

Exhibit F – Project Exhibits

EXHIBIT A

1. (E) REMOVE EXISTING APPROACH, REDESIGN & CONSTRUCT CURB, GUTTER, PAVING AND 24' MIN TO 35' MAX DRIVE APPROACH PER PW STD P-2,P-5,P-6 AND P-48 ACCORDING WITH THE 8' COMMERCIAL SIDEWALK PATTERN THE LOCAL INDUSTRIAL STREET PER PW STD P-55.
2. (N) 25' DRIVEWAY APPROACH LOCATION
3. (E) PARKING STALLS TO BE REMOVED TO GIVE WAY TO FIRE LANE
4. (E) LIGHT GAUGE STEEL PARKING CANOPY TO BE REMOVED
5. (N) S-CURB WITH 44' TURNING RADIUS
6. (E) EXISTING FIRE HYDRANT
7. (E) ADA RAMP SHALL MEET PW STD P-28 MODIFY OR REPLACE.
8. (N) PARKING CURB TO ACCOMMODATE FIRE LANE
9. (N) ADA ACCESSIBLE PARKING

10. (N) ADA ACCESSIBLE CURB RAMP
11. (E) EXISTING PARKING AREA LIGHT TO BE REMOVED
12. (E) EXISTING STREET LIGHT
13. (E) EXISTING TELEPHONE PEDESTAL TO BE RELOCATED
14. (E) EXISTING TELEPHONE MANHOLE
15. (E) EXISTING STORM DRAIN INLET
16. (N) CONSTRUCT 8' SIDEWALK PER CITY STANDARD
P-55 & P-5
17. (E) 4' PATH OF TRAVEL
18. (E) 8' SIDEWALK
19. (E) END OF (E) SIDEWALK

20. (E) STORM DRAIN GRATE
21. (E) SIGNS TO BE RELOCATED
22. (E) ELECTRIC BOX
23. (N) FIRE LANE
24. (E) CAR STALLS TO BE REMOVED
25. (E) RETAINED EXISTING CAR STALLS
26. (E) SITE BUILDING
27. (N) CONSTRUCT A CONCRETE/ASPHALT DRIVE
ACCESS PER PUBLIC WORKS STD P-21
28. (N) CONSTRUCT SIDEWALK DRAINS PER PW STD P-23

Lots 2, 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 17, 19, and 20, as shown on that certain Subdivision Map entitled "Tract No. 3103, Subdivisions of San Joaquin County, Spanos Park West Unit No. 1", filed for record June 14, 2001, in Book 36 of Maps, at Page 22, Records of San Joaquin County.

PROPERTY SUBJECT TO THIS DECLARATION

All of that certain real property situated in the City of Stockton, County of San Joaquin, State of California, more particularly described as follows:

Parcel One

Lots 2, 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 17, 19, and 20, as shown on that certain Subdivision Map entitled "Tract No. 3103, Subdivisions of San Joaquin County, Spanos Park West Unit No. 1", filed for record June 14, 2001, in Book 36 of Maps, at Page 22, Records of San Joaquin County.

EXISTING BUILDING

SITE DEVELOPMENT PLAN
(W/ EXISTING STRUCTURES & CAR STALLS)

SCALE 1/14" = 1'-0"

P22-01346

The plan shows an existing building with several rooms: Office (233.55 FT), Equipment Room (916.32 FT), Wash Tunnel (2,003.37 FT), and two Vacuum Rooms (84 FT each). There are also storage areas (STO. 196.53 FT) and a cross access location. The parking area includes 10 stalls, 13 stalls, and 15 stalls, along with a vacuum area (3,043 FT) and a wash tunnel. The site is bounded by McKinley Street to the north and Fine Industrial Street to the east. The plan includes various dimensions, bearings, and a north arrow.

$$1/14'' = 1'-0''$$

SECTION LINE

P22-01346



Revision Issue		Project Status	Date Issued
Rev. #	Description		
		Project #	
		Contracting Officer:	
		Drawn By	KC

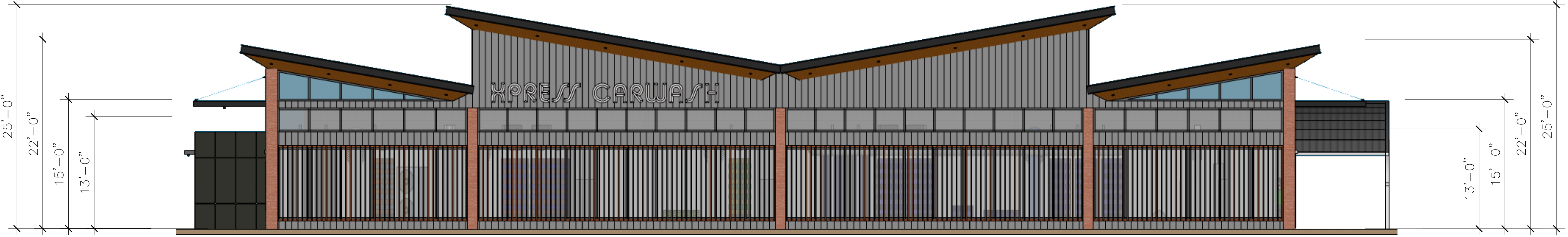
SITE DEVELOPMENT PLAN
(W/ EXISTNG STRUCTURE)

A1.01

XXXX

PROPOSED MOE'S XPRESS CARWASH

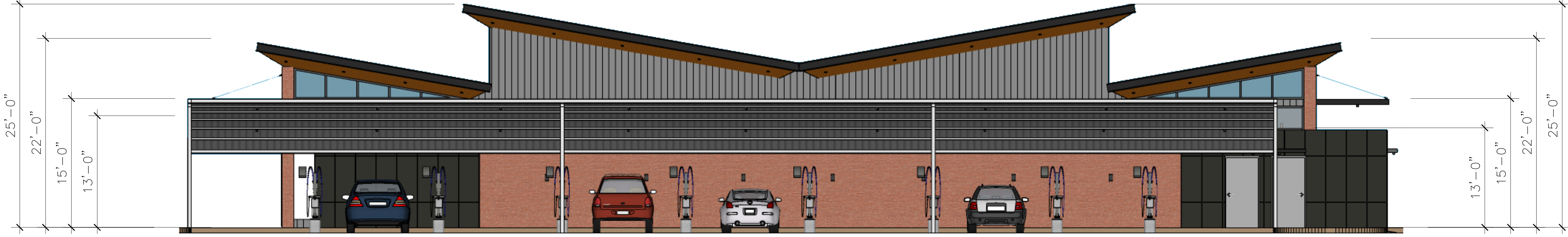
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CAR WASH TUNNEL FRONT ELEVATION

SCALE 1/20





CAR WASH TUNNEL REAR ELEVATION

SCALE 1/20

Revision Issue		Project Status	Date Issued
Rev. #	Description	SPDR 15-024	XXXXX20
		Project #	201701003
		Contracting Officer:	
		Drawn By	xx
		Checked By	EZ

APPL. NO. P22-01346 EXHIBIT E-2 DATE 07/27/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT


BGV
International
General Engineering Contractor

2497 W. Shaw Ave., Ste 106
Fresno, CA 93711 USA
bgvusa@gmail.com
Ph. 559.840.3313
cell. 559.217.6908

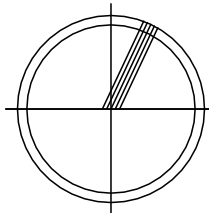


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PROPOSED MOE'S XPRESS CARWASH
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Revision Issue	Project Status	Date Issued
Rev. #	SPDR 15-024	XXXXXX
Description	Project #	201707003
	Contracting Officer:	
	Drawn By	XX
	Checked By	EZ

SITE PLAN

A2.01



EXTERIOR PERSPECTIVE
SCALE

SCALE:

APPL. NO. P22-01346 EXHIBIT E-3 DATE 07/27/2022
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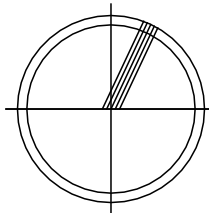


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PROPOSED MOE'S XPRESS CARWASH
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Revision Issue	Project Status	Date Issued
Rev. #	SPDR 15-024	XXXXXX
Description	Project #	201701003
	Contracting Officer:	
	Drawn By	XX
	Checked By	EZ

SITE PLAN

A2.02



EXTERIOR PERSPECTIVE
SCALE

SCALE:

APPL. NO. P22-01346 EXHIBIT E-4 DATE 07/27/2022
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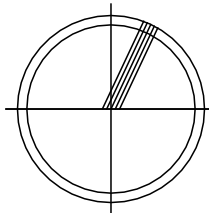


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PROPOSED MOE'S XPRESS CARWASH
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Revision Issue	Project Status	Date Issued
Rev. #	SPDR 15-024	XXXXXX
Description	Project #	201701003
	Contracting Officer:	
	Drawn By	XX
	Checked By	EZ

SITE PLAN

A2.03



EXTERIOR PERSPECTIVE
SCALE

SCALE:

APPL. NO. P22-01346 EXHIBIT E-5 DATE 07/27/2022
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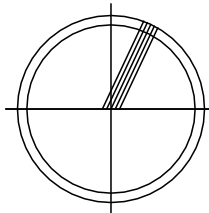


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PROPOSED MOE'S XPRESS CARWASH
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Revision Issue	Project Status	Date Issued
Rev. #	SPDR 15-024	XXXXXX
Description	Project #	201701003
	Contracting Officer:	
	Drawn By	XX
	Checked By	EZ

SITE PLAN

A2.04



EXTERIOR PERSPECTIVE
SCALE

SCALE:

APPL. NO. P22-01346 EXHIBIT E-6 DATE 07/27/2022
PLANNING REVIEW BY _____ DATE _____
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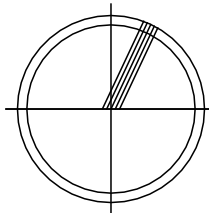
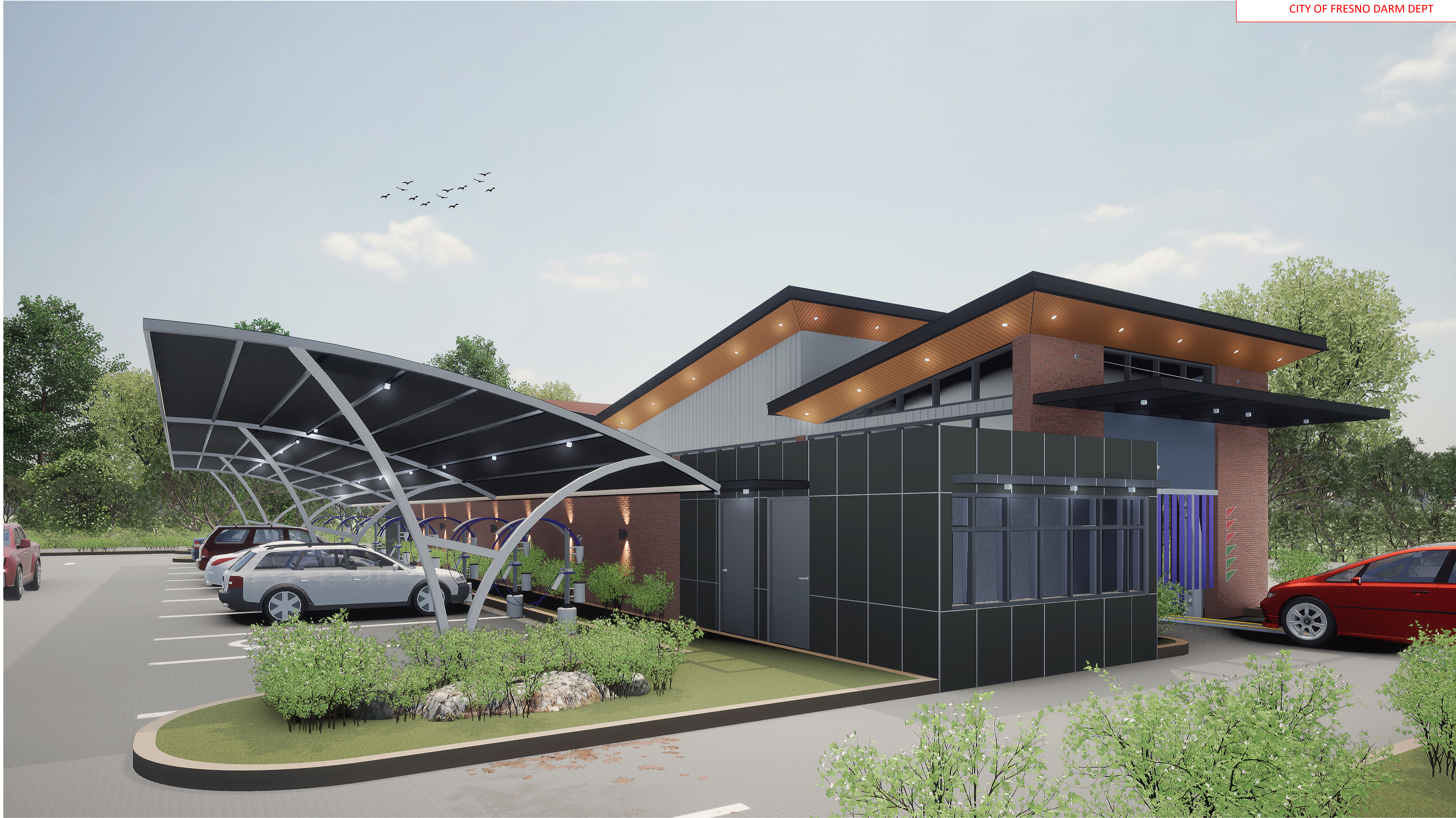


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PROPOSED MOE'S XPRESS CARWASH
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Revision Issue	Date	Project Status	Date Issued
Rev. #	Description	SPDR 15-024	XXXXXX
		Project #	201707003
		Contracting Officer:	
		Drawn By	XX
		Checked By	EZ

SITE PLAN

A2.05



EXTERIOR PERSPECTIVE
SCALE

SCALE:

APPL. NO. P22-01346 EXHIBIT E-7 DATE 07/27/2022
PLANNING REVIEW BY _____ DATE _____
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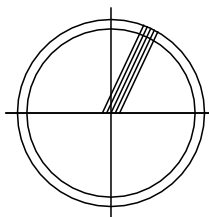


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PROPOSED MOE'S XPRESS CARWASH
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Revision Issue	Project Status	Date Issued
Rev. #	SPDR 12-024	XXXXXX
Description	Project #	201707003
	Contracting Officer:	
	Drawn By	XX
	Checked By	EZ

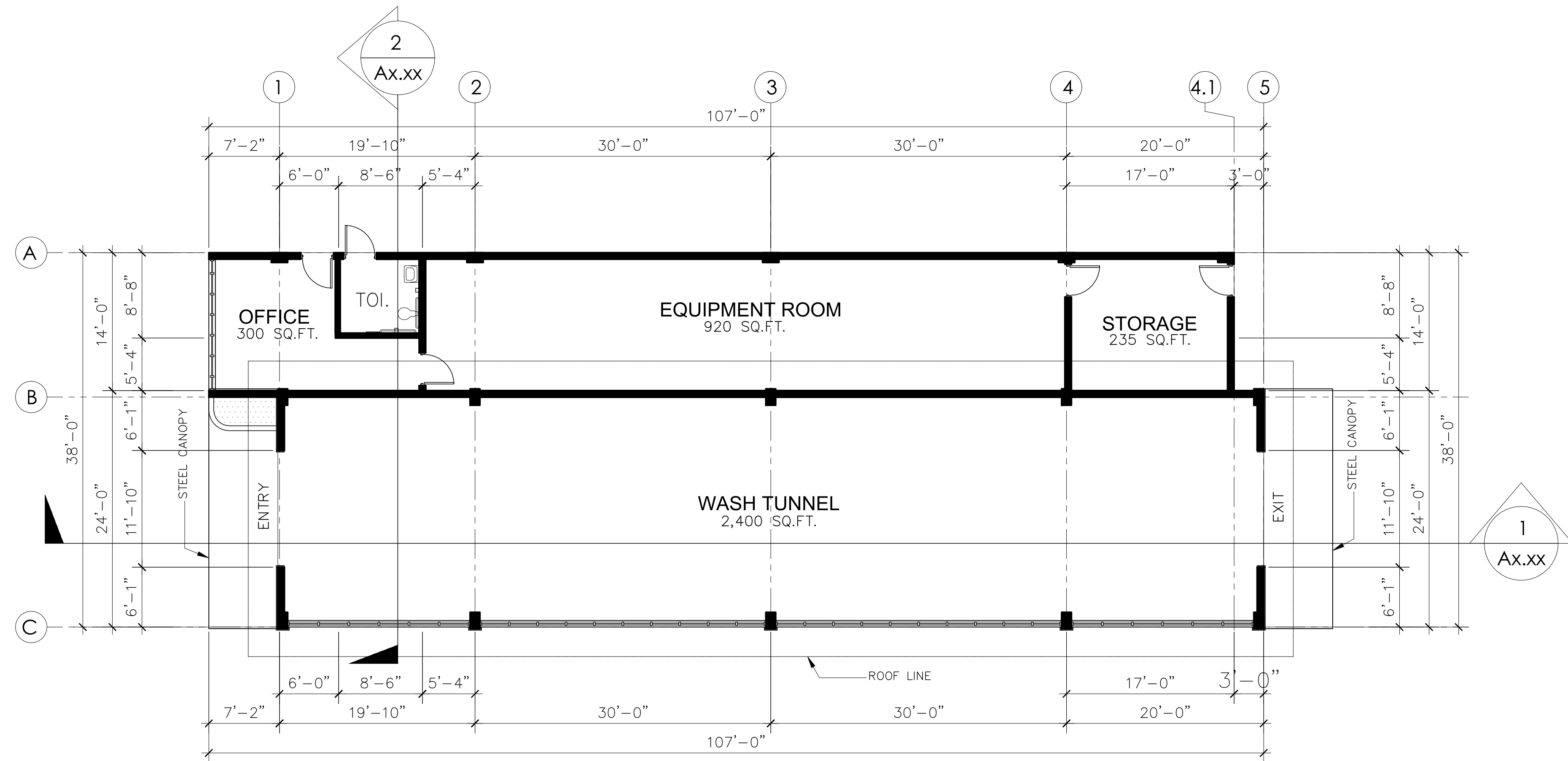
SITE PLAN

A2.06

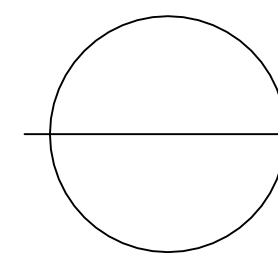


EXTERIOR PERSPECTIVE
SCALE

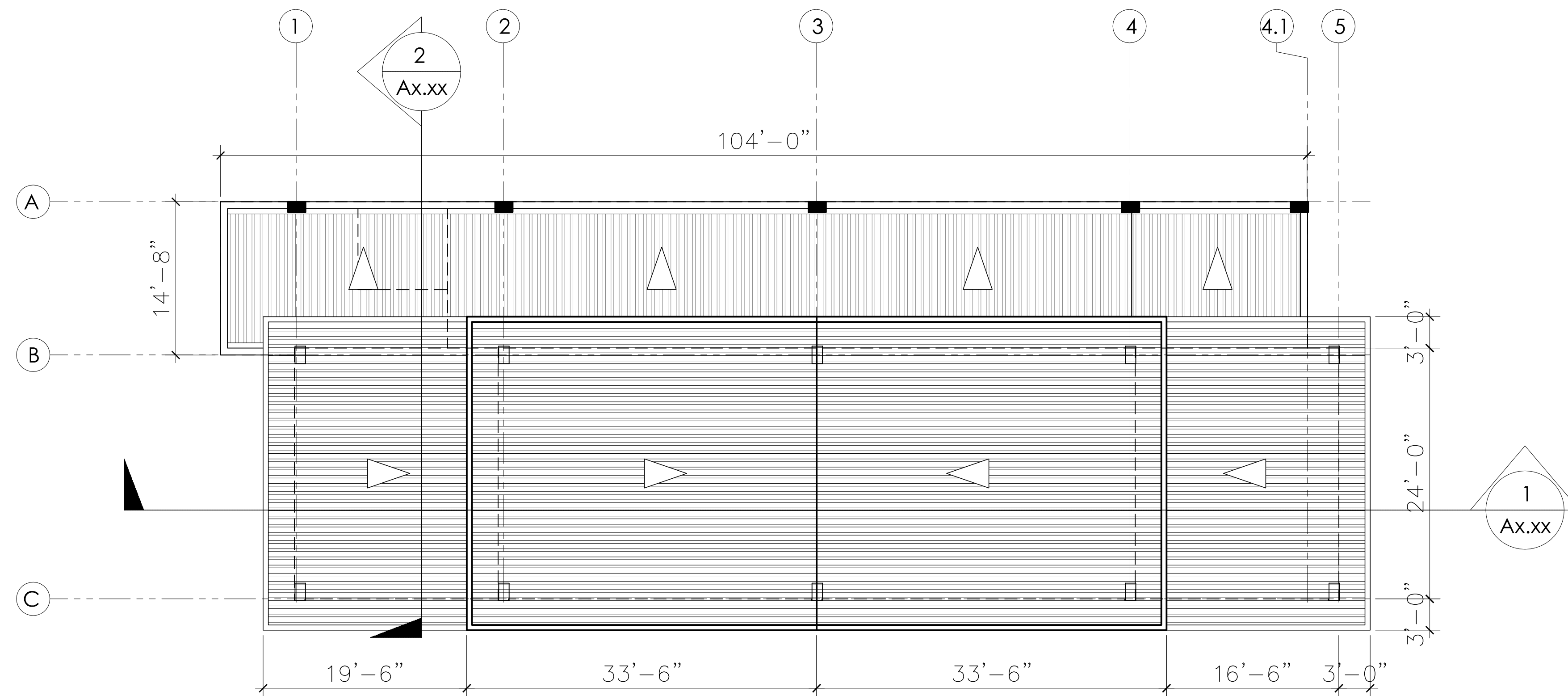
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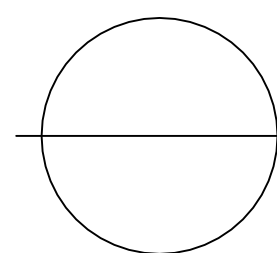
GROUND FLOOR PLAN



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



ROOF PLAN



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

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2497 W. Shaw Ave., Ste 106
 Fresno, CA 93711 USA
 bgvusa@gmail.com
 Ph. 559.840.3313
 cell. 559.217.6908



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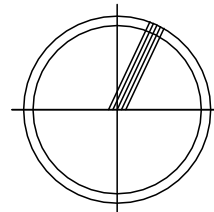
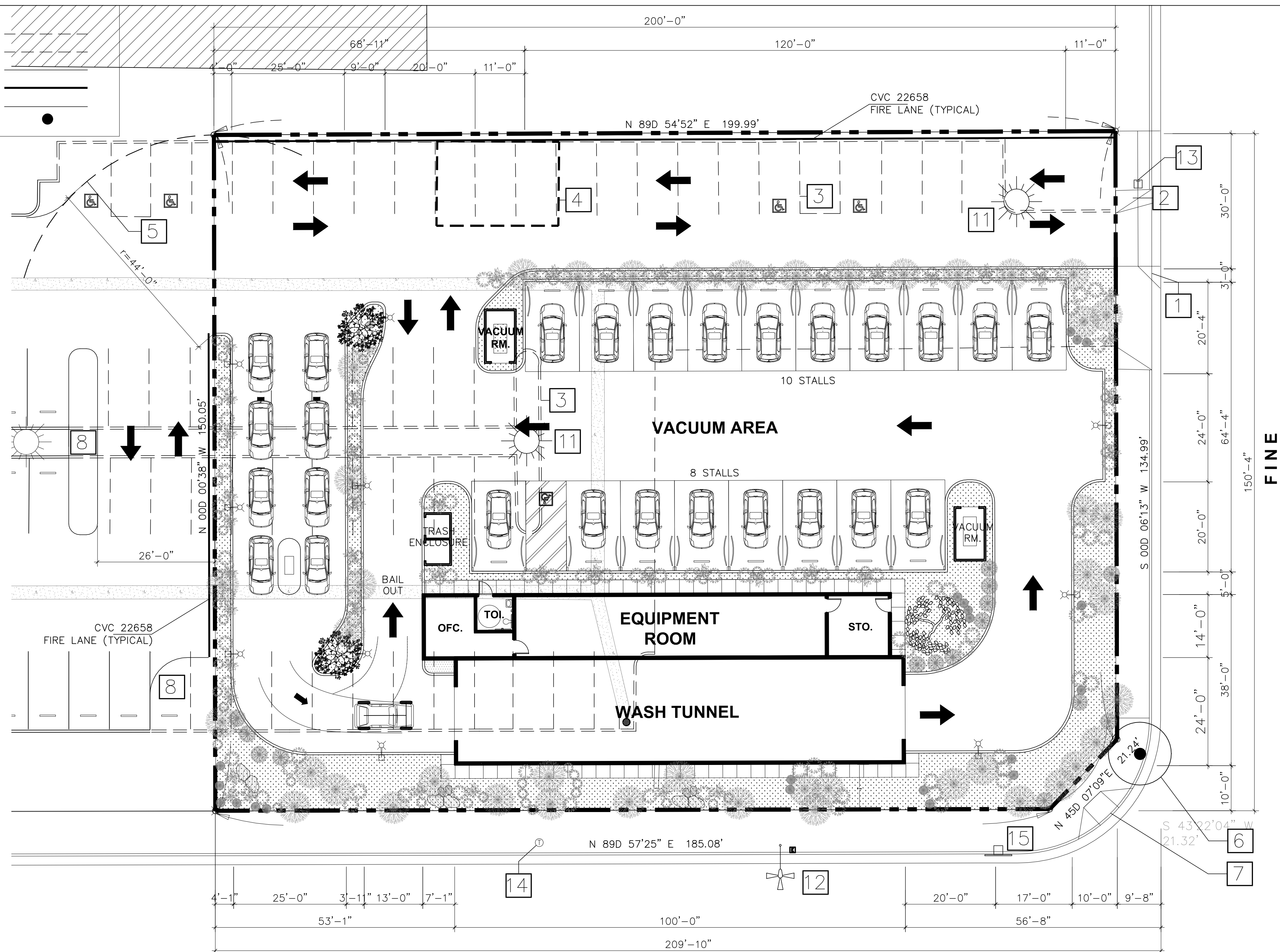
Revision Issue	Date	SPDR 12-04	XXXX20
Rev. #	Description	Project #	201701003
		Contracting Officer:	
Drawn By	Checked By	XX	EZ

FLOOR PLAN

A1.02

LEGENDS:

EXISTING STRUCTURE
REMOVE/RELOCATE
PROPOSED CAR STALLS
PROPOSED FIRE LANES
EXISTING
FIRE HYDRANT







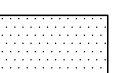


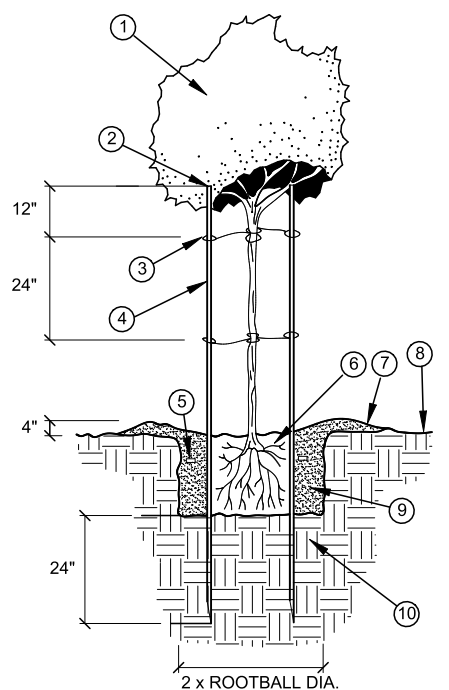
COMPOSITE LANDSCAPE PLAN

SCALE

SCALE: 1:100

LANDSCAPE LEGEND:

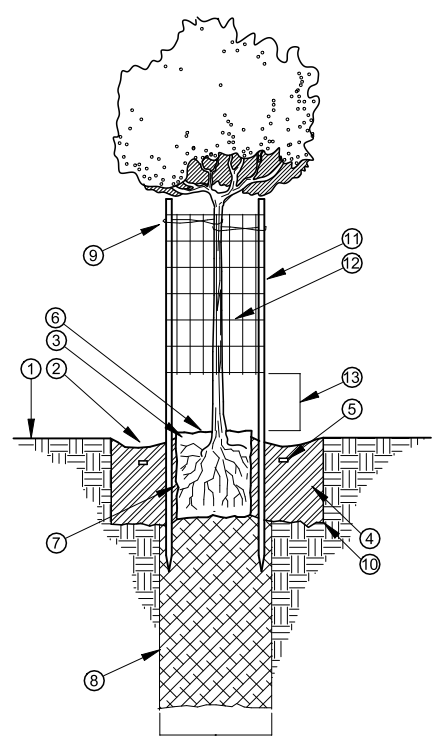
TREES	QTY.	BOTANICAL NAME/ COMMON NAME	COMMENT	WUCOLS WATER USAGE
	(1) 20'x40'	EXISTING TREE ON SITE	(PROTECT IN PLACE)	
	(11) 24" BOX	PISTACHIA CHINENSIS / CHINESE PISTACHE	STANDARD	LOW
	(10) 24" BOX	LAURUS NOBILIS / GRECIAN LAUREL	STANDARD	LOW
SHRUBS	QTY.	BOTANICAL NAME/ COMMON NAME	COMMENT	WUCOLS WATER USAGE
	5 GAL.	LAURUS NOBILIS / BAY LAUREL SHRUB	COLUMNAR	LOW
	5 GAL.	RHAPHIOCELES UMBELLATA / YEDDA HAWTHORN	3" O.C.	LOW
	1 GAL.	OLEA EUROPEA / DWARF OLIVE	3" O.C.	LOW
	2" LAYER "MOUNTAIN GOLD STONE MULCH" SIZE 3/4"			



TREE PLANTING

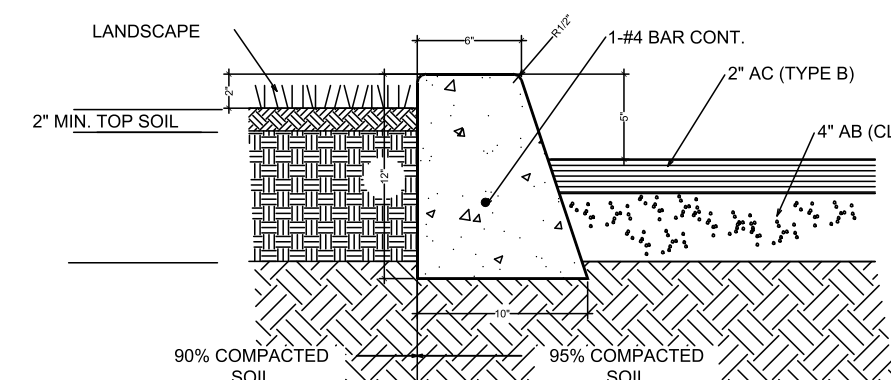
NOTES

1. TREE PER PLAN
2. TRIM TOP OF STAKES BELOW LOWEST BRANCHES TO PREVENT DAMAGE.
3. CROSS TIE BETWEEN STAKE AND TREE PER PLANTING SPECIFICATIONS
4. 2" DIA. x 10' LONG LODGE POLE STAKES (INSTALL WIDER THAN ROOTBALL)
5. 21 GRAM PLANT TABLETS
6. ROOTBALL (SET CROWN +/- 1" ABOVE FINISH GRADE)
7. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO SEEDING IN HYDROSEED AREAS. AT END OF PLANT ESTABLISHMENT PERIOD FOR ALL REMAINING BASINS)
8. FINISH GRADE
9. COMPACTED BACKFILL 100% NATIVE SOIL
10. UNDISTURBED NATIVE SOIL



TREE PLANTING

1. FINISH GRADE
2. WATERING BASIN 3" DEEP, 4'-0" WIDE TO BE BELOW GRADE. NO BOWLS REQ'D FOR SUBSURFACE DRIP
3. ROOTBALL
4. BACKFILL MIX TO CONSIST OF NATIVE SOIL, CLEAN ALL DERRIS, ROCK, AND OTHER MATERIAL OUT OF BACKFILL
5. AGRIFORM PLANTING TABS WITHIN 2" OF GRADE
6. SET CROWN OF ROOTBALL (FIRST ROOT FLARE, EXCLUDING ADVENTITIOUS ROOTS)
7. ABOVE FINISH GRADE BREAK UP TOP OF ROOTBALL DOWN TO SURROUNDING SOIL LEVEL.
8. ROUGH SIDE OF ROOTBALL PRIOR TO PLANTING
9. DRILL 2'-0" HOLE TO PENETRATE HARDPAN LAYER PER QTY SPEC
10. DOUBLE STAKE AND TIE 6" ABOVE THE LOWEST POINT THAT THE WIND SUPPORT ITSELF (ALLOW 3" LOOSE MOVEMENT IN ALL DIRECTIONS) TOP OF STAKES TO BE BELOW SCAFFOLD BRANCHES OF YOUNG TREE
11. PLANTING PIT TO HAVE DIAMETER AT LEAST 2.5 TIMES DIAMETER OF ROOTBALL
12. LOOSEPOLE PINE STAKE
13. 2" x 4" GALV. WIRE FABRIC AS DESIGNATED ON THE PLANS IF NOT DESIGNATED ON PLANS DO NOT INSTALL WIRE
14. WIRE 1'-0" CLEAR FROM BASE OF TREE STEM



CURB / LANDSCAPE / AC DETAIL

SCALE 1 1/2"=1'

APPL. NO. P22-01346 EXHIBIT L DATE 07/27/2022

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

GENERAL NOTES

1. Trees planted in the right-of-way shall be planted by the property owner after first obtaining street tree planting permit and a street work permit.
2. Trees planted within the right-of-way shall be located with the following minimum setbacks:
 - 30' from street corners for visibility
 - 15' from driveways, stop signs, alleys, light poles, and power poles.
 - 10' from fire hydrants & 8' from sewer lines
 - 5' from building overhangs
 - 2' from adjacent concrete and adjoining property lines
 - 3' from gas, electrical, and water lines, and roof drains
3. Not used.
4. Drilling shall be completed within the 14 days for which clearance was obtained for approved locations. Holes shall be 2 feet in diameter and drilled to a depth where visual evidence of the subsurface sand or gravel drainage stratum is apparent; the drainage hole shall be drilled to a minimum of 10 feet deep. Immediately following drilling, the hole shall be backfilled with soil drilled from the hole, using sufficient water to thoroughly saturate the backfill material. Immediately following backfilling, the white spot designating the planting site is pointed black to indicate the site has been drilled. The drilled sites are barricaded and checked daily for 5 working days for soil settling. Soil levels are adjusted as necessary during this time. After 7 days, the barricades and excess soil are removed. Soil shall be allowed to settle for a minimum of 20 days prior to planting.
5. Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree. Except as necessary for the health of the tree and public safety, or as may otherwise be approved by the Public Works Department
6. Landscaping must be in place before issuance of the Certificate of Occupancy
7. Prior to final inspection. A written certification, signed by a landscape professional, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the Landscape and Irrigation plans approved by the Planning Division, Development Department
8. No structures of any kind may be installed or maintained within the landscaped areas. No exposed utility boxes, transformers, meters, piping, (excepting the backflow prevention device), etc., are allowed to be located in the landscape areas or setbacks or on the street frontages of the buildings. All transformers, etc., shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved.

SUPPLEMENTAL NOTES

1. Quantities shown are Designer's estimate only. Contractor shall be responsible for the installation of all material appearing on the plan.
2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
3. Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
4. See specifications for planting requirements, materials and execution.
5. All plant material shall be approved by the Owner's authorized representative prior to installation.
6. Final location of all plant materials shall be subject to the approval of the Owner's authorized representative.
7. Contractor shall notify Owner's authorized representative 48 hours prior to commencement of work to coordinate project observation schedules.
8. See details and specifications for staking method, plant pit dimensions and backfill requirements.
9. If conflicts arise between size of areas and plans, contractor shall contact Riverside Landscaping for resolution. Failure to make such conflicts known to Landscape Architect, will result in contractors responsibility to relocate the materials at no expense to Owner.
10. All ground cover shall extend beneath taller plant material.
11. No planting shall be done until installation of the irrigation system is completed, final grades have been established, planting areas have been properly graded and soil prepared, and the work approved by Landscape Architect.
12. All existing trees to remain shall be protected from damage due to construction. Provide protective barrier throughout construction.
13. The contractor shall be responsible for replacement and reconditioning the existing landscape damaged by this construction contract. Replacement and reconditioning will include but not be necessarily limited to: turf establishment (ripping, soil preparation, soil conditioning, fine grading and seeding); tree, shrub, and ground cover replacement, etc.
14. Landscape areas to be rough graded plus or minus a tenth of a foot by others.
15. All on-grade planting areas shall be cross ripped to a depth of 10-12 inches in two directions and receive per thousand square feet of area the following:

Kellogg's 'Nitro-humus'	6 cu yards
12-12-12 Commercial fertilizer	15 lbs
Soil sulfur	10 lbs
Gro-power Plus	200 lbs
16. Planting beds shall be top dressed with DECOMPOSED GRANITE (DG) at a rate of 2 inches thick. (6 cu yard per 1000 sq. ft.)
17. Prior to top dressing, use pre-emergent herbicide, 'Ronstar' at a rate of 5 lbs per 1000 sq. ft..
18. Controlled release fertilizer tablets to be added per manufacturers recommendations.



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PROPOSED MOE'S XPRESS CARWASH

Revision	Issue	Date	Rev. #
1	1	1	1

LANDSCAPE PLAN

L1.01