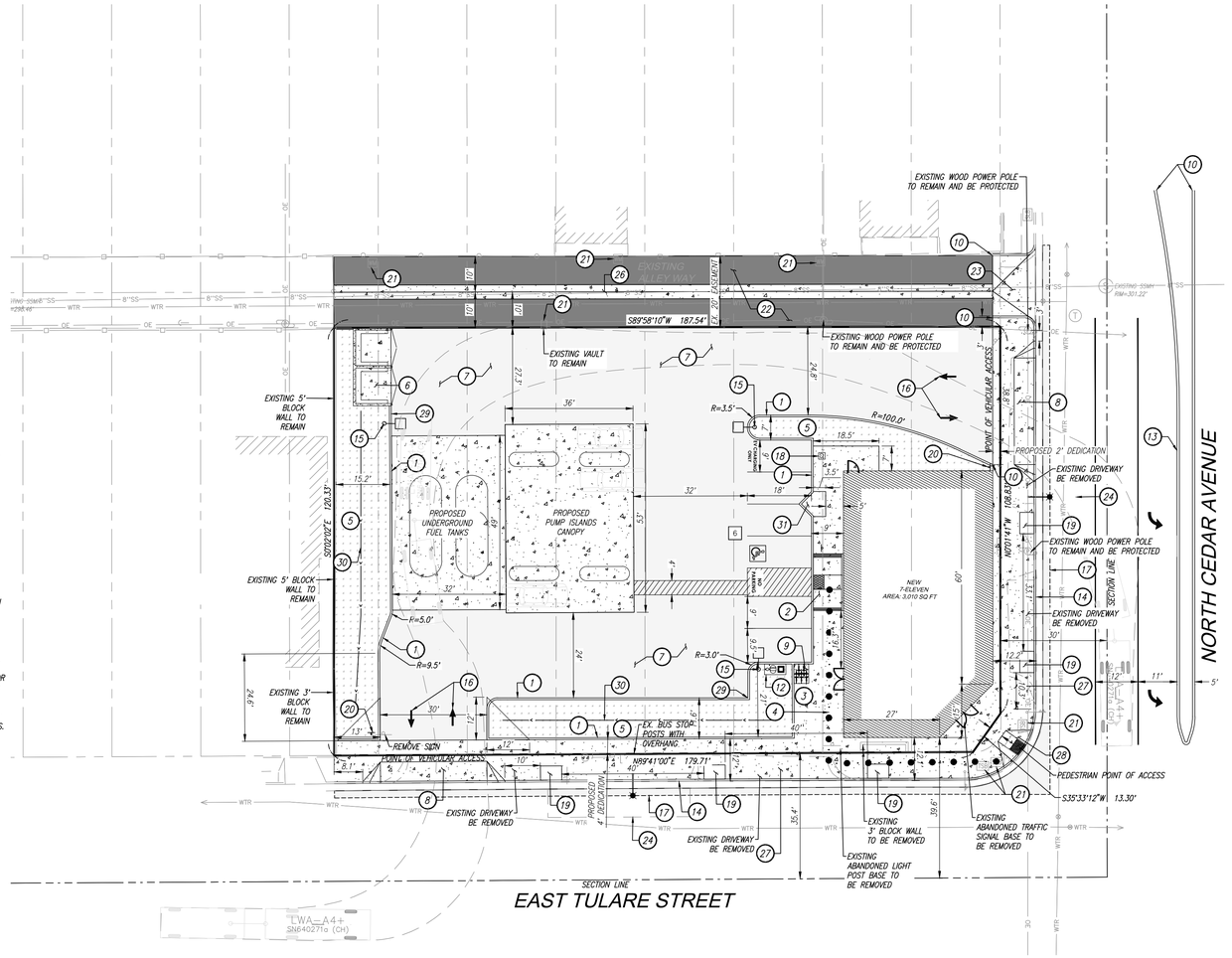
Exhibit F

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. 2 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 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 UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-2017 OR PROVIDE A SIGNED WAIVER FROM THE DIRECTOR
5. 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.
6. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
7. ALL EXISTING SIDEWALKS IN EXCESS OF 2 PERCENT MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIENCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
8. MODIFY OR REPLACE EXISTING RAMP TO MEET CURRENT PUBLIC WORKS STANDARDS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. "DETECTABLE WARNING DEVICES" ARE REQUIRED IF NOT EXISTING REF: FW STD. DWG. P-28, P-29, P-30, P-31 & P-32
9. CONSTRUCT UNDERGROUND STREET LIGHTING SYSTEM TO PUBLIC WORKS STANDARDS WITHIN THE LIMITS OF THE APPLICATION. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO TO PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES.

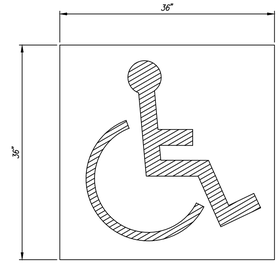


LEGEND:

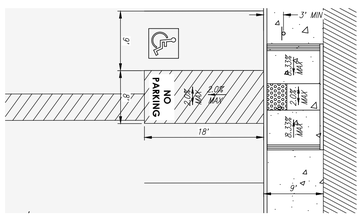
- EXISTING PROPERTY LINE
- SITE BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING SECTION LINE
- 10"SS — EXISTING 10" SANITARY SEWER LINE
- 14"WM — EXISTING 14" WATER MAIN
- PROPOSED CURB AND GUTTER
- PROPOSED PATH OF TRAVEL
- PROPOSED CONCRETE IMPROVEMENT
- PROPOSED AC PAVEMENT PER P-21, P-22, & P-23
- PROPOSED AC PAVEMENT PER P-12
- PROPOSED PEDESTRIAN CROSS WALK
- PROPOSED LANDSCAPE AREA
- # — INDICATES NUMBER OF PARKING STALLS

KEYNOTES

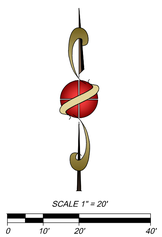
1. PROPOSED 6" CONCRETE CURB PER CITY OF FRESNO STD. P-5
2. PROPOSED ACCESSIBLE RAMP PER DETAIL THIS SHEET
3. PROPOSED CONCRETE SIDEWALK PER CITY OF FRESNO STD. P-5.
4. PROPOSED DOTTED LINE INDICATES LOCATION OF PATH OF TRAVEL FROM PUBLIC WAY AND/OR ACCESSIBLE STALL SPACES AISLE TO MAIN ENTRANCE OF TENANT SPACE
5. PROPOSED LANDSCAPE AREA
6. PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
7. PROPOSED AC PAVING PER CITY OF FRESNO STD. P-21,P-22, & P-23
8. PROPOSED 30' DRIVEWAY APPROACH PER CITY OF FRESNO STANDARD P-2, P-6 & P-48. PROVIDE 10' OF RED CURB ON EITHER SIDE OF APPROACH
9. PROPOSED BICYCLE PARKING
10. PROPOSED CURB TAPER
11. PROPOSED HEALY TANK
12. PROPOSED AIR/WATER STATION
13. 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
14. PROPOSED 6" CONCRETE CURB AND GUTTER PER CITY OF FRESNO STD. P-5
15. PROPOSED SITE LIGHT
16. PROPOSED PAINTED DIRECTIONAL ARROWS
17. PROPOSED LIMIT OF SAWCUT
18. PROPOSED EV CHARGER
19. PROPOSED 4'X6' TREE WELL PER CITY OF FRESNO STD. P-8
20. INSTALL 30" STATE STANDARD "STOP" SIGN AT LOCATION SHOWN. SIGN SHOULD BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE LOWEST SIGN 7' ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATLY BEHIND MAJOR STREET SIDEWALK. INSTALL RIGHT TURN ONLY SIGN R3-5 (RIGHT) DIRECTLY BELOW
21. ADJUST UTILITY BOX TO GRADE
22. CONSTRUCT ALLEY PAVING PER CITY OF FRESNO STD. P-12
23. CONSTRUCT ALLEY APPROACH PER CITY OF FRESNO STD. P-13
24. PROPOSED STREET LIGHT WITH METAL POLE PER E-1. TO BE SUBMITTED ON STREET LIGHT PLANS FOR REVIEW
25. PROPOSED CURB RAMP PER CITY OF FRESNO STD. P-31 AND P-32
26. CONSTRUCT CONCRETE VALLEY GUTTER PER CITY OF FRESNO STD. P-10
27. PROPOSED 12' SIDEWALK PER CITY OF FRESNO STD. P-5
28. PROPOSED CURB RAMP PER CITY OF FRESNO STD. P-31 AND P-32
29. PROPOSED CURB CUT
30. PROPOSED SWALE
31. PROPOSED TREE WELL



B — INTERNATIONAL SYMBOL OF ACCESSIBILITY
NOT TO SCALE

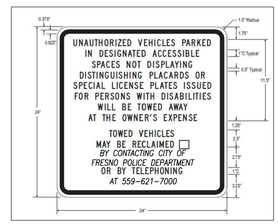


A — TYPICAL VAN ACCESSIBLE PARKING STALL
NOT TO SCALE
NOTE: THE FIRST REQUIRED ACCESSIBLE PARKING SPACE SHALL BE VAN ACCESSIBLE



NOTES:
1. THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE LOWEST SIGN ON THE POLE SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
2. THE TOP SIGN SHALL BE REFLECTORIZED AND A MINIMUM OF 24" x 12" AND SHALL CONSIST OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A DARK BLUE BACKGROUND.
3. THE VAN ACCESSIBLE SPACE SHALL BE THE WESTERN STALL, AS INDICATED ON THE PLAN.
4. THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 1129 AND 2012 MUTCD CALIFORNIA SUPPLEMENT.

C — SIGN AND SYMBOLS OF ACCESSIBILITY
NOT TO SCALE



NOTES:
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 24" IN SIZE WITH LETTERING NOT LESS THAN 1" 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. EXISTING SIGNAGE NOT IN COMPLIANCE WITH THIS DETAIL SHALL BE REPLACED PER THIS DETAIL.
6. THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 1129B.4 AND 2012 MUTCD CALIFORNIA SUPPLEMENT.

D — ACCESSIBLE ENTRY SIGN
NOT TO SCALE

PLANNING ● SURVEYING ● CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
WWW.PRECISIONENG.NET

PRECISION CIVIL ENGINEERING, INC.

PROJECT TITLE: 7-ELEVEN GAS STATION
SHEET DESCRIPTION: SITE PLAN
CITY OF: FRESNO
COUNTY OF: FRESNO

PREPARED FOR:
SKW CAPITAL
2100 SANDERS ROAD
NORTHBROOK, IL 60062

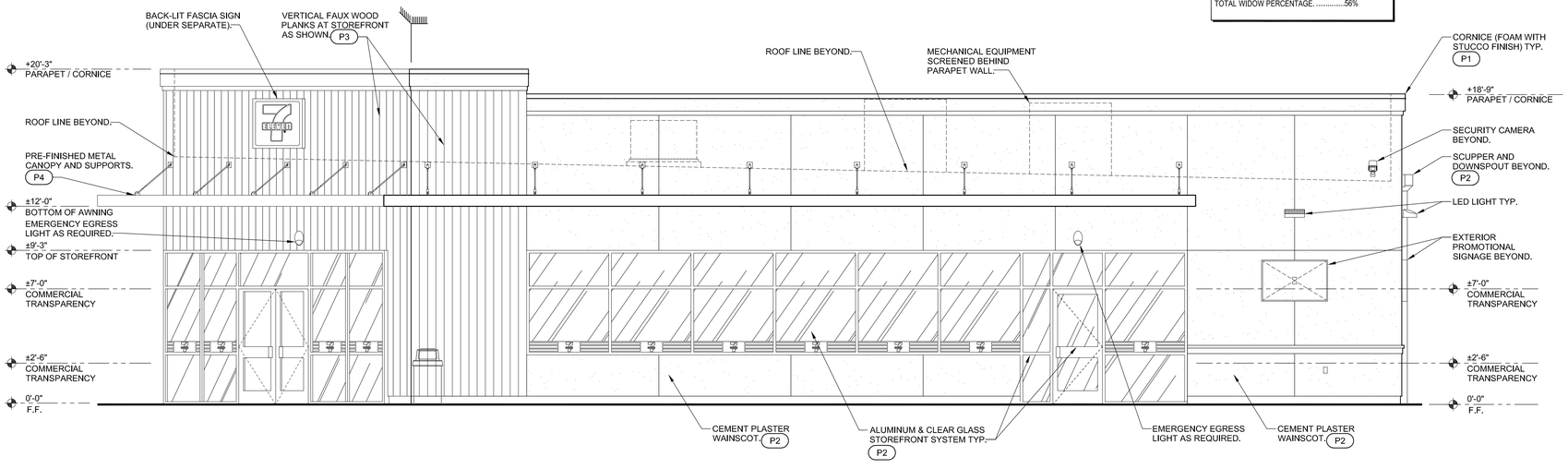
REVISIONS

DRAWN BY: CPG
CHECKED BY: KV
DATE: 1/10/2019

REGISTERED PROFESSIONAL ENGINEER
NATHAN M. GLEAVES
NO. 67552
CIVIL
STATE OF CALIFORNIA

SHEET NUMBER: 2 OF 2
JOB NUMBER: 18-169

P:\CIVIL 3D PROJECTS\2018\18-169\PRODUCTION DRAWINGS\CIVIL\18-169 SITE PLAN.DWG 1/10/2019 8:16:41 AM



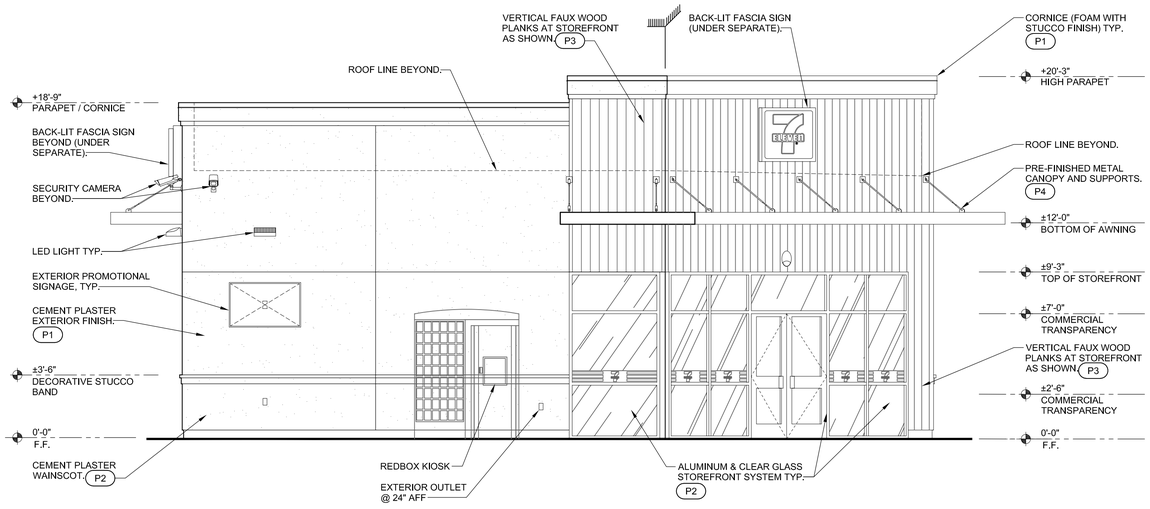
GROUND FLOOR COMMERCIAL TRANSPARENCY TABLE. REQUIRED
50% WALL AREA BETWEEN 2.5' A.F.F. TO 7'-0" A.F.F.....487 SQ.FT.

WINDOW SQ. FOOTAGE PROVIDED.....275 SQ. FT.

TOTAL WIDOW PERCENTAGE. 56%

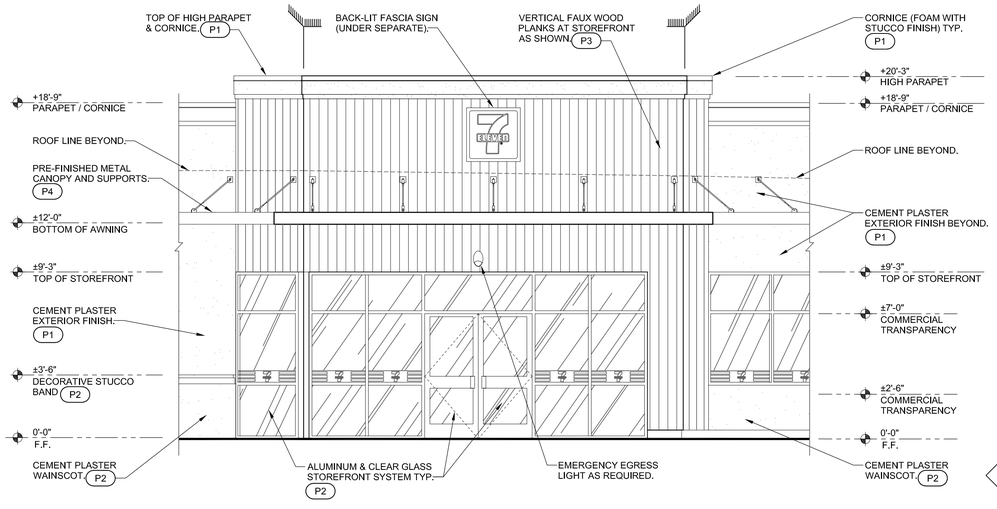
EXTERIOR ELEVATION EAST

(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"

PRELIMINARY NOT FOR CONSTRUCTION

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

7-ELEVEN #----
W/GAS STATION
Cedar & Tulare
Fresno, CA.

-

TITLE
EXTERIOR ELEVATIONS

DATE
09.24.18
PROJECT NO.
18-234

A3.0

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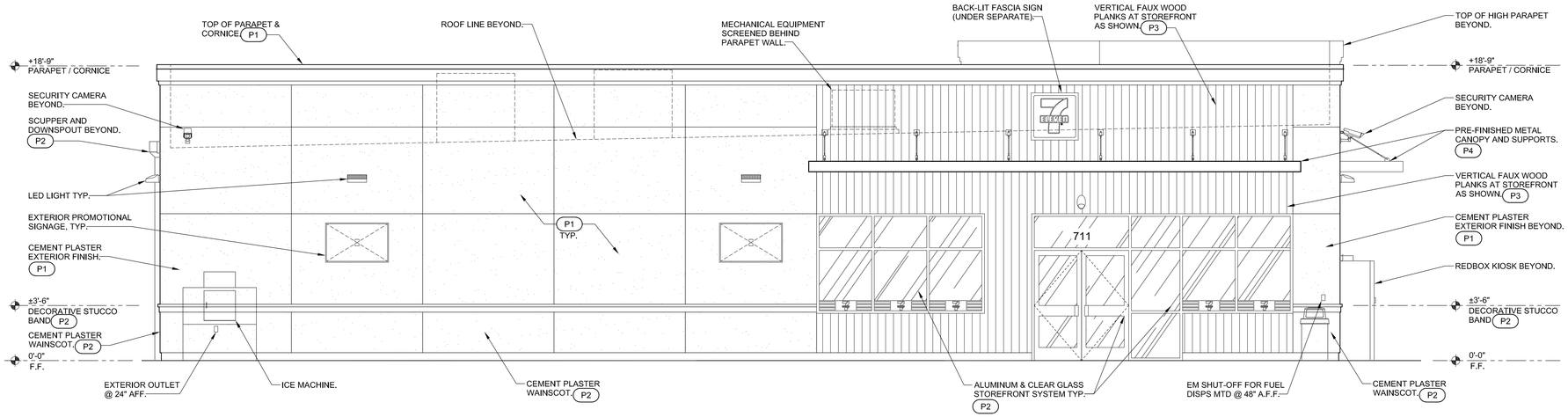
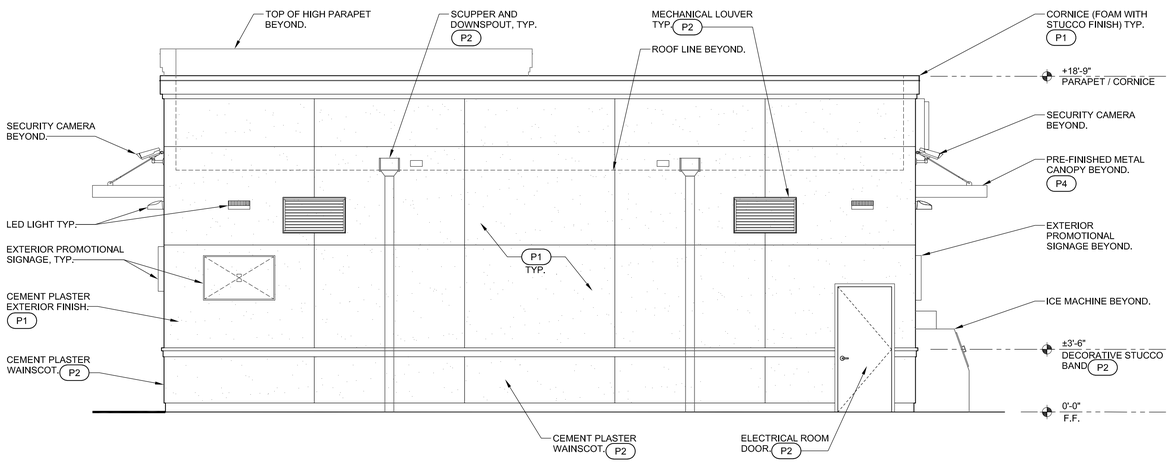


EXTERIOR ELEVATION WEST

SCALE 1/4" = 1'-0"



EXTERIOR ELEVATION NORTH

SCALE 1/4" = 1'-0"

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

7-ELEVEN #----
W/GAS STATION
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-

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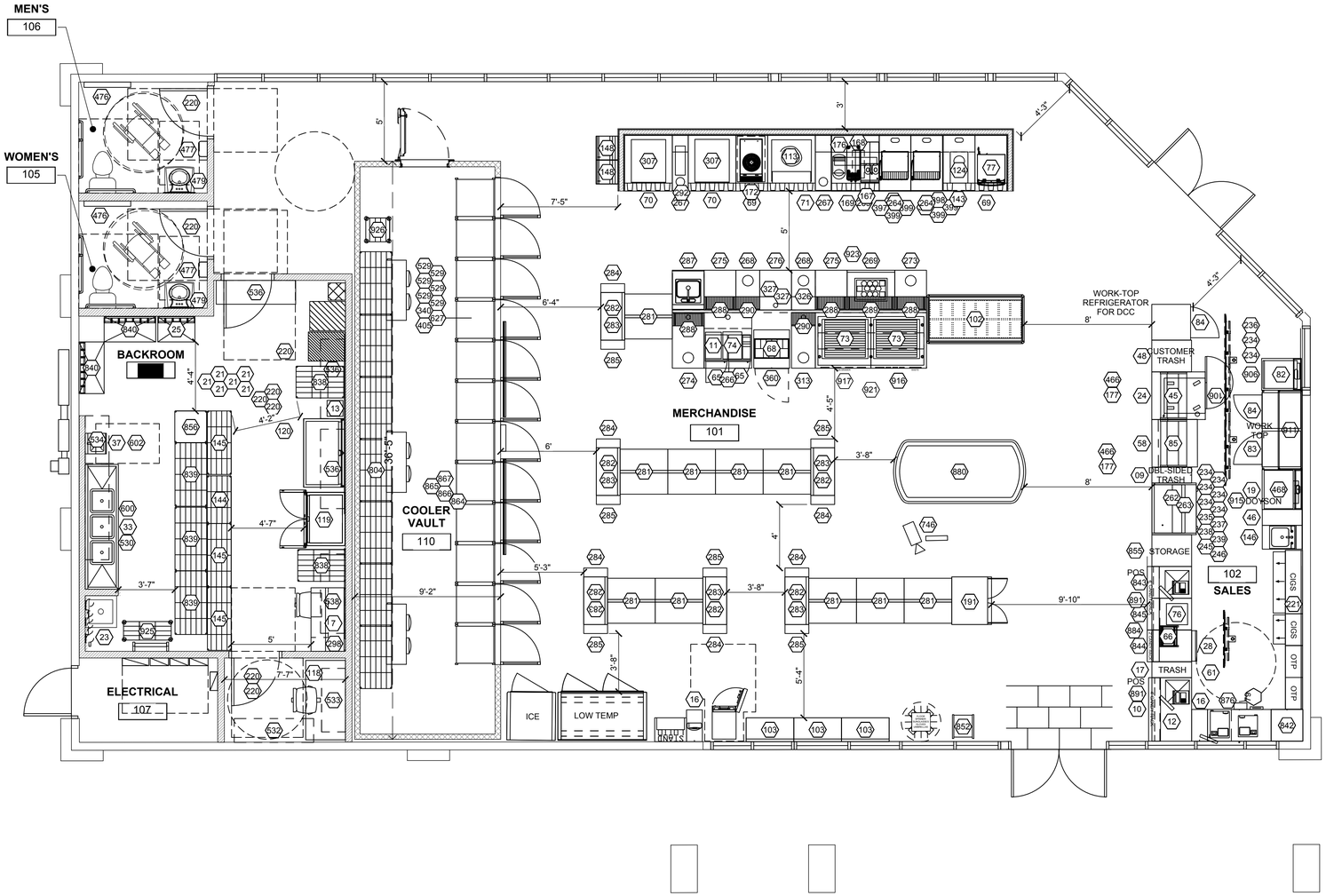

LAYOUT INFORMATION

ROLLER GRILLS	2 (SELF SERVE)
SANDWICH CASE	9'
VAULT DOORS	12
LOW TEMP DOORS	1
ICE MERCH. 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	1835 SF	/	30	=	62 PEOPLE
KITCHEN / SALES	279 SF	/	200	=	2 PEOPLE
STORAGE/ BACK ROOM	840 SF	/	300	=	3 PEOPLE
OFFICE	48 SF	/	100	=	1 PERSON
RESTROOM	200 SF	/	N/A	=	0 PEOPLE
			TOTAL	=	68 PEOPLE

N

1042810 - FRESNO, CA - LAYOUT 5

11/12/18

4151 E. TULARE
FRESNO, CA

SCALE: ¼"=1'-0"

APPROVED: YES ☐ NO ☒
00/00/00

PRINTED BY: AMOORE
DRAWING NAME: 1042810 FRESNO CA.DWG PRINT DATE: Nov 12, 2018 - 11:51am

Rev. #	Date	Description

7-ELEVEN, INC.
3200 Hackberry Rd, Irving, Texas 75063

7-11 #1042810
4151 E. TULARE
FRESNO, CA

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

Job#:	Scale:	Date:	Drawn By:	Checked By:
2018111.33	AS NOTED	11/12/18	TB	PO

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PRELIMINARY DRAWINGS
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

SHEET:

SOIL REPORT NOTES

AFTER THE SITE HAS BEEN CLEARED OF DEBRIS AND PRIOR TO CONSTRUCTION BEGINNING, A SOILS SAMPLE IS TO BE OBTAINED TO DETERMINE SOIL FERTILITY. THE SOIL SAMPLE IS TO BE OBTAINED PER THE RECOMMENDATIONS OF 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 AND PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT OR PROJECT ACCEPTANCE, THE PROJECT APPLICANT OR DESIGNEE SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF THE SOIL ANALYSIS REPORT RECOMMENDATIONS WITHIN THE LANDSCAPED AREA TO THE CITY WITH THE CERTIFICATE OF COMPLETION.

PLANTING NOTES

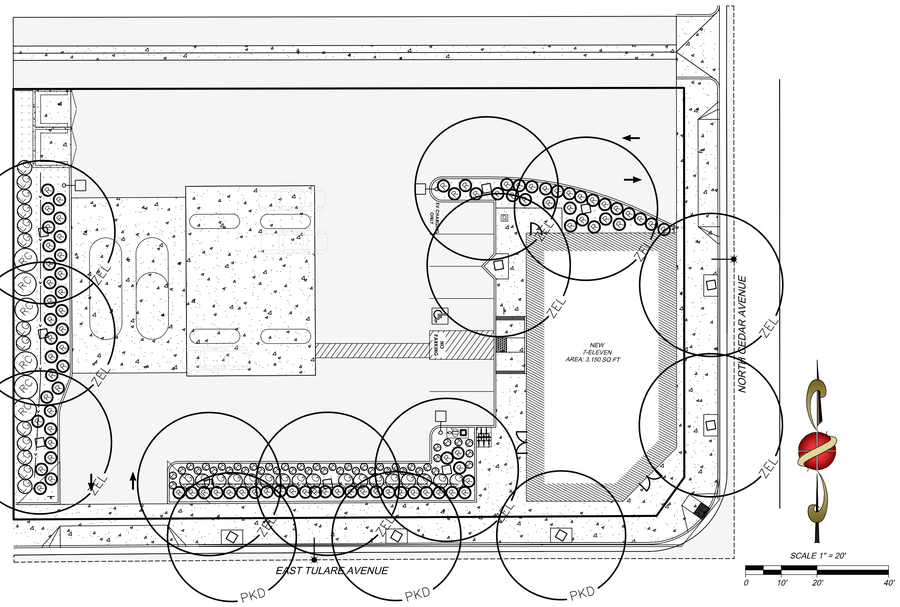
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK, MATERIALS, EQUIPMENT AND SERVICES FOR PERFORMING THE "PLANTING" APPEARING ON THE CONSTRUCTION DRAWINGS FOR THE INSTALLATION OF THIS PROJECT.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CLIENT REPRESENTATIVE. 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 DETAILS AND SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION, STAKING METHOD, PLANT PIT DIMENSIONS BACK FILL AND FERTILIZER REQUIREMENTS.
5. THE CONTRACTOR SHALL REFER TO THE PLANS AND SPECIFICATIONS WHEN PREPARING THE BID. THE CONTRACTOR SHALL VERIFY THE AVAILABILITY OF THE PLANT MATERIAL IMMEDIATELY AFTER THE SIGNING OF THE CONTRACT WITH THE OWNER. PLANTS SHALL BE TRUE TO THE BOTANICAL NAME; GENUS, SPECIES AND/OR HYBRID NAME AS SPECIFIED IN THE PLANT LEGEND. CONTRACTOR SHALL REFER TO THE SUNSET WESTERN GARDEN BOOK FOR COMPLETE DESCRIPTIONS OF PLANT MATERIALS. SUBSTITUTIONS OF PLANT TYPES AS SPECIFIED IN THE DRAWINGS ARE NOT ALLOWED WITHOUT PRIOR AUTHORIZATION BY THE CITY OF FRESNO AND/OR LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS SHALL BE SUBMITTED IN WRITTEN FORM. CONTRACTOR SHALL CONTACT CLIENT'S REPRESENTATIVE IMMEDIATELY WITH ANY DISCREPANCY OR UNAVAILABILITY ISSUES. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO CLIENT'S REPRESENTATIVE WILL RESULT IN THE CONTRACTOR'S RESPONSIBILITY TO REPLACE THE INAPPROPRIATE MATERIALS AT NO EXPENSE TO OWNER.
6. ALL PLANT MATERIAL MUST BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANTS SHALL BE OF ADEQUATE SIZE AS SPECIFIED ON THE PLANS AND BE IN GOOD CONDITION UPON ARRIVAL AT PROJECT SITE. THEY SHALL BE FREE OF BROKEN LIMBS, CUTS OR ABRASIONS TO IT'S TRUNK AND LIMBS, SUN SCALDED LEAVES, INSECT INFESTATIONS, DISEASES, FUNGI AND SHOW NO SIGNS OF DISTRESS FROM LACK OF WATERING. ALL SUBSTANDARD PLANT MATERIAL WILL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
8. NO PLANTING WORK SHALL BEGIN UNTIL THE FOLLOWING HAS BEEN COMPLETED AND APPROVED BY THE OWNER'S REPRESENTATIVE AND/OR THE CITY OF FRESNO: DRAINAGE SYSTEM, IRRIGATION SYSTEM, FINAL GRADES HAVE BEEN ESTABLISHED, SOIL PREPARATION AND PLANTING AREAS HAVE BEEN PROPERLY GRADED.
9. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT THE CLIENT'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO PRECISION CIVIL ENGINEERING WILL RESULT IN CONTRACTORS RESPONSIBILITY TO RELOCATE THE MATERIALS AT NO EXPENSE TO OWNER.
10. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DUE TO CONSTRUCTION. PROVIDE PROTECTIVE BARRIER THROUGHOUT CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING REQUIRED ROOT BARRIERS WHEN TREES ARE FIVE FEET OR LESS FROM HARDSCAPE AREAS.
12. 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: RIPPING, SOIL PREPARATION, SOIL CONDITIONING, FINE GRADING AND SEEDING); TREE, SHRUB AND GROUND COVER REPLACEMENT, ETC.
13. LANDSCAPE AREAS TO BE ROUGH GRADED TO 4" BELOW SURROUNDING HARDSCAPE FINISHED SURFACE TO ALLOW FOR 3" MULCH LAYER.
14. THE CONTRACTOR SHALL USE THE FOLLOWING PROCEDURES TO PREPARE BACKFILL PLANTING SOIL:

CONTAINER BACKFILL METHOD

MIX THE FOLLOWING MATERIALS TOGETHER ON-SITE. USE THIS AS BACKFILL MIX FOR ALL CONTAINER PLANTINGS. TO ONE CUBIC YARD ON SITE SOIL, ADD THE FOLLOWING:

- 8 CU. FEET – KELLOGG'S 'NITRO-HUMUS' OR EQUAL COMPOSTED MATERIAL
- 3 POUNDS – 'JOHN & BOBS' SOIL OPTIMIZER, WITH 14% HUMIC ACID
- INSTALL AGRIFORM 'SLOW RELEASE' 20-10-5 FERTILIZER PELLETS AS PER RECOMMENDATIONS SEE STANDARD PLANTING DETAIL.

15. PRIOR TO TOP DRESSING, USE 'PRE-EMERGENT HERBICIDE, 'RONSTAR' OR EQUAL AT A RATE SPECIFIED BY THE MANUFACTURER FOR ALL SHRUB PLANTING AREAS. AVOID PRE-EMERGENT HERBICIDE IN TURF AND ANNUAL COLOR AREAS.
16. THE CONTRACTOR SHALL GUARANTEE THE PLANTING AND ALL OF ITS COMPONENTS FOR THE TIME PERIOD SPECIFIED IN THE CONTRACT. THE GUARANTEE SHALL BEGIN AFTER THE DATE OF FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE AND/OR THE CITY OF FRESNO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR ASSOCIATED WITH THE GUARANTEE DURING THAT TIME PERIOD.
17. CONTROLLED RELEASE FERTILIZE TABLETS TO BE ADDED PER MANUFACTURERS RECOMMENDATIONS.
18. PRIOR TO BUILDING FINAL (OR FINAL ACCEPTANCE OF THE TRACT), ALL DOCUMENTS REQUIRED BY MWELO SHALL BE SUBMITTED IN AN ACCEPTABLE FORM TO THE CITY ENGINEERING DIVISION:
    - IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER
    - LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
    - IRRIGATION AUDIT REPORT
    - SOIL ANALYSIS REPORT
    - DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS
    - AS-BUILTS OF THE LANDSCAPE PLANTING AND IRRIGATION PLANS WHICH SHALL BE SUBMITTED THROUGH THE ENGINEER OF RECORD, AND NOT THE LANDSCAPE CONTRACTOR, OR WRITTEN CERTIFICATION BY THE LANDSCAPE ARCHITECT/CONTRACTOR THAT THE PROJECT HAS BEEN INSTALLED PER PLAN.



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					
PKD	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					
HES	1 GAL	43	HESPERALOE PARVIFLORA / BRAKELIGHTS RED YUCCA		MED
ROS	5 GAL	82	ROSA 'FLOWER CARPET RED'		LOW
LIG	1 GAL	30	LIGUSTRUM 'TEXANUM' / WAXLEAF PRIVET		LOW
ROM	5 GAL	6	ROMNEYA COULTERI / MATILIJA POPPY		LOW
GROUND COVER					
	SQ. FT.	2963	3 INCHES ± OF MULCH IN ALL PLANTERS – WALK-ON DECO BARK	1000 CF±	* +

CITY OF FRESNO
TREE, LANDSCAPE & SHADE REQUIREMENTS

(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 = 3,828 SF
1 CANOPY STRUCTURE = 1,908 SF

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

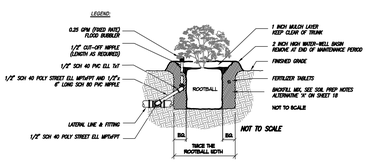
PROJECT SITE LOT AREA = 21,796 SQ FT
ONE TREE PER 2,000 SQ. FT. = 11 TREES

TREES PROVIDED = 9 TREES

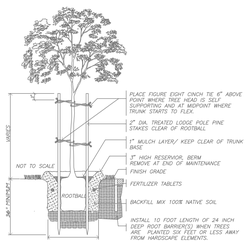
(D) A MINIMUM OF 10 PERCENT OF ANY PARKING LOT AREA SHALL BE LANDSCAPED

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

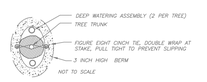
PROPOSED LANDSCAPED AREA = 3,010 SQ FT
= 29% LANDSCAPED



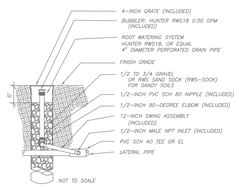
SHRUB PLANTING



TREE PLANTING AND IRRIGATION



TREE IRRIGATION WELL



TREE DEEP WATERING

PLANNING ● SURVEYING ● CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
WWW.PRECISIONENG.NET

PRECISION CIVIL ENGINEERING, INC

PROJECT TITLE: 7-ELEVEN GAS STATION
SHEET DESCRIPTION: LANDSCAPE PLAN
CITY OF: FRESNO COUNTY OF: FRESNO

PREPARED FOR:
SKW CAPITAL
2100 SANDERS ROAD
NORTHBROOK, IL 60062

REVISIONS

DRAWN BY: DHL
CHECKED BY: MLB
DATE: 1/10/2019

LICENSED LANDSCAPE ARCHITECT
MICHAEL J BERNHARDT
CERTIFICATE NO. 4415
SIGNATURE
DATE
STATE OF CALIFORNIA

SHEET NUMBER: 1 OF 1
JOB NUMBER: 18-169

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