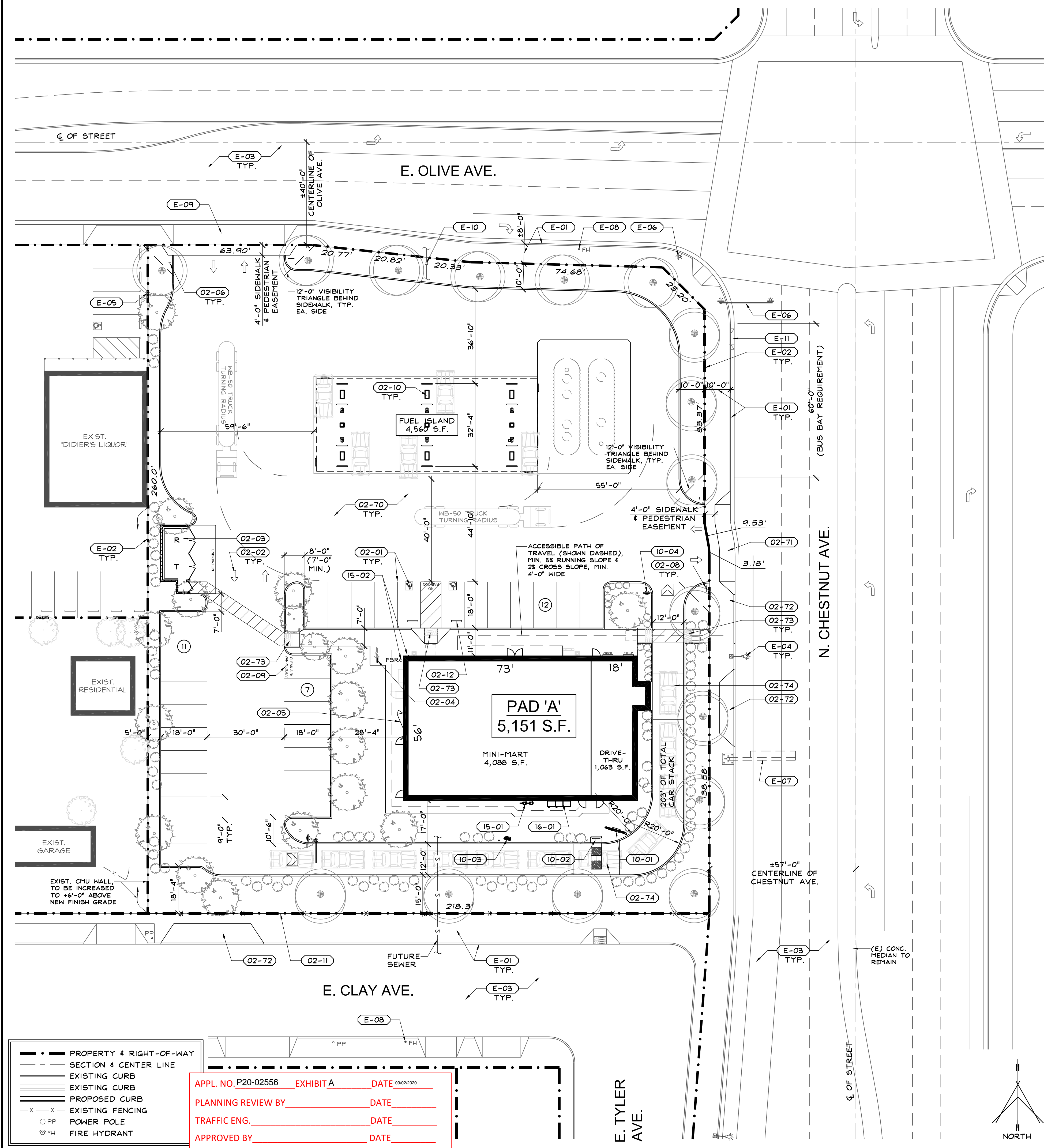
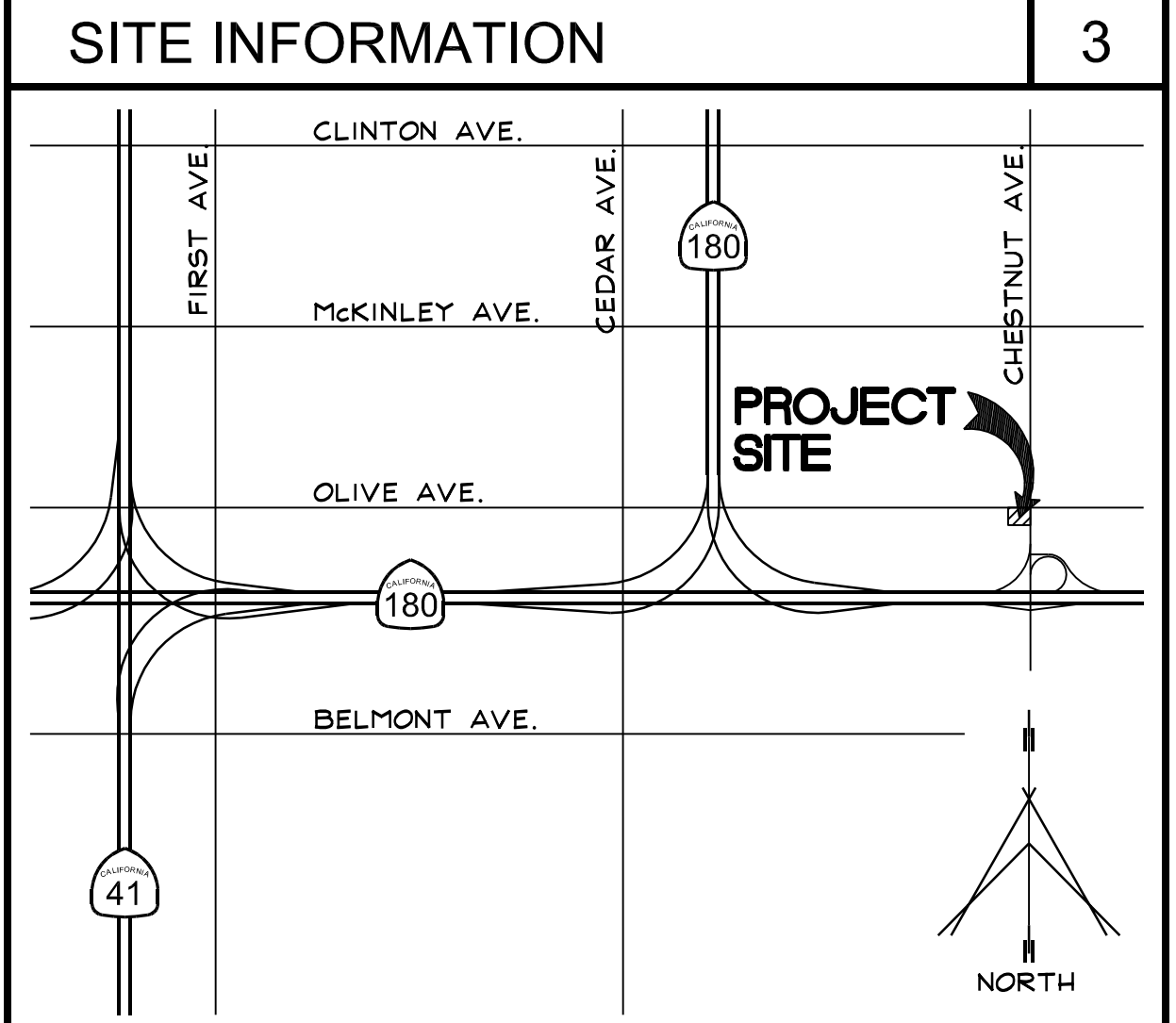


- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE & PUBLIC SAFETY OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING & IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING & IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
- ALL ACCESSIBLE STALLS SHALL BE MARKED TO COMPLY WITH & MEET THE REQUIREMENTS OF CBC 11B-500.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED & SO ARRANGED & CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- 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.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- CONTRACTOR SHALL GIVE THE CITY TWO WORKING DAYS NOTICE BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- FIRE HYDRANTS SHALL BE TESTED & APPROVED & ALL SURFACE ACCESS ROADS SHALL BE INSTALLED & MADE SERVICEABLE PRIOR TO & DURING CONSTRUCTION.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS & REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, & ALL PUBLIC WORKS STANDARDS & SPECIFICATIONS. THE CITY OF FRESNO SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED & REVIEWED & APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- FUTURE FENCES SHALL BE REVIEWED & APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMP OR IN STRATEGIC AREAS WHERE THE PERSONS WITH DISABILITIES SHALL NOT HAVE TO WALK TO OR BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS & RAMP.
- IF ARCHAEOLOGICAL OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
- 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) 655-4082) SHALL BE IMMEDIATELY CONTACTED, & THE CALIFORNIA ARCHAEOLOGICAL SOCIETY INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) 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, & RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/RESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGIST. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT & IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. THE DEVELOPER SHALL SHOW ON THE FINAL BUILDING PLANS A MIN. 20 FOOT WIDE ALL-WEATHER EMERGENCY ACCESS WITH AN OVERHEAD CLEARANCE OF 13'-6" WITHIN 150 FEET OF ALL BUILDINGS ON THE PROJECT SITE. THE FIRE DEPT. MUST APPROVE THE FINAL LOCATION & DESIGN OF THE ACCESS PRIOR TO BUILDING PERMITS BEING ISSUED. THIS ACCESS SHALL BE CONSTRUCTED BEFORE BUILDING OCCUPANCY WILL BE GRANTED.
- DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURBS WITH "FIRE LANE" STENCILED IN 3" LETTERS EVERY 30').
- FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED & APPROVED & SHALL BE MAINTAINED SERVICEABLE PRIOR & DURING ALL PHASES OF DEVELOPMENT.
- THE DEVELOPER SHALL MEET ALL REGULATIONS OF THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (REGULATION VIII) CONCERNING DUST SUPPRESSION DURING CONSTRUCTION OF THE PROJECT.
- UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE MAP AS PER FMC SECTION 15-2017.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- ALL CONCRETE CURBS SHALL BE 6 INCHES IN HEIGHT.
- IF REQUIRED, WHEEL STOPS SHALL BE 6 INCHES IN HEIGHT.
- ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM GROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 554-0218800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
- THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET R/W REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REGO STREET IMPROVEMENTS MUST BE COMPLETED & ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER. DEVELOPER'S ENGINEER, EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- A BUILDING WITH A DRIVE-THRU LANE SHALL NOT BE LOCATED WITHIN 400 FEET OF ANOTHER STRUCTURE CONTAINING A DRIVE-THRU FACILITY, PER CITY OF FRESNO MUNICIPAL CODE SEC. 15-2126.
- DRIVE-THRU DESIGN MINIMUM REQUIREMENTS: 200 FOOT STACKING, 11 FOOT WIDTH AISLE, 15 FOOT WIDTH AISLE WITHIN TURNS, 9 FOOT WIDTH @ HINDOCK, 15 FOOT INSIDE TURN RADIUS.
- ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM GROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE.
- MODIFY OR REPLACE EXISTING RAMPS THAT ARE NOT TO CURRENT ACCESSIBLE STANDARDS.
- CONSTRUCT FULL OFF-SITE IMPROVEMENTS TO PUBLIC WORKS STANDARDS, WHERE MISSING - EXAMPLES INCLUDE, BUT NOT LIMITED TO: CURB, GUTTER, SIDEWALK, APPROACHES, RAMPS, STREET LIGHTS, PAVEMENT, UNDERGROUNDING OF OVERHEAD UTILITIES, ETC. RELOCATED EXISTING UTILITIES, AS NEEDED ON APPROVED PLANS.



- E-01** EXIST. CONC. SIDEWALK, CURB, & GUTTER TO REMAIN, PROTECT FROM DAMAGE, REPAIR DAMAGED AS NECESSARY.
- E-02** EXIST. PROPERTY LINE TO REMAIN.
- E-03** EXIST. AC PAVING TO REMAIN, PROTECT FROM DAMAGE.
- E-04** EXIST. METAL STREET LIGHT TO REMAIN.
- E-05** EXIST. CMU WALL TO REMAIN.
- E-06** EXIST. TRAFFIC SIGNAL TO REMAIN.
- E-07** EXIST. OVERHEAD FREEWAY DIRECTIONAL SIGN TO REMAIN.
- E-08** EXIST. FIRE HYDRANT TO REMAIN.
- E-09** EXIST. #43'-0" DRIVE APPROACH TO REMAIN (VERIFY PER CITY STANDARD P-2 & P-6).
- E-10** EXIST. 4" FIRE SERVICE & FIRE SPRINKLER RISER FLANGE TO REMAIN. PROVIDE A NEW DETECTOR VALVE & VAULT BETWEEN CURB AND PROPERTY LINE.
- E-11** EXIST. DRAIN INLET TO REMAIN.
- 02-01** (N) PARKING LOT STRIPING PER CITY PARKING MANUAL.
- 02-02** (N) DIRECTIONAL ARROW.
- 02-03** (N) TRASH ENCLOSURE, PER P.W. STANDARDS P-33 THRU P-35.
- 02-04** (N) 1-LOOP BIKE RACK, "ULINE #H-2892".
- 02-05** (N) BIKE LOCKER. AMERICAN BICYCLE SECURITY COMPANY, "MODEL 301P".
- 02-06** (N) "UNAUTHORIZED VEHICLE SIGN".
- 02-07** PAINT CURB RED W/ WHITE "NO PARKING FIRE LANE" LETTERS @ MAX 100' APART, (SHOWN DASHED).
- 02-08** INSTALL 30" STATE STANDARD "STOP" SIGN. PROVIDE A "RIGHT TURN ONLY" SIGN (30"x36" STATE STANDARD) IMMEDIATELY BELOW STOP SIGN ON SAME POST. SIGN(S) SHALL BE MOUNTED ON 2" GALV. POST W/ THE BOTTOM OF SIGN 7'-0" ABOVE FINISH GROUND, LOCATED BEHIND SIDEWALK.
- 02-09** ENVIRONMENT-FRIENDLY VEHICLE PARKING STALLS (DENOTED "EV"). DESIGNATE BY PAINTING IN WHITE 12" HIGH SAN-SERIF LETTERING "CLEAN AIR/VANPOOL/EV".
- 02-10** (8) STALL FUEL ISLAND, UNDER DEFERRED SUBMITTAL.
- 02-11** (N) 6'-0" TALL WROUGHT IRON FENCING.
- 02-12** (N) CONC. WHEEL STOP.
- 02-20** (N) CONC. PAVING, PER P.W. STANDARDS P-21 THRU P-23, SEE CIVIL DRAWINGS.
- 02-71** (N) 30'-0" WIDE DRIVE APPROACH, PER CITY STANDARDS P-2, P-6, & P-48.
- 02-72** REMOVE EXIST. DRIVE APPROACH, & INFILL W/ (N) CONC. CURB & SIDEWALK, MATCH WIDTH/HEIGHT W/ ADJACENT CONC. SIDEWALK, PER CITY STANDARD P-5 & P-9.
- 02-73** (N) ACCESSIBLE RAMP (W/ 4'-0" TOP LANDING) & TRUNCATED DOMES, PER CITY STANDARD P-32.
- 02-74** 6" THICK CONC. PAVING, #3 @ 12 O.C. EACH WAY, STAMPED CONC. 12' WIDE X 18' LENGTH.
- 02-90** (N) LANDSCAPING.
- 10-01** (N) 5 PANEL MENU BOARD, BY OTHERS.
- 10-02** (N) ORDER POINT WITH CANOPY, BY OTHERS.
- 10-03** (N) PRE-MENU BOARD, BY OTHERS.
- 10-04** (N) DIRECTIONAL "THANK YOU-EXIT ONLY" SIGN.
- 15-01** (N) GAS METERS.
- 15-02** FIRE SPRINKLER RISER, FIRE DEPARTMENT CONNECTION & FIRE SPRINKLER BELL (ON CHESTNUT SIDE OF BUILDING).
- 16-01** (N) MAIN ELECTRICAL PANEL.

KEYNOTES		2
<b>ADDRESS:</b> 1137 N. CHESTNUT AVE. FRESNO, CALIFORNIA 93702		
<b>SITE:</b>	454-09-228	
<b>APN #:</b>	1.28 ACRES (55,505 S.F.)	
<b>AREA:</b>	CC	
<b>ZONING:</b>	V - VACANT PARCEL	
<b>EXIST' LAND USE:</b>	CC - COMMERCIAL COMMUNITY	
<b>GENERAL PLAN:</b>	ROOSEVELT	
<b>COMMUNITY PLAN:</b>	TRAFFIC PATTERN "SAFETY ZONE 6"	
<b>AIRPORT LAND USE:</b>		
<b>BUILDING:</b>		
<b>PAD 'A':</b>	5,151 S.F.	
<b>FUEL ISLAND:</b>	4,560 S.F.	
<b>LOT COVERAGE:</b>	17.50%	
<b>PARKING PROVIDED:</b>	30 PARKING STALLS ** (1 VAN ACCESSIBLE & 1 STANDARD ACCESSIBLE STALL)	

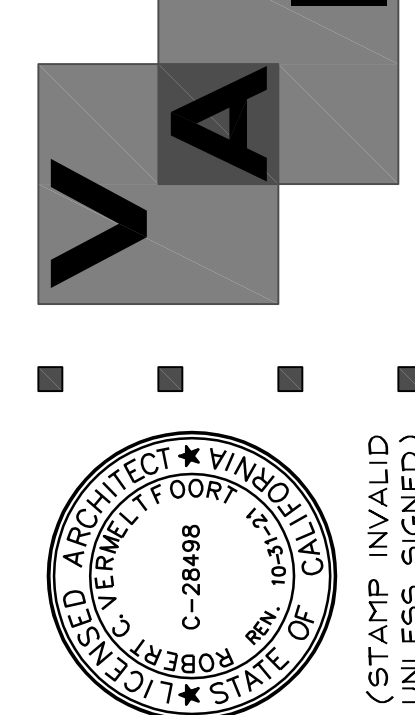


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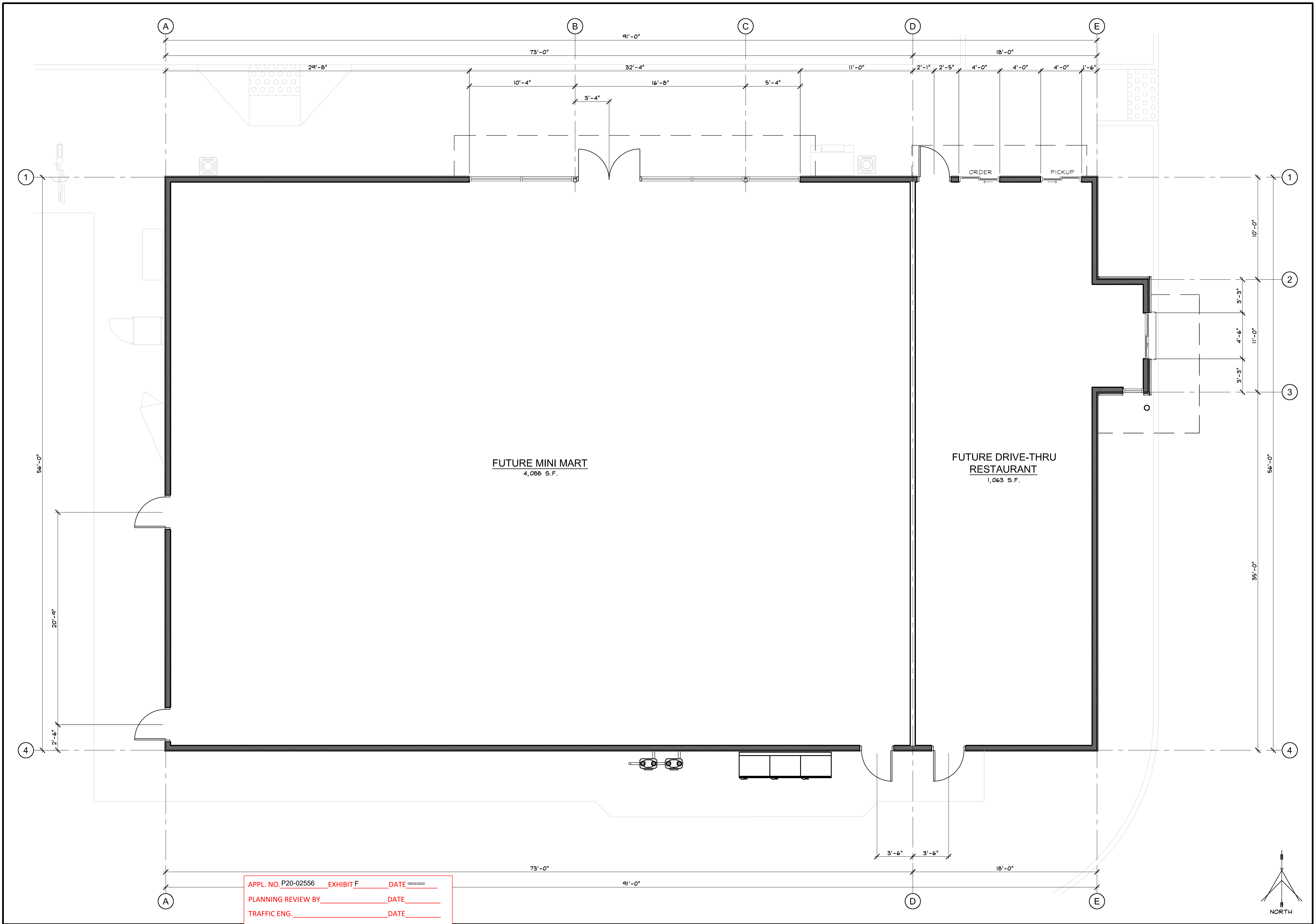
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Office: 559.432.6744  
Email: rcv@vaifresno.com



**PROPOSED BUILDING**  
**MINI-MART & DRIVE-THRU**  
S.W.C. OF CHESTNUT AVE & OLIVE AVE., FRESNO, CA  
OVERALL SITE PLAN

ISSUE DATE: 2-12-20  
REV. DATE:  
PROJECT NO.: 20003.2  
DRAWN BY: NL  
SHEET:  
**A100**



APPL. NO. P20-02556 EXHIBIT F DATE 09/02/2020  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT

OVERALL FLOOR PLAN

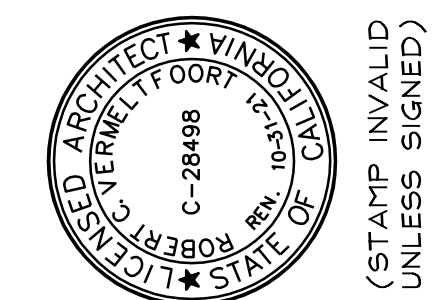
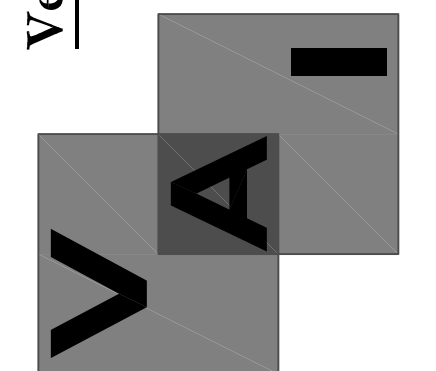
SCALE: 1/4"=1'-0" 4

NO.	DATE	REVISION

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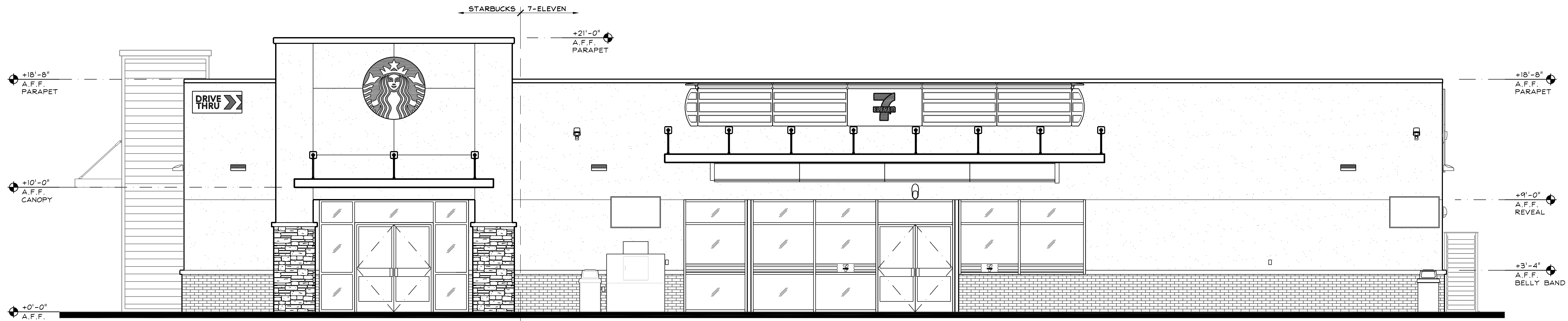
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**PROPOSED BUILDING**  
**MINI-MART & DRIVE-THRU**  
 S.W.C. OF CHESTNUT AVE & OLIVE AVE., FRESNO, CA  
 OVERALL FLOOR PLAN

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SHEET:	

A200



**NORTH ELEVATION**  
1/4" = 1'-0"



**EAST ELEVATION**  
1/4" = 1'-0"

19

**EXTERIOR ELEVATIONS**

SCALE: 1/4"=1'-0"

3

KEY	MATERIAL	COLOR / FINISH	KEY	MATERIAL	COLOR / FINISH
1	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - FIELD	SHERWIN WILLIAMS "-----"	9	PRE-FINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - BRONZE BAKED ENAMEL W/ REAR GUTTER CONNECTIONS
2	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - ACCENT	SHERWIN WILLIAMS "-----"	10	DRIVE-THRU WINDOW	READY ACCESS # 131 BI-PARTING ANODIZED ALUMINUM
3	THIN BRICK VENEER	H.C. MUDDOX "RAILROAD BLEND"	11	STOREFRONT GLAZING	KAWNEER "45IT VG" - CLEAR ANODIZED ALUM. FRAMES w/ DUAL CLEAR GLAZING
4	STONE VENEER	ELDORADO STONE "LANTANA CLIFFSTONE"	12	-	-
5	CORRUGATED METAL PANEL AWNING	MBCI "7.2 PANEL" COLOR: DARK BRONZE	13	-	-
6	PARAPET CAP	DARK BRONZE	14	-	-
7	MISC. METALS	PAINT TO MATCH 1	15	-	-
8	BOLLARDS	SHERWIN WILLIAMS - SEAL SKIN "SW 7675"	16	-	-

APPL. NO. P20-02556 EXHIBIT E-1 DATE 08/02/2020  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT

GENERAL NOTES

20

EXTERIOR FINISH SCHEDULE

16

KEYNOTES

8

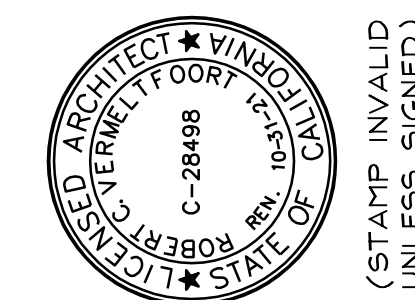
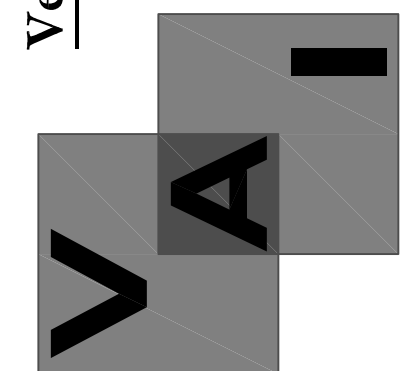
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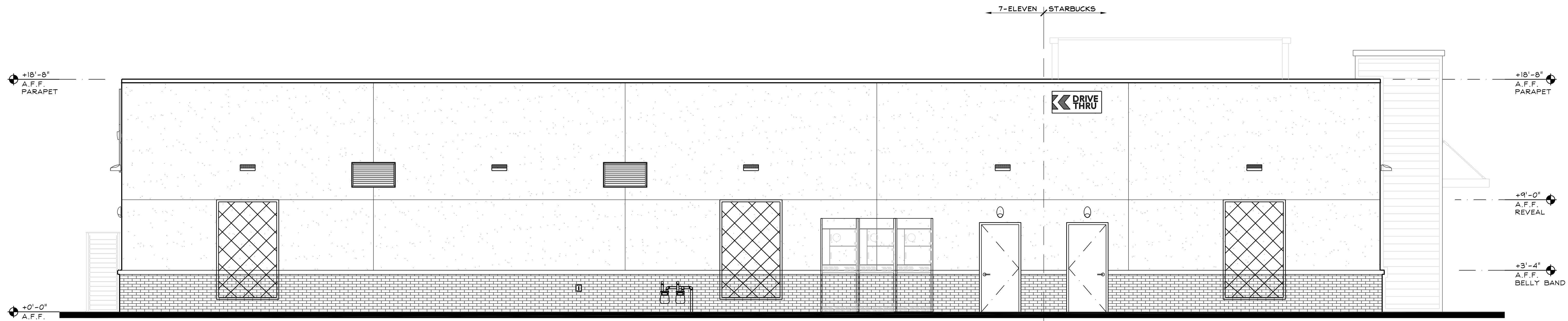
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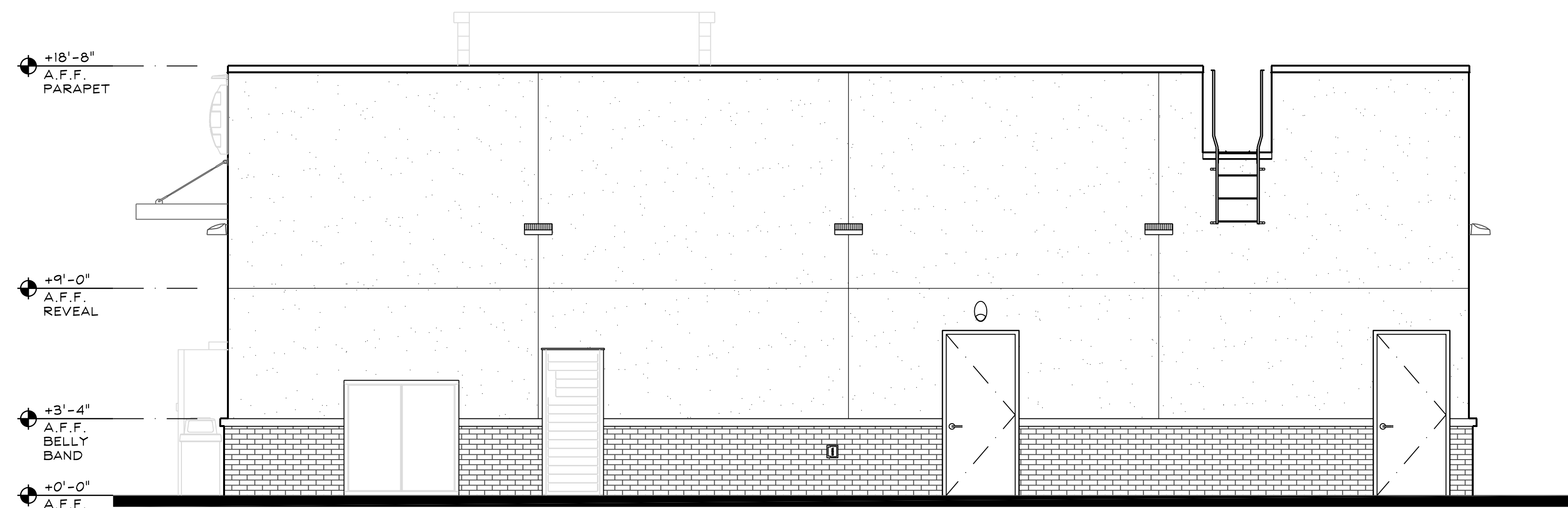
**PROPOSED BUILDING**  
**MINI-MART & DRIVE-THRU**  
 S.W.C. OF CHESTNUT AVE & OLIVE AVE., FRESNO, CA  
 EXTERIOR ELEVATIONS

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SHEET:	

**A300**



**SOUTH ELEVATION**  
1/4" = 1'-0"



**WEST ELEVATION**  
1/4" = 1'-0"

19

**EXTERIOR ELEVATIONS**

SCALE: 1/4" = 1'-0"

3

KEY	MATERIAL	COLOR / FINISH	KEY	MATERIAL	COLOR / FINISH
1	7/8" EXTERIOR CEMENT PLASTER, ELASTOMERIC TOP COAT - FIELD	SHERWIN WILLIAMS "-----"	9	PRE-FINISHED ALUMINUM CANOPY	MAPES LUMISHADE CANOPY - BRONZE BAKED ENAMEL w/ REAR GUTTER CONNECTIONS
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7	MISC. METALS	PAINT TO MATCH 1	15	-	-
8	BOLLARDS	SHERWIN WILLIAMS - SEAL SKIN "SW 7675"	16	-	-

APPL. NO. P20-02556 EXHIBIT E-2 DATE 09/02/2020  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
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 CITY OF FRESNO DARM DEPT

GENERAL NOTES

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KEYNOTES

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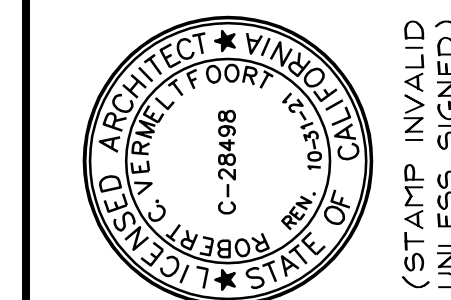
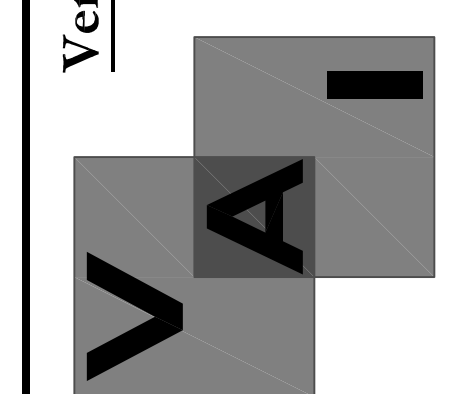
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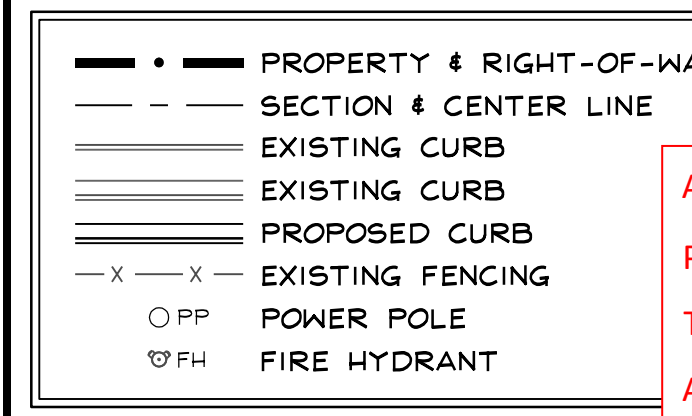
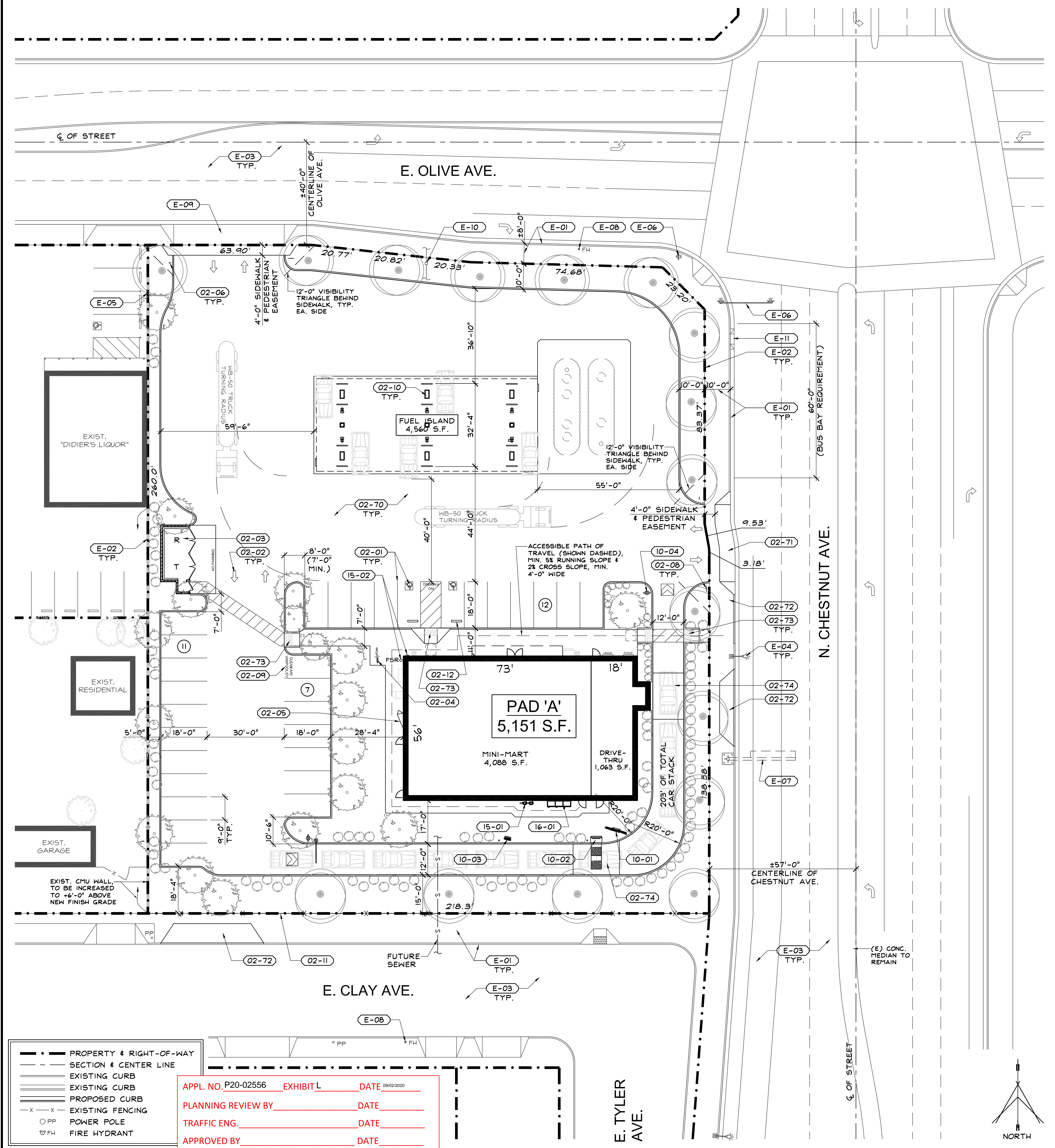


**PROPOSED BUILDING**  
**MINI-MART & DRIVE-THRU**  
 S.W.C. OF CHESTNUT AVE & OLIVE AVE., FRESNO, CA  
 EXTERIOR ELEVATIONS

ISSUE DATE:	2-12-20
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DRAWN BY:	NL
SHEET:	

**A301**

- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
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- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- 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.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- CONTRACTOR SHALL GIVE THE CITY TWO WORKING DAYS NOTICE BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- FIRE HYDRANTS SHALL BE TESTED & APPROVED & ALL SURFACE ACCESS ROADS SHALL BE INSTALLED & MADE SERVICEABLE PRIOR TO & DURING CONSTRUCTION.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL & VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE W/ ALL THE CONDITIONS & REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, & ALL PUBLIC WORKS STANDARDS & SPECIFICATIONS. THE CITY OF FRESNO 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 & REVIEWED & APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- FUTURE FENCES SHALL BE REVIEWED & APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE PERSONS W/ DISABILITIES SHALL NOT HAVE TO WALK TO OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS & RAMPS.
- IF ARCHAEOLOGICAL &/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
- 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) 655-4082) SHALL BE IMMEDIATELY CONTACTED, & THE CALIFORNIA ARCHAEOLOGICAL SOCIETY INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) 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, & RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/REPRESENTATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGIST. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT & IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. THE DEVELOPER SHALL SHOW ON THE FINAL BUILDING PLANS A MIN. 20 FOOT WIDE ALL-WEATHER EMERGENCY ACCESS W/ AN OVERHEAD CLEARANCE OF 13'-6" WITHIN 150 FEET OF ALL BUILDINGS ON THE PROJECT SITE. THE FIRE DEPT. MUST APPROVE THE FINAL LOCATION & DESIGN OF THE ACCESS PRIOR TO BUILDING PERMITS BEING ISSUED. THIS ACCESS SHALL BE CONSTRUCTED BEFORE BUILDING OCCUPANCY WILL BE GRANTED.
- DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURBS W/ "FIRE LANE" STENCILED IN 3" LETTERS EVERY 30').
- FIRE HYDRANTS & ACCESS ROADS SHALL BE INSTALLED, TESTED & APPROVED & SHALL BE MAINTAINED SERVICEABLE PRIOR & DURING ALL PHASES OF DEVELOPMENT.
- THE DEVELOPER SHALL MEET ALL REGULATIONS OF THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT (REGULATION VIII) CONCERNING DUST SUPPRESSION DURING CONSTRUCTION OF THE PROJECT.
- UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE MAP AS PER FMC SECTION 15-2017.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.
- ALL CONCRETE CURBS SHALL BE 6 INCHES IN HEIGHT.
- IF REQUIRED, WHEEL STOPS SHALL BE 6 INCHES IN HEIGHT.
- ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM GROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 554-0218800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
- THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET R/W REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REGO STREET IMPROVEMENTS MUST BE COMPLETED & ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER. DEVELOPER'S ENGINEER, EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- A BUILDING WITH A DRIVE-THRU LANE SHALL NOT BE LOCATED WITHIN 400 FEET OF ANOTHER STRUCTURE CONTAINING A DRIVE-THRU FACILITY, PER CITY OF FRESNO MUNICIPAL CODE SEC. 15-2126.
- DRIVE-THRU DESIGN MINIMUM REQUIREMENTS: 200 FOOT STACKING, 11 FOOT WIDTH AISLE, 15 FOOT WIDTH AISLE WITHIN TURNS, 9 FOOT WIDTH @ HINDOCK, 15 FOOT INSIDE TURN RADIUS.
- ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM GROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE.
- MODIFY OR REPLACE EXISTING RAMPS THAT ARE NOT TO CURRENT ACCESSIBLE STANDARDS.
- CONSTRUCT FULL OFF-SITE IMPROVEMENTS TO PUBLIC WORKS STANDARDS, WHERE MISSING - EXAMPLES INCLUDE, BUT NOT LIMITED TO: CURB, GUTTER, SIDEWALK, APPROACHES, RAMPS, STREET LIGHTS, PAVEMENT, UNDERGROUNDING OF OVERHEAD UTILITIES, ETC. RELOCATED EXISTING UTILITIES, AS NEEDED ON APPROVED PLANS.

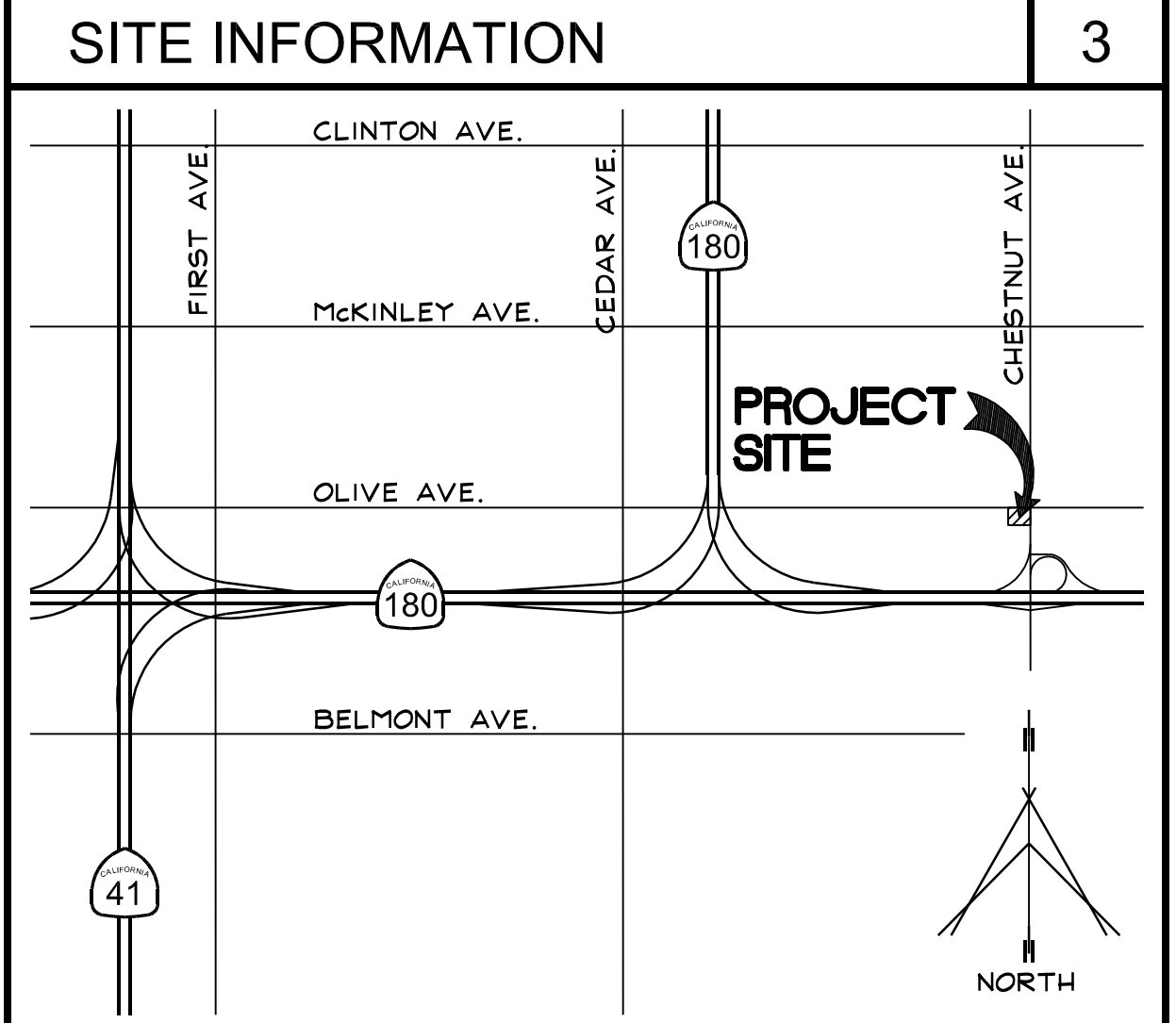


APPL. NO. P20-02556 EXHIBIT L DATE 09/02/2020  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT

OVERALL SITE PLAN

- E-01 EXIST. CONC. SIDEWALK, CURB, & GUTTER TO REMAIN, PROTECT FROM DAMAGE, REPAIR DAMAGED AS NECESSARY.
- E-02 EXIST. PROPERTY LINE TO REMAIN.
- E-03 EXIST. AC PAVING TO REMAIN, PROTECT FROM DAMAGE.
- E-04 EXIST. METAL STREET LIGHT TO REMAIN.
- E-05 EXIST. CMU WALL TO REMAIN.
- E-06 EXIST. TRAFFIC SIGNAL TO REMAIN.
- E-07 EXIST. OVERHEAD FREEWAY DIRECTIONAL SIGN TO REMAIN.
- E-08 EXIST. FIRE HYDRANT TO REMAIN.
- E-09 EXIST. #43'-0" DRIVE APPROACH TO REMAIN (VERIFY PER CITY STANDARD P-2 & P-6).
- E-10 EXIST. 4" FIRE SERVICE & FIRE SPRINKLER RISER FLANGE TO REMAIN. PROVIDE A NEW DETECTOR VALVE & VAULT BETWEEN CURB AND PROPERTY LINE.
- E-11 EXIST. DRAIN INLET TO REMAIN.
- 02-01 (N) PARKING LOT STRIPING PER CITY PARKING MANUAL.
- 02-02 (N) DIRECTIONAL ARROW.
- 02-03 (N) TRASH ENCLOSURE, PER P.W. STANDARDS P-33 THRU P-35.
- 02-04 (N) 1-LOOP BIKE RACK, "ULINE #H-2892".
- 02-05 (N) BIKE LOCKER. AMERICAN BICYCLE SECURITY COMPANY, "MODEL 301P".
- 02-06 (N) "UNAUTHORIZED VEHICLE SIGN".
- 02-07 PAINT CURB RED W/ WHITE "NO PARKING FIRE LANE" LETTERS @ MAX 100' APART, (SHOWN DASHED).
- 02-08 INSTALL 30" STATE STANDARD "STOP" SIGN. PROVIDE A "RIGHT TURN ONLY" SIGN (30"x36" STATE STANDARD) IMMEDIATELY BELOW STOP SIGN ON SAME POST. SIGN(S) SHALL BE MOUNTED ON 2" GALV. POST W/ THE BOTTOM OF SIGN 7'-0" ABOVE FINISH GROUND, LOCATED BEHIND SIDEWALK.
- 02-09 ENVIRONMENT-FRIENDLY VEHICLE PARKING STALLS (DENOTED "EV"). DESIGNATE BY PAINTING IN WHITE 12" HIGH SAN-SERIF LETTERING "CLEAN AIR/VANPOOL/EV".
- 02-10 (8) STALL FUEL ISLAND, UNDER DEFERRED SUBMITTAL.
- 02-11 (N) 6'-0" TALL WROUGHT IRON FENCING.
- 02-12 (N) CONC. WHEEL STOP.
- 02-70 (N) CONC. PAVING, PER P.W. STANDARDS P-21 THRU P-23, SEE CIVIL DRAWINGS.
- 02-71 (N) 30'-0" WIDE DRIVE APPROACH, PER CITY STANDARDS P-2, P-6, & P-48.
- 02-72 REMOVE EXIST. DRIVE APPROACH, & INFILL W/ (N) CONC. CURB & SIDEWALK, MATCH WIDTH/HEIGHT W/ ADJACENT CONC. SIDEWALK, PER CITY STANDARD P-5 & P-9.
- 02-73 (N) ACCESSIBLE RAMP (W/ 4'-0" TOP LANDING) & TRUNCATED DOMES, PER CITY STANDARD P-32.
- 02-74 6" THICK CONC. PAVING, #3 @ 12 O.C. EACH WAY, STAMPED CONC. 12' WIDE X 18' LENGTH.
- 02-80 (N) LANDSCAPING.
- 10-01 (N) 5 PANEL MENU BOARD, BY OTHERS.
- 10-02 (N) ORDER POINT WITH CANOPY, BY OTHERS.
- 10-03 (N) PRE-MENU BOARD, BY OTHERS.
- 10-04 (N) DIRECTIONAL "THANK YOU-EXIT ONLY" SIGN.
- 15-01 (N) GAS METERS.
- 15-02 FIRE SPRINKLER RISER, FIRE DEPARTMENT CONNECTION & FIRE SPRINKLER BELL (ON CHESTNUT SIDE OF BUILDING).
- 16-01 (N) MAIN ELECTRICAL PANEL.

KEYNOTES		2
ADDRESS: 1137 N. CHESTNUT AVE. FRESNO, CALIFORNIA 93702		
SITE: APN #: 454-09-228 AREA: 1.28 ACRES (55,505 S.F.) ZONING: CC EXIST. LAND USE: V - VACANT PARCEL GENERAL PLAN: CC - COMMERCIAL COMMUNITY COMMUNITY PLAN: ROOSEVELT AIRPORT LAND USE: TRAFFIC PATTERN "SAFETY ZONE 6"		
BUILDING: PAD 'A': 5,151 S.F. FUEL ISLAND: 4,560 S.F. LOT COVERAGE: 17.50%		
PARKING: PROVIDED: 30 PARKING STALLS ** (1 VAN ACCESSIBLE & 1 STANDARD ACCESSIBLE STALL)		

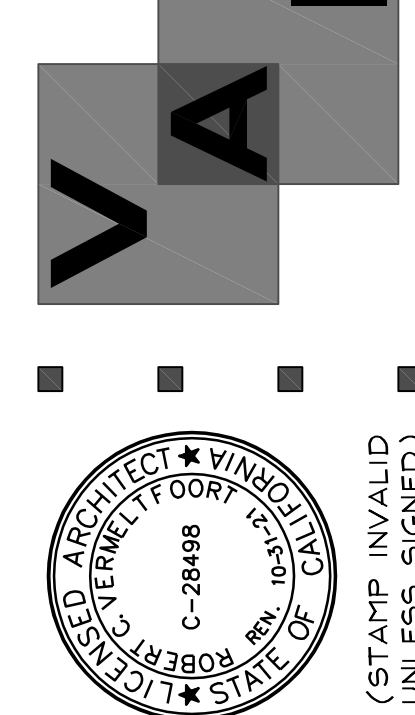


VICINITY MAP

NO.	DATE	REVISION

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 Email: rcv@vaifresno.com



**PROPOSED BUILDING**  
**MINI-MART & DRIVE-THRU**  
 S.W.C. OF CHESTNUT AVE & OLIVE AVE., FRESNO, CA  
 OVERALL SITE PLAN

ISSUE DATE:	2-12-20
REV. DATE:	
PROJECT NO.:	20003.2
DRAWN BY:	NL
SHEET:	A100