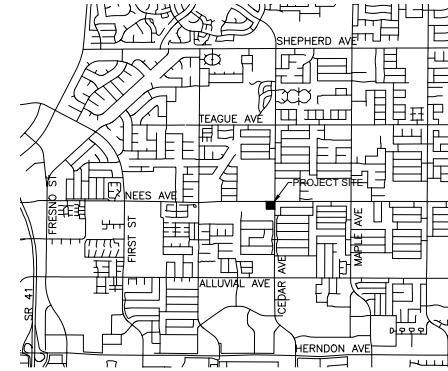




Know what's below.
Call before you dig.



VICINITY MAP



N.T.S.

REVISIONS	NO.	DATE	BY

2491 ALLUVIAL AVE
CLOVIS, CA 93619
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM



JOHNNY QUIK FOOD STORES
JQ #11 CEDAR & NEES
SITE PLAN

CITY OF FRESNO CALIFORNIA

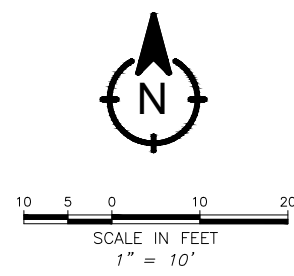
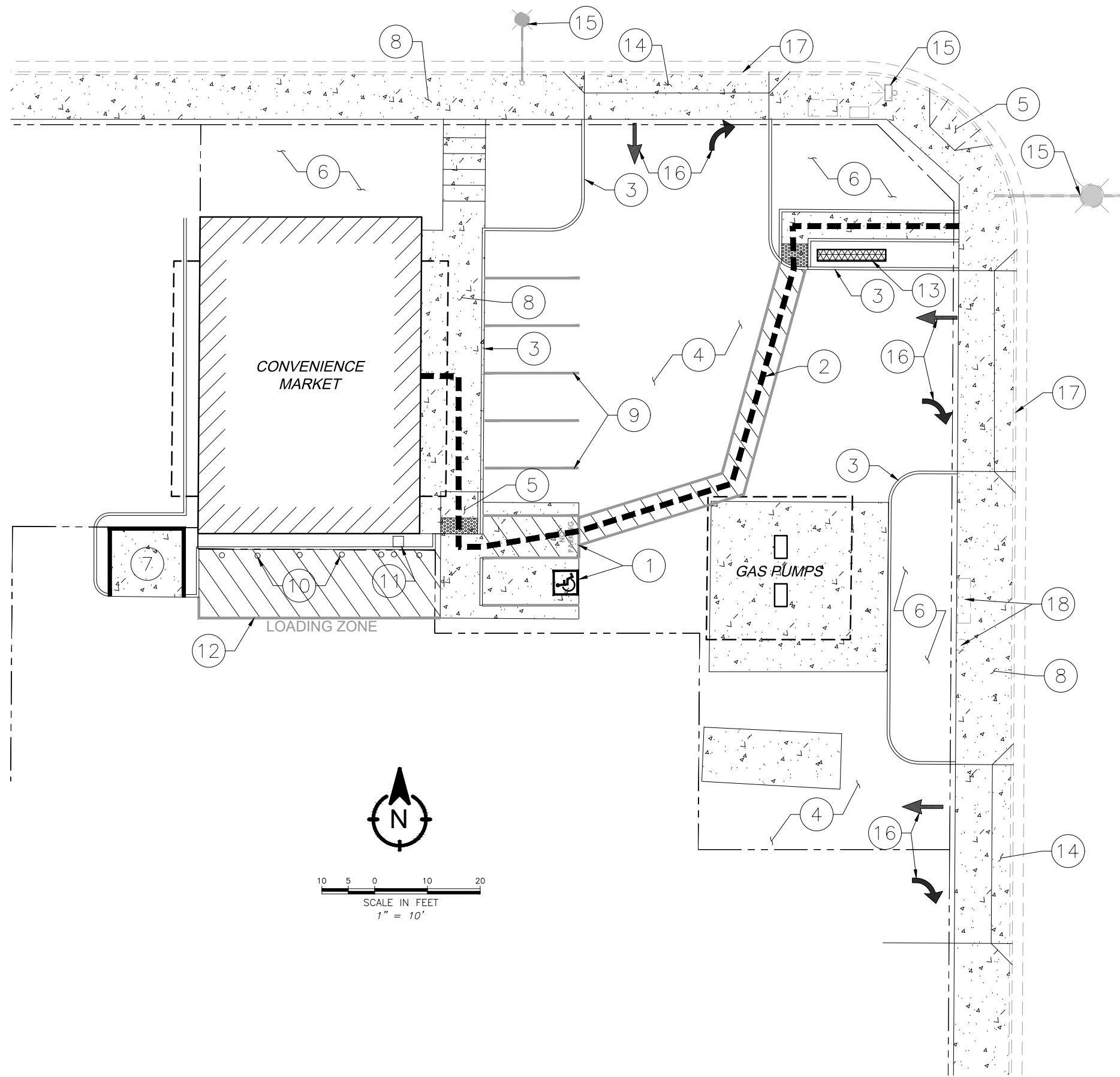
DRAWN BY: LSV
PROJ. ENGR: LSV
PROJ. MNGR: KYV

PREPARED FOR:
BEAL DEVELOPMENTS, LLC
1175 SHAW AVE
#104 PMB 372
CLOVIS, CA 93612



SHEET NO.
1 / 1

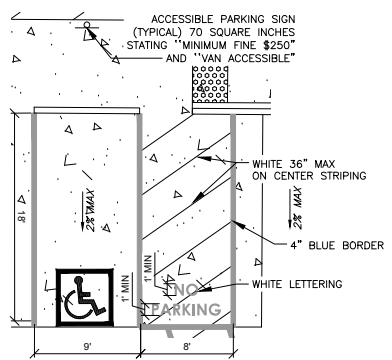
PROJECT NUMBER
19-05B



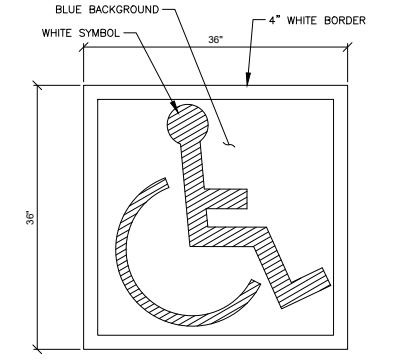
KEYNOTES

- 1 EXISTING VAN ACCESSIBLE PARKING SEE DETAIL A & B
- 2 EXISTING ADA PATH OF TRAVEL
- 3 EXISTING CONCRETE CURB PER CITY OF FRESNO STD. P-9
- 4 EXISTING AC PAVING
- 5 EXISTING CURB RAMP
- 6 EXISTING LANDSCAPE/IRRIGATION
- 7 EXISTING TRASH ENCLOSURE PER CITY OF FRESNO STD.
- 8 EXISTING CONCRETE SIDEWALK
- 9 EXISTING PAINTED PARKING STALL STRIPES
- 10 EXISTING BOLLARDS (TYP)
- 11 EXISTING AIR/WATER STATION
- 12 EXISTING LOADING ZONE
- 13 EXISTING SIGN
- 14 EXISTING DRIVE APPROACH
- 15 EXISTING STREET LIGHT
- 16 EXISTING PAINTED DIRECTIONAL ARROW
- 17 EXISTING 6" CONCRETE CURB AND GUTTER
- 18 EXISTING BUS STOP, BENCH, AND TRASH CAN

APPL. NO. P19-05984 EXHIBIT A DATE 12/19/2019
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

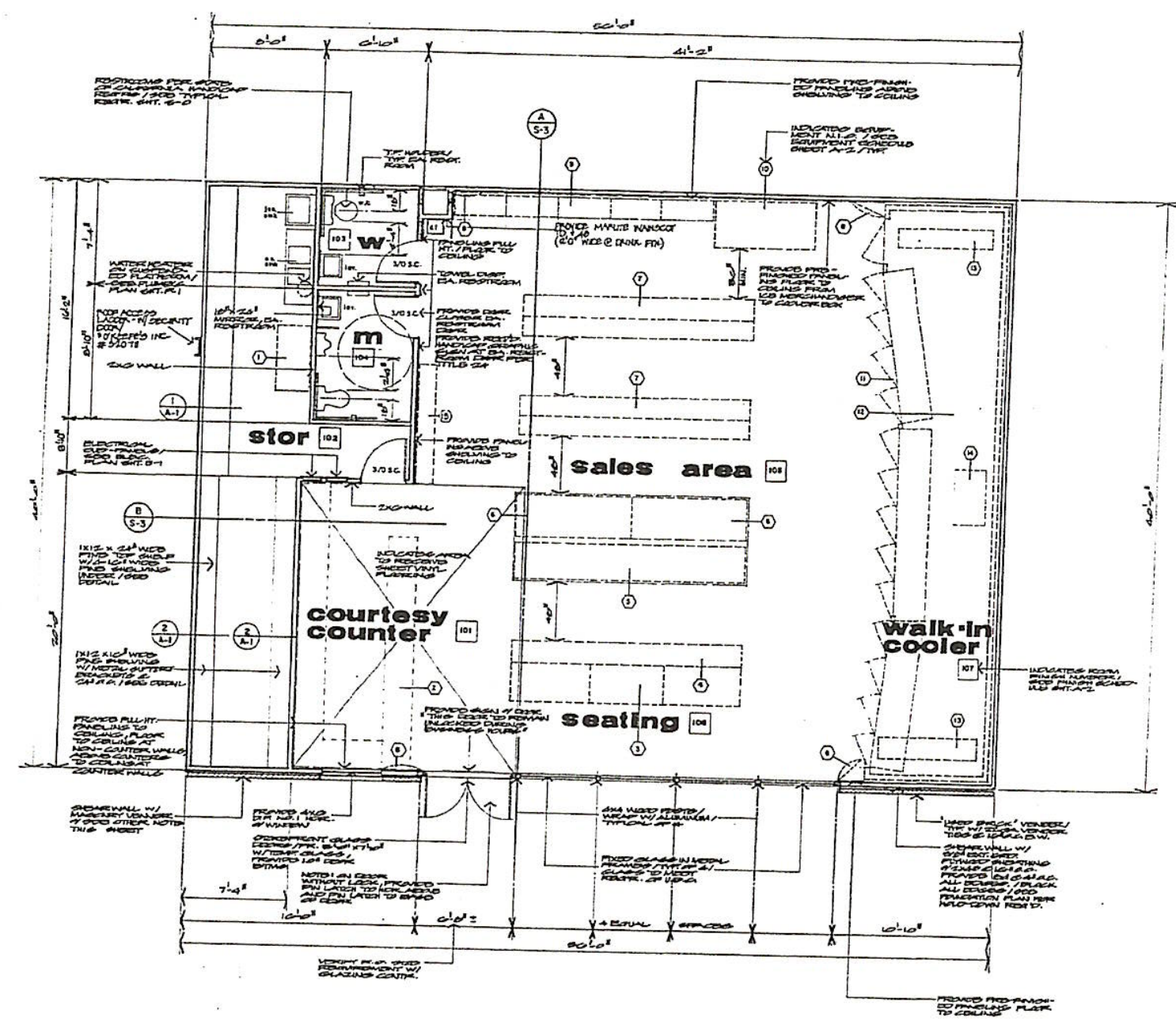


A TYPICAL VAN ACCESSIBLE PARKING STALL NOT TO SCALE



B INTERNATIONAL SYMBOL OF ACCESSIBILITY NOT TO SCALE

NO.	DESCRIPTION

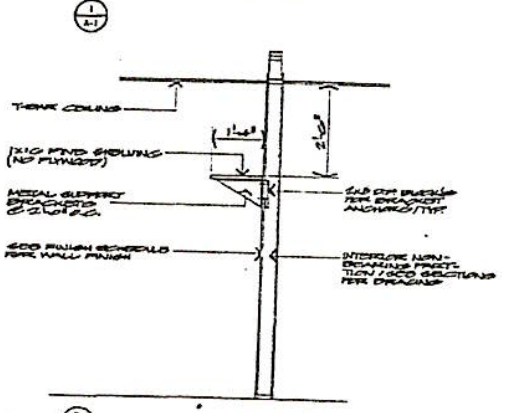
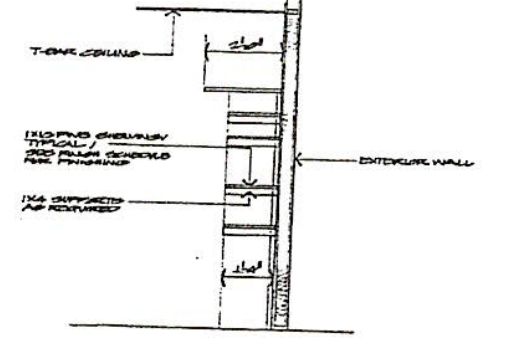


FLOOR PLAN SCALE: 1/4" = 1'-0"

NOTE:
 PROVIDE #11 (MIN.) REINFORCING BARS WITH INSULATION IN ALL EXTERIOR WALLS. PER DETAIL 24-FR078.
 PROVIDE APPROVED FIRE EXTINGUISHER PER NFPA-96 (2A-100C MIN / PROPERLY MOUNTED)
 WATER HEATER SHALL BE SECURED IN PLACE BY PLUMBING CONTRACTOR AS A MINIMUM OF A 2" DIA. X 1/2" DIA. GUT WITH BRASS WEDGES NEARBY THE WATER HEATER AND SECURED IN PLACE WITH A MINIMUM 2" DIA. BRASS OR 1-1/2" DIA. X 1/2" DIA. BRASS AND 1/2" DIA. GUT NUTS OR BOLTS. THE STRAP IS TO BE INSTALLED ON THE SIDE 1/8" OF THE WATER HEATER.
 FULL FINISHES AND INSULATION ARE NOT A PART OF THIS PLAN.
 PROVIDE A STREET VISIBLE SIGN (ADDRESS) ON BUILDING

NOTE

PROVIDE SEPARATE STORAGE IN A CABINET CLOSE TO THE FLOOR FOR ALL INSECTICIDES AND PESTICIDES SUBSTANCES.
 ALL SIGNS SERVED BY EMERGED FACETS SHALL BE PROTECTED BY BACKLASH PREVENTION DEVICES.
 ALL DAMAGED FOOD PRODUCTS (FOOD PRODUCTS FROM WHICH THE LABEL HAS 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 ROYENT PROOF GARAGE OF REFUSE CONTAINER WITH TIGHT FITTING FLAP DOOR. ALL REFUSE MUST BE MAINTAINED OR STORED IN A SIGHTLY AND SANITARY CONDITION.
 CONTRACTOR TO VERIFY GRADES, DIMENSIONS, AND OTHER JOB-SITE CONDITIONS PRIOR TO COMMENCING ANY WORK.
 ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION ON THE U.S.C. AND ALL APPLICABLE CITY CODES.
 PLYWOOD AS CALLED FOR EXTERIOR (HARDWOOD) SHALL BE EXTERIOR GRADE WITH EXTERIOR GLUE.
 ROYENT-PROOF ALL ENTRANCES AND OPENINGS SEAL FLASH AROUND ALL INCOMING PLUMBING AND ELECTRICAL. VERIFY ALL ENVIRONMENTAL HEALTH PER CODES TO OPENINGS, AND CALL FOR FINAL INSPECTION PRIOR TO OPENING.
 SEAL ALL STORAGE SHELVING, ESPECIALLY IN SHALOTRAY AREA.
 MANUALLY OPERATED OR SURFACE MOUNTED FLOOR BOLTS OR SURFACE BOLTS ARE PROHIBITED AT EXIT DOORS. THE INSTALLATION OF ANY DOOR LEAF EXHIBITED IN FIG. 24-F-107 NOT SECURE MORE THAN ONE OPERATION. FROM LATEST AND INACTIVE CODE LEAF TO OPERATE WITH ACTIVE CODE LEAF (0-POINT SYSTEM)
 PROVIDE LEADERS HARDWARE TO COMPLY WITH TITLE 24 PERMITS. IN ALL AREAS ACCESSIBLE TO THE PUBLIC MUST BE HANDICAPPED.
 ALL CONTAINMENT SINK MUST MEET (HCP) STANDARD FOR CONSTRUCTION AND USE
 PROVIDE SOAP AND TOWEL DISPENSER IN EACH RESTROOM

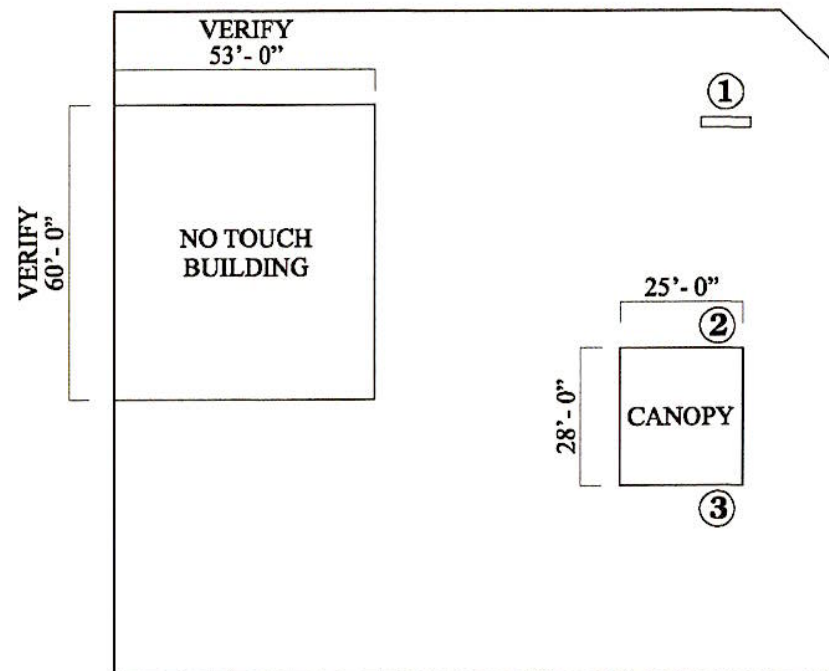


APPL. NO. P19-05984 EXHIBIT F-1 DATE 12/19/2019
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

DATE: MAR. 10 '83
SCALE:
DRAWN BY: A/L
JOB:
SHEET:
A-1
OF SHEETS



E. NEES AVE.



N CEDAR AVE.



EXISTING SITE

APPL. NO. P19-05984	EXHIBIT F-2	DATE 12/19/2019
PLANNING REVIEW BY _____		DATE _____
TRAFFIC ENG. _____		DATE _____
APPROVED BY _____		DATE _____
CITY OF FRESNO DARM DEPT		

SITE PLAN
SCALE: 1/32"= 1'-0"



Sign Development Inc.

License #576277

Upland, CA 91786 (909) 920-5535

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CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME DATE

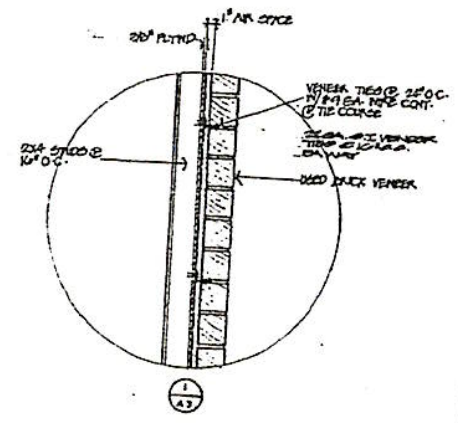
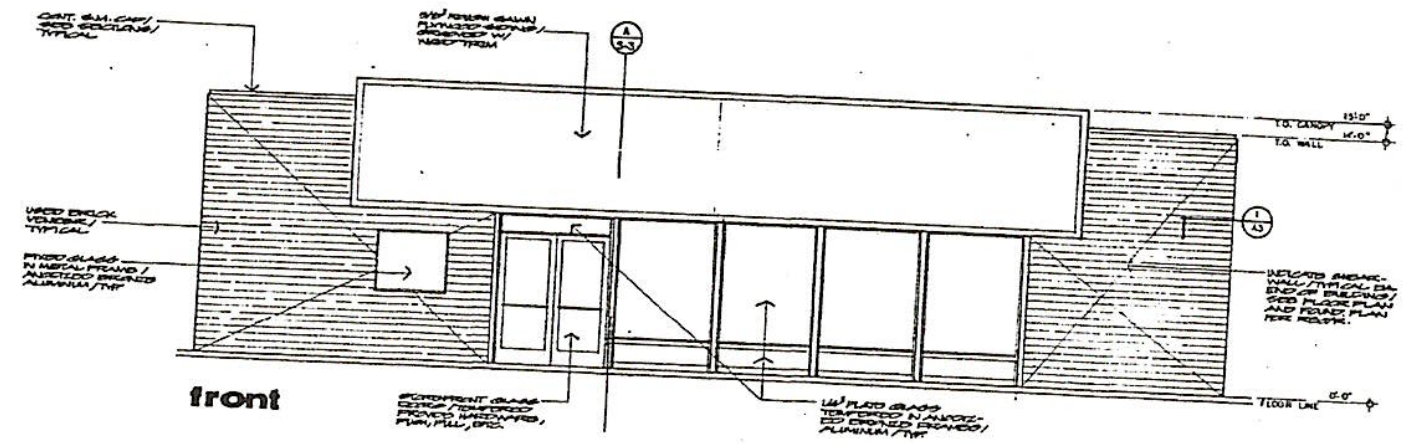
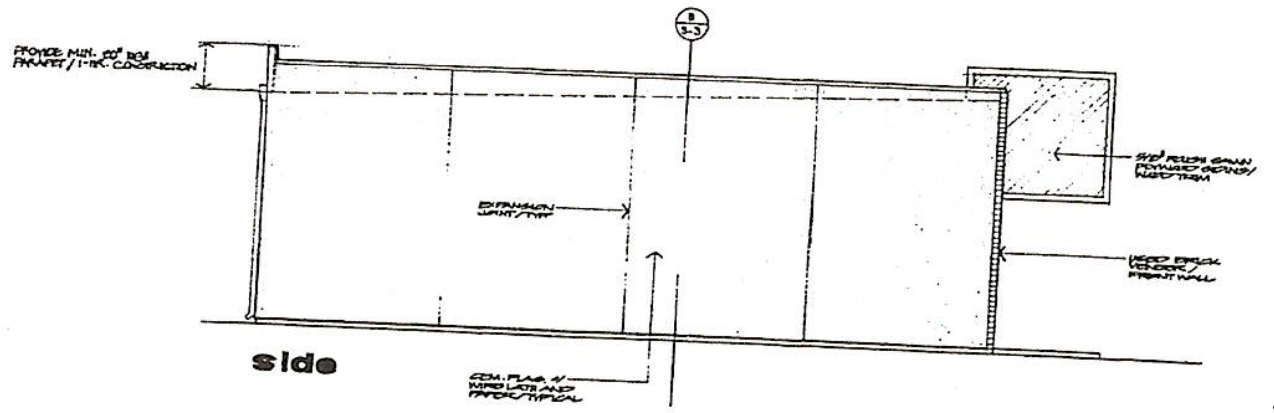
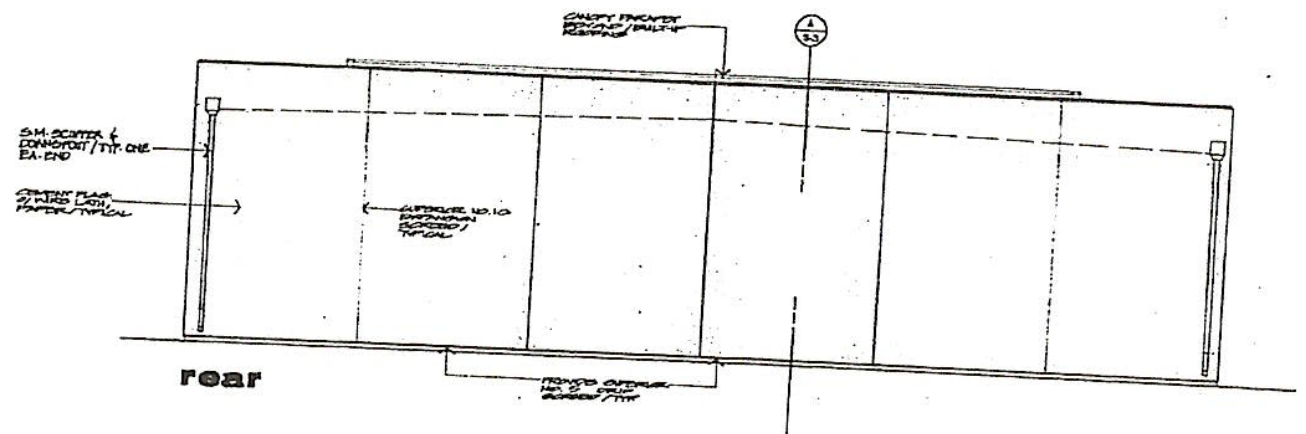
NO.
DATE: 09.29.17BA
REV: 11.09.17BA

PAGE: 1 OF 4

VALERO 7995 N. CEDAR AVE.
FRESNO, CA 93720

REVISION

APPL. NO. P19-05984 EXHIBIT E DATE 12/19/2019
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT



EXTERIOR ELEVATIONS
 SC. 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTE:
 ALWAYS CHECK WITH ELLERS DEPT
 FOR REAR AND SIDE VIEW
 FIRE WALL REQUIREMENTS

Date	2-28-83
Scale	
Drawn	
Job	
Sheet	
AS	
Dr	