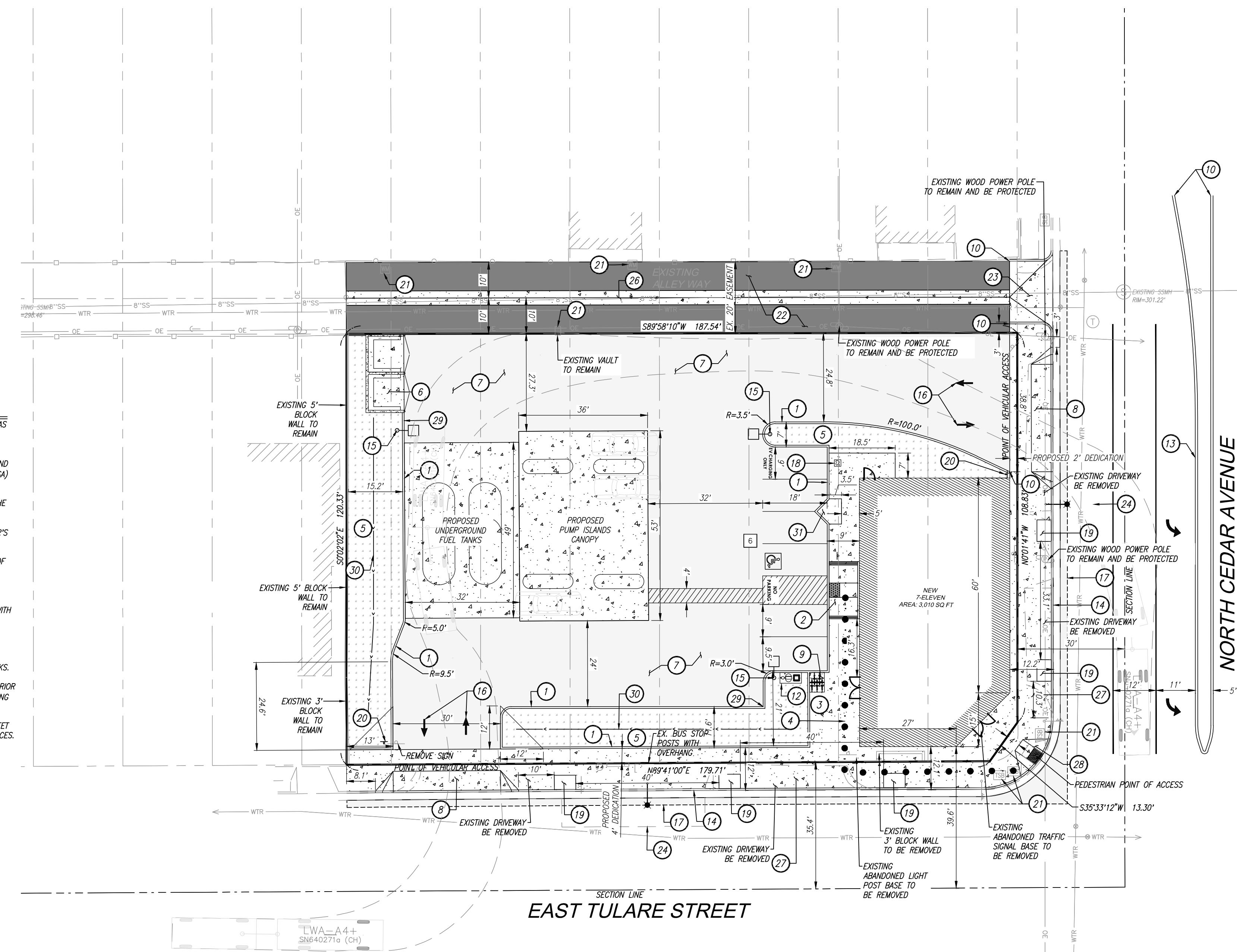


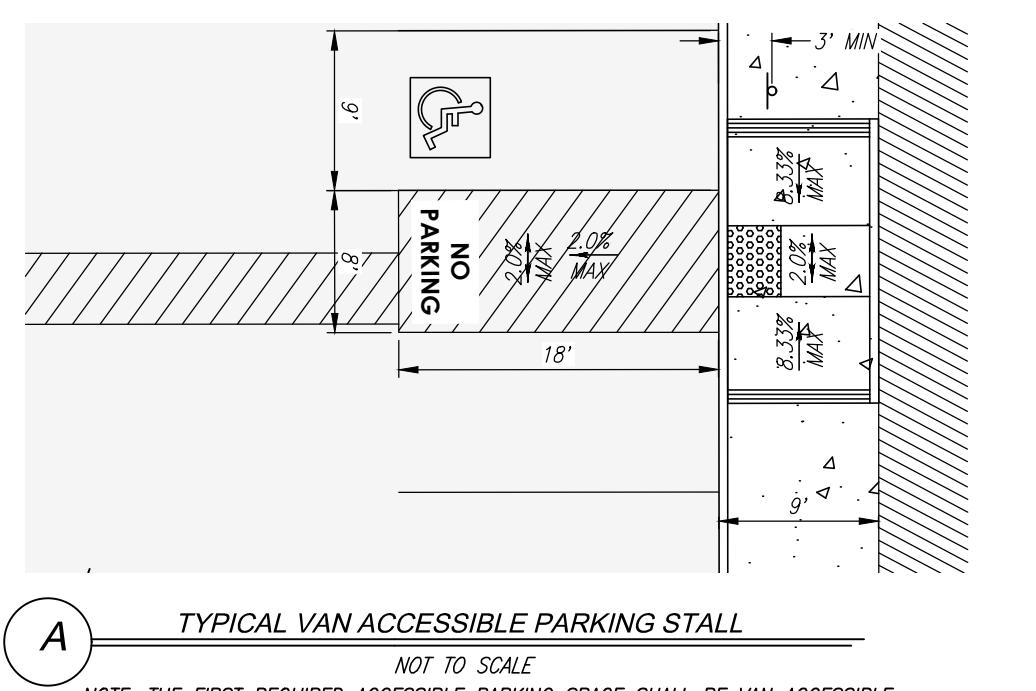
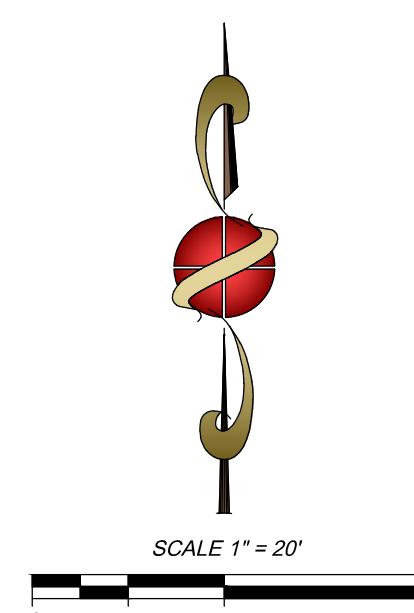
Exhibit F
Exhibits (Site Plan, Elevations, Floor Plans)

GENERAL NOTES

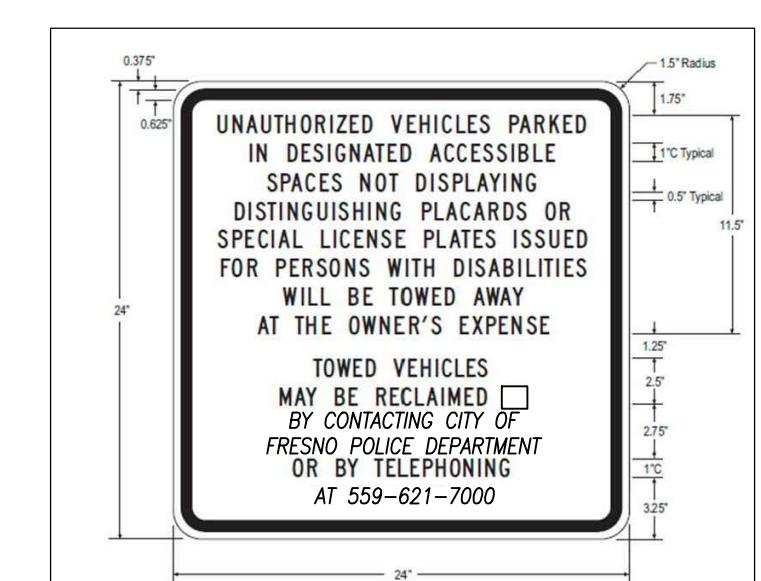
1. REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
2. 40 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444.
3. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE SURVEYING IN THE STATE OF CALIFORNIA.
4. DEEDS OR AGREEMENTS 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.
5. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/PLAN ARE PER FMC SECTION 15-2017 OR PROVIDE A SIGNED WAIVER FROM THE UTILITY.
6. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK TO MATCH ADJACENT STREET IMPROVEMENTS.
7. COORDINATE WITH PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8888 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
8. ALL EXISTING SIDEWALKS IN EXCESS OF 2 PERCENT MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
9. MODIFY AND REFACTOR EXISTING SIDEWALKS TO PUBLIC WORKS STANDARDS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. "DETECTABLE WARNING DEVICES" ARE REQUIRED IF NOT EXISTING. REF: PW STD. DWG. P-28, P-29, P-30, P-31 & P-32.
10. CONSTRUCT UNDERGROUND STREET LIGHTING SYSTEM TO PUBLIC WORKS STANDARDS WITHIN THE LIMITS OF THE APPLICATION. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES.

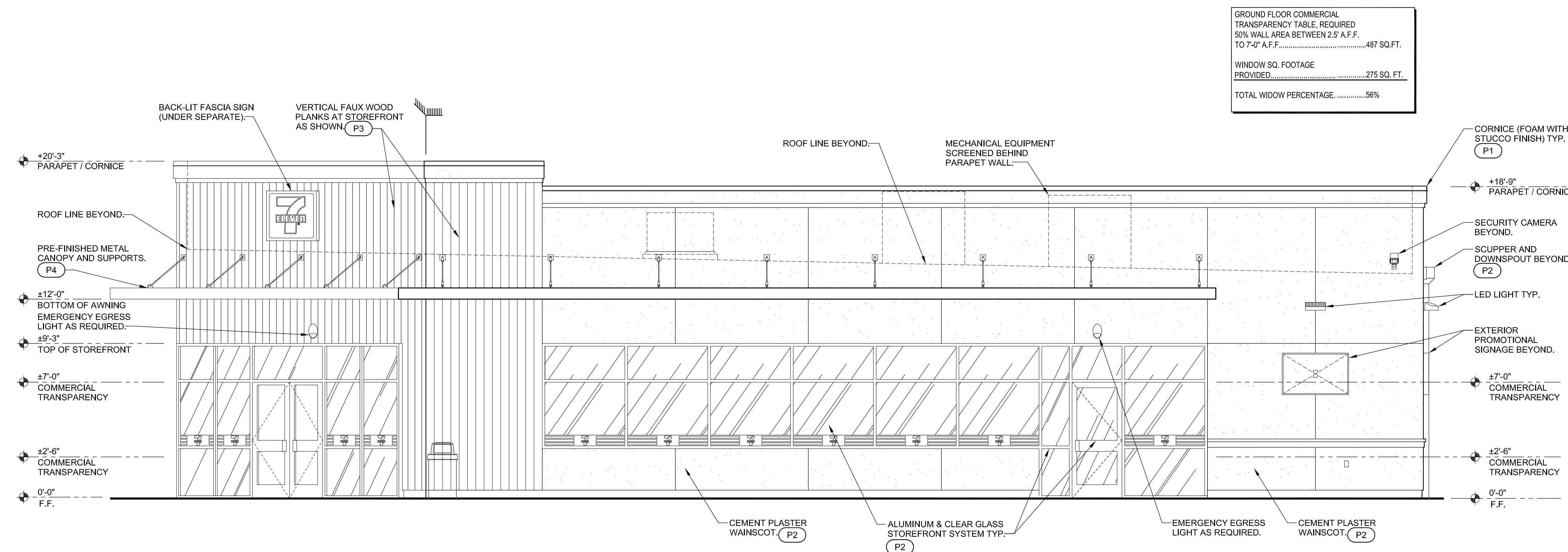
**LEGEND:**

- EXISTING PROPERTY LINE
- SITE BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING SECTION LINE
- 10' SS
- 14" WM
- EXISTING 14" WATER MAIN
- PROPOSED CURB AND GUTTER
- • • • PROPOSED PATH OF TRAVEL
- PROPOSED CONCRETE IMPROVEMENT
- PROPOSED AC PAVEMENT PER P-21, P-22, & P-23
- PROPOSED AC PAVEMENT PER P-12
- PROPOSED PEDESTRIAN CROSS WALK
- PROPOSED LANDSCAPE AREA
- # INDICATES NUMBER OF PARKING STALLS
- PROPOSED CURB TAPER
- PROPOSED HEALY TANK
- PROPOSED AIR/WATER STATION
- PROPOSED MEDIAN PER CITY OF FRESNO STD. P-62 AND MEDIAN CURB PER CITY OF FRESNO STD. P-9, TO BE SUBMITTED ON STREET PLANS FOR REVIEW
- PROPOSED 6" CONCRETE CURB AND GUTTER PER CITY OF FRESNO STD. P-5
- PROPOSED SITE LIGHT
- PROPOSED PAINTED DIRECTIONAL ARROWS
- PROPOSED LIMIT OF SAWCUT
- PROPOSED EV CHARGER
- PROPOSED 4'x6' TREE WELL PER CITY OF FRESNO STD. P-8
- INSTALL 30" STATE STANDARD "STOP" SIGN AT LOCATION SHOWN. SIGN SHOULD BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE LOWER SIGN 18" ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND ADJACENT SIDEWALK. INSTALL RIGHT TURN ONLY SIGN RJ-3 (RIGHT) DIRECTLY BELOW
- ADJUST UTILITY BOX TO GRADE
- CONSTRUCT ALLEY PAVING PER CITY OF FRESNO STD. P-12
- CONSTRUCT ALLEY APPROACH PER CITY OF FRESNO STD. P-13
- PROPOSED STREET LIGHT WITH METAL POLE PER E-1. TO BE SUBMITTED ON STREET LIGHT PLANS FOR REVIEW
- PROPOSED CURB RAMP PER CITY OF FRESNO STD. P-31 AND P-32
- CONSTRUCT CONCRETE VALLEY GUTTER PER CITY OF FRESNO STD. P-10
- PROPOSED 12" SIDEWALK PER CITY OF FRESNO STD. P-5
- PROPOSED CURB RAMP PER CITY OF FRESNO STD. P-31 AND P-32
- PROPOSED CURB CUT
- PROPOSED SWALE
- PROPOSED TREE WELL

A TYPICAL VAN ACCESSIBLE PARKING STALL
NOT TO SCALE
NOTE: THE FIRST REQUIRED ACCESSIBLE PARKING SPACE SHALL BE VAN ACCESSIBLE

SCALE 1" = 20'

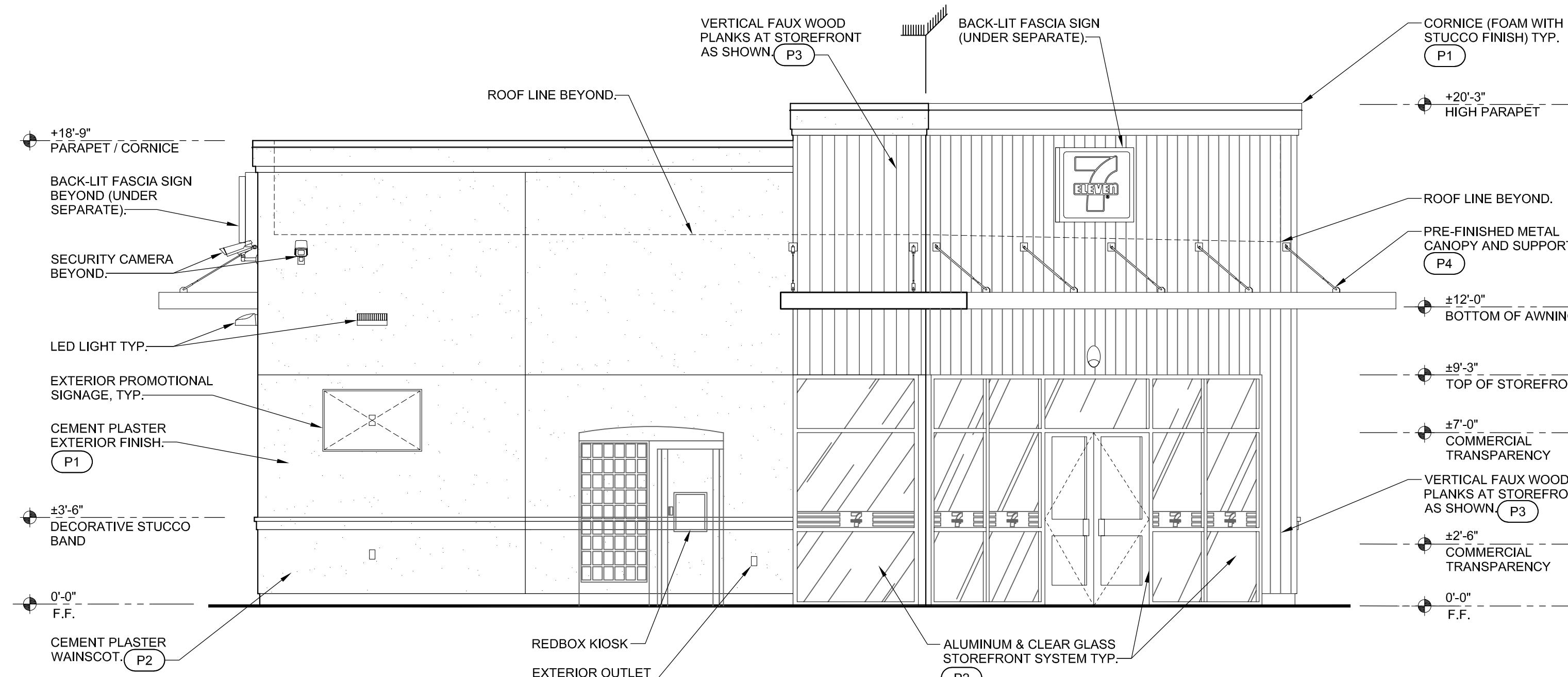
C SIGN AND SYMBOLS OF ACCESSIBILITY
NOT TO SCALED ACCESSIBLE ENTRY SIGN
NOT TO SCALENOTES:
1. THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE SIGN SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
2. THE SIGN SHALL NOT BE LESS THAN 24" BY 32" IN SIZE WITH LETTERING NOT LESS THAN 1.5" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE TEXT SHOWN ABOVE.
3. THE SIGN SHALL HAVE A DARK BLUE BACKGROUND WITH WHITE LETTERING.
4. THE BLANK SPACES SHOWN ABOVE ARE TO BE FILLED IN WITH THE APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
5. THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 1129B.4 AND 2012 MUTCD CALIFORNIA SUPPLEMENT.



EXTERIOR ELEVATION EAST

(NORTH CEDAR AVENUE BUILDING SIDE)

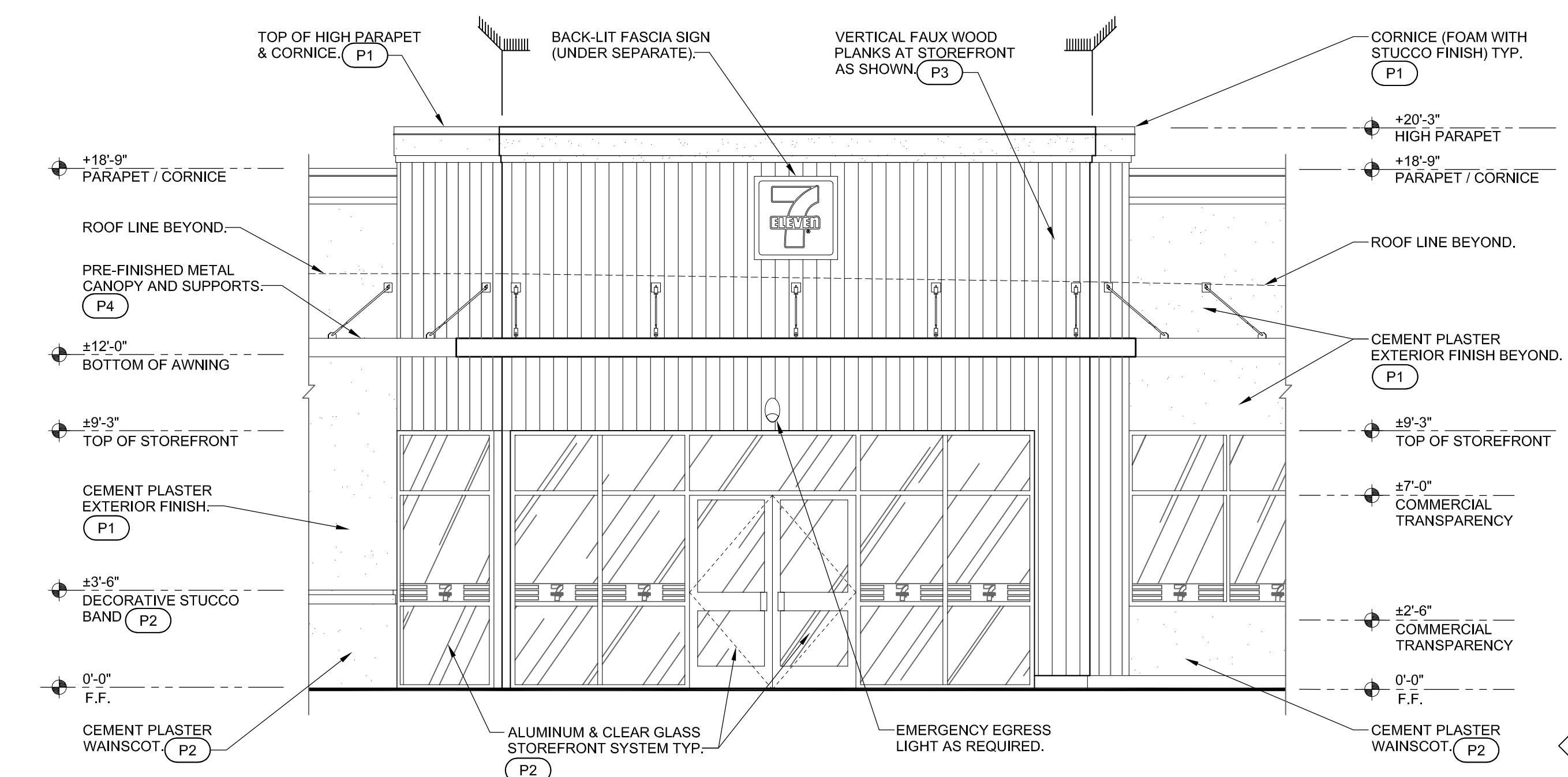
SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION SOUTH

(EAST TULARE AVENUE BUILDING SIDE)

SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION SOUTH EAST CORNER

(ANGLE WALL FACING INTERSECTION)

SCALE 1/4" = 1'-0"

FM
GROUP INC
15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA
85260

7-ELEVEN #—
WICAS STATION

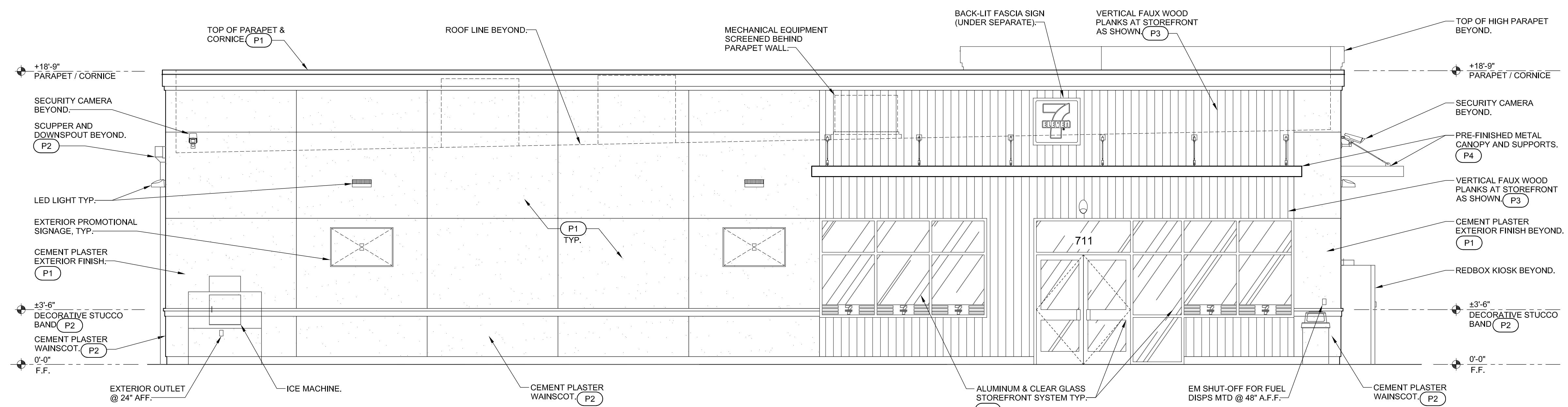
Cedar & Tulare
Fresno, CA

NOT FOR CONSTRUCTION

TITLE
EXTERIOR
ELEVATIONS

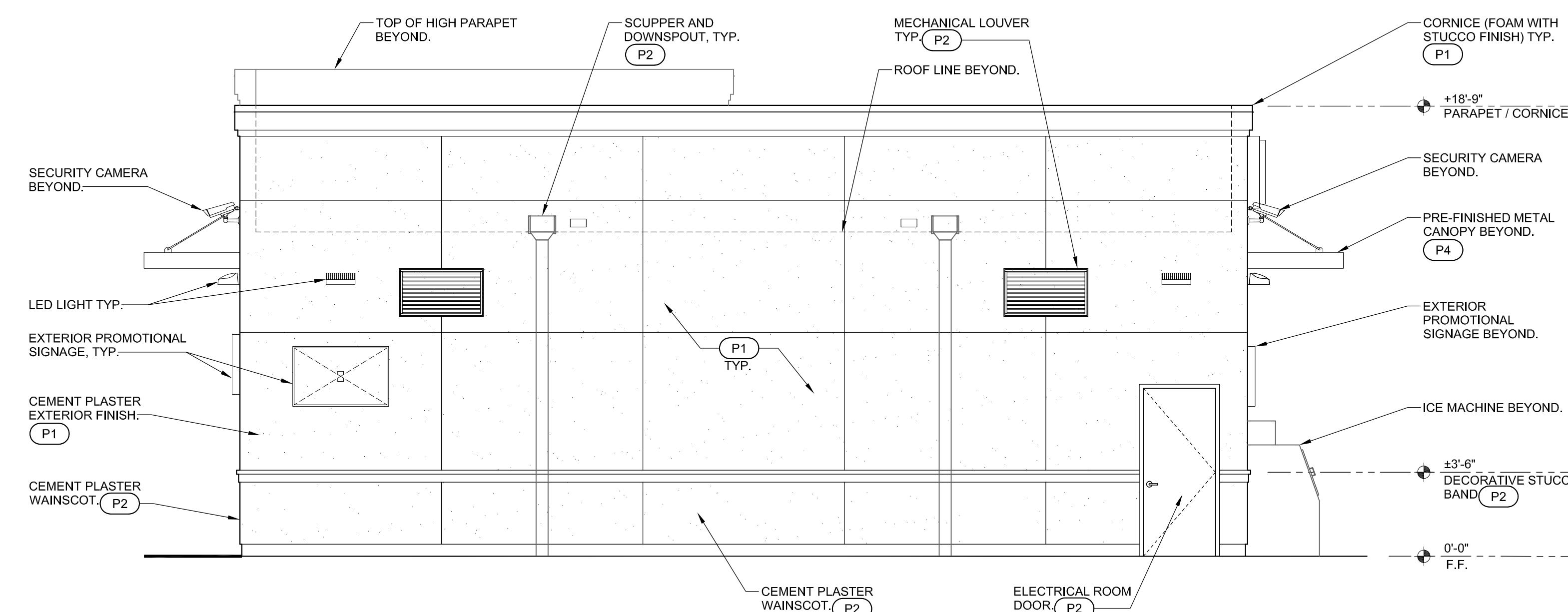
DATE
09.24.18
PROJECT NO.
18-234

A3.0



EXTERIOR ELEVATION WEST

SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION NORTH

SCALE 1/4" = 1'-0"

TITLE
EXTERIOR
ELEVATIONS

DATE
09.24.18
PROJECT NO.
18-234

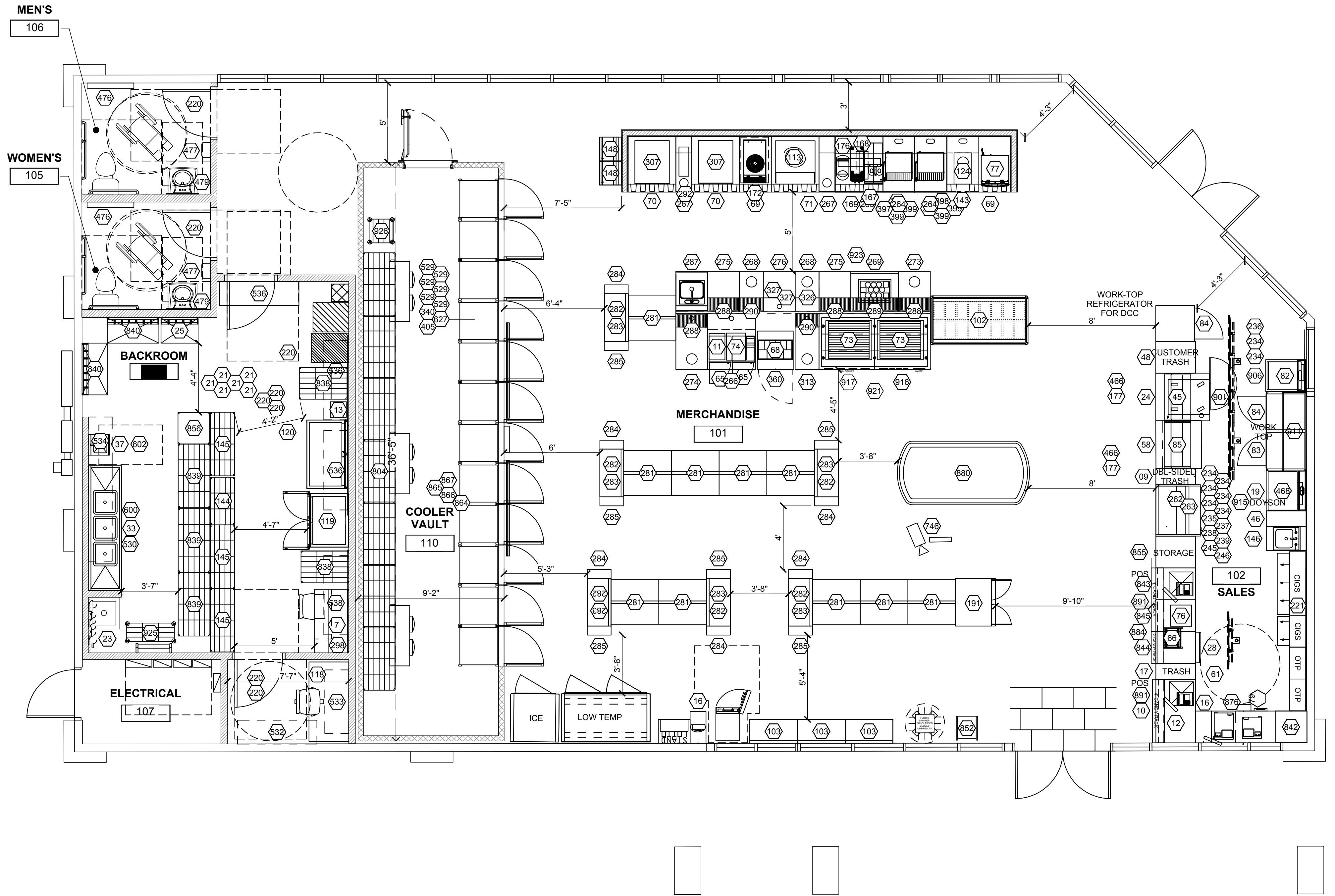
A3.1

FM
GROUP INC

15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA
85260

7-ELEVEN #—
WICAS STATION
Cedar & Tulara
Fresno, CA

NOT PRELIMINARY
NOT FOR CONSTRUCTION



LAYOUT INFORMATION

ROLLER GRILLS	2 (SELF SERVE)
SANDWICH CASE	9'
VAULT DOORS	12
LOW TEMP DOORS	1
ICE MERC. DOORS	1
NOVELTY CASE	1
BAKERY CASE	1 (LG)
SLURPEE BARRELS	8

GONDOLA UNITS (60"H)	20
END CAPS (60"H)	06
POWER WINGS	(12) - NOT IN TOTAL
LOW WALLS (36"H)	03
HIGH WALLS (72"H)	00
TOTAL	29

TOTAL SQ FT = 3,202 SF
SALES FLOOR AREA = 2,114 SF

GAS: YES LIQUOR: NO
BEER: YES WINE: YES

OCCUPANCY LOAD (>49) = 68
TRAVEL DISTANCE (<200) = 100'
COMMON PATH OF TRAVEL (<75) = 40'
RESTROOMS REQUIRED = 2
EXITS REQUIRED = 2

OVERHEAD SHELVES = 38 FT
FLOOR SHELVES = 35 FT

WALL TYPE LEGEND

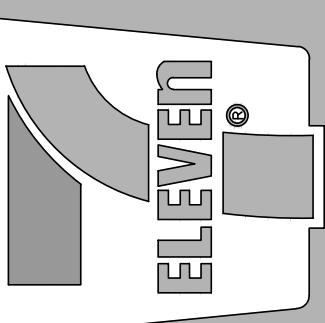
EXISTING WALL	
EXISTING COLUMN	
NEW WALL	
NEW PARTIAL HEIGHT WALL	
NEW COOLER WALL	

OCCUPANCY CALCULATION

MERCHANDISE	/	30	=	62 PEOPLE
KITCHEN / SALES	/	200	=	2 PEOPLE
STORAGE/ BACK ROOM	/	300	=	3 PEOPLE
OFFICE	/	100	=	1 PERSON
RESTROOM	/	N/A	=	0 PEOPLE
TOTAL	=			68 PEOPLE

Rev. #	Date	Description

7-ELEVEN, INC.
3200 Hackberry Rd, Irving, Texas 75063
7-11 #1042810 4151 E. TULARE FRESNO, CA



520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax: 330.572.2102

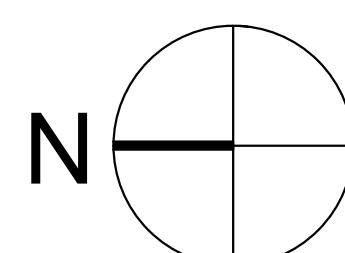
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Job#: 2018111.33
Scale: AS NOTED

Date: 11/12/18
Drawn By: TB
Checked By: PO



SHEET:

1042810 - FRESNO, CA - LAYOUT 5



4151 E. TULARE
FRESNO, CA

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

APPROVED: YES NO
00/00/00

11/12/18

SOIL REPORT NOTES

AFTER THE SITE HAS BEEN CLEARED OF DEBRIS AND PRIOR TO CONSTRUCTION BEGUN, A SOIL SAMPLE IS TO BE TAKEN TO DETERMINE SOIL FERTILITY. THE SOIL SAMPLE IS TO BE OBTAINED FROM THE SOIL TESTING LABORATORY. THE SOIL FERTILITY RESULTS ARE TO BE MADE AVAILABLE TO THE LANDSCAPE CONTRACTOR PRIOR TO WORK BEGINNING UPON COMPLETION OF CONSTRUCTION DRAWINGS. THE ISSUANCE OF AN OCCUPANCY PERMIT OR PROJECT ACCEPTANCE, PROVIDED BY THE CITY, THE DESIGNEE SHALL SUBMIT DOCUMENTATION VERIFYING APPROVAL OF THE SOIL ANALYSIS REPORT AND RECOMMENDATIONS WITHIN THE LANDSCAPED AREA TO THE CITY WITHIN THE TIME OF COMPLETION.

PLANTING NOTES

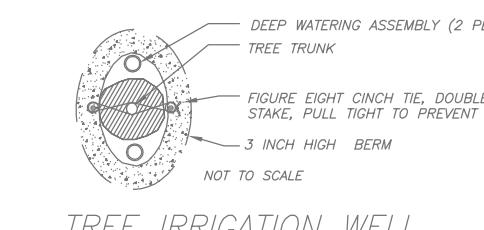
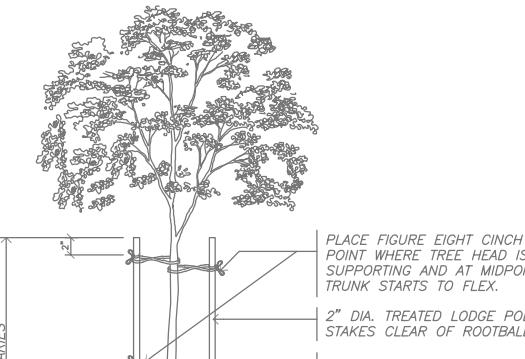
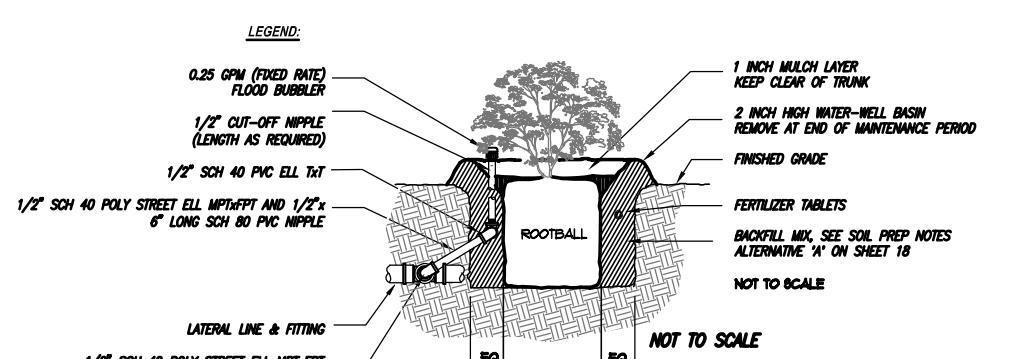
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK, MATERIALS, EQUIPMENT AND SERVICES FOR PERFORMING THE PLANTING OPERATIONS. THE CONTRACTOR DRAWINGS FOR THE CONSTRUCTION OF HIS PLANT MATERIALS SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESCRIBED IN THE DRAWINGS THAT UNKNOWN CONSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT BE SHOWN ON THE DRAWINGS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY CONSTRUCTION ACTIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

2. OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS RELATED TO ACTIVITIES OF PLANTING OPERATIONS. 4. SEE DETAILS AND SPECIFICATIONS

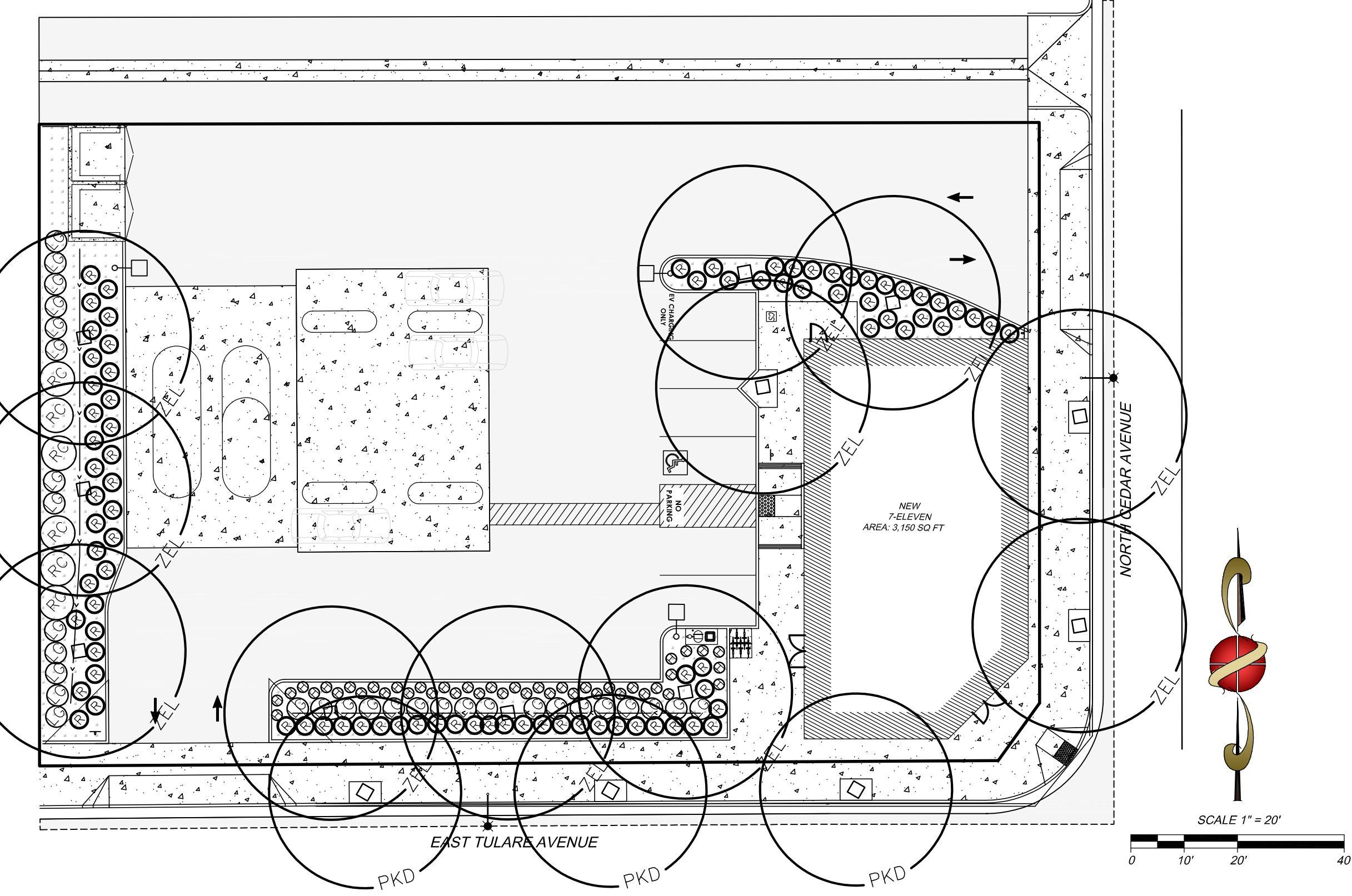
5. THE CONTRACTOR SHALL REFER TO THE PLANT SPECIFICATIONS WHEN PREPARING THE BID. THE CONTRACTOR SHALL VERIFY THE AVAILABILITY OF PLANT MATERIAL IMMEDIATELY AFTER THE SIGNING OF THE CONTRACT WITH THE OWNER. PLANT SPECIES TRAIL TO THE BOTANICAL NAME; GENUS, SPECIES AND/OR HYBRID NAME AS SPECIFIED IN THE PLANT LEGEND. CONTRACTOR

17. CONTROLLED RELEASE FERTILIZER TABLETS TO BE ADDED PER MANUFACTURERS RECOMMENDATIONS.

SHRUB PLANTING



TREE DEEP WATERING

CITY OF FRESNO
TREE, LANDSCAPE & SHADE REQUIREMENTS

PLANT LEGEND					
CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.					
SYMBOL	SIZE	QTY	SCIENTIFIC NAME / COMMON NAME	COMMENTS	WUCOLS VALUE
TREES					
TREES SHALL BE PLANTED AS PER CITY OF FRESNO STANDARD					
TREE ROOT BARRIERS SHALL BE INSTALLED AS PER CITY OF FRESNO STANDARD					
PIR	15 GAL	2	PISTACHE X KEITH DAVEY / HYBRID PISTACHE	STANDARD	LOW
ZEL	15 GAL	11	ZELKOVA SERRATA 'VILLAGE GREEN' / JAPANESE ZELKOVA	STANDARD	LOW
SHRUBS					
SHRUBS SHALL BE PLANTED AS PER CITY OF FRESNO STANDARD					
◎	1 GAL	43	HESPERALOE PARVIFLORA / BRAKELIGHTS RED YUCCA		MED
◎	5 GAL	82	ROSA 'FLOWER CARPET RED'		LOW
◎	1 GAL	30	LIGUSTRUM 'TEXANUM' / WAXLEAF PRIVET		LOW
◎	5 GAL	6	ROMNEYA CULTELI / MATILIA POPPY		LOW
GROUND COVER					
SQ. FT.	2963	3 INCHES ± OF MULCH IN ALL PLANTERS - WALK-ON DECO BARK	1000 CF#	+	

(A) PROVIDE ONE MEDIUM SIZE TREE FOR EVERY TWO PARKING SPACES

SPACES PROVIDED: 6
TREES REQUIRED: 3
TREES PROVIDED: 9

(B) DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS.

PARKING LOT / PAVED AREA = 10,453 SQ FT
50% SHADE REQUIRED = 5,226 SQ FT

9 ZELKOVA 40" DIA. = 1,257 SF EA.
OVERHEAD SHADED AREA OVER PAVING ONLY
/ CANOPY STRUCTURE

TOTAL AREA SHADED = 5,736 SF
PERCENT SHADE COVERAGE PROVIDED = 55%

(C) A MINIMUM OF (1) TREE FOR EVERY 2,000 SQ FT OF LOT COVERAGE

PROJECT SITE LOT AREA = 21,796 SQ FT
ONE TREE PER 2,000 SQ. FT. = 11 TREES

TREES PROVIDED = 9 TREES

(D) A MINIMUM OF 10 PERCENT OF ANY PARKING LOT AREA SHALL BE LANDSCAPED

PARKING LOT AREA = 10,313 SQ FT
10% LANDSCAPED REQUIRED = 1,031 SQ FT

PROPOSED LANDSCAPED AREA = 3,010 SQ FT
= 29% LANDSCAPED