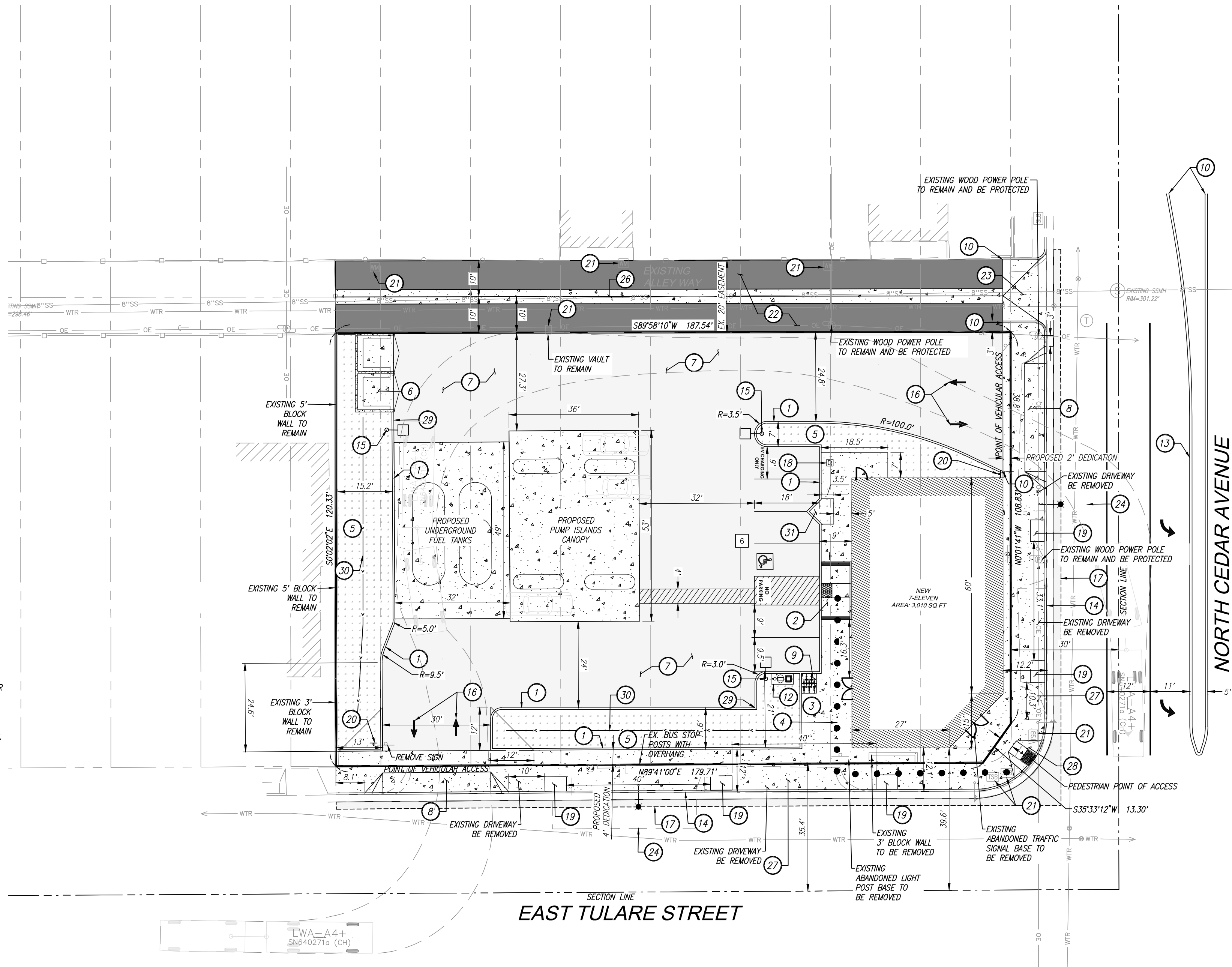


Exhibit F

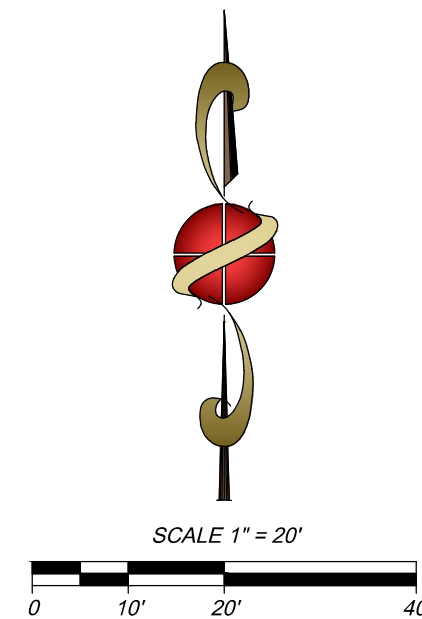
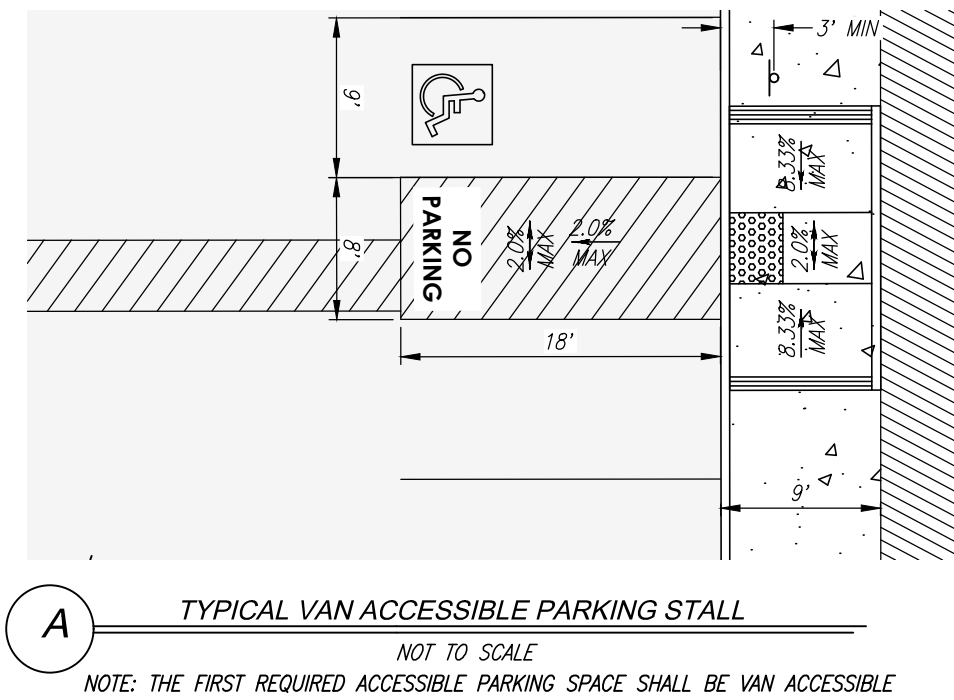
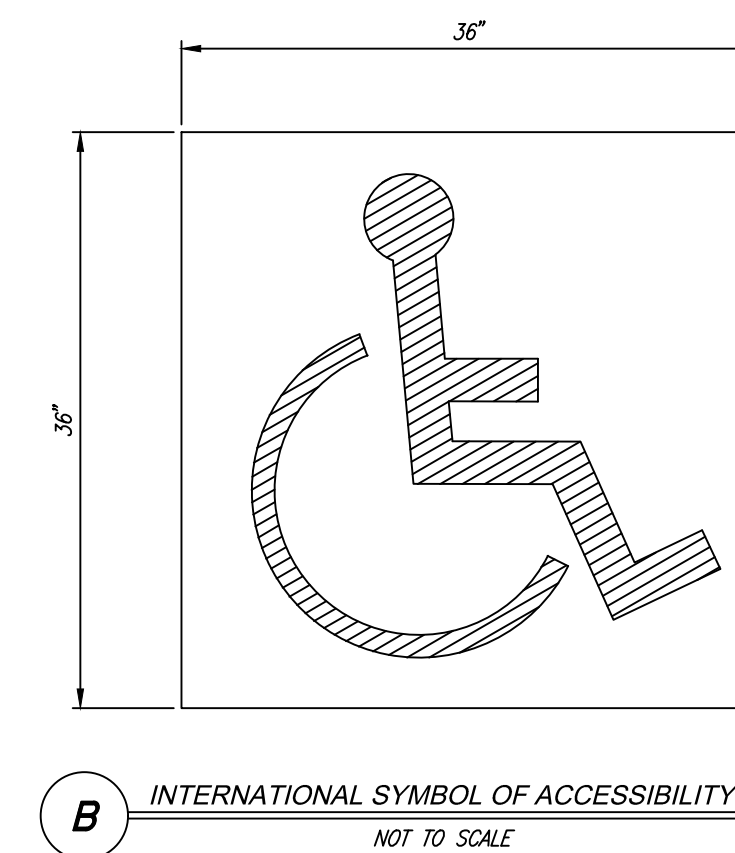
Exhibits (Site Plan, Elevations, Floor Plans)

GENERAL NOTES

1. REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
2. 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.
5. 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.
6. ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK TO MATCH ADJACENT STREET IMPROVEMENTS.
7. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
8. ALL EXISTING SIDEWALKS IN EXCESS OF 2 PERCENT MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
9. MODIFY 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: FWC STD. DMC. P-28, P-29, P-30, P-31 & P-32.
10. CONSTRUCT UNDERGROUND STREET LIGHTING SYSTEM TO PUBLIC WORKS STANDARDS WITHIN THE LIMITS OF THE APPLICATION. SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES.

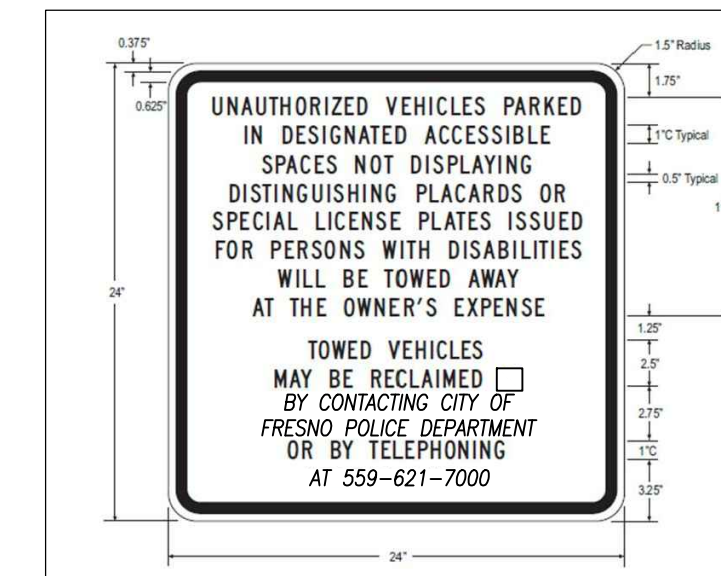
**LEGEND:**

	EXISTING PROPERTY LINE
	SITE BOUNDARY
	EXISTING RIGHT OF WAY
	EXISTING SECTION LINE
	EXISTING 10" SANITARY SEWER LINE
	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



- 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

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 HEAVY 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
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 IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. INSTALL RIGHT TURN ONLY SIGN R3-5 (RIGHT) DIRECTLY BELOW
20. ADJUST UTILITY BOX TO GRADE
21. CONSTRUCT ALLEY PAVING PER CITY OF FRESNO STD. P-12
22. CONSTRUCT ALLEY APPROACH PER CITY OF FRESNO STD. P-13
23. PROPOSED STREET LIGHT WITH METAL POLE PER E-1. TO BE SUBMITTED ON STREET LIGHT PLANS FOR REVIEW
24. PROPOSED CURB RAMP PER CITY OF FRESNO STD. P-31 AND P-32
25. CONSTRUCT CONCRETE VALLEY GUTTER PER CITY OF FRESNO STD. P-10
26. PROPOSED 12" SIDEWALK PER CITY OF FRESNO STD. P-5
27. PROPOSED CURB RAMP PER CITY OF FRESNO STD. P-31 AND P-32
28. PROPOSED CURB CUT
29. PROPOSED SWALE
30. PROPOSED TREE WELL

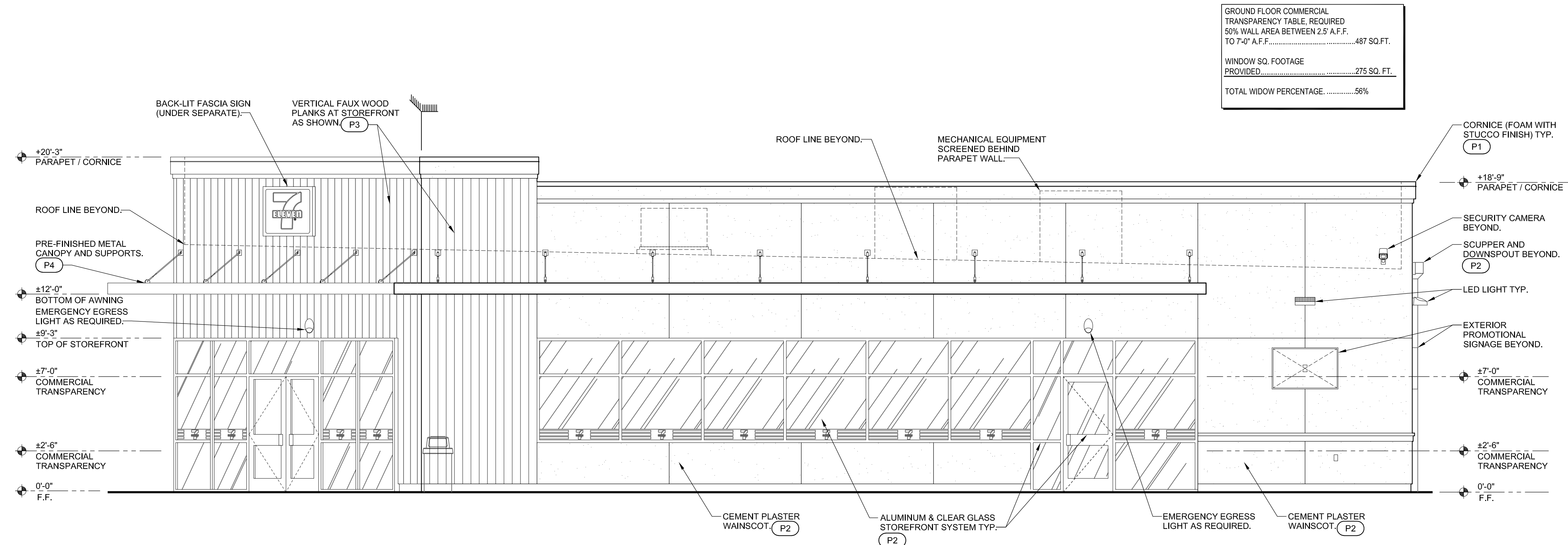
REVISIONS

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



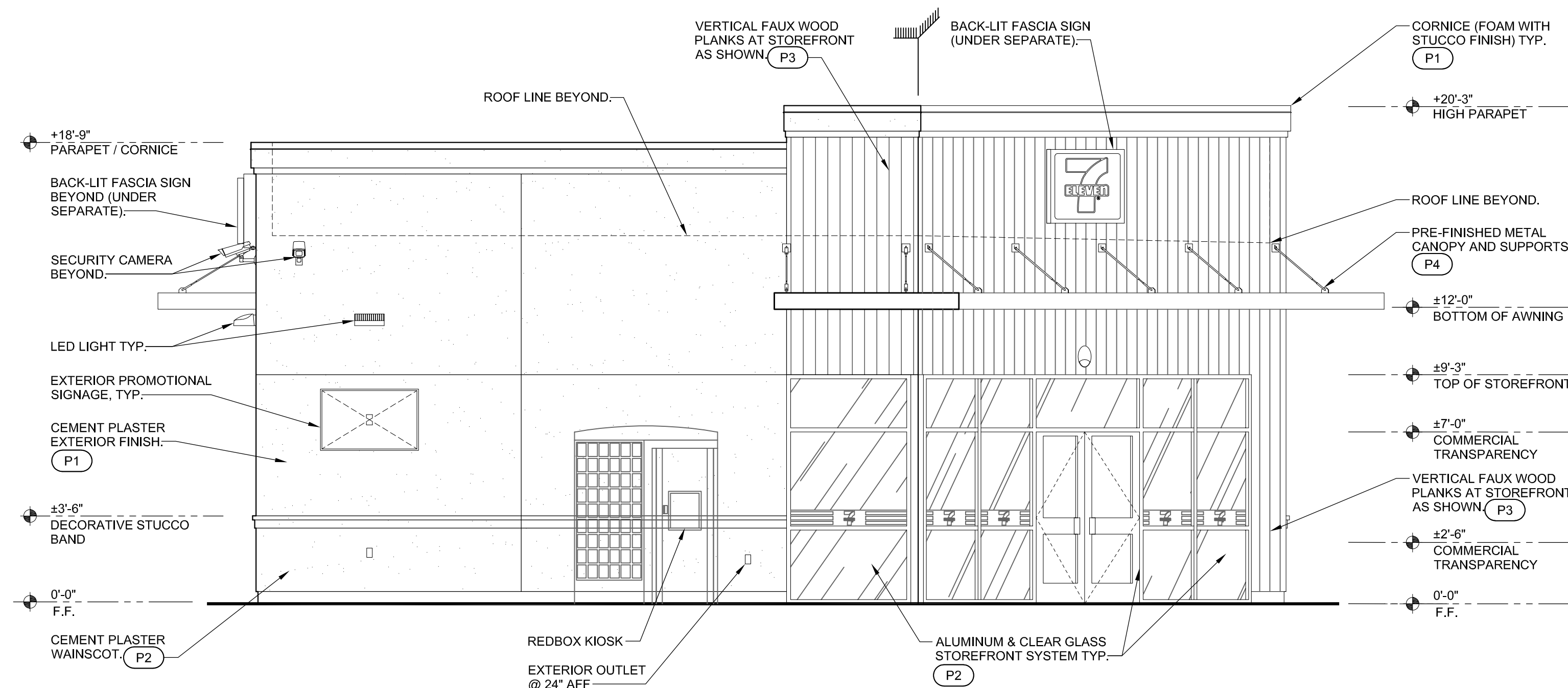
SHEET NUMBER:
2 OF 2

JOB NUMBER:
18-169



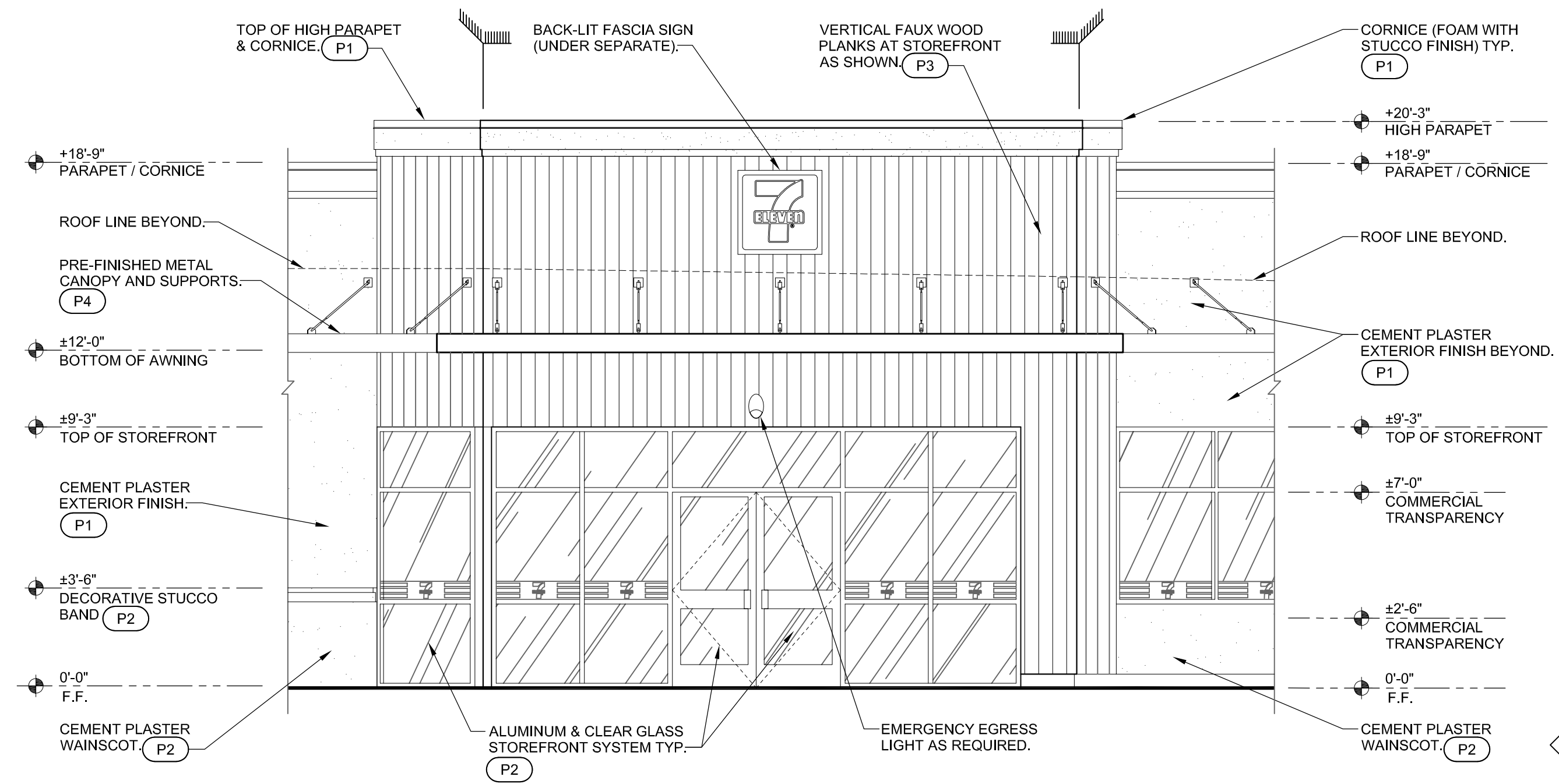
EXTERIOR ELEVATION EAST
(NORTH CEDAR AVENUE BUILDING SIDE)

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



15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA
85260

7-ELEVEN #—
W/GAS STATION
Corder & Tisdale
Fresno, CA

TITLE
EXTERIOR
ELEVATIONS

DATE
09.24.18
PROJECT NO.
18-234

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF FM GROUP INC. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF FM GROUP INC, THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

A3.0



Architectural elevation drawing of a building facade. The drawing includes the following callouts and material codes:

- TOP OF HIGH PARAPET BEYOND.
- SCUPPER AND DOWNSPOUT, TYP. (P2)
- MECHANICAL LOUVER TYP. (P2)
- ROOF LINE BEYOND.
- CORNICE (FOAM WITH STUCCO FINISH) TYP. (P1)
- +18'-9" PARAPET / CORNICE
- SECURITY CAMERA BEYOND.
- PRE-FINISHED METAL CANOPY BEYOND. (P4)
- EXTERIOR PROMOTIONAL SIGNAGE BEYOND.
- ICE MACHINE BEYOND.
- +3'-6" DECORATIVE STUCCO BAND (P2)
- 0'-0" F.F.
- SECURITY CAMERA BEYOND.
- LED LIGHT TYP.
- EXTERIOR PROMOTIONAL SIGNAGE, TYP.
- CEMENT PLASTER EXTERIOR FINISH. (P1)
- CEMENT PLASTER WAINSCOT. (P2)
- CEMENT PLASTER WAINSCOT. (P2)
- ELECTRICAL ROOM DOOR (P2)
- P1 TYP.

EXTERIOR ELEVATION NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

TITLE
EXTERIOR
ELEVATIONS

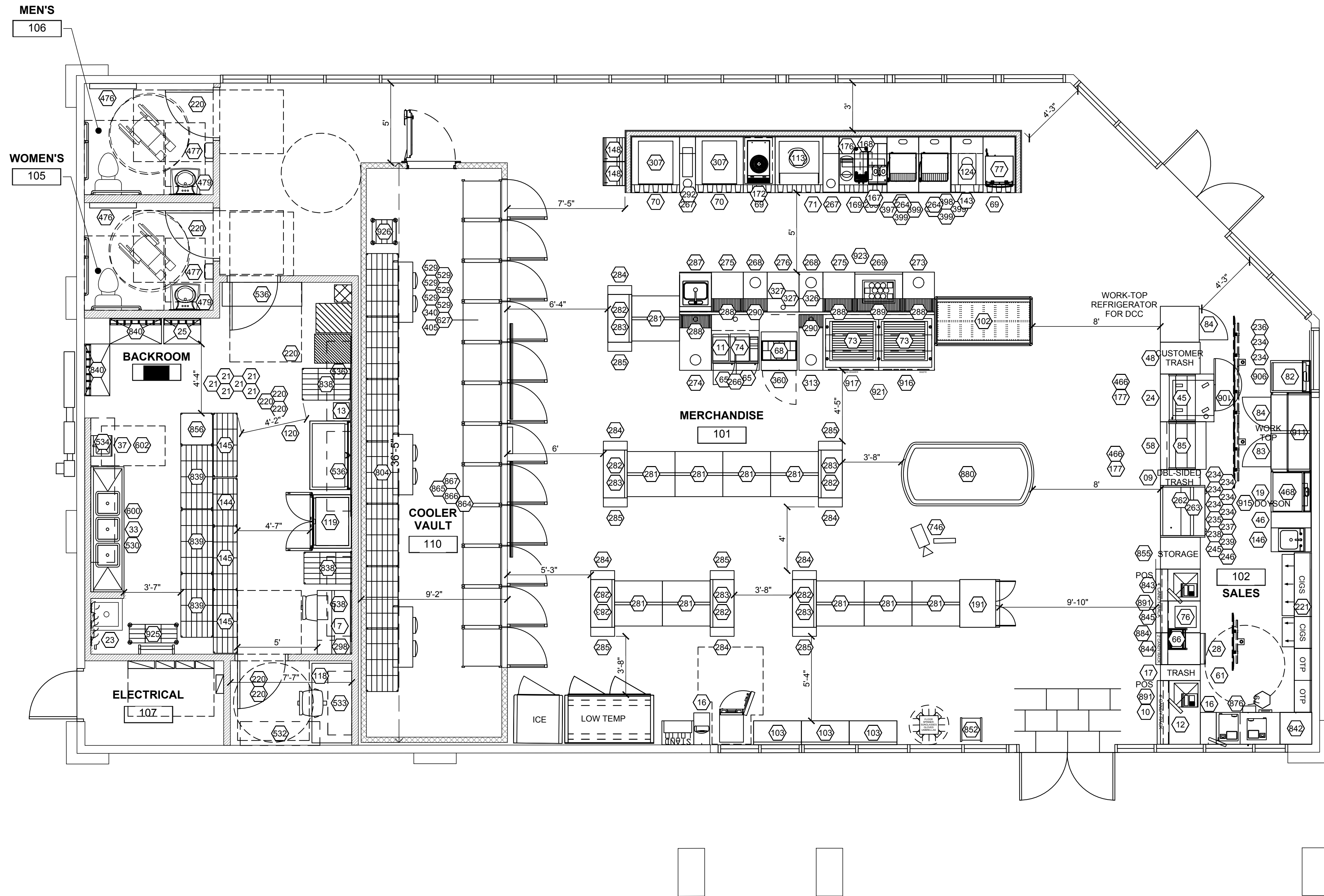
DATE
09.24.18
PROJECT NO
18-234



FM
GROUP INC

15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA
85260

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



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

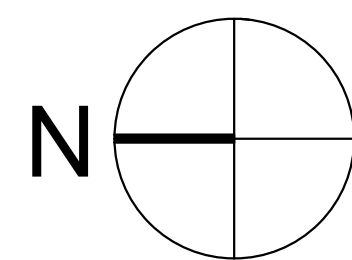
OVERHEAD SHELVES	= 38 FT
FLOOR SHELVES	= 35 FT

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



1042810 - FRESNO, CA - LAYOUT 5

4151 E. TULARE
FRESNO, CA

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

APPROVED: YES ☐ NO ☒

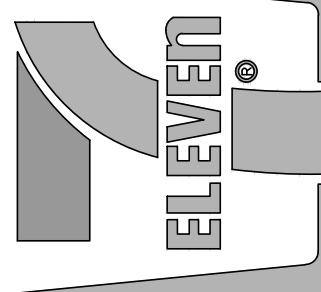
11/12/18



SHEET:

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

Documents prepared by GPD Group are to be used only for the specific project and specific use for which they are intended. Any extension or use of these drawings without the expressed, written consent of GPD Group is done at the user's own risk. GPD Group specifically intended, user will hold GPD Group harmless from all claims and losses.



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

Rev. #

Date

Description

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 SOWING 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 REPRESENTATIVE IMMEDIATELY WITH ANY DISCREPANCY OR UNAVAILABILITY OF THE PLANT MATERIAL SHALL BE REPLACED 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 THE PROJECT SITE. THEY SHALL BE FREE OF BROKEN LIMBS, CUTS OR ABRASIONS TO ITS 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 REPLACED 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 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.

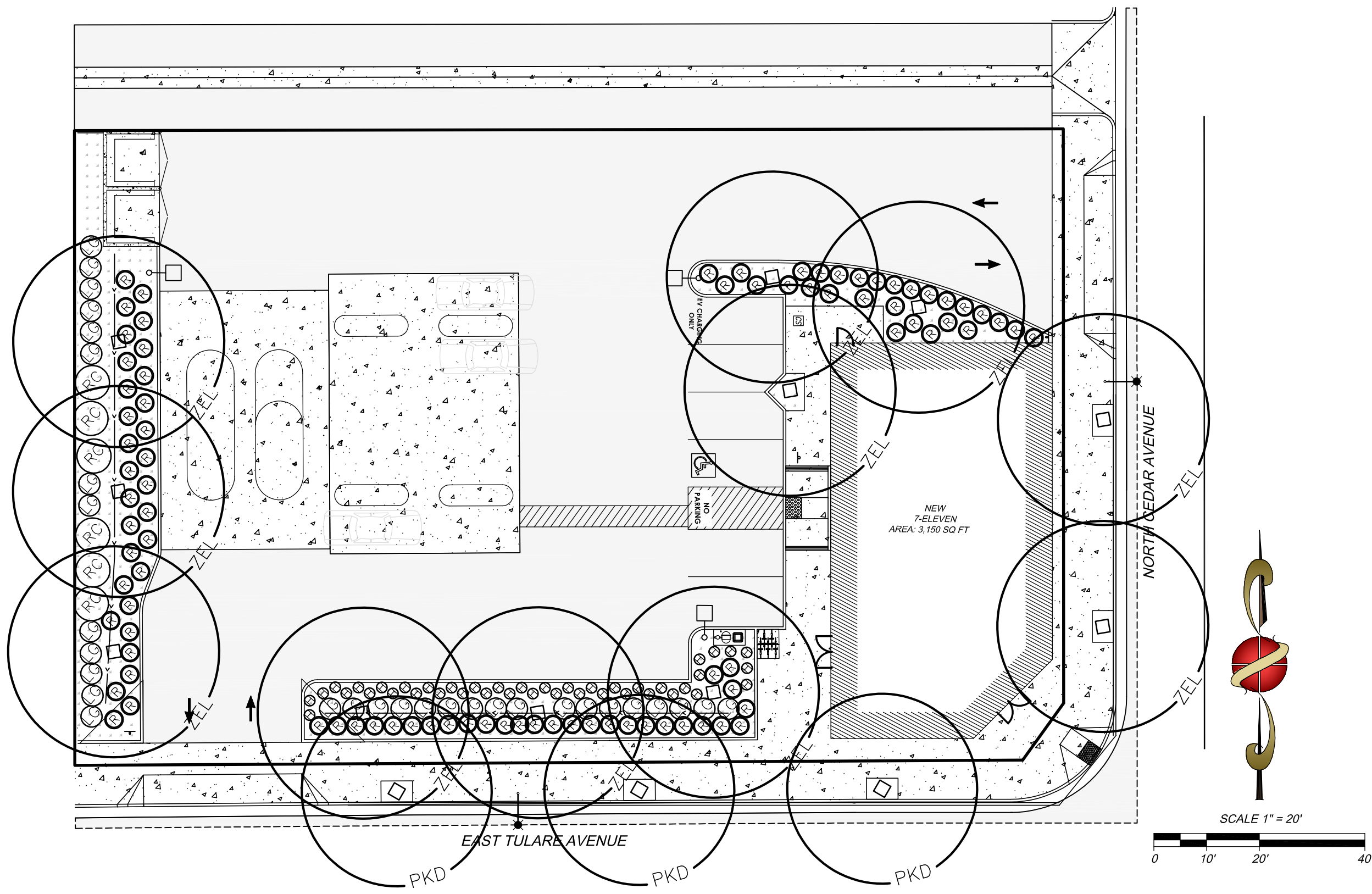
13. LANDSCAPE AREAS TO BE ROUGH GRADED TO 4" BELOW SURROUNDING HARDSCAPE FINISHED SURFACE TO ALLOW FOR 3" MULCH LAYER.

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 "NUTRIENT" OR KELLOGG'S "NUTRO-HUMUS" OR EQUAL COMPOSTED MATERIAL
 - 3 POUNDS "JOHN & BOB'S" 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, "NONSTAR" 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 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 FERTILIZER 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 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					
	15 GAL	2	PISTACHE X 'KEITH DAHEY' / HYBRID PISTACHE	STANDARD	LOW
	15 GAL	11	ZELKOVA SERRATA 'VILLAGE GREEN' / JAPANESE ZELKOVA	STANDARD	LOW
SHRUBS					
SHRUBS SHALL BE PLANTED AS PER CITY OF FRESNO STANDARD					
	1 GAL	43	HESPERALOE PARVIFLORA / BRAKELIGHTS RED YUCCA		MED
	5 GAL	82	ROSA 'FLOWER CARPET RED'		LOW
	1 GAL	30	LIGUSTRUM 'TEXANUM' / WAXLEAF PRIVET		LOW
	5 GAL	6	ROMNEYA COULTERI / MATILDA POPPY		LOW
GROUND COVER					
	SQ. FT.	2963	3 INCHES ± OF MULCH IN ALL PLANTERS - WALK-ON DECO BARK	1000 CFE	* +

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

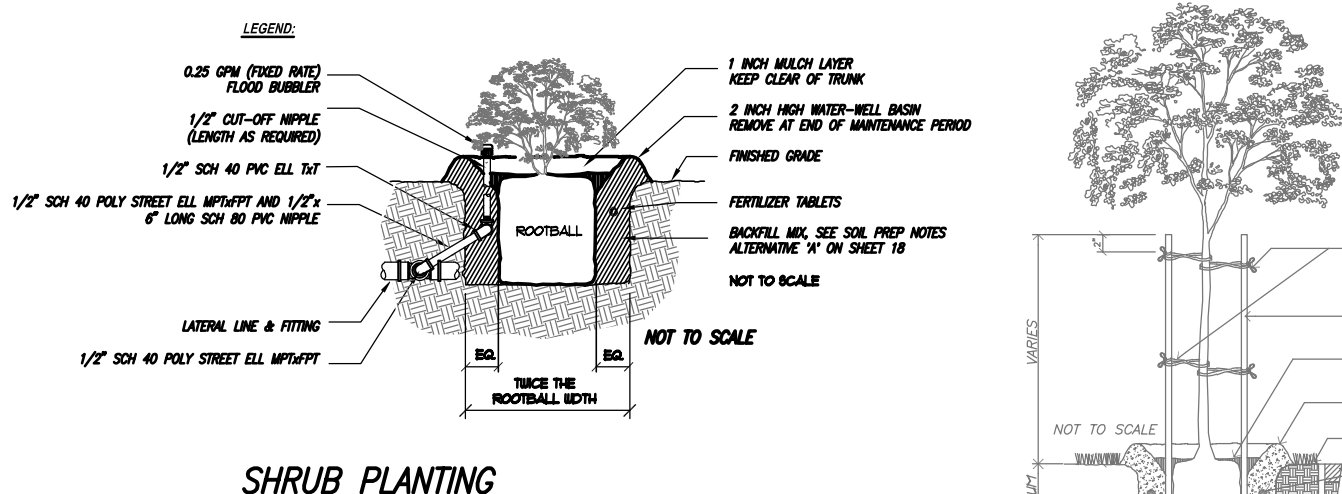
PROJECT SITE LOT AREA = 21,796 SQ FT
ONE TREE PER 2,000 SQ. FT. = 11 TREES

TREES PROVIDED = 9 TREES

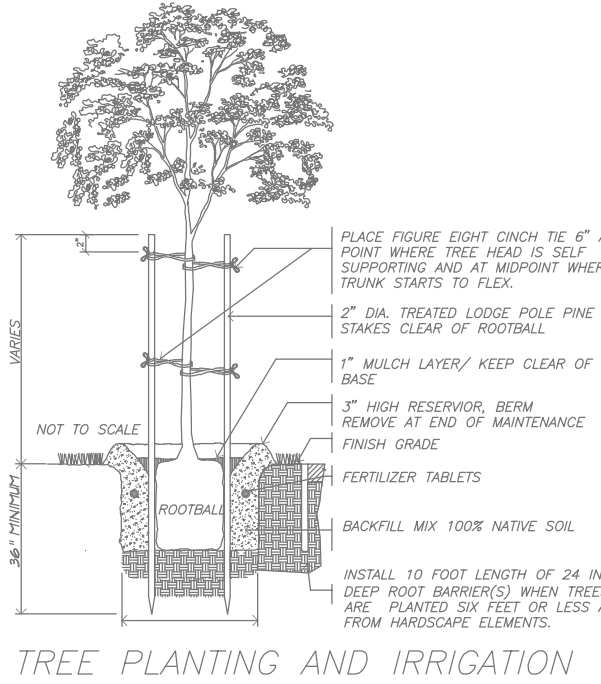
(D) A MINIMUM OF 10 PERCENT OF ANY PARKING LOT AREA SHALL BE LANDSCAPED

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

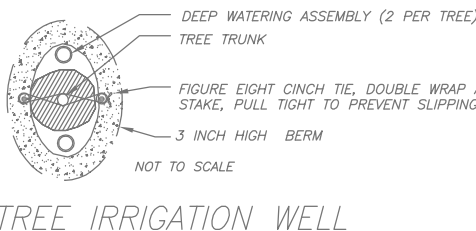
PROPOSED LANDSCAPED AREA = 3,010 SQ FT
= 29% LANDSCAPED



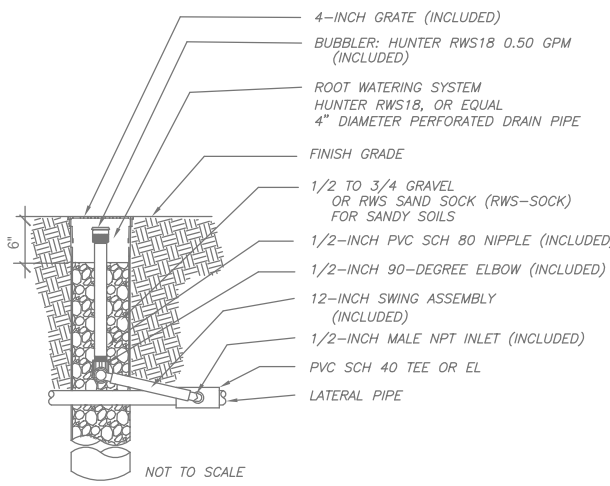
SHRUB PLANTING



TREE PLANTING AND IRRIGATION



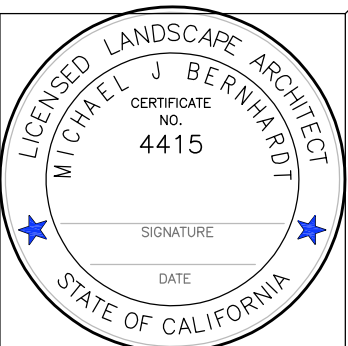
TREE IRRIGATION WELL



TREE DEEP WATERING

REVISIONS

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



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