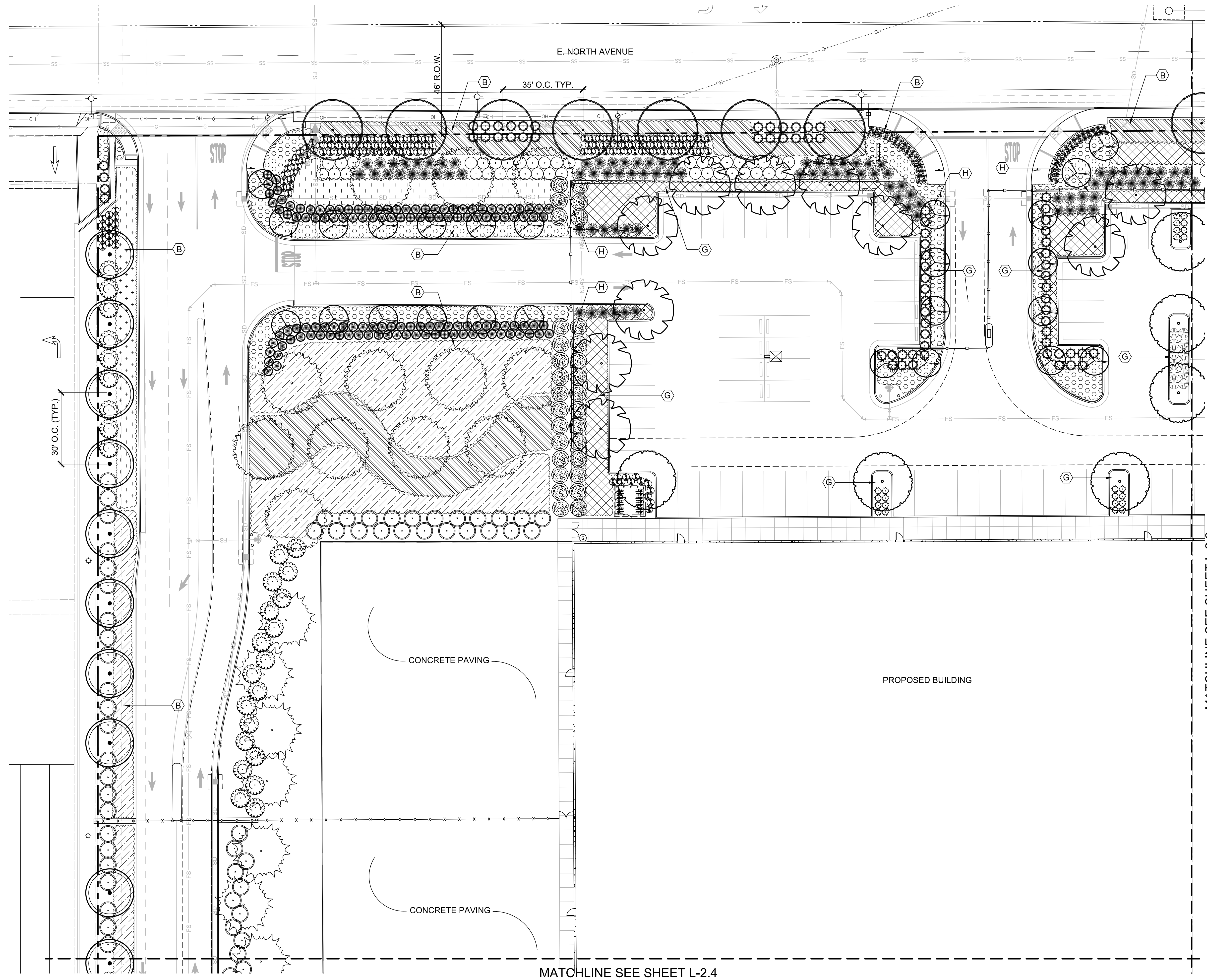
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JOB NO.: IRV21-5026-01

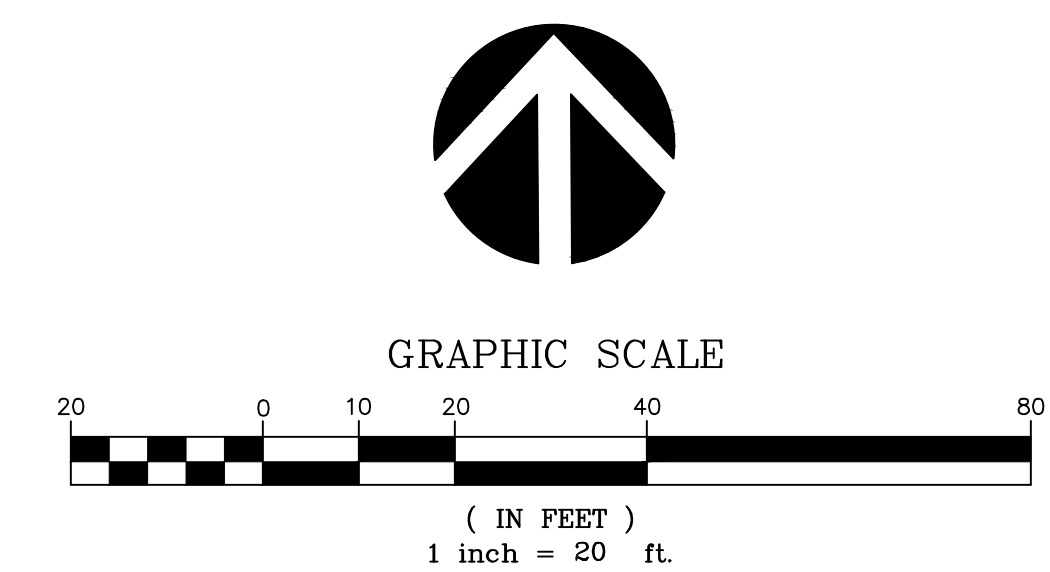
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APPL. NO. P22-00565 EXHIBIT L-2 DATE 05/13/2022
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

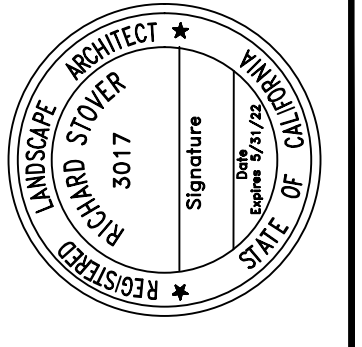


REFER TO SHEET L-2.0 FOR PLANT MATERIALS LIST, NOTES AND DETAILS

REVISIONS	BY
PLANNING SUBMITTAL 2/14/2022	

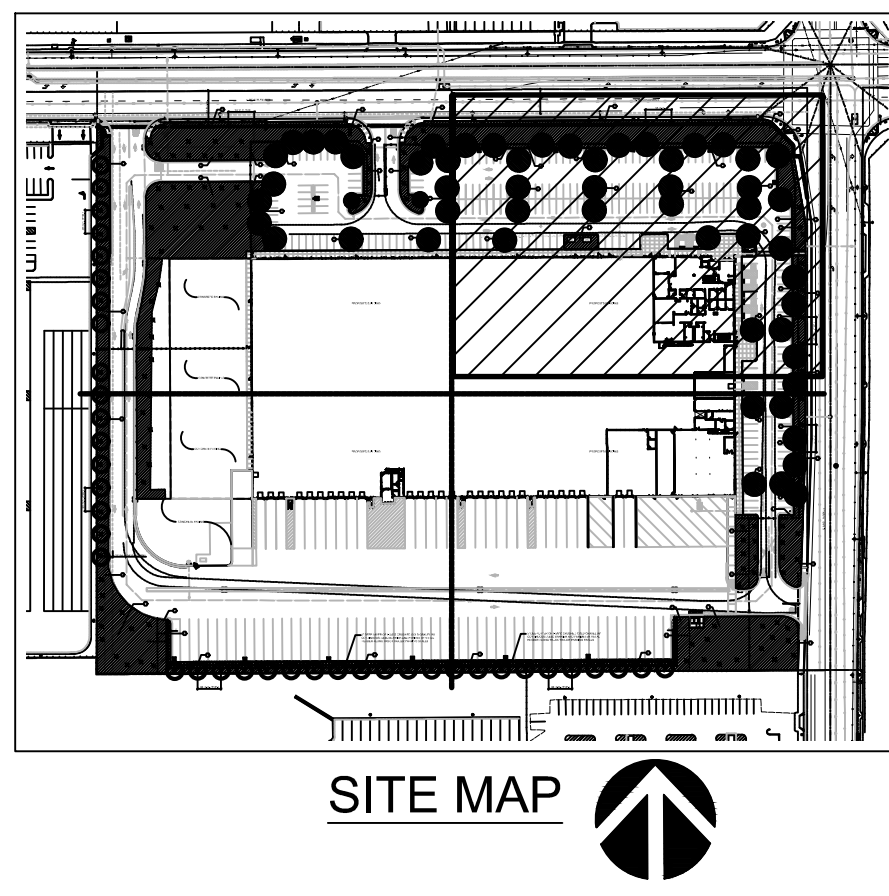
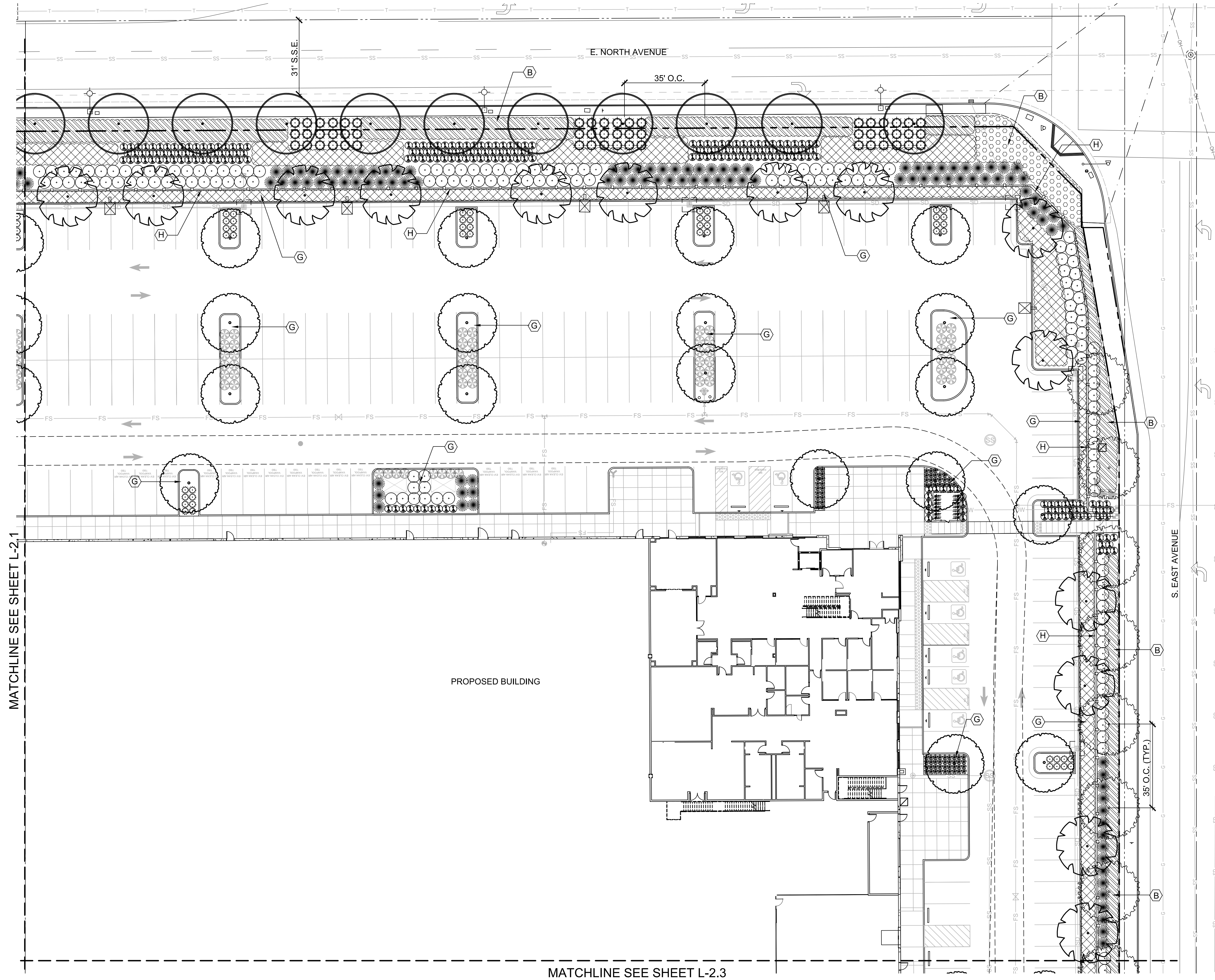
RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Fresno, CA 93706
PH: 209.331.2583

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EAST NORTH AVENUE
FRESNO, CALIFORNIA



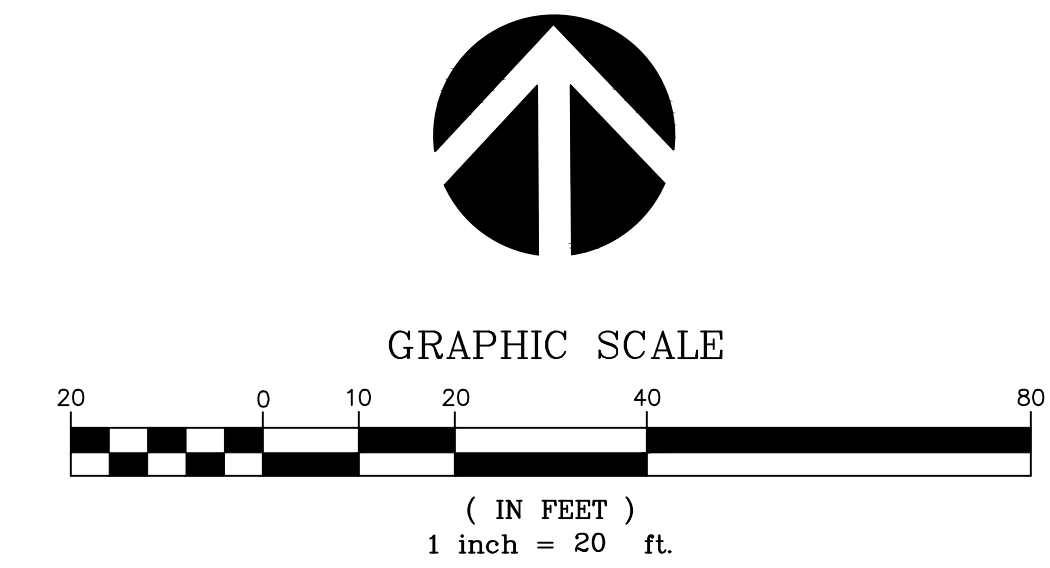
PLANTING PLAN

DRAWN RS
CHECKED RS
DATE 02/14/2022
SCALE
JOB NO.
SHEET L-2.1
OF SHEETS



SITE MAP

APPL. NO. P22-00565	EXHIBIT L-3	DATE 05/30/2022
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		



REFER TO SHEET L-2.0 FOR PLANT MATERIALS LIST, NOTES AND DETAILS

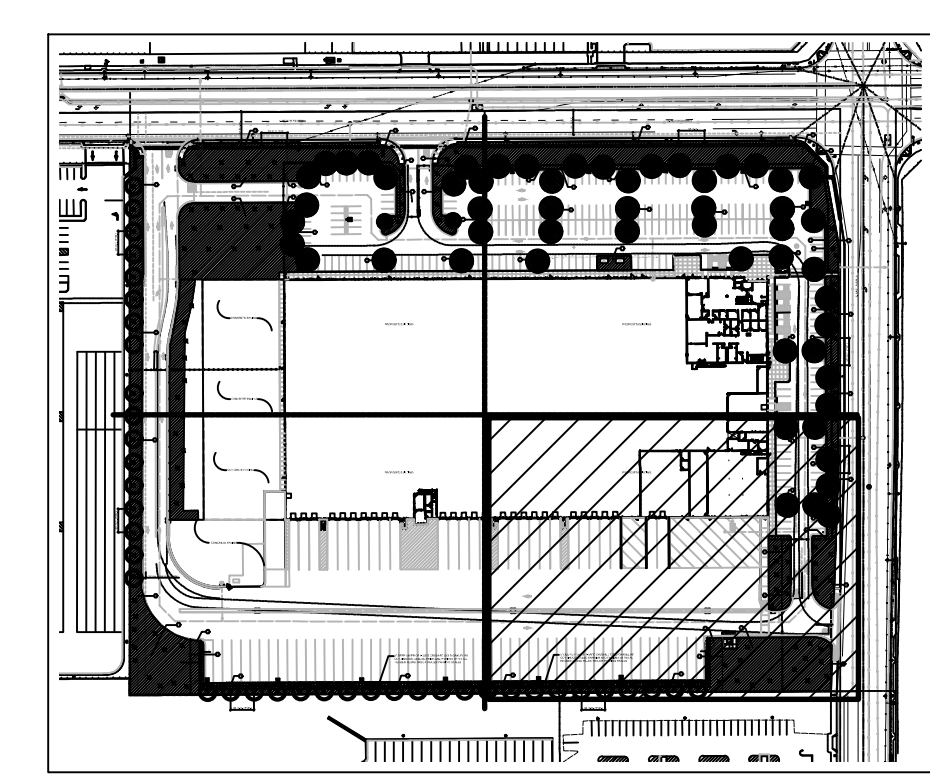
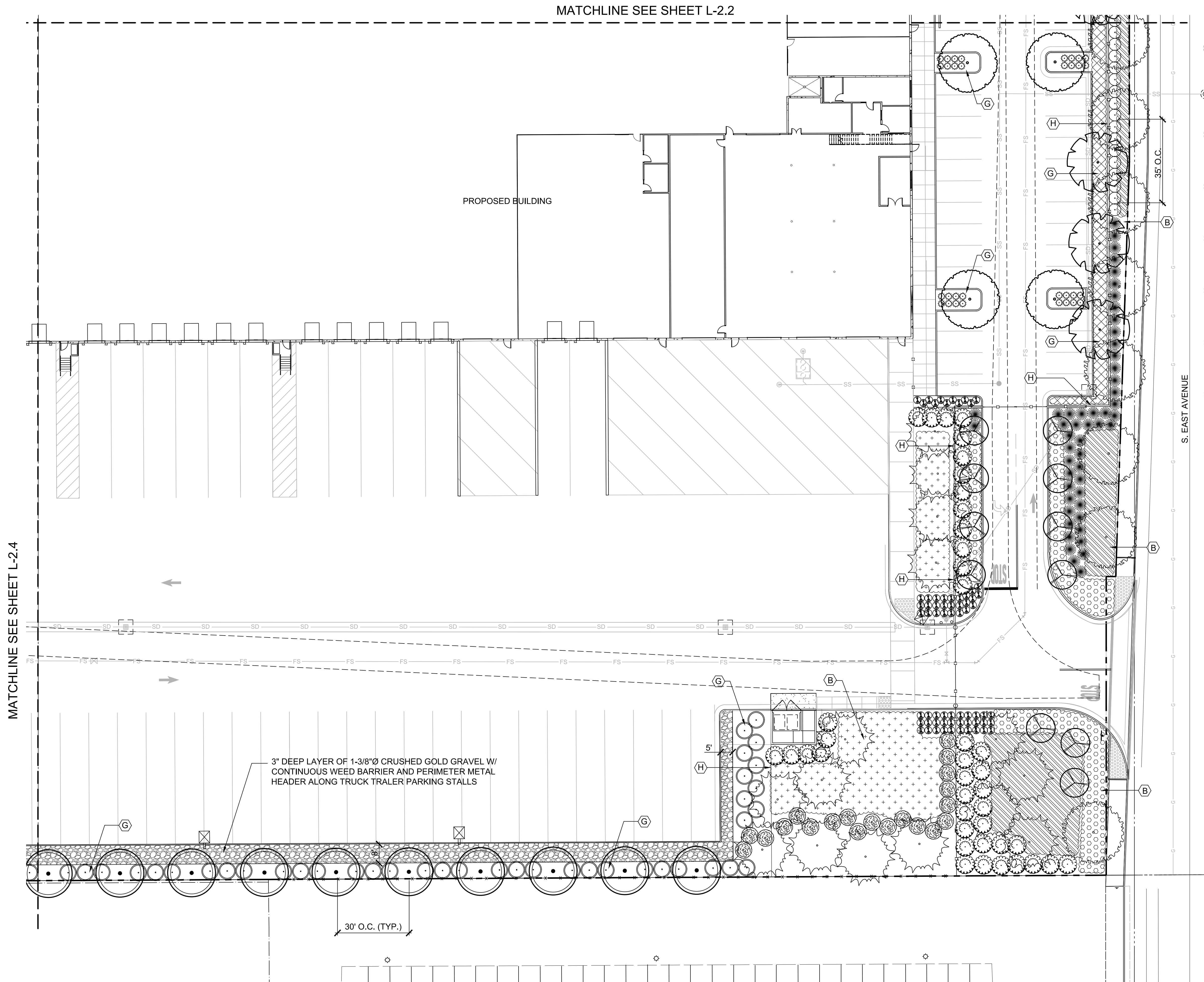
REVISIONS	BY
PLANNING SUBMITTAL 2/14/2022	

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Fresno, CA 93706
PH: 209.312.2583

RCCB FRESNO DISTRIBUTION WAREHOUSE
EAST NORTH AVENUE
FRESNO, CALIFORNIA

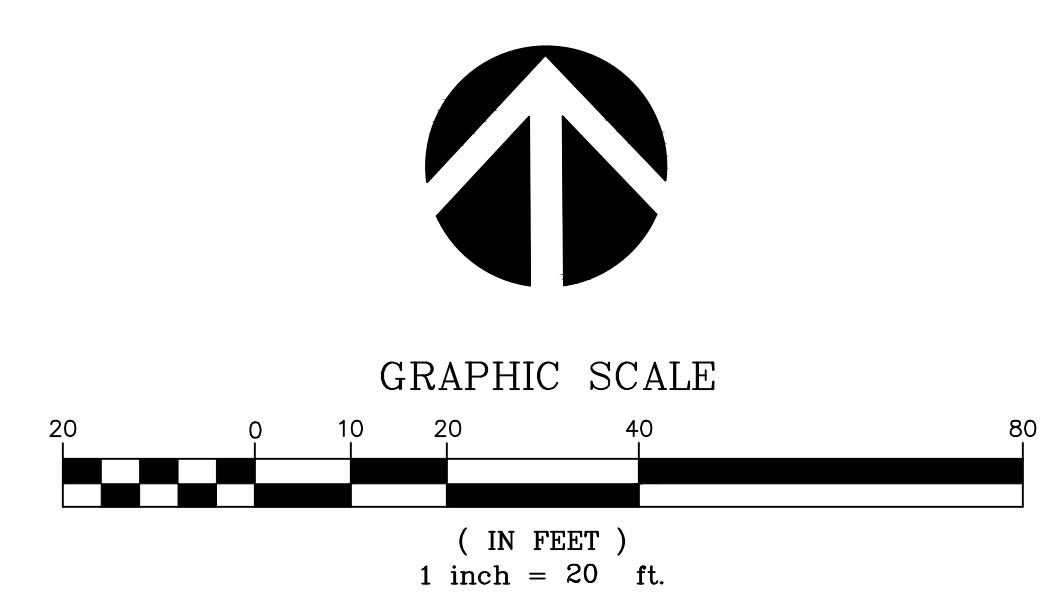
PLANTING PLAN

DRAWN RS
CHECKED RS
DATE 02/14/2022
SCALE
JOB NO.
SHEET
L-2.2
OF SHEETS



SITE MAP

APPL. NO. P22-00565 EXHIBIT L-4 DATE 09/13/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



REFER TO SHEET L-2.0 FOR PLANT MATERIALS LIST, NOTES AND DETAILS

REVISIONS	BY
PLANNING SUBMITTAL 2/14/2022	

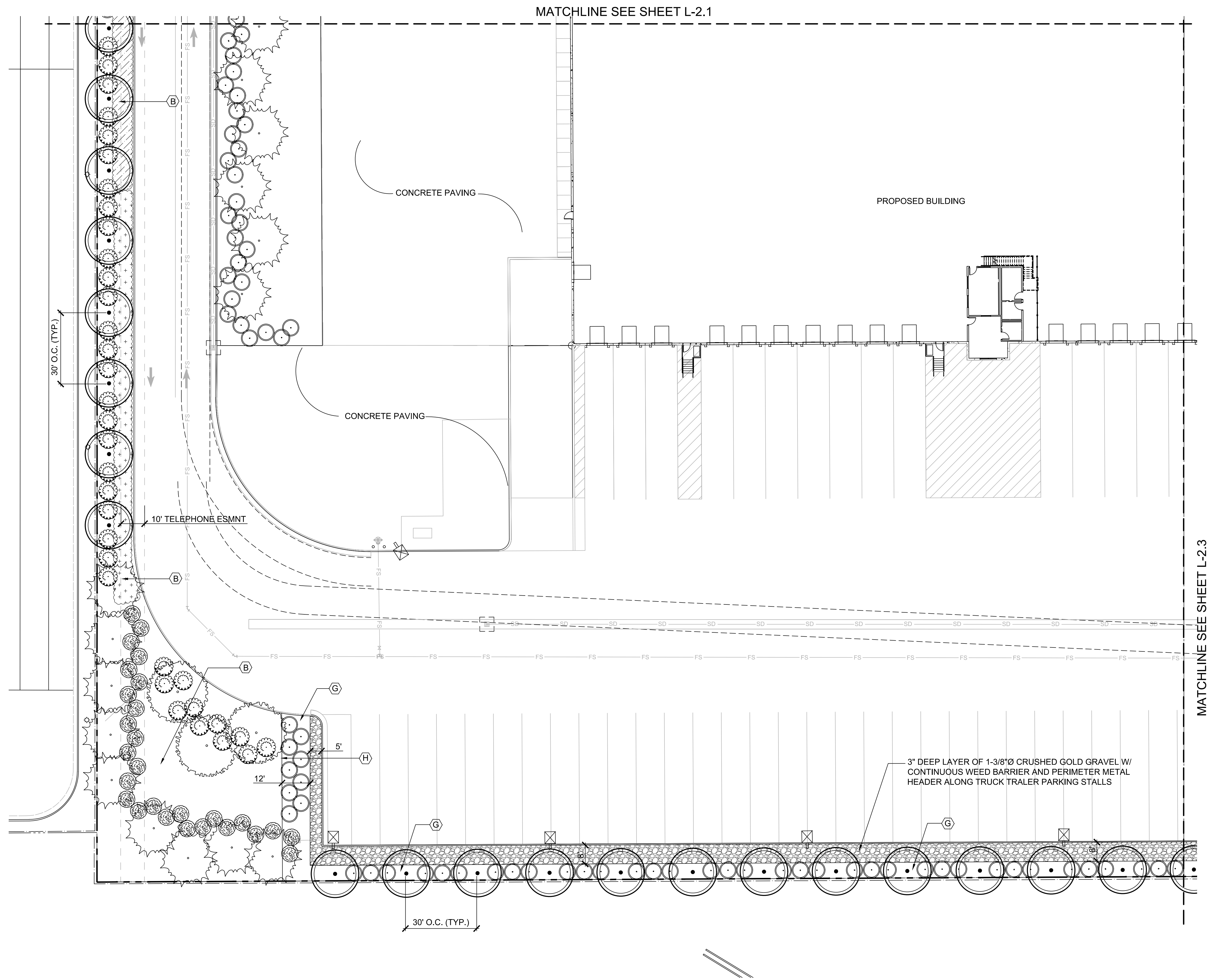
RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Fresno, CA 93706
PH: 203.931.2583

RCCB FRESNO DISTRIBUTION WAREHOUSE
EAST NORTH AVENUE
FRESNO, CALIFORNIA

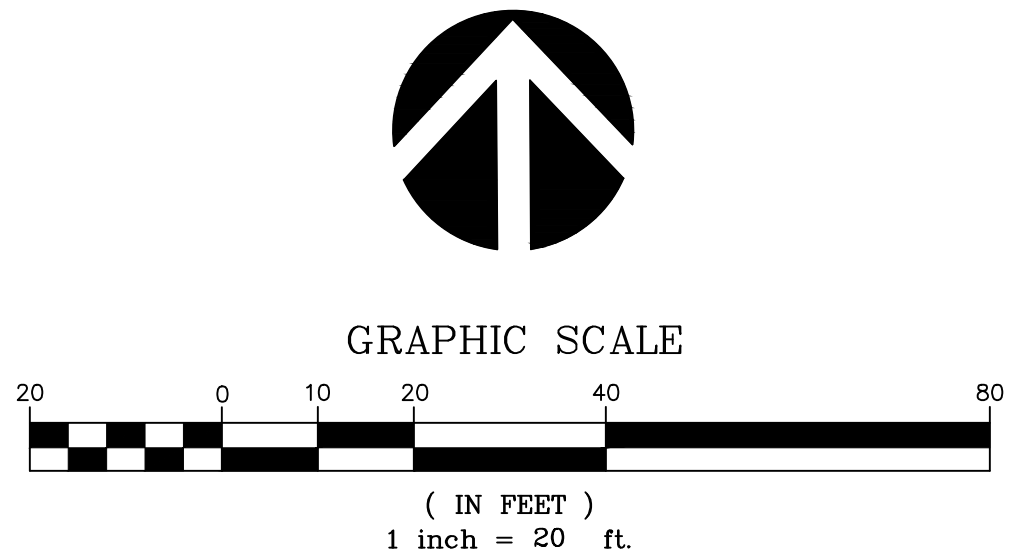
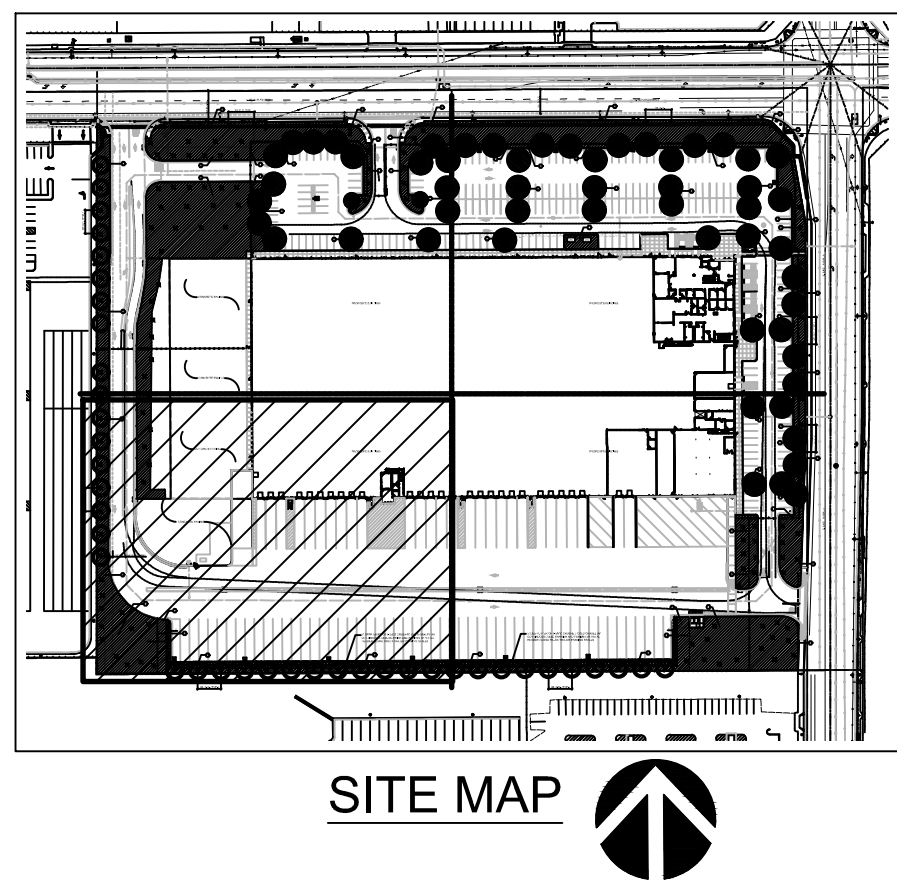
LANDSCAPE ARCHITECT
RICHARD STOVER
3017
Signature
State of California

PLANTING PLAN

DRAWN RS
CHECKED RS
DATE 02/14/2022
SCALE
JOB NO.
SHEET L-2.3
OF SHEETS



APPL. NO. P22-00565 EXHIBIT L-5 DATE 05/13/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



REFER TO SHEET L-2.0 FOR PLANT MATERIALS LIST, NOTES AND DETAILS

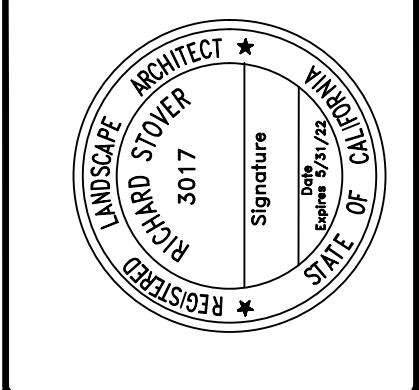
REVISIONS	BY
PLANNING SUBMITTAL 2/14/2022	

RW Slover & Associates, Inc.

Landscaper Architecture

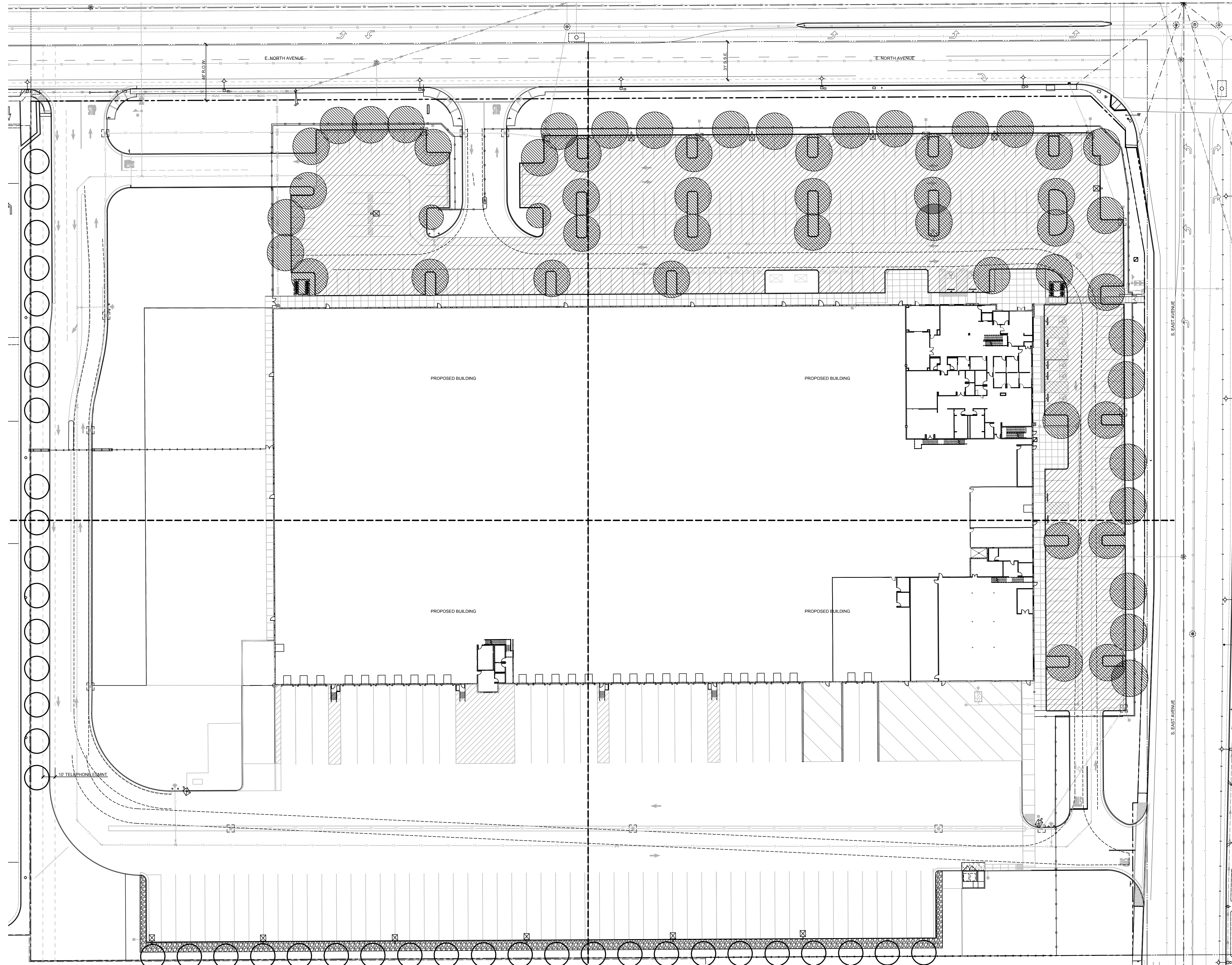
1620 North Main Street, Suite 4
Fresno, CA 93706
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EAST NORTH AVENUE
FRESNO, CALIFORNIA



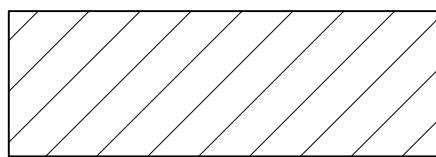
PLANTING PLAN

DRAWN RS
CHECKED RS
DATE 02/14/2022
SCALE
JOB NO.
SHEET L-2.4
OF SHEETS

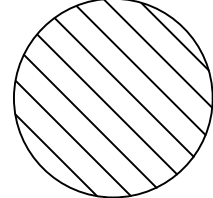


TREE CANOPY SHADE CALCULATIONS					
TOTAL PAVED AREA (SQ. FT.):		94,240			
MINIMUM REQUIRED AREA TO BE SHADED (50%):		47,120			
SHADE COVERAGE	FULL CANOPY	3/4 CANOPY	1/2 CANOPY	1/4 CANOPY	SQ. FT. TOTAL
LARGE TREES	962 SF	722 SF	481 SF	240 SF	49,066
	45	8	0	0	
SMALL TREES	314 SF	181 SF	157 SF	79 SF	362
	0	2	0	0	
TOTAL SQ. FT. SHADED:					49,428
SHADE REQUIRED (SQ. FT.):		47,120			
SHADE PROVIDED (SQ. FT.):		49,428			
PERCENT SHADED:		52.4%			

PARKING LOT SHADE SYMBOLS:



HATCH PATTERN REPRESENTS PAVED AREA OF PARKING LOT INCLUDING PARKING STALLS, MANUEVERING AREAS, AND DRIVEWAYS



MATURE TREE CANOPY SHADE CREDIT

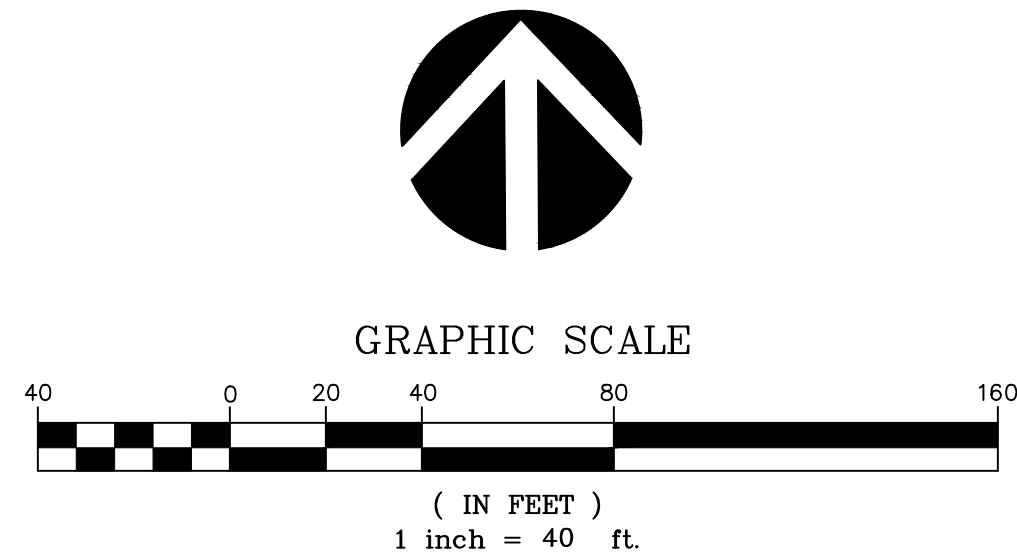
APPL. NO. P22-00565 EXHIBIT L-6 DATE 09/13/2022

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

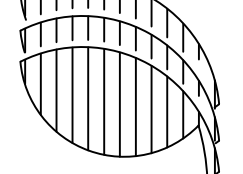
CITY OF FRESNO DARM DEPT



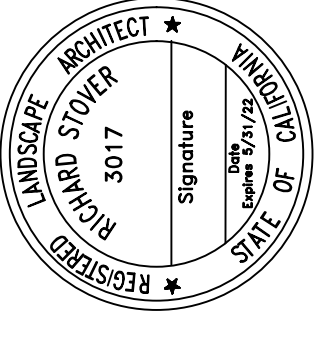
REFER TO SHEET L-2.0 FOR PLANT MATERIALS LIST, NOTES AND DETAILS

REVISIONS	BY
PLANNING SUBMITTAL 2/14/2022	

RW Slover & Associates, Inc.
Landscape Architecture
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Fresno, CA 93706
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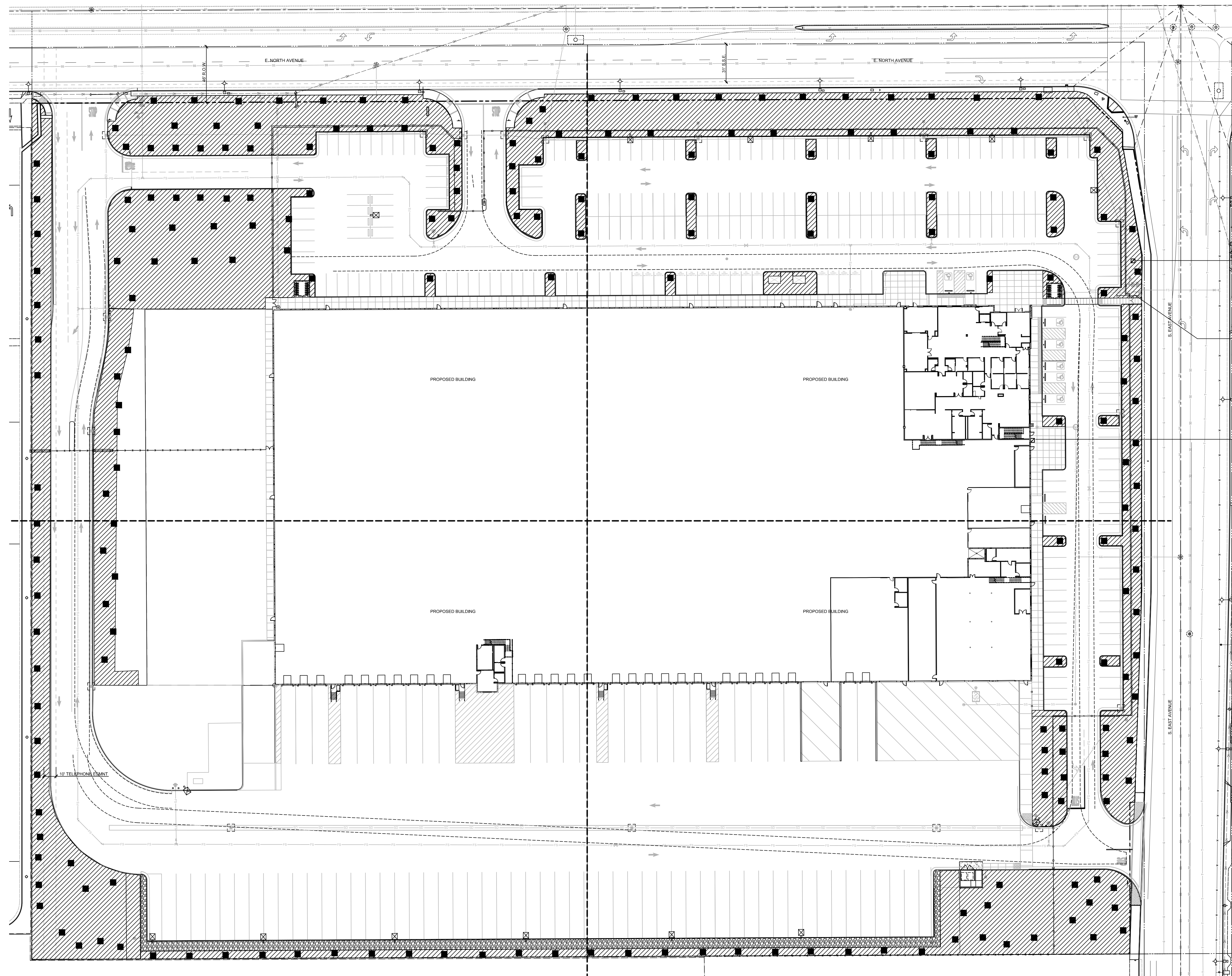


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EAST NORTH AVENUE
FRESNO, CALIFORNIA



PARKING LOT
SHADING PLAN

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DATE 02/14/2022
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L-2.5
OF SHEETS



PEDESTAL-MOUNT CONTROLLER LOCATION

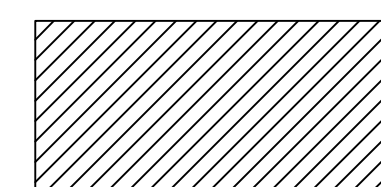
POINT-OF-CONNECTION TO WATER SUPPLY:
2" POTABLE WATER METER WITH BACKFLOW
UNIT AND FLOW SENSOR/MASTER VALVE ASSEMBLY

WIRELESS WEATHER SENSOR MOUNTED
ON BUILDING ROOF EAVELINE

WATER EFFICIENT LANDSCAPE WORKSHEET - BY HYDROZONE										
REFERENCE EVAPOTRANSPIRATION (ET _o):					51.1					
HYDROZONE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	99,617	36895.18519	1168913.3	98%
2	MEDIUM WATER USE	TREES	0.5	BUBBLER	0.81	0.61728395	1,953	1205.555556	38194.4	2%
TOTALS:							101570	38101		100%
SPECIAL LANDSCAPE AREAS:										
REC. AREA						1		0	0	
POOL						1		0	0	
WATER FEATURE 2						1		0	0	
TOTALS:							0			
ETWU TOTAL:								1,207.108		
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):								1,448.073		
ETAF CALCULATIONS:										
REGULAR LANDSCAPE AREAS:										
TOTAL ETAF x AREA				38.101						
TOTAL LANDSCAPE AREA				101,570						
AVERAGE ETAF				0.38						
ALL LANDSCAPE AREAS:										
TOTAL ETAF x AREA				38.101						
TOTAL LANDSCAPE AREA				101,570						
SITEWIDE ETAF				0.38						
NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.										

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

LEGEND: HYDROZONE WATER USE

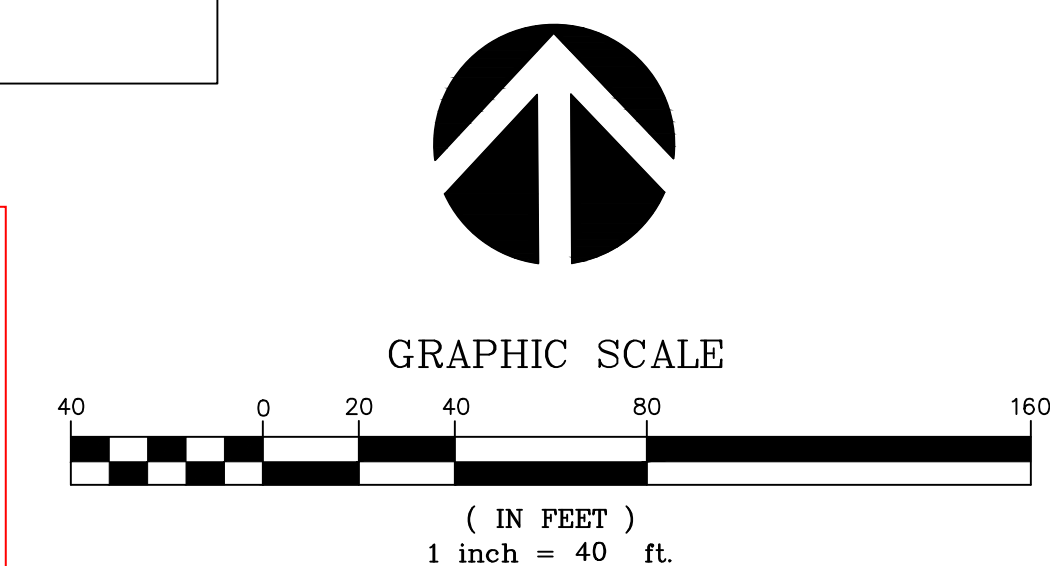


LOW WATER USE USE ZONE (SHRUBS AND GROUND COVER)
INLINE DRIP ONGRADE APPLICATION



MODERATE WATER USE ZONES (TREES)
LOW PRECIPITATION BUBBLERS

APPL. NO. P22-00565 EXHIBIT L-7 DATE 05/13/2022
PLANNING REVIEW BY DATE
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CITY OF FRESNO DARM DEPT

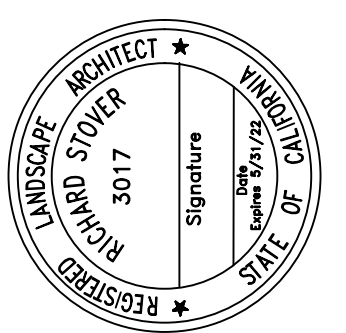


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HYDROZONE PLAN

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