

# Exhibit H



GENERAL NOTES

1. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THIS SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED, BASED UPON THE OPERATION STATEMENT PROVIDED BY THE APPLICANT. THE OPERATION STATEMENT IS MATERIAL TO THE ISSUANCE OF THIS SPECIAL PERMIT. UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY REQUIRE OPERATION INCONSISTENT WITH THE OPERATION STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIRED IF THE OPERATION OF THIS ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT WITH THE OPERATION STATEMENT. FAILURE TO OPERATE IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENFORCEMENT REMEDY AVAILABLE UNDER THE LAW. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.

2. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.

3. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT; [HTTP://WWW.FRESNO.GOV/GOVERNMENT/DEPARTMENTS/PUBLICWORKS/DEVELOPMENTSTANDARDSANDDRAWINGS.HTM](http://www.fresno.gov/government/departments/publicworks/developmentstandardsanddrawings.htm)

4. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.

5. OWNERS AND PERSONS HAVING OWNERSHIP INTEREST IN BUSINESSES OPERATING IN THE CITY OF FRESNO (INCLUDING LEASING OUT ANY COMMERCIAL OR INDUSTRIAL PROPERTY, OR RENTING OUT FOUR OR MORE DWELLING UNITS) ARE REQUIRED BY THE FRESNO MUNICIPAL CODE TO OBTAIN A BUSINESS TAX CERTIFICATE. CONTACT THE CITY OF FRESNO FINANCE DEPARTMENT'S BUSINESS TAX DIVISION AT (559) 621-6680 FOR MORE INFORMATION. INFORMATION AND AN APPLICATION FORM IS AVAILABLE AT THE FOLLOWING WEBSITE: [HTTP://WWW.FRESNO.GOV/GOVERNMENT/DEPARTMENTS/DIRECTORIES/FINANCE/BUSINESSLICENSEANDTAX/BUSINESS-TAX-APPLICATION.HTM](http://www.fresno.gov/government/departments/directories/finance/businesslicenseandtax/business-tax-application.htm)

6. ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.

7. ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.

8. FOR PROJECTS INITIATED IN RESPONSE TO CODE ENFORCEMENT ACTION, THE EXERCISE OF RIGHTS GRANTED BY THIS SPECIAL PERMIT MUST BE COMMENCED BY SIX MONTHS. COMPLETION OF THE PROJECT, INCLUDING IMPROVEMENTS, SHALL OCCUR BY 12 MONTHS.

9. TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD, WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.

10. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.

11. NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED-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 FRONTS 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.

12. PROVIDE SHADE CALCULATIONS ON THE LANDSCAPE PLAN FOR PARKING LOT SHADING IN ACCORDANCE WITH THE ATTACHED DEVELOPMENT DEPARTMENT PERFORMANCE STANDARDS FOR PARKING LOT SHADING, INCLUDING TREE SPECIES AND TREE COUNTS.

13. DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS. (THIS REQUIREMENT MAY BE REDUCED TO 40 PERCENT FOR EXISTING DEVELOPMENT IF IT IS DEMONSTRATED THAT THE CONSTRAINTS OF AN EXISTING SITE WOULD MAKE IT IMPOSSIBLE TO MEET THE NORMAL STANDARDS.) TREES SHALL ALSO BE PLANTED IN THE REQUIRED LANDSCAPED AREA ALONG THE PERIPHERY OF THE DEVELOPMENT IN ORDER TO SHADE AND ENHANCE ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY. REFER TO THE ATTACHED "PERFORMANCE STANDARDS FOR PARKING LOT SHADING" FOR THE TREE LIST AND FURTHER DETAILS.

14. 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 DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.

15. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION. (INCLUDE THIS NOTE ON THE SITE AND LANDSCAPE PLANS.)

16. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPARTMENT.

17. FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.

18. THE PARKING LOT DESIGN MUST ACCOMMODATE THE PROVISION OF TREES IN ACCORDANCE WITH THE ATTACHED PARKING LOT SHADING POLICY.

19. A MINIMUM NUMBER OF ACCESSIBLE PARKING STALLS ARE REQUIRED FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE, "DEVELOPMENT REQUIREMENTS FOR ACCESSIBILITY."

20. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.

21. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE PERSON SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.

22. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND 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. DEPICT ALL PROPOSED LIGHTS ON THE SITE PLAN.

23. BICYCLE PARKING SPACES SHALL BE SUPPLIED AT A RATE OF 10% OF THE AUTOMOBILE SPACES PROVIDED PURSUANT TO SECTION 12-306-I-21C OF THE FRESNO MUNICIPAL CODE (FMC). BICYCLE PARKING SPACES SHALL EACH CONSIST OF ONE SLOT IN A BIKE RACK. THEY SHALL BE GROUPED IN RACKS WHICH ALLOW FOUR FEET OF CLEARANCE ON ALL SIDES. THERE SHALL BE ADEQUATE SPACE BETWEEN RACK SLOTS TO PARK, LOCK, AND REMOVE BICYCLES. BICYCLE PARKING SPACES AND THE REQUIRED FOUR-FOOT CLEARANCE SHALL BE PROTECTED FROM MOTOR VEHICLE ENCROACHMENT BY MEANS OF FIXED BARRIERS NOT LESS THAN SIX INCHES OR MORE THAN THREE IN HEIGHT. BICYCLE PARKING SPACES SHALL NOT ENCRUCH INTO PEDESTRIAN WAYS, LANDSCAPED AREAS, OR OTHER REQUIRED OPEN SPACES, AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.

24. ALL GENERAL PROVISIONS OF SECTION 12-306-I OF THE FMC SHALL APPLY TO ALL PARKING AREAS. [HTTP://LIBRARY.MUNICODE.COM/HTML/14478/LEVEL3/MUCOFR\\_CH12/AUSPLZ0\\_ART3GE\\_COAPFZ0\\_HTML/MUCOFR\\_CH12/AUSPLZ0\\_ART3GE\\_COAPFZ0\\_S12-306PRDST](http://library.municode.com/html/14478/LEVEL3/MUCOFR_CH12/AUSPLZ0_ART3GE_COAPFZ0_HTML/MUCOFR_CH12/AUSPLZ0_ART3GE_COAPFZ0_S12-306PRDST)

25. ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED BUILDING(S). PROVIDE A SET OF DRAWINGS, WITH DESCRIPTIVE INFORMATION, INCLUDING, MATERIALS, DESIGN AND COLORS TO ALLOW FOR A PRELIMINARY ASSESSMENT OF THE FUTURE SIGNAGE. IT IS RECOMMENDED THAT YOU PROVIDE A COPY OF THE SIGNAGE EARLY IN THE PROJECT PROCESS TO ALLOW FOR STAFF COMMENT.

26. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.

27. ALL PROPOSED SIGNS SHALL CONFORM TO THE CURRENT SIGN ORDINANCE. APPLICATIONS FOR A SIGN PERMIT AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT'S PUBLIC FRONT COUNTER OR ONLINE AT [HTTP://WWW.FRESNO.GOV/GOVERNMENT/DEPARTMENTS/DIRECTORIES/PLANNINGANDDEVELOPMENT/PLANNING/SIGNSANDBANNERS.HTM](http://www.fresno.gov/government/departments/directories/planninganddevelopment/planning/signsandbanners.htm)

28. WINDOW SIGNS ARE LIMITED TO FOUR SQUARE FEET IN AREA, PROVIDING INFORMATION ABOUT HOURS OF OPERATION AND EMERGENCY, SALE, OR RENTAL INFORMATION ONLY. EXTERIOR SIGNAGE SUCH AS BANNERS, FLAGS AND PENNANTS ARE PROHIBITED. HOWEVER, SPECIAL EVENT BANNER SIGNS ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT, ATTACHED TO THE BUILDING, AND NOT EXCEEDING 32 SQUARE FEET IN AREA.

29. PERMANENT WINDOW SIGNS OVER SIX SQUARE FEET IN AREA CAN BE SUBMITTED FOR APPROVAL UNDER A SIGN REVIEW APPLICATION.

30. NOISE LEVELS SHALL NOT EXCEED THE DECIBEL LEVELS DESCRIBED IN SECTION 10-102.B OF THE FMC AT ANYTIME, MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. [HTTP://LIBRARY.MUNICODE.COM/HTML/14478/LEVEL3/MUCOFR\\_CH10/REFPUNURPEFC\\_DUS\\_ART10RE\\_HTML/MUCOFR\\_CH10/REFPUNURPEFC\\_ART10RE\\_S10-102DE](http://library.municode.com/html/14478/LEVEL3/MUCOFR_CH10/REFPUNURPEFC_DUS_ART10RE_HTML/MUCOFR_CH10/REFPUNURPEFC_ART10RE_S10-102DE)

31. THERE SHALL BE ADEQUATE VEHICULAR ACCESS FROM A DEDICATED AND IMPROVED STREET OR ALLEY TO OFF-STREET PARKING AND LOADING FACILITIES ON THE PROPERTY REQUIRING OFF-STREET PARKING AND LOADING. VEHICULAR AND/OR PEDESTRIAN ACCESS SHALL BE PROVIDED AND SHALL REMAIN CLEAR AT ALL TIMES.

32. THE ADDRESS LISTED IN THE CONDITIONS OF APPROVAL IS THE "OFFICIAL ADDRESS" GIVEN TO THE BUILDING. IF YOU WOULD LIKE SEPARATE SUITE OR UNIT NUMBERS FOR A BUILDING, PROVIDE A FLOOR PLAN AND CONTACT THE CITY OF FRESNO DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT FOR "OFFICIAL ADDRESSES". ONLY THOSE ADDRESSES ASSIGNED BY THE CITY OF FRESNO WILL BE RECOGNIZED AS "OFFICIAL ADDRESSES". THE UNITED STATES POST OFFICE WILL ONLY RECOGNIZE ADDRESSES ASSIGNED BY THE CITY OF FRESNO. IF A NON-OFFICIAL ADDRESS IS GIVEN TO A BUILDING AND/OR SEPARATE SUITES, THE CITY OF FRESNO HAS THE AUTHORITY TO CHARGE A FEE AND HAVE THOSE ADDRESSES CORRECTED. IN ADDITION, THE UNITED STATES POST OFFICE WILL CEASE MAIL DELIVERY TO THOSE ADDRESSES THAT ARE NOT "OFFICIAL ADDRESSES".

33. ALL PROJECTS, INCLUDING PROJECTS THAT INVOLVE LESS THAN ONE ACRE OF PROPERTY, ARE REQUIRED TO COMPLY WITH THE CITY OF FRESNO'S URBAN STORM WATER QUALITY MANAGEMENT AND DISCHARGE CONTROL ORDINANCE, FMC CHAPTER 6, ARTICLE 7 (FMC SECTIONS 6-701 ET SEQ.)

WHEN A PROJECT INVOLVES ONE ACRE OR MORE OF CONSTRUCTION ACTIVITY (INCLUDING, BUT NOT LIMITED TO, GRADING) THE DEVELOPER IS REQUIRED TO OBTAIN A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION, WITH A NOTICE OF INTENT (NOI) FILED PRIOR TO COMMENCEMENT OF ANY GRADING CONSTRUCTION ACTIVITY. CONTACT THE FRESNO OFFICE OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT 559-445-6281 REGARDING THE REQUIRED NOI AND STORMWATER DISCHARGE. ADDITIONAL INFORMATION ON CALIFORNIA'S CONSTRUCTION STORMWATER REGULATION MAY BE OBTAINED FROM THE WATER BOARD VIA THE INTERNET: [WWW.WATERBOARDS.CA.GOV/WATER\\_ISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.SHTML](http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml)

HELPFUL INFORMATION FOR PREPARING AND IMPLEMENTING STORMWATER POLLUTION PREVENTION PLANS MAY ALSO BE OBTAINED FROM THE CALIFORNIA STORMWATER QUALITY ASSOCIATION VIA ITS WEBSITE, [WWW.CASQA.ORG](http://www.casqa.org)

WHEN A PROJECT INVOLVES SPECIFIED NONRESIDENTIAL ACTIVITIES (CERTAIN COMMERCIAL AND INDUSTRIAL ACTIVITIES), AN ONGOING INDUSTRIAL STORMWATER DISCHARGE PERMIT IS ALSO REQUIRED. CONTACT THE FRESNO OFFICE OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT 559-445-6281 TO FIND OUT WHETHER YOUR PROJECT/BUSINESS REQUIRES AN INDUSTRIAL STORMWATER DISCHARGE PERMIT, AND TO OBTAIN DETAILS ON SECURING THIS PERMIT. ADDITIONAL INFORMATION ON INDUSTRIAL STORMWATER REGULATIONS MAY BE OBTAINED FROM THE FOLLOWING WEBSITE: [WWW.WATERBOARDS.CA.GOV/WATER\\_ISSUES/PROGRAMS/STORMWATER/INDUSTRIAL.SHTML](http://www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml)

THE CALIFORNIA STORMWATER QUALITY ASSOCIATION HAS ADDITIONAL INFORMATION ON PREPARING STORMWATER POLLUTION PREVENTION PLANS FOR INDUSTRIAL ACTIVITIES ([WWW.CASQA.ORG](http://www.casqa.org)).

34. SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY. DEPICT ALL MECHANICAL EQUIPMENT ON SITE PLAN AND ELEVATIONS.

35. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.

36. 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) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.

37. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST, AND IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.

38. CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.

39. CONNECTION TO A MUNICIPAL CITY OF FRESNO SEWER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS FOR ALTERNATIVE WASTEWATER TREATMENT FACILITIES.

40. CITY OF FRESNO WATER AND SEWER CONNECTION CHARGE OBLIGATIONS APPLICABLE TO THIS PROJECT WILL BE PROJECT DURING THE BUILDING PERMIT CHECK PROCESS AND SHALL BE PAYABLE AT TIME OF ISSUANCE OF BUILDING PERMIT UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED TO DEFER SUCH PAYMENTS TO A LATER DATE. FOR INFORMATION RELATING TO WATER AND SEWER SERVICE REQUIREMENTS AND CONNECTION CHARGES, CONTACT FRANK SABURIT AT (559) 621-8797.

41. OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.

42. CROSS-CONNECTION CONTROL: A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED ON THE WATER SERVICE. CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (559) 621-8300 FOR REQUIREMENTS RELATING TO APPROVED DEVICES, LOCATIONS, TESTING AND ACCEPTANCE. THIS REQUIREMENT MUST BE SATISFIED PRIOR TO FINAL OCCUPANCY.

43. THIS PROJECT WAS REVIEWED BY THE FIRE DEPARTMENT ONLY FOR REQUIREMENTS RELATED TO WATER SUPPLY, FIRE HYDRANTS, AND FIRE APPARATUS ACCESS TO THE BUILDING(S) ON SITE. REVIEW FOR COMPLIANCE WITH FIRE AND LIFE SAFETY REQUIREMENTS FOR THE BUILDING INTERIOR AND ITS INTENDED USE ARE REVIEWED BY BOTH THE FIRE DEPARTMENT AND THE BUILDING AND SAFETY SECTION OF THE DEVELOPMENT AND RESOURCE MANAGEMENT WHEN A SUBMITTAL FOR BUILDING PLAN REVIEW IS MADE AS REQUIRED BY THE CALIFORNIA BUILDING CODE BY THE ARCHITECT OR ENGINEER OF RECORD FOR THE BUILDING.

44. OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.

45. IF VIDEO SURVEILLANCE CAMERAS ARE REQUIRED OR INSTALLED, PROVIDE SIGNS UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THE PUBLIC THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.

46. NOTICE TO PROJECT APPLICANT: IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(D)(1), THE IMPOSITION OF FEES, DEDICATION, RESERVATIONS OR EXACTIONS FOR THIS PROJECT ARE SUBJECT TO PROTEST BY THE PROJECT APPLICANT AT THE TIME OF APPROVAL OR CONDITIONAL APPROVAL OF THE DEVELOPMENT OR WITHIN 90 DAYS AFTER THE DATE OF IMPOSITION OF FEES, DEDICATIONS, RESERVATION, OR EXACTIONS IMPOSED ON THE DEVELOPMENT PROJECT. THIS NOTICE DOES NOT APPLY TO THOSE FEES, DEDICATIONS, RESERVATIONS, OR EXACTIONS WHICH WERE PREVIOUSLY IMPOSED AND DULY NOTICED; OR, WHERE NO NOTICE WAS PREVIOUSLY REQUIRED UNDER THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(D)(1) IN EFFECT BEFORE JANUARY 1, 1997.

47. CITYWIDE DEVELOPMENT IMPACT FEES

A) TRAFFIC SIGNAL CHARGE (FMC SECTION 12-4.1101 TO 12-4.1103) THIS PROJECT SHALL PAY ITS TRAFFIC SIGNAL MITIGATION IMPACT FEE AT THE TIME OF BUILDING PERMIT BASED ON THE ADOPTED MASTER FEE SCHEDULE FOR FEE RATE. THIS FEE SHALL BE PAID AT TIME OF BUILDING PERMIT.

B) FIRE FACILITIES FEE (FMC SECTION 12-4.901 TO 12-4.906) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)

C) POLICE FACILITIES FEE (FMC SECTION 12-4.801 TO 12-4.806) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)

D) PARKS FACILITIES FEE (FMC SECTION 12-4.701 TO 12-4.706) (BASED ON THE NUMBER OF RESIDENTIAL UNITS)

48. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC SECTION 12-4.1006)

A) STREET IMPACT FEES SHALL BE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE UNLESS OTHERWISE REQUIRED BY STATE LAW.

B) STREET IMPACT FEES WILL BE A CONDITION ON ALL DEVELOPMENT ENTITLEMENTS GRANTED.

C) NEW CONSTRUCTION ON VACANT PARCELS SHALL BE CALCULATED ON A NET ACREAGE (ADJUSTED ACRE BASIS) OF THE ENTIRE PROPERTY SUBJECT TO THE DEVELOPMENT ENTITLEMENT BASED UPON PLANNED LAND USE. NOTWITHSTANDING, FEES SHALL BE BASED UPON ACTUAL LAND USE FOR DEVELOPMENTS IN THE CC ZONE DISTRICT AND FOR DEVELOPMENT PROJECTS DEVELOPED INCONSISTENT WITH THE PLAN LAND USE.

D) NEW CONSTRUCTION ON PROPERTY THAT IS PARTIALLY DEVELOPED, STREET IMPACT FEES WILL BE APPLIED TO THE INCREMENTAL INCREASE PROPORTIONATE TO THE RESPECTIVE FLOOR TO AREA RATIOS (25% FOR COMMERCIAL AND 40% FOR INDUSTRIAL). IN NO CASE SHALL ANYONE PAY MORE THAN THE AMOUNT OF THE TOTAL NET ACREAGE OF THE PARCEL MULTIPLIED BY THE APPLICABLE FEE RATE.

E) REUSE BEING MORE INTENSIVE THAN THE ORIGINAL USE, THE DEVELOPER SHALL BE REQUIRED TO PAY THE DIFFERENCE BETWEEN THE CURRENT AMOUNT OF THE STREET IMPACT FEE OBLIGATION FOR THE OLD USE AND THE CURRENT AMOUNT OF THE STREET IMPACT FEE OBLIGATION FOR THE NEW USE.

49. FRESNO COUNTY FACILITY IMPACT FEE

FRESNO COUNTY ADOPTED A FACILITIES IMPACT FEE, BUT THE REQUIREMENT TO PAY THIS FEE WAS SUBSEQUENTLY SUSPENDED BY FRESNO COUNTY. IF THE FEE HAS BEEN REINSTITATED AT THE TIME OF ISSUANCE OF BUILDING PERMITS FOR THIS PROJECT, OR AN ALTERNATIVE FEE SYSTEM HAS BEEN ADOPTED BY FRESNO COUNTY, PROOF OF PAYMENT OR PAYMENT OF THIS FEE WILL BE REQUIRED FOR ISSUANCE OF BUILDING PERMITS.

50. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

PAY THE RTMF FEE TO THE JOINT POWERS AGENCY LOCATED AT 2035 TULARE STREET, SUITE 201, FRESNO, CA 93721; (559) 233-4148, EXT. 200; [WWW.FRESNOCOG.ORG](http://WWW.FRESNOCOG.ORG). PROVIDE PROOF OF PAYMENT OR EXEMPTION PRIOR TO ISSUANCE OF BUILDING PERMITS.

51. SCHOOL FEES

SCHOOL FEES MUST BE PAID, IF REQUIRED, PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONTACT CENTRAL UNIFIED SCHOOL DISTRICT, PROVIDE PROOF OF PAYMENT (OR NO FEE REQUIRED) PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

52. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

A) A FMFCD DEVELOPMENT FEE IS REQUIRED FOR REVIEW OF PROPOSED DEVELOPMENT PROJECTS, INCLUDING APPLICATIONS FOR PLAN AMENDMENTS, REZONES, SPECIAL PERMITS, SUBDIVISIONS, AND GRADING PLANS. THIS FEE IS BASED ON PROJECT ACREAGE AND MUST BE PAID DIRECTLY TO FMFCD IN ORDER FOR THAT AGENCY TO REVIEW PROJECTS AND PROVIDE A NOTICE OF REQUIREMENTS. FOR MORE INFORMATION, CONTACT FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AT (559) 456-3292.

B) FMFCD DRAINAGE FEES ARE DUE, IF REQUIRED, PRIOR TO ISSUANCE OF BUILDING PERMITS AND ARE PAYABLE AT THE RATE IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE. UNPAID DRAINAGE FEE OBLIGATIONS THAT WERE UNPAID FOR A PROJECT PRIOR AT THE SITE OF A NEW PROJECT MUST BE SATISFIED BY THE DEVELOPER OF THE NEW PROJECT. DRAINAGE FEES MAY BE PAID AT THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO, OR AT THE TIME OF BUILDING PERMIT ISSUANCE. THEY MAY ALSO BE PAID DIRECTLY TO FMFCD, AND PROOF OF PAYMENT PROVIDED TO THE CITY, IN ORDER TO OBTAIN CONSTRUCTION PERMITS.

53. SEWER CONNECTION CHARGES (FMC SECTION 6-304(A)). THE FOLLOWING SEWER CONNECTION CHARGES MAY BE REQUIRED AND WILL BE PAYABLE AT THE FEE RATE LISTED IN THE MASTER FEE SCHEDULE AT THE TIME PAYMENT IS DUE. NEW SEWER CONNECTION CHARGES ADOPTED BY THE COUNCIL PRIOR TO THE ISSUANCE OF BUILDING PERMITS WILL ALSO BE APPLIED.

A) LATERAL SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')  
B) OVERSIZE SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')

EFFECTIVE JANUARY 9, 1999, ORDINANCE NO. 98-97 ALSO AMENDED CERTAIN SEWER CONNECTION CHARGES. FRESNO MUNICIPAL CODE ARTICLE 15, SECTION 12 PROVIDES PROPERTY OWNERS THE INCENTIVES AND DELETES CERTAIN SEWER CONNECTION CHARGES PURSUANT TO THE SIMPLE TIERED EQUITY PROGRAM (STEP) AND THE EMPLOYMENT DEVELOPMENT PROGRAM (EDP). FOR ADDITIONAL INFORMATION ON THE STEP AND EDP, CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, ADMINISTRATION DIVISION AT (559) 621-8600.

54. WATER CONNECTION CHARGES: (FMC SECTIONS 6-507 TO 6-513). THE FOLLOWING WATER CONNECTION CHARGES MAY BE REQUIRED AND WILL BE PAYABLE AT THE FEE RATE LISTED IN THE MASTER FEE SCHEDULE AT THE TIME PAYMENT IS DUE. NEW WATER CONNECTION CHARGES ADOPTED BY THE COUNCIL PRIOR TO ISSUANCE OF BUILDING PERMITS MAY ALSO BE APPLIED.

A) FRONTAGE CHARGE (BASED ON PROPERTY FRONTAGE)  
B) SERVICE CHARGES (BASED ON SERVICE SIZE REQUIRED BY APPLICANT)  
C) METER CHARGES (BASED ON SERVICE METER)  
D) WATER CAPACITY FEE (BASED ON METER SIZE)

55. DEFERMENT OF THE PAYMENT OF CITYWIDE DEVELOPMENT IMPACT FEES FOR FIRE, POLICE, PARKS, STREETS, AND TRAFFIC SIGNALS IS AVAILABLE FOR PROJECTS LOCATED WITHIN THE DOWNTOWN PRIORITY AREAS IN ACCORDANCE WITH THE PROVISIONS OF CITY OF FRESNO RESOLUTIONS NOS. 2009-265 AND 2010-19.

56. 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.

57. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.

58. 20 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

59. 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.

60. UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER FMC SECTION 15-2017.

61. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.

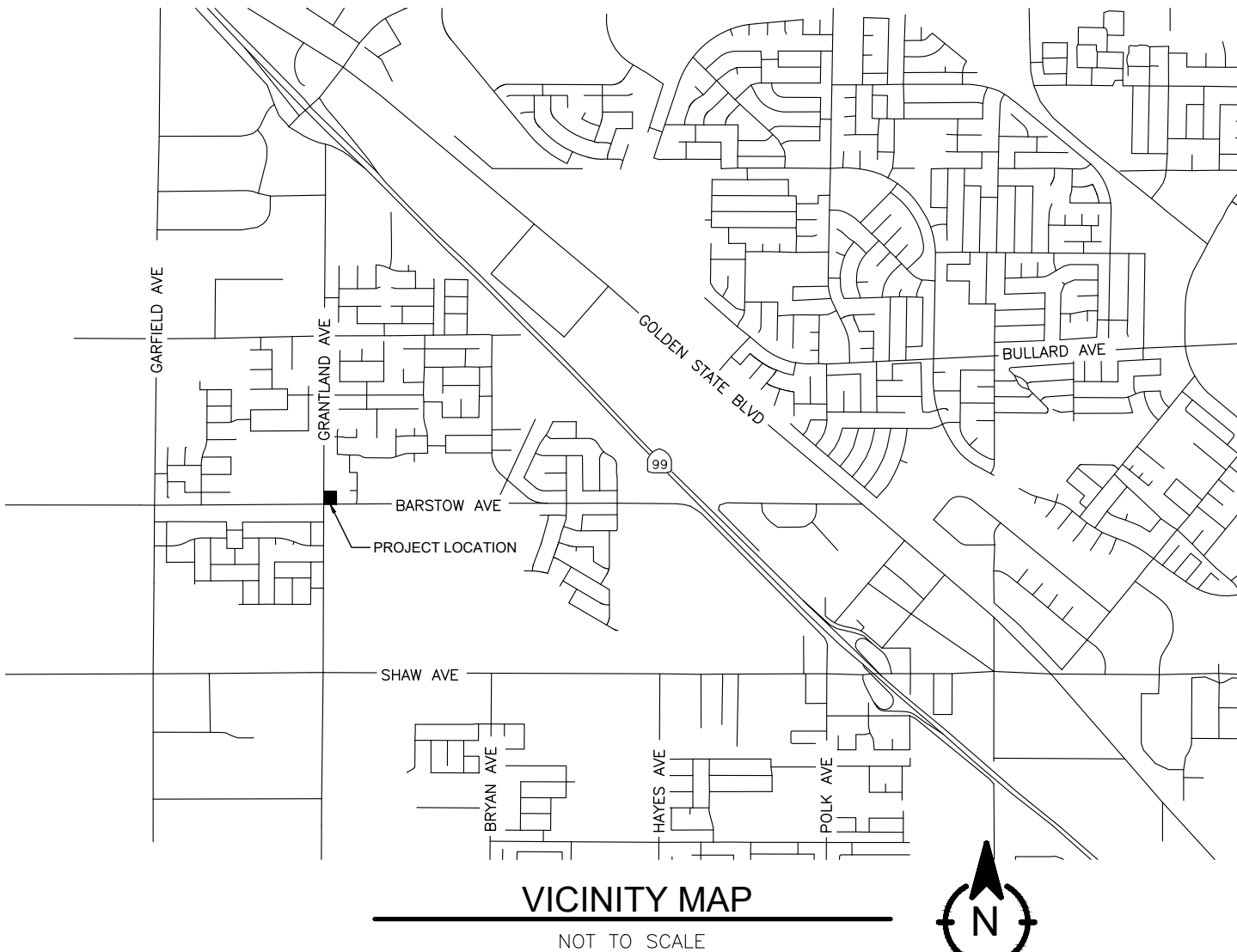
62. SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.

63. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET R/W REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQ'D STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.

64. SHOW THE REQUIRED 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.

65. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET R/W REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQ'D STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.

66. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.



PROJECT DATA

PROJECT OWNER: BEAL DEVELOPMENTS, LLC  
1175 SHAW AVE #104 PMB 372  
CLOVIS, CA 93612  
PHONE (559) 326-0340

PROJECT LOCATION: NORTH EAST CORNER OF GRANTLAND AVE AND BARSTOW AVE

A.P.N. #: 505-281-18

LEGAL DESCRIPTION:  
ADJUSTED PARCEL A  
PARCEL A OF LOT LINE ADJUSTMENT NO. 2020-07, AS DOCUMENT NO. 2020-0170346, OF OFFICIAL RECORDS FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 2159, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED JULY 31, 1975 IN BOOK 17, PAGE 26 OF PARCEL MAPS, FRESNO COUNTY RECORDS, EXCEPTING THEREFROM ANY PORTION LYING WITHIN TRACT NO. 5457, RECORDED IN BOOK 75, PAGES 60 THROUGH 61 PLATS, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 2159, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED JULY 31, 1975 IN BOOK 17, PAGE 26 OF PARCEL MAPS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF PARCEL MAP 2159, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 17, PAGE 26, FRESNO COUNTY RECORDS, THENCE NORTH 89° 37' 02" EAST, A DISTANCE OF 236.00 FEET; THENCE, SOUTH 00° 00' 00" EAST, A DISTANCE OF 88.74 FEET; THENCE, SOUTH 89° 37' 33" WEST, A DISTANCE OF 236.00 FEET, THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 88.70 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH UNDERLYING FEE TITLE, IF ANY, ADJACENT TO THE ABOVE DESCRIBED PROPERTY, IN AND TO THE ADJOINING PUBLIC RIGHT OF WAY.

CONTAINING 1.27 ACRES, MORE OR LESS.

PARCEL ACREAGE = 1.27 AC  
GENERAL PLAN DESIGNATION: COMMERCIAL COMMUNITY  
ZONING: CC

PROJECT SITE AREA = 46,527.7 SF= 1.07 AC  
PROPOSED BUILDING AREA: 4,932 SF= 0.11 AC  
PAVED AREA = 28,411 SF= 0.65 AC  
LANDSCAPE = 11,265 SF= 0.26 AC

PARKING CALCULATION:  
RESTAURANT PARKING = 1 STALL / 150 SF  
REQUIRED STALLS = 700 SF / 150 SF = 5 STALLS  
CONVENIENCE MARKET = 2,983 SF  
SERVICE STATION = 1 STALL / 250 SF  
REQUIRED STALLS = 2,983 SF / 250 SF = 12 STALLS

BUILDING 2 = 2,250 SF  
RETAIL PARKING = 1 STALL / 450 SF  
REQUIRED STALLS = 2,250 SF / 450 SF = 5 STALLS

TOTAL PARKING SPACES REQUIRED= 22 STALLS  
TOTAL PARKING SPACES PROVIDED= 22 STALLS

TOTAL FLOOR AREA = 5,933 SF  
PARKING SPACE TO FLOOR AREA RATIO = ONE STALL PER 269.7 SF

HANDICAP PARKING SPACES PROVIDED= 2 STALLS  
HANDICAP PARKING SPACES REQUIRED= 2 STALLS  
EV STALLS REQUIRED = 1 STALL  
EV STALLS PROVIDED = 1 STALL  
BICYCLE PARKING SPACES REQUIRED= 2 SPACES  
BICYCLE PARKING SPACES PROVIDED= 2 SPACES

APPL. NO. P23-00593 EXHIBIT A-1 DATE 03/23/2023

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT



Know what's below.  
Call before you dig.

SHEET INDEX

SHEET DESCRIPTION	SHEET NUMBER
COVER	1
SITE PLAN	2

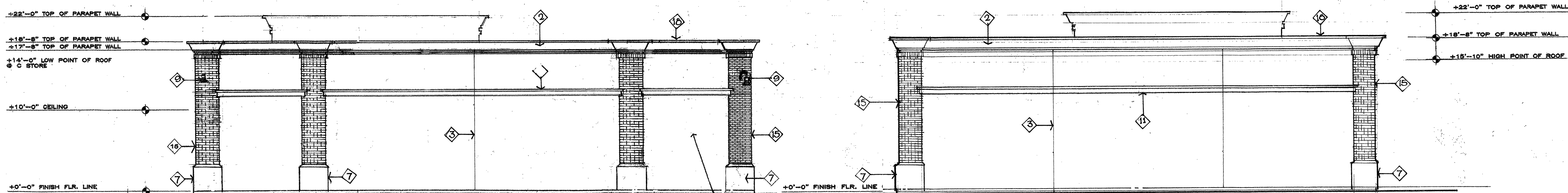


CVC 22658 (a) SIGN





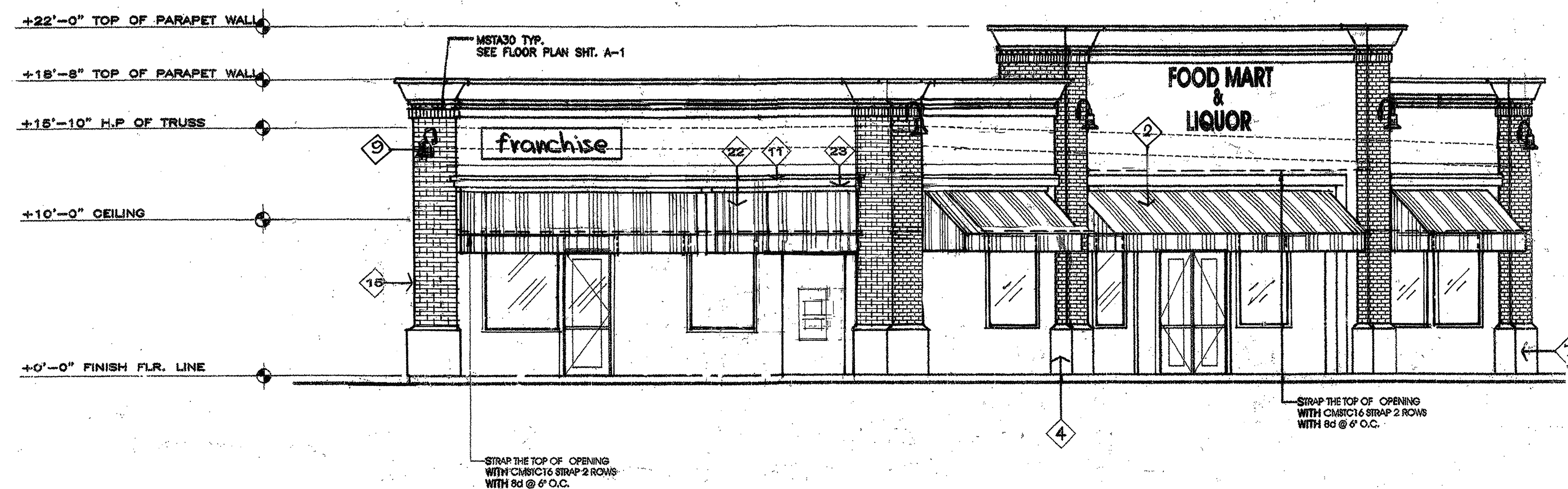




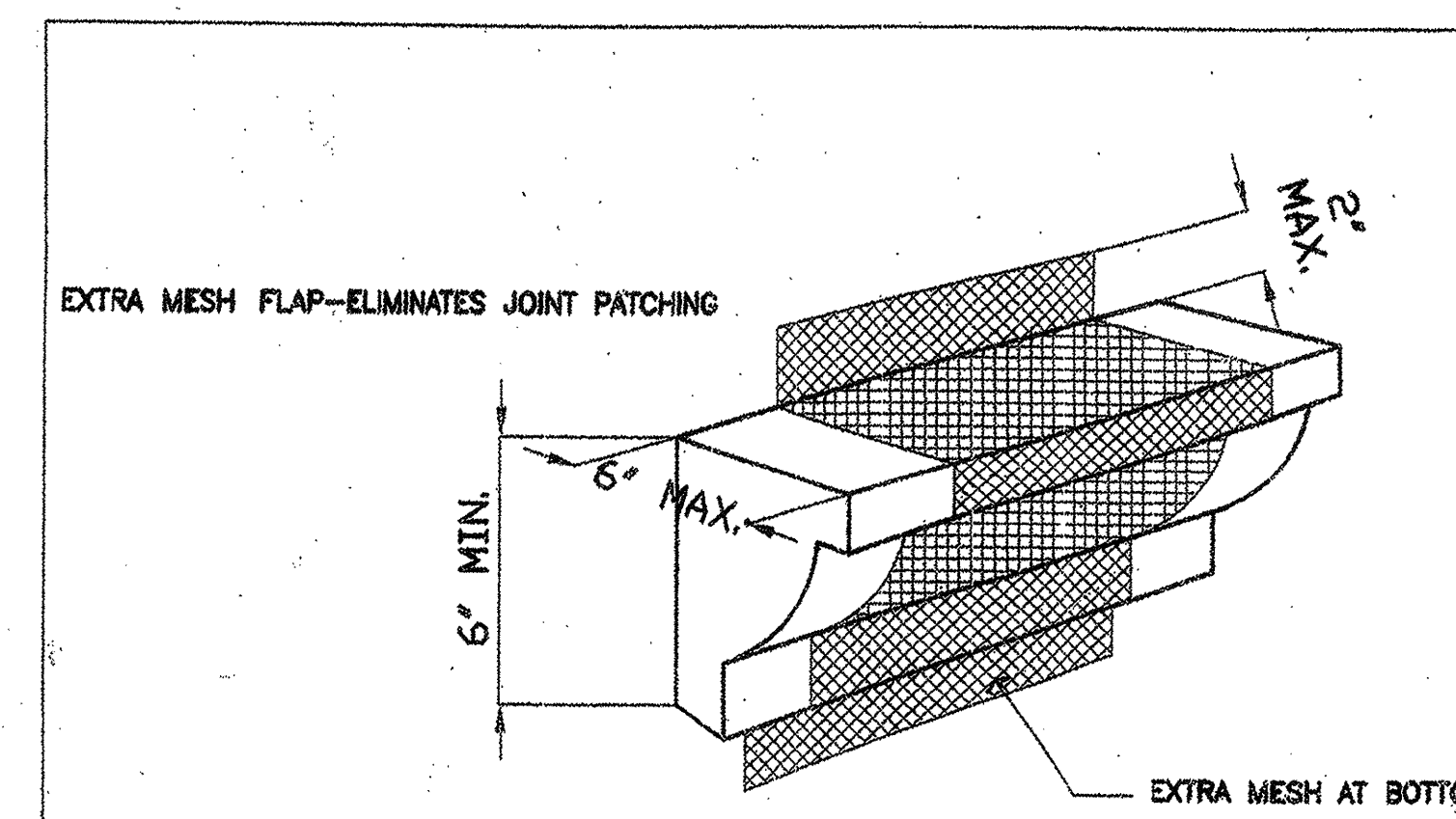
(EAST) ELEVATION

(NORTH) ELEVATION

STUCCO PER CBC 2508  
 7/8" STUCCO O/ PAPER BACKED WIRE PER T-2  
 #11 GA. X 1 1/2" LONG 7/16" HEAD @ 16" O.C.  
 OR #16 GA. STAPLE X 7/8" LEG @ 8" O.C. ALL  
 OVER TWO LAYERS OF TYPE 'D' FELT PER 1402.  
 (WHEN OVER PLYWOOD)  
 USE HI-RIB METAL LATH @ STUCCOED CEILINGS,  
 SOFFITS AND ARCHES, WHEN APPLIES  
 PROVIDE FLASHING AT EXTERIOR OPENINGS  
 PER DETAIL

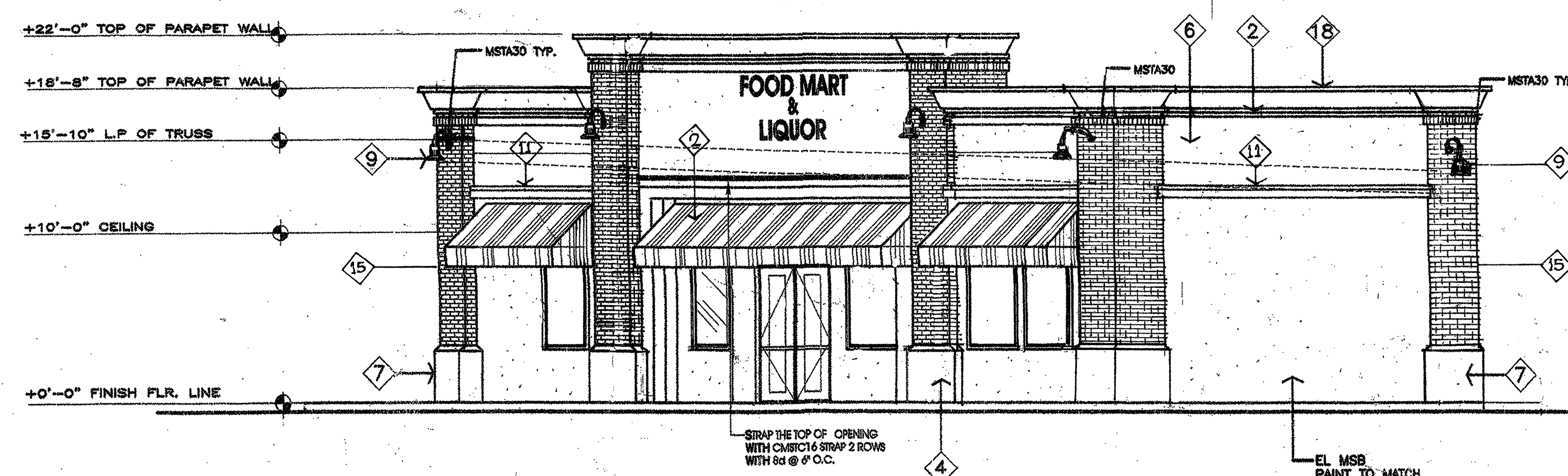


( WEST ) ELEVATION

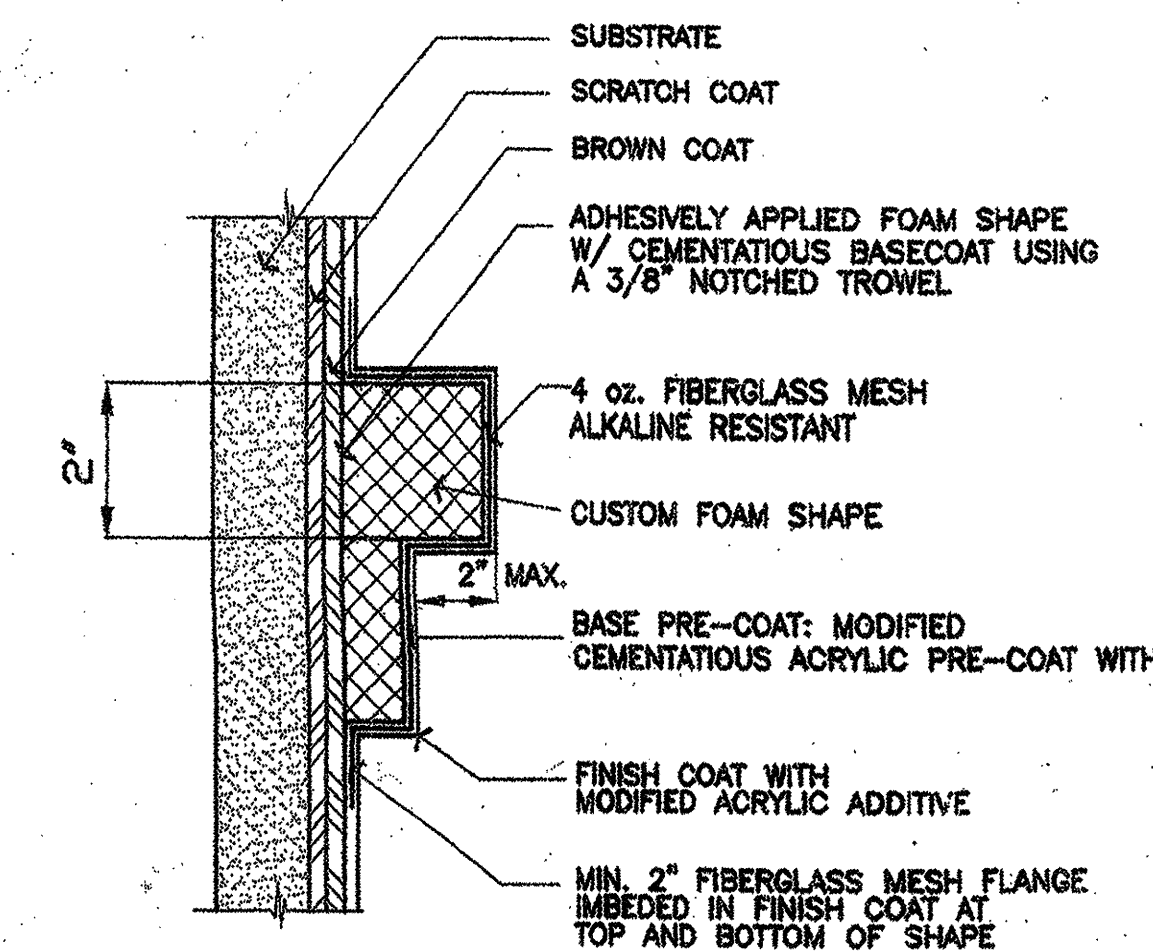


2 DECO FOAM APPLICATION  
 A3 DETAIL

STUCCO:  
 7/8" THK. CEMENT PLASTER 3-COAT SYSTEM PER CBC 2508 (PLUS 7-8-18-1.4 FOR FIRE RATED 1-HR. WALL)  
 OVER EXPANDED METAL OR WOVEN WIRE LATH PER CBC 2506 NO. 16 GA. 'J'-LATH 'D' DBL. PAPER OVER  
 WEATHER RESISTIVE BARRIER (2 LAYERS GRADE 'D' PAPER OVER WOOD SHEATHING)  
 WITH FASTENINGS NO. 11 GA., 1-1/2" LONG, 7/16" HEAD BARRED GALVANIZED  
 NO. 16 GA. STAPLE, 7/8" LEGS, 7/16" WIDE GALVANIZED @ 8" O.C. ALL CONTACT  
 PROVIDE WEEP SCREENS TO CHAPTER 47 REQUIREMENTS.  
 BLUE EAGLE BRAND STUCCO PRODUCTS @ (559) 485-4100  
 COLOR PER LEGEND



(SOUTH) ELEVATION



EXTERIOR ELEVATIONS LEGEND	
MATERIAL	DESCRIPTION/COLOR
1	CONCRETE SIDEWALK SEE SITE PLAN
2	FOAM CORNICE SW6146-UMBER
3	STUCCO EXPANSION JOINT PAINTED TO MATCH ADJACENT SURFACE
4	ALUMINUM STOREFRONT SYSTEM 4' HT. BRONZE ANOD.
5	TYPICAL WINDOW SEE FLOOR PLAN
6	STUCCO WALLS & SOFFIT SW6143-BASKET BEIGE
7	TILE BASE/STUCCO ACCENT COLOR SW6146-UMBER
8	STUCCO ACCENT COLOR SW6124-CARDBOARD
9	WALL MOUNTED LIGHTS TO BE SELECTED
10	ALUMINUM REVEAL (PAINTED) SW6143-BASKET BEIGE
11	FOAM TRIM SW6335-FIRED BRICK
12	BLDG. SIGN LOCATION PER CITY STD'S
13	METAL DOOR AND FRAME MATCH SW6124-CARDBOARD
14	DECORATIVE COLUMNS SW6152-SUPERIOR BRONZE
15	STONE/VEENER W/ OVERBOROUT NOT USED
16	FOAM MEDALLION W/ SMOOTH STUCCO FINISH NOT USED
17	ILLUMINATED BUILDING ADDRESS SIGN PER CITY STD'S
18	PARAPET CAPS/ LEADERS/VENTS/MISS PAINTED TO MATCH ADJACENT SURFACES
19	STUCCO ACCENT COLOR
20	SLATE VENEER NATURAL COLOR
21	METAL AWNING SW6335-FIRED BRICK
22	FABRIC AWNING PYROSTONE FLAME RETARDANT
23	SHAPED FOAM MOLDING @ FABRIC AWNING SW6335-FIRED BRICK

# BLDG. 1 EXTERIOR ELEVATIONS N.T.S.

APPL. NO. P23-00593 EXHIBIT E DATE 03/23/2023  
 PLANNING REVIEW BY DATE  
 TRAFFIC ENG. DATE  
 APPROVED BY DATE  
 CITY OF FRESNO DARM DEPT

THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF PLATINUM ENGINEERING SOLUTIONS INC. ALL DESIGN AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE ON THE PROJECT AND ARE NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECTS. REPRODUCTION OF THESE DRAWINGS FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF PLATINUM ENGINEERING SOLUTIONS INC. IS STRICTLY PROHIBITED BY LAW WITHOUT EXPRESS WRITTEN PERMISSION OF PLATINUM ENGINEERING SOLUTIONS INC.

CONTENTS:  
 JOB # 1913  
 DATE:  
 DRAWN:

PROJECT: JOHNNY QUIK FOOD STORE  
 N. GRANTLAND AVE. & W. BARSTOW AVE.  
 OWNER: BEAL DEVELOPMENT LLC  
 PHONE: (559) 322-5698  
 (559) 388-0211

SHEET NO.  
 A-2  
 OF SHEETS



# GENERAL NOTES

- PROVIDE R-19 (NON) FIBERGLASS BATT INSULATION IN ALL EXTERIOR WALLS PER TITLE 24 REQUIRED.
- PROVIDE APPROVED FIRE EXTINGUISHER PER N.F.P.A. #10 (2A-150 MIN./ PROPERLY MOUNTED).
- WATER HEATER SHALL BE SECURED IN PLACE BY RIGID CONNECTIONS OR A SHUT OFF VALVE WRAPPED AROUND THE WATER HEATER AND SECURED IN PLACE WITH A MINIMUM OF 2-1/4 INCHES OR 1-1/2 INCHES WOOD SCREWS INTO 1/2 INCH THICK SOLID WOOD OR EQUAL. THE WATER HEATER (SEE MORE BELOW S.W. SCHEDULE).
- FUEL STORAGE TANK INSTALLATION AND ANY PERMITS ARE NOT A PART OF THIS PLAN.
- PROVIDE A STREET VISIBLE SIGN (ADDRESS) ON BUILDING (3" HIGH NUMERALS/1/4 INCH STRONG) MOUNTED ON CONTRASTING BACKGROUND. (12" HIGH)
- PROVIDE 2 EXITS FROM THE BUILDING AS REQUIRED PER SEC. 503 U.B.C.
- FOR WALK IN COOLER NOTES SEE MD 1
- INSTALL FRP ON ALL OF THE WALLS IN THE FOOD PREP. AND DISHWASHING AREA.
- INSTALL FRP ON ALL OF THE WALLS IN THE FOOD PREP. AND DISHWASHING AREA.
- ON THE DOORWAYS LEADING TO THE MEN'S SANITARY FACILITIES, AN EQUALATERAL TRIANGLE "X" THICK WITH EDGES 1/2 INCH LONG AND VERTICES POINTING UPWARD, AND AND AT THE WOMEN'S SANITARY FACILITIES A CIRCLE "X" THICK WITH 1/2 INCH DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.
- ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY THE PHYSICALLY HANDICAPPED PERSONS SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN.
- EACH PARKING SPACE RESERVED FOR THE HANDICAPPED SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL BEADED TEXT OR ENAMEL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 10 INCHES IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 90" FROM THE BOTTOM OF THE SIGN TO THE PARKING SURFACE. IN ADDITION, THE SURFACE OF EACH SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE SYMBOLS OF ACCESSIBILITY IN BLUE PAINT, AT LEAST 3 SQUARE.
- PROVIDE SEPARATE STORAGE IN A CABINET CLOSE TO THE FLOOR FOR ALL INSECTICIDES AND POISONOUS SUBSTANCES.
- ALL SINKS SERVED BY THREADED FAUCETS SHALL BE PROTECTED BY BACKFLOW PREVENTION DEVICES.
- UNAUTHORIZED VEHICLES PARKED IN DESIGNATED HANDICAPPED SPACES NOT DISPLAYING DESIGNATING PLACARD OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT BY TELEPHONING \_\_\_\_\_ OR \_\_\_\_\_
- WHERE THE PARKING SPACES ARE ADJACENT TO A BUILDING, SIGN MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT MINIMUM HEIGHT OF 36" ABOVE THE PARKING FINISH GRADE, GROUND OR SIDEWALK.
- ENVELOPE MEASURES INSULATING MATERIAL SHALL BE CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
- ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF SECTIONS 712 AND 713 OF THE 1994 UNIFORM BUILDING CODE.

- DOORS AND WINDOWS SHALL BE DESIGN TO LIMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPE. MANUFACTURED DOORS AND WINDOWS SHALL HAVE AIR INFILTRATION RATES CERTIFIED WINDOWS, EXTERIOR JOINTS, AND OPENING IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
- PROVIDE LEVER HARDWARE TO COMPLY WITH TITLE 24 REQUIREMENTS IN ALL AREAS ACCESSIBLE TO THE PHYSICALLY HANDICAPPED.
- THREE COMPARTMENT SINK MUST MEET (NSF) STANDARD FOR CONSTRUCTION AND SIZE.
- PROVIDE SOAP AND TOWEL DISPENSER IN EACH RESTROOM.
- AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR THE IMMEDIATE ADJACENT TO AND VISIBLE FROM EACH SMALL OR SPACE. THE SIGN SHALL BE NOT LESS THAN 17" X 22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: CONTRACTOR TO VERIFY GRADES, DIMENSIONS, AND OTHER JOB SITE CONDITIONS PRIOR TO COMMENCING ANY WORK.
- ALL DAMAGED FOOD PRODUCTS, FOOD PRODUCTS FROM WHICH THEIR LABELS HAVE BEEN REMOVED, SHALL BE SEPARATED AND STORED IN A SEPARATE AREA CLOSE TO THE FLOOR.
- THE DOOR TO THE TOILET ROOM SHALL BE TIGHT FITTING AND SELF CLOSING.
- PROVIDE RODENT PROOF GARBAGE OR REFUSE CONTAINER WITH TIGHT FITTING FLY PROOF LID. ALL REFUSE MUST BE MAINTAINED OR STORED IN A SIGHTLY AND SANITARY CONDITION.
- ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF THE U.B.C. AND ALL APPLICABLE CITY CODES.
- PLYWOOD AS CALLED FOR EXTERIOR (EXPOSED) SHALL BE EXTERIOR GRADE WITH EXTERIOR GLUE.
- RODENT-PROOF ALL ENTRANCES AND OPENING-SEAL FLASH AROUND ALL ROOMING PLUMBING AND ELECTRICAL LINES. SEE THE BACK OF THE BUILDING & SAFETY DIVISION PERMIT CARD FOR FIRE PROTECTION REQUIREMENTS DURING CONSTRUCTION. (FMCS-710.501/ UBC 10.203)
- MANUALLY OPERATED OR SURFACE MOUNTED FLUSH VALVE 10-1/2" A-10-5/8" MINIMUM (FMCS-710.501) "MAX 75" TRAVEL DISTANCE. PROVIDE A2-20-BC EXTINGUISHER FOR PUMP ISOLATION. (COURT. SECTION 27614)
- RESTROOM DOOR LEVER HEIGHT SHALL 30" TO 44" ABOVE FINISH FLOOR WITH 1/2" MAX. THRESHOLD HEIGHT AT ALL DOORS.
- FRONT AND BACK DOOR, RESTROOM DOORS & COLD BOX DOORS SHALL BE KEYPED TO NOT REQUIRE ANY KEYS.
- ALL SHELVEING MUST BE STAINLESS STEEL OR WIRE RACKS (KITCHEN & WALKINS).
- PROVIDE ONE-COMPARTMENT NON POROUS JANITORIAL SINK.
- FIRE HYDRANTS SHALL BE TESTED AND APPROVED. FIRE ACCESS ROADS MADE SERVICEABLE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIAL ON SITE. ALL CONSTRUCTION WORK IS SUBJECT TO A STOP WORK ORDER, IF ACCESS ROADS BECOME IMPASSABLE OF FIRE HYDRANTS INOPERABLE. SEE THE BACK OF THE BUILDING & SAFETY DIVISION PERMIT CARD FOR FIRE PROTECTION REQUIREMENTS DURING CONSTRUCTION. (FMCS-710.501/ UBC 10.203)
- PROVIDE PORTABLE FIRE EXTINGUISHER PER NFPA-10-2-A-10-5/8" MINIMUM (FMCS-710.501) "MAX 75" TRAVEL DISTANCE. PROVIDE A2-20-BC EXTINGUISHER FOR PUMP ISOLATION. (COURT. SECTION 27614)
- PROVIDE SOAP AND PAPER TOWEL DISPENSERS ADJACENT TO THE JANITORIAL SINK AND USE THIS SINK ALSO FOR HANDWASHING (COURT. SECTION 27627)
- ALL FOOD SERVICES EQUIPMENT MUST MEET NATIONAL SANITATION FOUNDATION STANDARDS. (COURT. SECTION 27614)
- THE FOOD SERVICE EQUIPMENT AT THE SELF-SERVICE COUNTERS SHALL BE EQUIPPED WITH ACCESSIBLE SINKS SUCH AS SNEEZE GUARDS, TIGHT FITTING SECURELY ATTACHED LIDS OR APPROVED MECHANICAL DISPENSERS. (COURT. SECTION 27621)
- PROVIDE SHATTER PROOF LIGHT FIXTURES IN THE FOOD PREPARATION, UTENSILS WASHING AND OPEN FOOD STORAGE AREAS. (COURT. SECTION 27635)
- PROVIDE SELF-CLOSING DOORS FOR THE RESTROOMS AND EXTERIOR DOORS. (COURT. SECTION 27626 & 27607)
- INSTALL FLOOR DRAINS IN THE FOOD PREPARATION, DISHWASHING AREAS, & RESTROOMS, WITH THE FLOOR SLOPE TOWARD DRAINS.
- ALL EQUIPMENT SHALL BE NSF APPROVED.
- THE JANITORIAL SINK MIXING FAUCET MUST BE EQUIPPED WITH A BACKFLOW PROTECTION DEVICE. (COURT. SECTION 27634)

## KEY NOTES:

FLOOR DRAIN-FOR DETAILS & SPECIFICATIONS REFER TO PLUMBING PLAN, & PLUMBING SCHEMATICS, SEE SHEET A1 (DRAWING INDEX)

- METAL PARTITION- PROVIDE METAL PARTITION BETWEEN HANDWASHING SINK/JANITOR'S SINK & ALL FOOD PREPARATION AREAS, PER FRESNO COUNTY HEALTH DEPARTMENT REQUIREMENTS
- ILLUMINATED EXIT SIGN- PROVIDE ILL. EXIT SIGN/ RESERVE BATTERY BACK UP. SEE ELECTRICAL PLAN.
- CONCRETE SLAB- 4" THICK CONCRETE SLAB W/ CONTROL OR EXPANSION JOINT AS REQUIRED. BROOM FINISH.
- STOREFRONT DOORS- PAIR OF 3008 ALUMINUM FRAME TEMPERED GLASS DOORS W/ ALUM. THRESHOLD & WEATHERSTRIPPING AS REQ'D. PROVIDE PINLATCH TO WINDOW ABOVE, & THRU TO THRESHOLD BELOW.
- STOREFRONT WINDOW- VISTA WALL FG3000 TEMPERED FIXED GLASS WINDOW, 65 MAX. U VALUE OR EQUAL.
- SIGN- PROVIDE SIGN @ DOOR STATING, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
- EXTERIOR FINISH- 7/8" STUCCO @ APPROVED MOISTURE BARRIER, 0/ 2X6 OF #2 STUDS @ 16" O.C.
- CEILING- PROVIDE WASHABLE CEILING TILES THRU-OUT ENTIRE STORE. (UNLESS OTHERWISE NOTED).
- DROP CEILING- FOR DETAIL REFER TO BUILDING SECTION.
- DISPENSER- PROVIDE PAPER TOWEL DISPENSER PER MANUFACTURER'S SPECIFICATIONS. (CONTINENTAL #990- W OR EQUAL)
- TOILET PAPER DISPENSER- PROVIDE TOILET PAPER DISPENSER PER MANUFACTURER'S SPECIFICATIONS.
- HCP SIGN- PROVIDE APPROVED HANDICAPPED GRAPHIC SIGNS @ EA. RESTROOM DOOR (MEN & WOMEN'S) W/ APPROVED HCP SYMBOLS. SIGNS TO BE CONSTRUCTED BY PERSONNEL AUTHORIZED TO DO THE WORK.
- MIRROR- PROVIDE 18"X30" O/ SINK @ EA. RESTROOM. FASTEN TO WALL USING SCREENS & MIRROR HANGERS. (NO GLUE ALLOWED)
- DOOR CLOSER- PROVIDE DOOR CLOSER WHERE INDICATED W/ 2 OUT OF 3 HINGES HAVING SPRING ACTION.
- EXTERIOR WALLS- PROVIDE 2X6 OF #2 STUDS OR BETTER FOR REQUIRED INSULATION. SEE BUILDING SECTIONS.
- EQUIPMENT- EQUIP. PROVIDED BY SUPPLIER & SHALL BE INSTALLED PER LOCAL, STATE, & NATIONAL CODES. SPECS TO BE RETAINED FOR VERIFICATION.
- SIGN- PROVIDE CEILING MOUNT "NO SMOKING SIGN", & SYMBOL PER COUNTY REQUIREMENTS. SIGN TO BE CLEARLY VISIBLE UPON ENTERING STORE.
- SHEARWALL- FOR SHEARWALL REQUIREMENTS REFER TO THE SHEARWALL SCHEDULE @ FLOOR PLAN.
- SOFFIT- DASHED LINE DENOTES LOCATION OF SOFFIT. FOR MORE INFORMATION REFER TO BUILDING SECTIONS.
- LANDING- EXTERIOR DOOR LANDINGS SHALL HAVE A SMOOTH TRANSITION TO ADJACENT PAVED SURFACES. SEE SITE & GRADING PLANS.
- HAND DRYER- PROVIDE HAND DRYER 44" ABOVE FINISH FLOOR TO TOP OF CONTROLS AS REQ'D.
- CO2- PROVIDE CO2 TANK FOR POST MIX SODA LINES. SEE FOUNDATION PLAN, FOR CHASE LOCATION.
- FENESTRATION- MAXIMUM U-VALUE FOR ALL TEMPERED GLASS WINDOWS TO BE .56 OR LESS. (VISTA WALL ARCHITECTURAL PRODUCTS.) SEE BUILDING ENVELOPE REQUIREMENTS (ENERGY CALC.)
- POST MIX- PROVIDE SHELVEING FOR POST MIX CONTAINER STORAGE. (PEPSI, 7 UP, ORANGE, ETC.)
- FLOOR FINISH- PROVIDE CERAMIC TILES W/ RUBBER TOPSET FORMING A 3/8" RADIUS @ THE FLOOR/WALL INTERSECTION, EXTENDING 12" @ FLOOR, & 4" TOPSET UP WALL.
- WALK-IN COOLER- FLOOR OF COOLER TO BE SEALED W/ COVED METAL BASE @ EPOXY FINISH, 0/ CONCRETE. SEAL PER COUNTY HEALTH DEPT. REQUIREMENTS.
- LANDINGS- ALL DOOR LANDINGS SHALL HAVE A 1/4" PER FOOT SLOPE AS REQ'D.
- WATER CLOSET- PROVIDE LOW FLOW, COMMERCIAL W.C. AS REQ'D. SEE PLUMBING PLAN & FIXTURE FOR SPECS.
- GRAB BAR- PROVIDE 30"X48" TUBULAR SPECIALTIES #20240 OR EQUAL. SEE HANDICAPPED DETAILS & INSTALL PER MANUF.
- EMERGENCY LIGHTS- LIGHTS TO ACTIVATE UPON POWER FAILURE, +90" MIN. ABOVE FINISH FLOOR.
- LAVATORY- PROVIDE LAV. A MIN. OF 18" FROM WALLS & PARTITIONS. SEE FLOOR PLAN & INSTALL PER MANUF. SPECS.
- MOP RACK- PROVIDE MOP RACK TO +5'-6" ABOVE FINISH
- DISPENSER- PROVIDE SOAP DISP. WHERE INDICATED. SEE PLUMB. PLAN. INSTALL PER MANUF. SPECS.
- UNIRAL- PROVIDE UNIRAL WHERE INDICATED. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE PLUMBING PLAN.
- DISPENSER- PROVIDE SOAP DISP. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- PARTITION- PROVIDE F.R.P. COVERED PLYWOOD, OR FIBERGLASS FOR APPROVED SEPARATION BETWEEN JANITOR'S SINK & ALL FOOD PREPARATION AREAS. (SEE PLUMBING PLAN)
- SHELVING- 12" X 6" WOOD SHELVEING W/ APPROVED SHELF BRACKET, SCREW INTO STUDS OR WALL BLOCKING. FIELD VERIFY.
- WATER HEATER- PROVIDE W.H. @ APPROVED LOCATION. IF LOCATED IN THE ATTIC, W.H. SHALL BE PROPERLY SECURED AS REQ'D. IF W.H. IS LOCATED IN AN EXT. CLOSET, PROV. 5/8" TYPE "X" SHUT. RK. @ ALL SURFACES INSIDE CLOSET. CEILING HT. TO BE 8'-0" MAX. PROVIDE 144 SQ. IN. VENTILATION AS REQUIRED.

- FAN- PROVIDE 6" MIN. DIA. EXHAUST FAN @ CEILING. SEE EQUIPMENT LAYOUT. FANS ARE PROVIDED TO REMOVE ANY WARM AIR BUILD UP GENERATED BY WARMING OVEN/STOVE THAT DO NOT REQUIRE ANY HOODS.
- SHELVING- STAINLESS STEEL SHELVEING, FASTEN W/ SCREWS TO STUDS OR BLOCKING IN WALL. FRAMER TO VERIFY PRIOR TO FASTENING TO WALL.
- FLOOR FINISH- CERAMIC TILE W/ COVED TILE BASE. 3/8" MIN. RADIUS COWING, 12" @ FLOOR, & 5" @ WALL.
- SIGNAGE- PROVIDE APPROVED BRAILLE SIGNAGE @ STRIKE SIDE OF RESTROOM DOORS, CENTERED +60" ABOVE FINISH FLOOR AS REQ'D.
- CONTROL PANEL- PROVIDE PLYWOOD OR APPROVED BACKING MATERIAL FOR HANGING & MOUNTING THE MAIN CONTROL SWITCHES. 4" HIGH X6" WIDE 5/4" PLYWOOD, 0/ SHUT. RK., CENTERED 30" ABOVE FINISH FLOOR. (GAS PANEL)
- WALL FINISH- PROVIDE 1/2" SHT. RK., TAPE & FINISH AS REQ'D. W/ THE UPPER 18" DN. FR. CEILING PAINTED SEMI-GLOSS GREY, W/ THE REMAINING WALL PAINTED SEMI-GLOSS WHITE, FR. FIN. FLR. TO CEILING.
- PROV. 1/2" SHT. RK., TAPE & FINISH AS REQ'D. W/ THE UPPER 18" DN. FR. CEILING PAINTED SEMI-GLOSS GREY, W/ THE REMAINING WALL PAINTED SEMI-GLOSS WHITE, FR. TOP OF CEILING.
- WALL FINISH- PROV. 1/2" SHT. RK., TAPE & FINISH AS REQ'D. W/ THE UPPER 18" DN. FR. CEILING PAINTED SEMI-GLOSS GREY, W/ THE REMAINING WALL PAINTED SEMI-GLOSS WHITE, FR. TOP OF CEILING.
- HEADER- 6X 6" HDR. SEE ROOF FRAMING PLAN & BUILDING SECTIONS FOR MORE DETAILS. FIELD VERIFY. R.O.
- MIRROR- TYP. CONCAVE REFLECTIVE MIRROR INSTALL PER MANUF. SPECS.
- POSTS- 6 X 6" DF #1 POST. SEE FOUNDATION & ROOF FRAMING PLANS FOR MORE DETAILS.
- PROVIDE F.R.P. FROM FIN. FLR. TO CEILING.
- SIGNAGE- PROV. 34" MAX. HT. & 27" MIN. KNEE SPACE @ HANDICAPPED COUNTER.
- LANDING- 8'-0" WIDE X 4' THK CONG. SLAB, SLOPE MIN. AS REQ'D. SEE FOUNDATION PLAN.
- FAN- 12" DIAMETER ROTARY FAN. SEE ROOF FRAMING PLAN FOR EXT. CONDENSER LOCATION.
- PANEL- TYPICAL ELECTRICAL PANEL FOR MORE DETAIL REFER TO ELECTRICAL & POWER PLAN.
- SHUT OFF- PROVIDE EMERGENCY SHUT OFF FOR FUEL ISLAND. (FUEL ISLAND TO BE UNDER SEPARATE PERMIT.)
- ROOF ACCESS- TYP. ROOF ACCESS LADDER. SEE BUILD SECTIONS. SEE PLUMBING PLAN. INSTALL PER LOCAL & STATE REQUIREMENTS.
- SEATING- PLYWOOD COURT SERIES "FIXED" SEATING. SEE DETAIL SHEET IF1 FOR MORE DETAIL. INSTALL PER PROVIDES SEATING FOR 22 OCCUPANTS, W/ 1 HANDICAPPED SPACE.
- WALL/CEILING FINISH- PROVIDE 1/2" SHT. RK., TAPE & FINISH AS REQUIRED. PAINT W/ GLOSS OR SEMI-GLOSS PAINT. (OWNER VERIFY)
- PARTITION- PROVIDE 1/2" WALL SURROUND THE SEATING. SEE DETAIL SHT. IF1. TO BE FRAMED W/ KILN DRIED WOOD. FIN. W/ MINWAX WINTER WHITE #80.
- SIGN- PROVIDE 12" HIGH ADDRESS SIGN. (VERIFY)
- PEEP HOLE- PROVIDE PEEP HOLE MIN. +60" ABOVE FINISH FLOOR.
- SHEARWALL PANEL- PROVIDE SPECIFIED PANEL & NAILING BEHIND ALL POP-OUT FRAMING & FURRING. SEE DETAIL.
- SIGN- PROVIDE SIGN THAT STATES "DRINKING WATER IS AVAILABLE UPON REQUEST".
- FAÇADE- FOR FRONT COUNTER SPECIFICATIONS, SEE SHEET IF1.
- DOORWAY- FUR DOWN HEADER TO 7'-0" @ PASSAGE OR DOORWAY.
- CAMERA- PROVIDE CAMERA W/ VIDEO TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. (VERIFY LOCATION)
- TOILET SEAT COVER DISPENSER
- PRE-FAB METAL CANOPY W/ ADJUSTABLE TENSION BAR ABOVE.
- AIR CURTAIN (FLY FAN) SEE EQUIPMENT LAYOUT MOUNT 6" ABOVE DOOR.
- 34" MAX. HT. 27" MIN. KNEE SPACE FOR HCP COUNTER.
- PROVIDE EMERGENCY SHUT OFF FOR FUEL ISLAND (FUEL ISLAND TO BE SUBMITTED FOR FUTURE & SEPARATE PERMIT).
- CERAMIC TILE TO BE BELOW ENTIRE AREA OF SELF SERVICE ISLAND COUNTER W/ VINYL TOPSET BASE AT PERIMETER.
- PROVIDE CIRCUIT FOR AIR/WATER MACHINE
- PROVIDE TABLES & CHAIRS
- PROVIDE 5/8" THK. GYPSUM BOARD TYPE "X" 1 HOUR FIRE RATING

- POST MIX CONTAINER STORAGE (PEPSI ETC.)
- PROVIDE ALARM THAT SOUNDS OFF AUTOMATICALLY WHENEVER DOOR OPEN.
- PROVIDE SIGN THAT STATE "DRINKING WATER IS AVAILABLE UPON REQUEST".

## SHEARWALL SCHEDULE

- 3/8" PLYWOOD W/ Bd @ 4" O.C. W/ 1/2" DIAM. ANCHOR BOLTS @ 32" O.C.
- 3/8" PLYWOOD W/ Bd @ 6" O.C. W/ 1/2" ANCHOR BOLTS @ 48" O.C.

## NOTES:

ALL EXTERIOR WALLS TO BE 2x6 DF#2 OR BETTER. PROVIDE FLY FAN WHICH IS AUTOMATICALLY SWITCHED ON UPON OPENING THE DRIVE THRU (SERVICE) WINDOW THUS PROVIDING A SUFFICIENT AIR CURTAIN, KEEPING INSECTS FROM ENTERING THE BUILDING. (PER COUNTY HEALTH DEPT. REQUIREMENTS.)

ANY ADDITIONAL INFO REGARDING Q.S.R. EQUIPMENT, SHALL BE SUBMITTED @ A LATER DATE. ANY EQUIP. NOT SHOWN & CROSS REFERENCED IN THIS APPROVED SET OF PLANS ARE INVALID & NOT A PART OF THIS PERMIT.

SEISMIC ANCHORAGE FOR WATER HEATERS- STRAP THE WATER HEATER @ THE UPPER 1/3 & THE LOWER 1/3 OF THE UNIT. THE LOWER STRAP MUST BE A MIN. OF 4" ABOVE THE CONTROLS. SCREW INTO STUD OR WALL BLOCKING.

WALL & CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATION PER U.B.C., TABLE 8-6

ALL DOORS SHALL BE KEYPED THE SAME THRU-OUT THE ENTIRE STORE.

ALL WORK SHALL COMPLY W/ THE FOLLOWING CODES: 2016 UNIFORM BUILDING CODE, 2016 UNIFORM PLUMBING CODE, 2016 UNIFORM MECHANICAL CODE, 2016 NATIONAL ELECTRICAL CODE.

ALL DOORS SHALL BE KEYPED THE SAME THRU-OUT THE ENTIRE STORE.

NO THUMB LATCHES OR KEYPED CYLINDER DEAD BOLTS ALLOWED UNLESS OPERATED BY A SINGLE ACTION W/ A LEVER.

ALL REAR EXITS SHALL BE PROVIDED W/ PANIC HARDWARE.

DOUBLE EXIT DOORS USED AS PAIRS W/ APPROVED AUTOMATIC FLUSH BOLTS SHALL NOT HAVE DOOR KNOBS OR SURFACE MOUNTED HARDWARE.

DOOR LATCHES SHALL NOT BE LESS THAN 30", OR MORE THAN 44" ABOVE FINISH FLOOR.

ALL EXIT DOORS TO BE OPENABLE FROM THE INSIDE W/OUT THE USE OF A KEY, EFFORT, OR SPECIAL KNOWLEDGE.

MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 3-1/2 LB. FOR INTERIOR DOORS SUCH PUSH PULL EFFORT BEING APPLIED @ RT. ANGLES TO HINGED DOORS, & @ THE CENTER PLANE OF SLIDING OR FOLDING DOORS.

ALL DOOR HARDWARE SHALL BE PUSH/PULL TOGGLE OR LEVER TYPE.

CERAMIC TILE TO BE CONTINUOUS BELOW FAST FOOD MERCHANDISE ISLAND. (VERIFY)

CEILING SHALL BE THE SAME HEIGHT THRU-OUT THE ENTIRE STORE.

PROV. 34" MAX. HT. & 27" MIN. KNEE SPACE @ HANDICAPPED COUNTER.

PROV. ALARM @ REAR EXIT DOOR THAT SOUNDS OFF WHEN DOOR IS OPENED.

EXIT ANALYSIS: MIN. WIDTH OF EXITS REQUIRED = 56 (OCC. CAP.) WIDTH OF OPEN GS = 60" MIN.

WALL & CEILING MATERIAL SHL. NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN U.B.C. TABLE 8-8

ALL DOORS SHALL BE KEYPED THE SAME THROUGHOUT THE ENTIRE STORE.

THIS SYMBOL DENOTES EQUIPMENT PROVIDED BY OTHERS UNDER SEPARATE PERMITS AT FUTURE DATE. UNDER NO CIRCUMSTANCES SHALL THIS EQUIPMENT OR ANY PORTION THERE OF BE INSTALLED WITHOUT PROPER PERMITS. IF BOXES CONDUIT, OUTLETS, SHALL BE PERMITTED, HOWEVER, NO WIRE SHALL BE PULLED & NO GROUNTS SHALL BE CONNECTED.

NO COOKING ALLOWED.

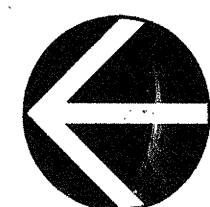
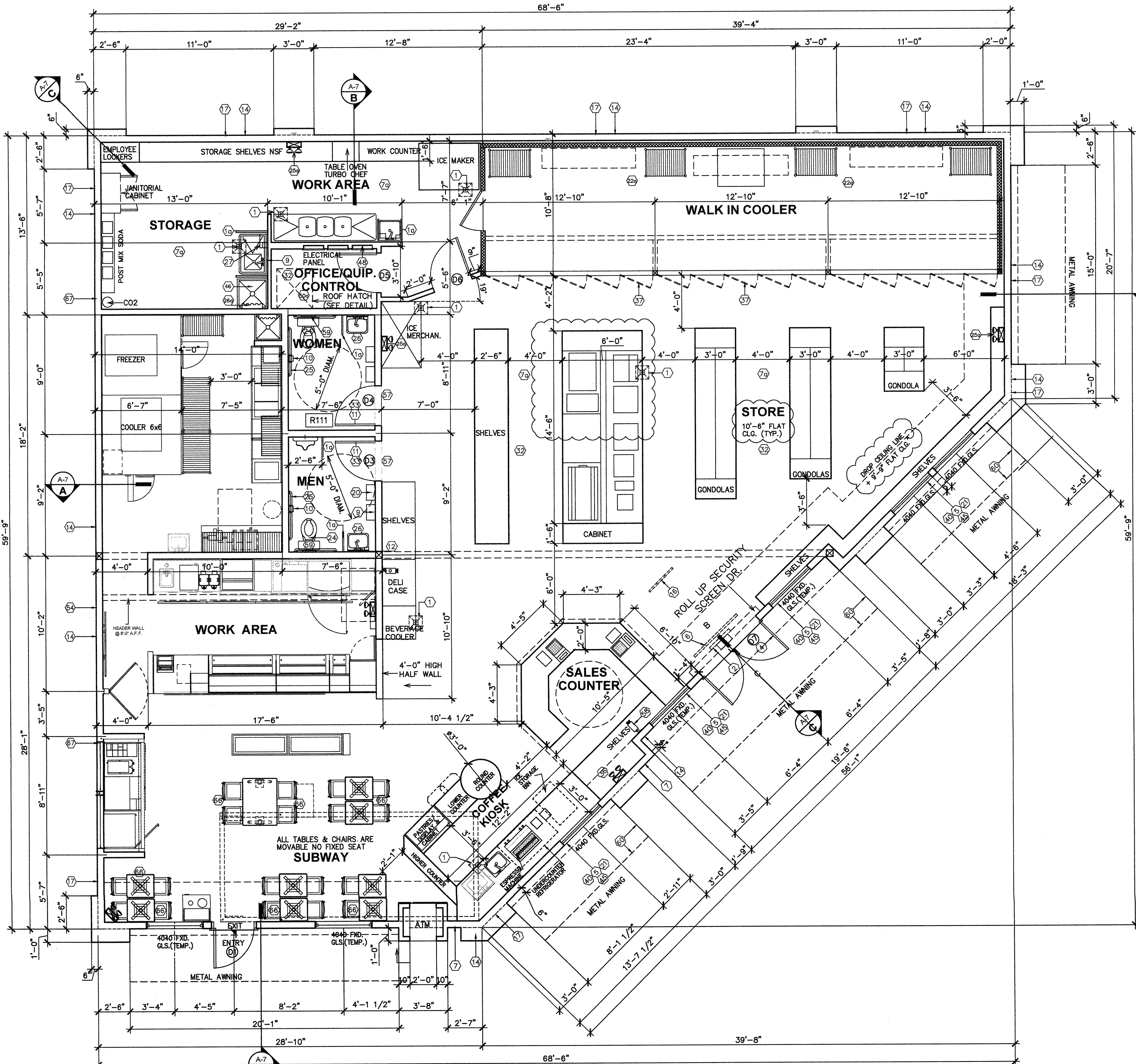
APPL. NO. P23-00593 EXHIBIT F DATE 09/20/2023

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT



**BLDG. 1 FLOOR PLAN 3453 SF.**

SCALE

1/4" = 1'- 0"

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PROJECT: **JOHNNY QUIK FOOD STORE**  
N. GRANTLAND AVE. & W. BARSTOW AVE.  
OWNER: **BEAL DEVELOPMENT LLC**

DATE: **1913**

DRAWN: \_\_\_\_\_

CONTENTS:

SHEET NO. **A-1**

OF SHEETS