

Exhibit E – Exhibits (Site Plan, Elevations, Floor Plans, and Landscape Plan)

RCCB FRESNO DISTRIBUTION WAREHOUSE

EAST NORTH AVENUE
FRESNO, CALIFORNIA 93725



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ELECTRICAL

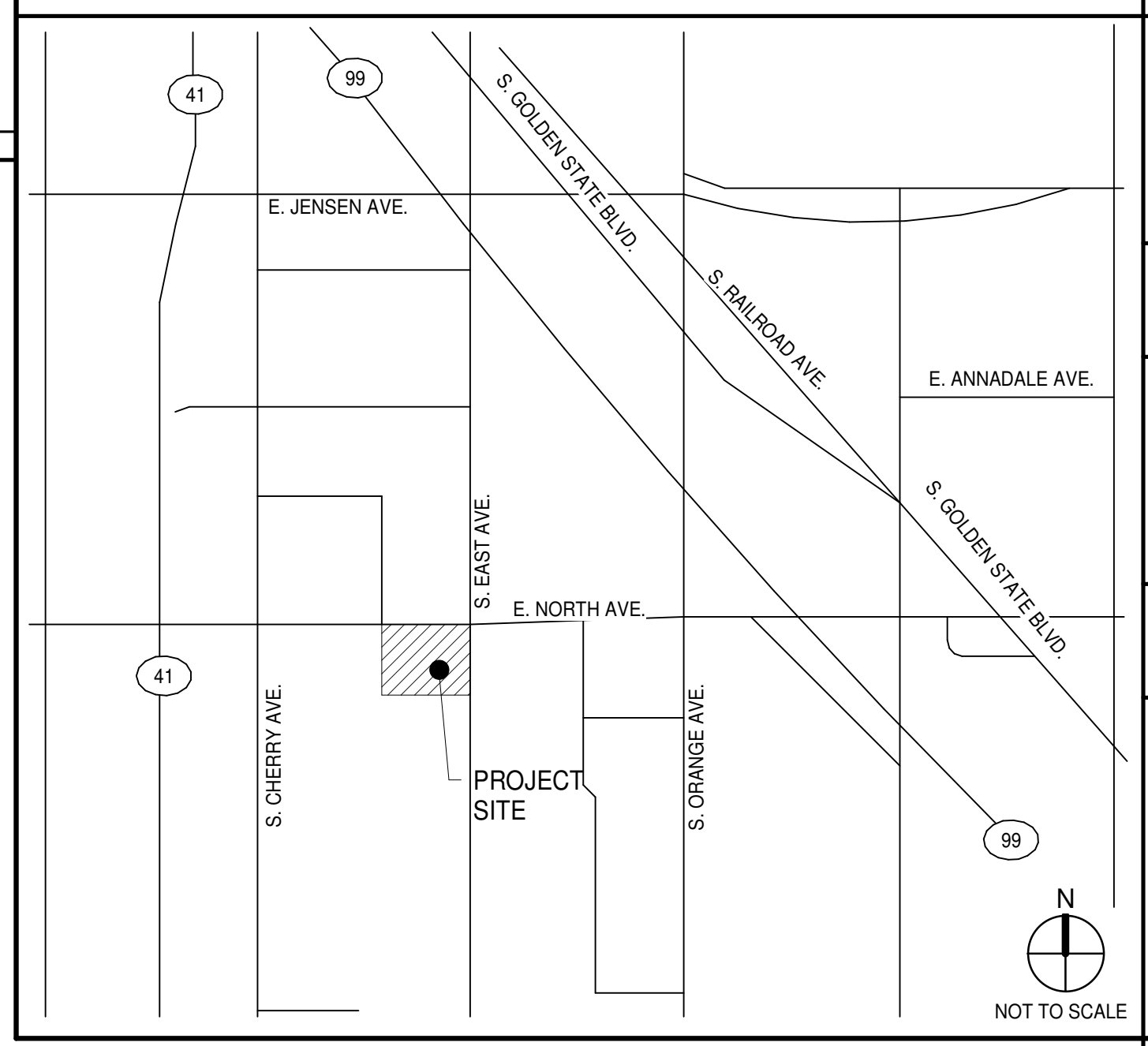
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- C4.0 SITE AND FIRE ACCESS PLAN

CIVIL SHEET COUNT: 4

VICINITY MAP



OWNER

LONE OAK - FRESNO, L.L.C.
6250 NORTH RIVER ROAD
STE. 9000
ROSEMONT, ILLINOIS
PRIMARY CONTACT: PHIL ERLDMAN - DIRECTOR CONSTRUCTION & FACILITIES WEST
PH: (707) 684-9941
EMAIL: P.Erdman@reyesholdings.com
ALTERNATE CONTACT: PEHR PETERSON
PH: (847) 430-9766

GENERAL CONTRACTOR - DESIGN BUILD

COMPANY NAME
GRAY CONSTRUCTION
421 E. CERRITOS AVE.
ANAHEIM, CALIFORNIA 92805
PRIMARY CONTACT: BRUCE GILLINGS - MANAGER, PRECONSTRUCTION
PH: (714) 491-1317, ext. 355
EMAIL: BGillings@gray.com
ALTERNATE CONTACT:
PH: (714) 412-5355

ARCHITECT

WARE MALCOMB
10 EDELMAN
IRVINE, CALIFORNIA 92618
P (949) 660-9128
PRIMARY CONTACT: ANGELIQUE STEVENS - PROJECT ARCHITECT
PH: D (949) 788-4097; P (949) 660-9128
EMAIL: Astevens@waremalcomb.com
ALTERNATE CONTACT: KATE LYLE
PH: (949) 788-4180
EMAIL: Klyle@waremalcomb.com

OWNER'S CONSULTANTS - DESIGN BUILD

ELECTRICAL ENGINEER
RTM ENGINEERING CONSULTANTS
5137 UTICA RIDGE RD.
DAVENPORT, IOWA 52807
PRIMARY CONTACT: COURTNEY LEAF
PH: D(563) 293-1689
EMAIL: Courtney.leaf@rmec.com
ALTERNATE CONTACT: MITCHEL BOEVER
PH: (563) 726-6310

LANDSCAPE ARCHITECT
RW STOVER & ASSOCIATES, INC.
1620 NORTH MAIN STREET
STE. 4
WALNUT CREEK, CALIFORNIA 94596
PRIMARY CONTACT: RICK STOVER - PRESIDENT/ OWNER
PH: (925) 933-2583
EMAIL: RStover@rwsa.com

GEOTECHNICAL ENGINEER
SALEM ENGINEERING GROUP, INC.
4729 W. JACQUELYN AVENUE
FRESNO, CALIFORNIA 93722
WWW.SALEM.NET
PRIMARY CONTACT: AHMAD DALQAMOUNI, PH.D., M.CE - GEOTECHNICAL PROJECT ENGINEER
PH: (559) 270-9700
EMAIL: ahmad@salem.net
ALTERNATE CONTACT: DEAN LEDGERWOOD II, EIT, PG. CEG - GEOTECHNICAL MANAGER
PH: (559) 270-9700

ARCHITECT'S CONSULTANTS

CIVIL ENGINEER
WARE MALCOMB
4683 CHABOT DRIVE
STE. 300
PLEASANTON, CA 94588
(925) 244-9620
PRIMARY CONTACT: SAM YOWAKIM - Senior Civil Designer
PH: (925) 480-6085
EMAIL: Syowakim@waremalcomb.com
ALTERNATE CONTACT:
PH: (925) 244-9620 x1418

DRY UTILITIES CONSULTANT
PENNING MANAGEMENT GROUP
1949 W. KETTLEMAN LANE
SUITE 200, LODI, CA 95242
OFFICE (209) 370-1908 x 1012
PENNINGMANAGEMENTGROUP.COM
PRIMARY CONTACT: ROBERT PADILLA, PROJECT MANAGER
PH: (209) 747-0422
EMAIL: RPADILLA@PENNINGGROUP.COM
ALTERNATE CONTACT:
PH:

APPL. NO. P22-00565 EXHIBIT T DATE Aug 11 2022
PLANNING REVIEW BY DATE Aug 11 2022
TRAFFIC ENG. DATE Aug 11 2022
APPROVED BY DATE Aug 11 2022
CITY OF FRESNO DARM DEPT

PROJECT DESCRIPTION

ONE NEW 193,465 SF OF BEVERAGE INDUSTRIAL WAREHOUSE SPACE TO BE FULLY AIR-CONDITIONED AND RELATED SITE WORK. THIS INCLUDES ±11,514 SF OF 2ND FLOOR MAIN OFFICE TI, WAREHOUSE ACCESSORY TI AREAS AND TRUCK WASH. EXTERIOR BUILDING IS COMPOSED OF CONCRETE TILT-UP PANELS, CONCRETE SLAB ON GRADE, ALUMINUM STOREFRONT SYSTEM AND STOREFRONT DOORS, TWO (2) HYDRAULIC GLASS BI-FOLD DOORS, HOLLOW METAL MAIN DOORS, SECTIONAL DOCK LEVEL DOORS, ROLL-UP GRADE LEVEL DOORS, PANELIZED ROOF SYSTEM WITH STEEL BEAMS AND TRUSSES, 3R' CLEAR HEIGHT, ROOF LADDER AND HATCH, SKYLIGHTS, INTERIOR IMP PANELS, AND WAREHOUSE RESTROOMS SHALL BE PROVIDED. ALL PERTINENT NEW LIGHTING AND POWER, AND PLUMBING WORK SHALL ALSO BE PROVIDED. THIS INCLUDES ONE (2) NEW TRASH ENCLOSURES PER CITY STANDARDS. SITE WORK SHALL INCLUDE NEW SITE LIGHTING AND LANDSCAPING/IRRIGATION.

DEFERRED SUBMITTALS

DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEERS OF RECORD WHO SHALL REVIEW AND PROVIDE NOTATION INDICATING DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE BUILDING DESIGN. SUBMITTAL MATERIALS SHALL INCLUDE PLANS, DETAILS AND CALCULATIONS PREPARED AND SIGNED BY A STATE REGISTERED ENGINEER. CONTRACTOR SHALL SUBMIT ARCHITECT AND ENGINEER REVIEWED SUBMITTAL MATERIALS TO THE BUILDING OFFICIAL FOR REVIEW AND PERMIT APPROVAL. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED PRIOR TO OBTAINING THE BUILDING OFFICIAL'S APPROVAL OF THE SUBMITTAL.

1. AUTOMATIC FIRE SPRINKLER SYSTEM.
2. FIRE ALARM SYSTEM.
3. STEEL TRUSSES AND BEAMS CONFORMING TO STANDARD SPECIFICATIONS.
4. HIGH PILED STORAGE RACKING.
5. EXTERIOR BUILDING SIGNAGE AND MONUMENT SIGNING.
6. ANCHORAGE DESIGN FOR ALL ELECTRICAL EQUIPMENT REQUIRED.
7. STOREFRONT AND CURTAIN WALL GLAZING SYSTEMS.
8. WROUGHT IRON FENCING, ROLLING GATES AND MAN GATES.
9. ROOF ACCESS LADDER/PLATFORM DESIGN AND SUPPORT.
10. LADDER SAFETY SYSTEM DESIGN AND SUPPORT.

WARE MALCOMB
10 EDELMAN
IRVINE, CA 92618
P 949.660.9128
ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING
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TITLE SHEET

DATE	REMARKS
02.14.2022	PLANNING SUBMITTAL 01
07.21.2022	PLANNING SUBMITTAL 02

P/APP: A. STEVENS
DRAWN BY: A.R.M.H.A.M.C.B./B.O.D.
JOB NO.: IRV21-5026-02

SHEET
A-0.1



WARE, MALCOMB
 ARCHITECTURE
 PLANNING
 INTERIORS
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 BUILDING MEASUREMENT
 10 Edison
 Irvine, CA 92618
 P 949.669.9128

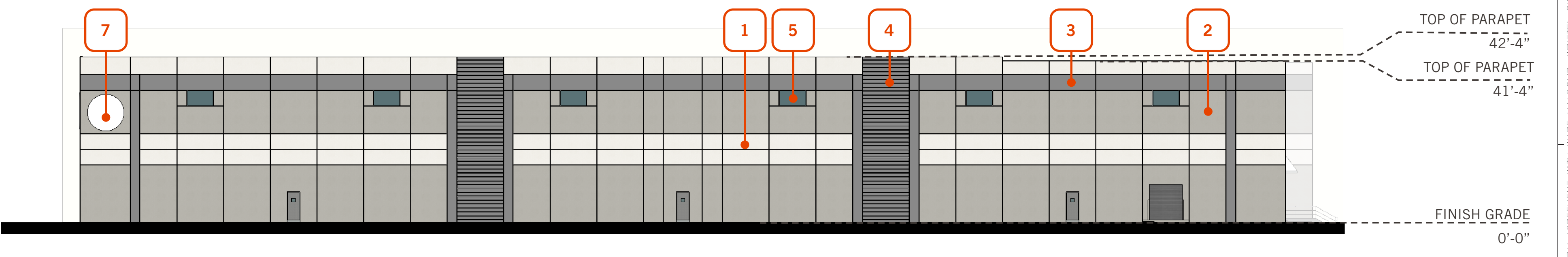
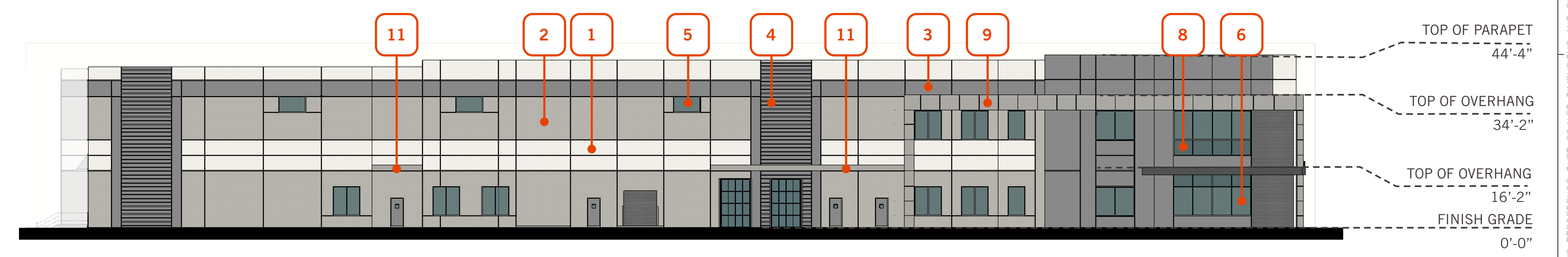
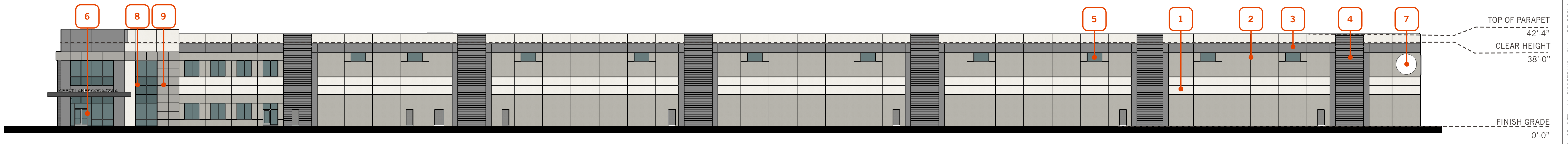
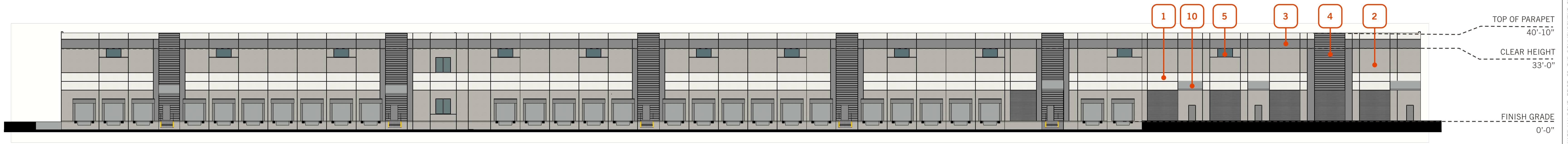
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COLORED ELEVATIONS

DATE	REMARKS
07/21/2022	PLANNING SUBMITTAL 02

PA/PM:	A. STEVENS
DRAWN BY:	Author
JOB NO.:	IRV21-5026-01

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SCALE: 1" = 20'-0"

KEYNOTES

- | | | |
|--|---|---|
| 1 TILT UP CONCRETE PANEL PAINTED
SW 7070 SITE WHITE | 5 CLERESTORY WINDOW
VISION GLASS | 9 ACM
SW 7073 NETWORK GRAY |
| 2 TILT UP CONCRETE PANEL PAINTED
SW 7071 GRAY SCREEN | 6 ALUMINUM STOREFRONT
W/ VISION GLASS | 10 AWNING |
| 3 TILT UP CONCRETE PANEL PAINTED
SW 7075 WEB GRAY | 7 COCA-COLA LOGO | 11 OVERHEAD CANOPY
SW 7073 NETWORK GRAY |
| 4 TILT UP CONCRETE PANEL PAINTED
FULL WALL REVEAL PATTERN AT 12" | 8 ALUMINUM STOREFRONT
W/ SPANDREL GLASS | |

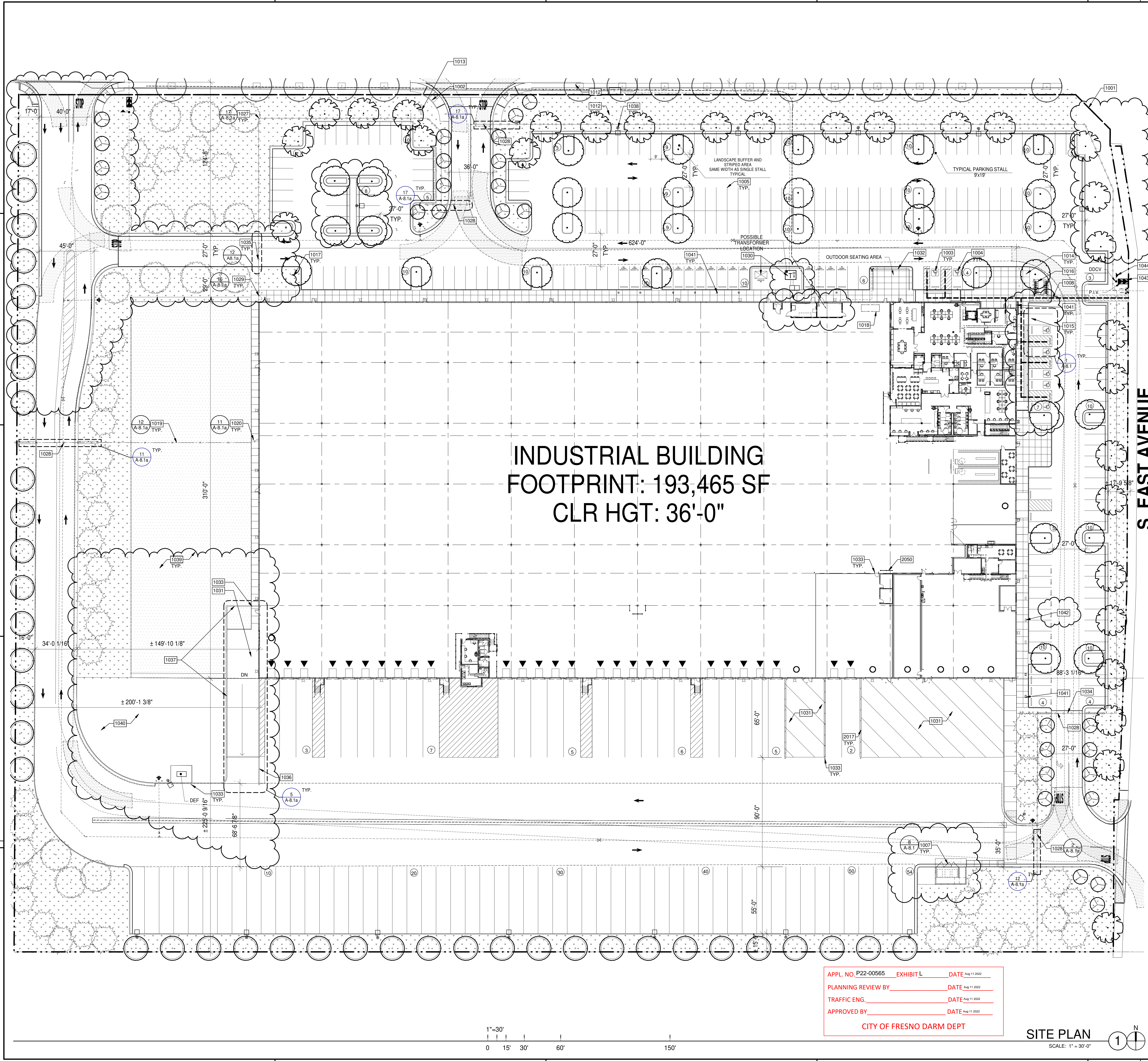
APPL. NO. P22-00565 EXHIBIT E-1 DATE Aug 11 2022
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 APPROVED BY _____ DATE Aug 11 2022
CITY OF FRESNO DARM DEPT

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ACCESSIBILITY DETAILS

DATE	REMARKS
07.21.2022	PLANNING SUBMITTAL 02

PA/PM:	A. STEVENS
DRAWN BY:	Author
JOB NO.:	IRV21-5026-01



INDUSTRIAL BUILDING
FOOTPRINT: 193,465 SF
CLR HGT: 36'-0"

- KEYNOTES:**
- 1001 PROPERTY LINE.
 - 1002 ACCESSIBLE ENTRY SIGNAGE.
 - 1003 ACCESSIBLE PARKING STALL WITH SIGNAGE.
 - 1004 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
 - 1005 PAINTED PARKING STRIPING PER CITY STANDARDS.
 - 1007 CMU TRASH ENCLOSURE WITH RECYCLE BIN PER CITY STANDARDS.
 - 1008 ACCESSIBLE PATH OF TRAVEL 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
 - 1012 LANDSCAPE AND IRRIGATION AREA.
 - 1013 POURED IN PLACE CONCRETE MONUMENT SIGN WITH GROUND MOUNTED ILLUMINATION, GRAPHICS PROVIDED BY OTHERS.
 - 1014 PROPOSED FLAG POLES, PER STATE REQUIREMENTS.
 - 1015 PRECAST CONCRETE WHEEL STOP, TYP.
 - 1016 SHORT-TERM BICYCLE PARKING.
 - 1017 FUTURE EV LOCATION TBD - 25% OF REQUIRED EV TO BE FULLY INSTALLED, REMAINING TO BE FOR FUTURE (STUB UP FOR PWR). NEED ONE STANDARD ADA EV PARKING STALL & ONE VAN ADA EV PARKING STALL. THIS IS IN ADDITION TO STANDARD NON-EV ACCESSIBLE STALL REQUIREMENTS.
 - 1018 LONG-TERM BICYCLE PARKING.
 - 1019 CHAINLINK FENCE.
 - 1020 CHARLINK GATE.
 - 1027 WROUGHT IRON FENCE.
 - 1028 AUTOMATED ENTRY EXIT.
 - 1029 WROUGHT IRON MAN GATE.
 - 1030 GROUND MOUNTED EQUIPMENT; SEE LANDSCAPE FOR SCREENING & CIVIL DRAWINGS FOR UTILITIES.
 - 1031 CONCRETE RAMP, SEE CIVIL DRAWINGS.
 - 1032 SCREEN WALL.
 - 1033 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
 - 1034 2% SLOPE CONCRETE, SEE CIVIL.
 - 1035 MANUAL ENTRY EXIT.
 - 1036 RETAINING WALL SLOPED 6" TO 48". SEE STRUCTURAL AND CIVIL DRAWINGS.
 - 1037 6" CONCRETE CURB MAX. SEE CIVIL DRAWINGS.
 - 1038 LIGHT POLE.
 - 1039 GRAVEL FOR FUTURE BUILDING EXPANSION.
 - 1040 2% SLOPE CONCRETE, SEE CIVIL.
 - 1041 EV CHARGER.
 - 1042 FUTURE EV CHARGER, ELECTRICAL TO PROVIDE STUB OUT FOR FUTURE HOOKUPS & CONNECTION.
 - 1043 POST INDICATOR VALVE (P.I.V.), SEE CIVIL.
 - 1044 DETECTOR VALVE (DDV), SEE CIVIL.
 - 2017 CONCRETE RETAINING WALL, SEE CIVIL DRAWINGS.
 - 2050 STEEL SAFETY RAIL BOLTED TO SLAB.

PARKING SUMMARY

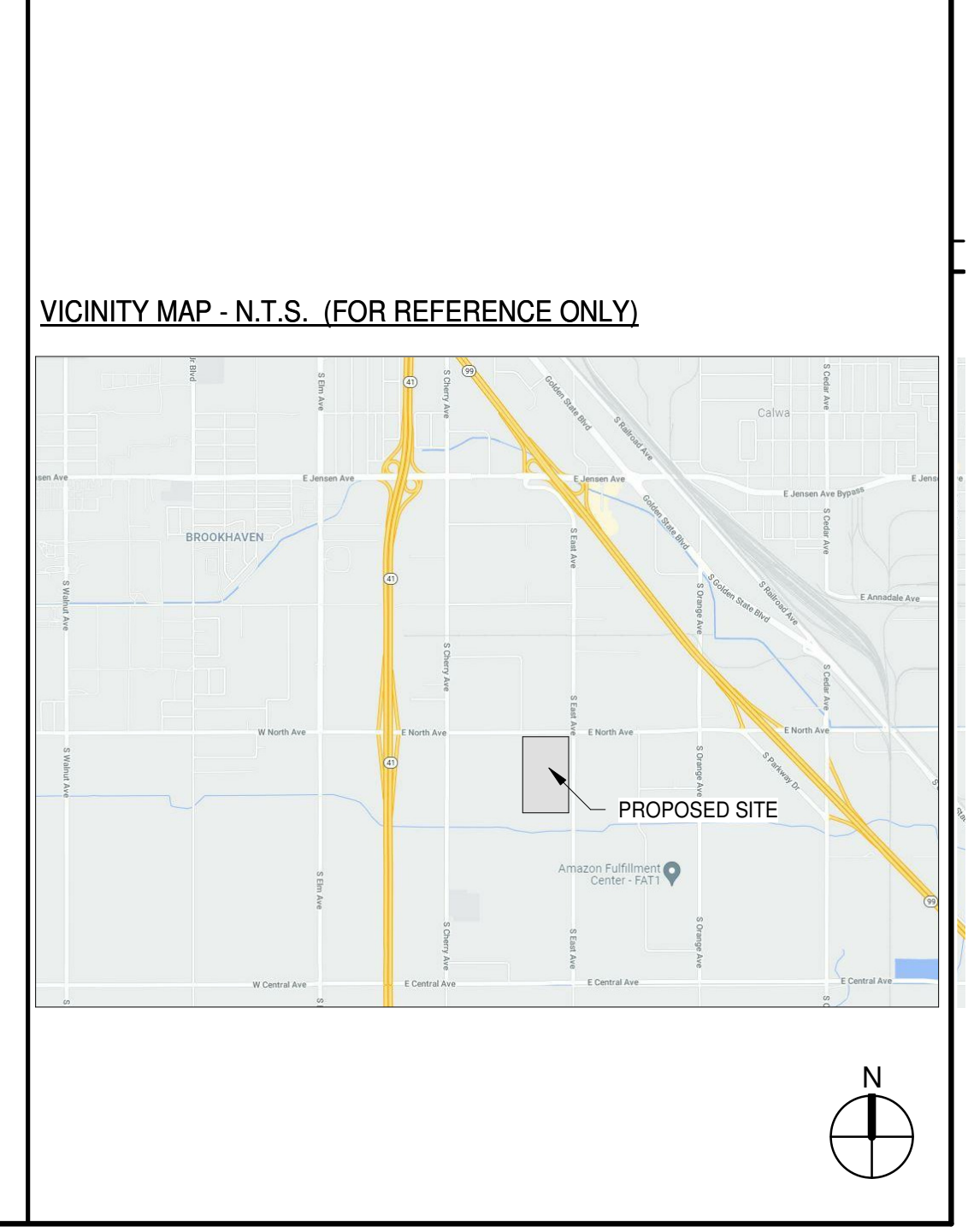
SITE AREA:	14.78 AC
GROSS:	648,817 SF
BUILDING FOOTPRINT:	193,465 SF
TOTAL BUILDING AREA:	13,418 SF
BUILDING USE:	208,881 SF
WAREHOUSE:	182,103 SF
OFFICE:	24,778 SF
PARKING REQUIRED:	
WAREHOUSE:	THE 1ST 10K SF 1/2000
OFFICE:	1,900 SF
TOTAL:	
PARKING PROVIDED:	
AUTO:	221 STALLS
REQUIRED ACCESSIBLE STALLS:	3 STALLS
PROVIDED ACCESSIBLE STALLS:	83 STALLS
TRUCK DOCKS:	6 STALLS
DOCK HIGH DOORS:	54 STALLS
LONG-TERM BIKE PARKING REQUIRED:	29
9% OF VISITOR STALLS (30 STALLS x .09):	7 STALLS
LONG-TERM BIKE PARKING PROVIDED:	7 STALLS
SHORT-TERM BIKE PARKING:	7 STALLS
5% OF VISITOR STALLS (30 STALLS x .05):	7 STALLS
SHORT-TERM BIKE PARKING PROVIDED:	7 STALLS

ZONING: "H" - HEAVY INDUSTRIAL ZONING DISTRICT
LANDSCAPE SETBACK (SEE CIVIL DRAWINGS): 10'-0" FROM NORTH & EAST PROPERTY LINE

ASSESSOR'S PARCEL NO.: 329-090-16 (PARCEL 1) & 329-090-17 (PARCEL 2) - SEE ALTA SURVEY & CIVIL DRAWINGS

BUILDING COVERAGE:	28.60 %
LANDSCAPE AREA:	101,570 S.F.
LANDSCAPE COVERAGE:	15.78 %

- LEGEND**
- ACCESSIBLE PATH OF TRAVEL 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
 - PROPERTY LINE.
 - POLE MOUNTED LIGHT FIXTURE.
 - WALLPACK LIGHT FIXTURE.
 - TRANSFORMER WITH CONCRETE PAD (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
 - LANDSCAPE AND IRRIGATION AREA.
 - FIRE LANE (PROVIDE 20' MIN. WITH FIRE LANE FOR CDS AS REQUIRED BY FFD).
 - PARKING STALL COUNT TOTAL.
 - DOCK HIGH TRUCK DOOR.
 - GRADE LEVEL TRUCK DOOR.
 - FIRE HYDRANT.
 - P.I.V. WITH TAMPER.



WARE MALCOMB

10 Edman
Fresno, CA 93705
P: 559.606.3126

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EAST NORTH AVENUE
FRESNO, CALIFORNIA 93725

SITE PLAN

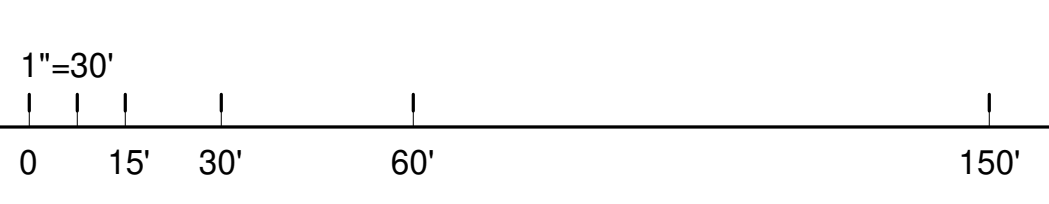
DATE	REMARKS
02.14.2022	PLANNING SUBMITTAL 01
07.21.2022	PLANNING SUBMITTAL 02

P.A.P.M.: A. STEVENS
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PLANNING REVIEW BY DATE Aug 11 2022
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CITY OF FRESNO DARM DEPT

SITE PLAN
SCALE: 1" = 30'-0"





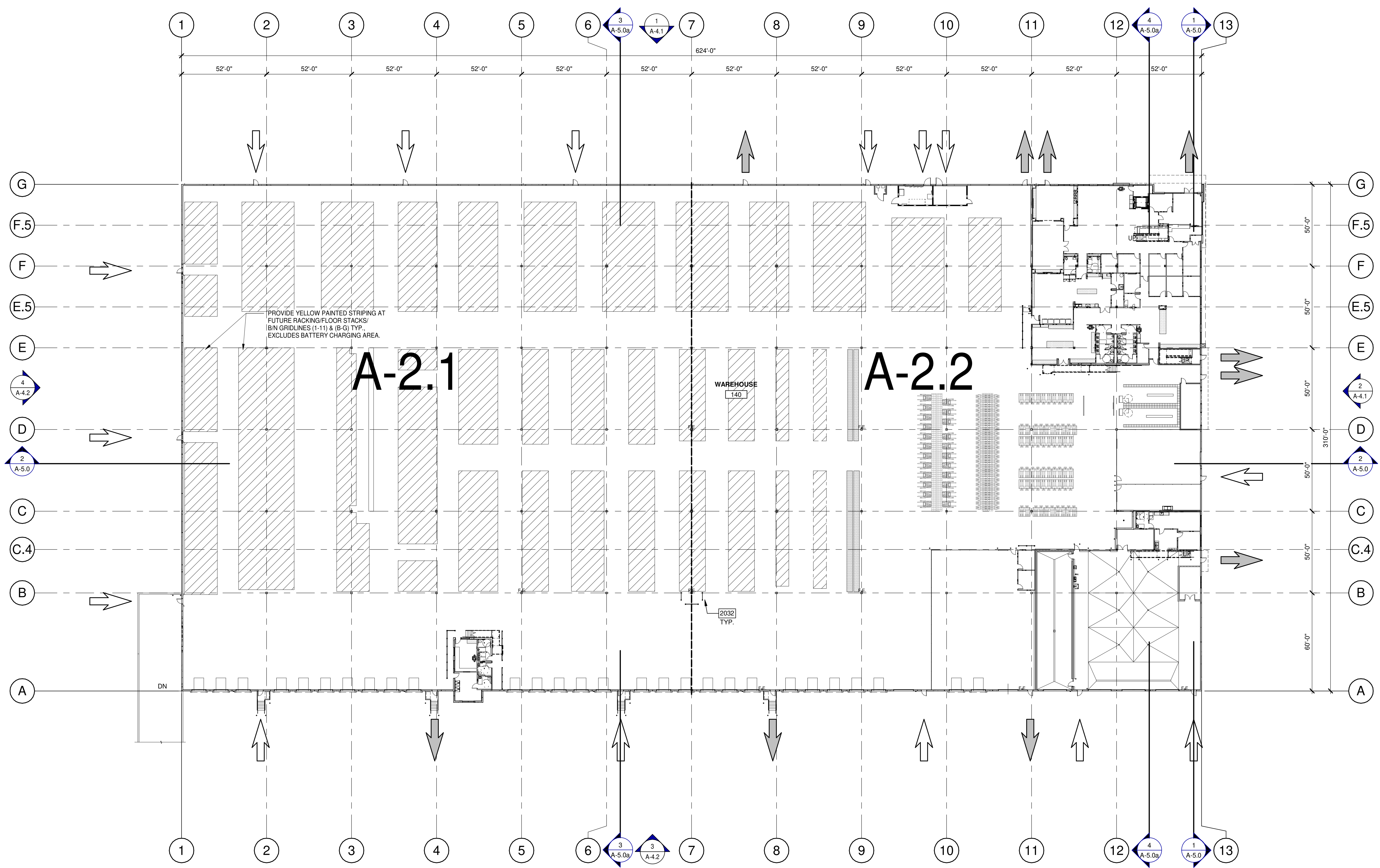
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OVERALL GROUND FLOOR AND OCCUPANCY & EGRESS PLANS

DATE	REMARKS
02.14.2022	PLANNING SUBMITTAL 01
06.17.2022	CD SET - PLAN CHECK SUBMITTAL

PA/PM:	A. STEVENS
DRAWN BY:	A.R.M.H.A.M.C.B.O.D.
JOB NO.:	IRV21-5026-02

SHEET
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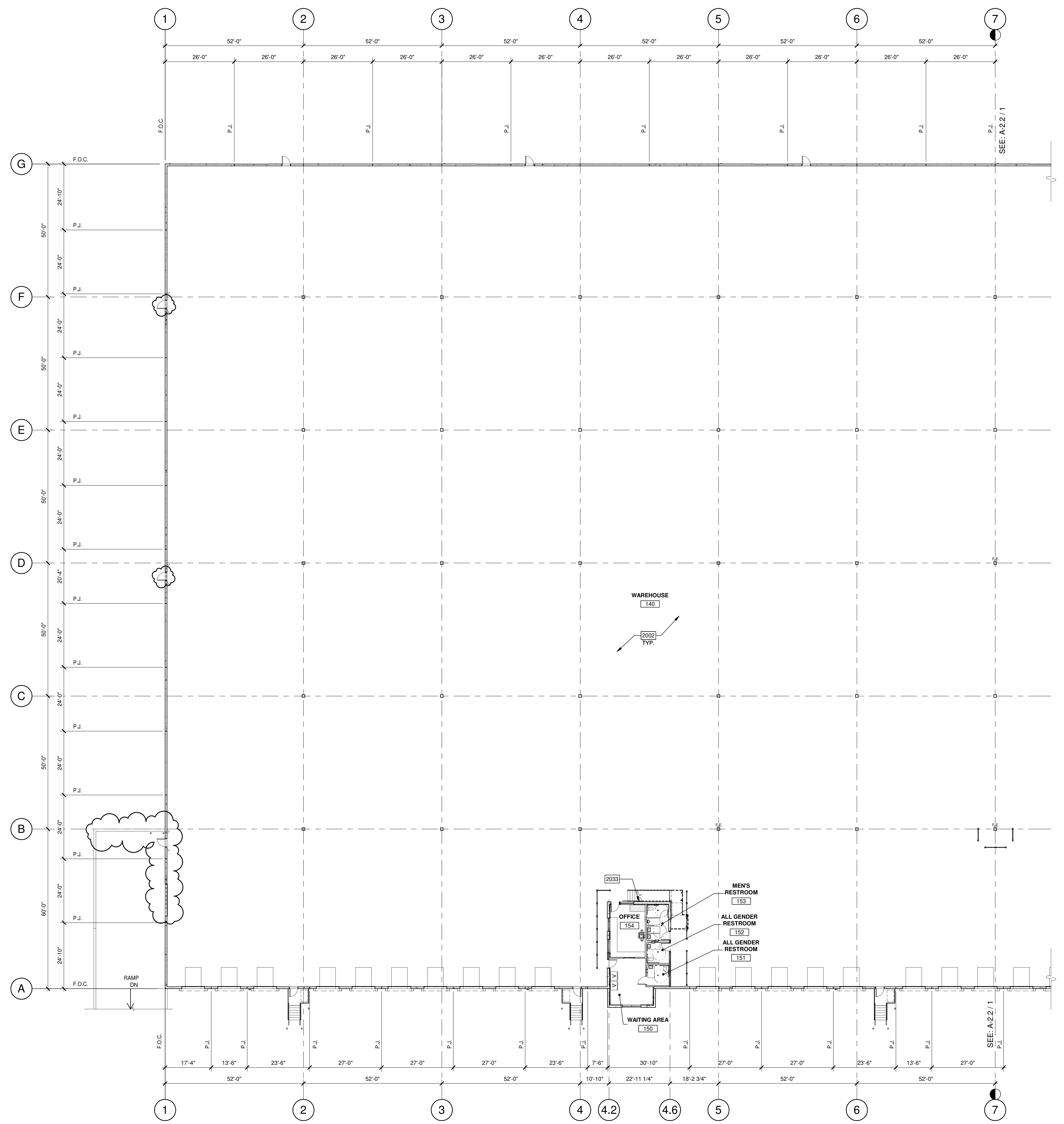
OVERALL GROUND FLOOR AND OCCUPANCY & EGRESS PLANS

- LEGEND**
- ➔ REQUIRED EXIT.
 - ➔ EXIT AND FIRE DEPARTMENT ACCESS.

- KEYNOTES:**
- 2032 SAFETY RAIL.

KEYNOTES:

- 2002 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
- 2033 WALL MOUNTED MONITORS.



1/16"=1'-0"

0 8' 16' 32' 64'

PARTIAL GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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ARCHITECTURE
PLANNING
INTERIORS

10 EIGHTH
FRESNO, CA 93705
P 559.660.3126



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PARTIAL GROUND FLOOR PLAN

DATE	REMARKS
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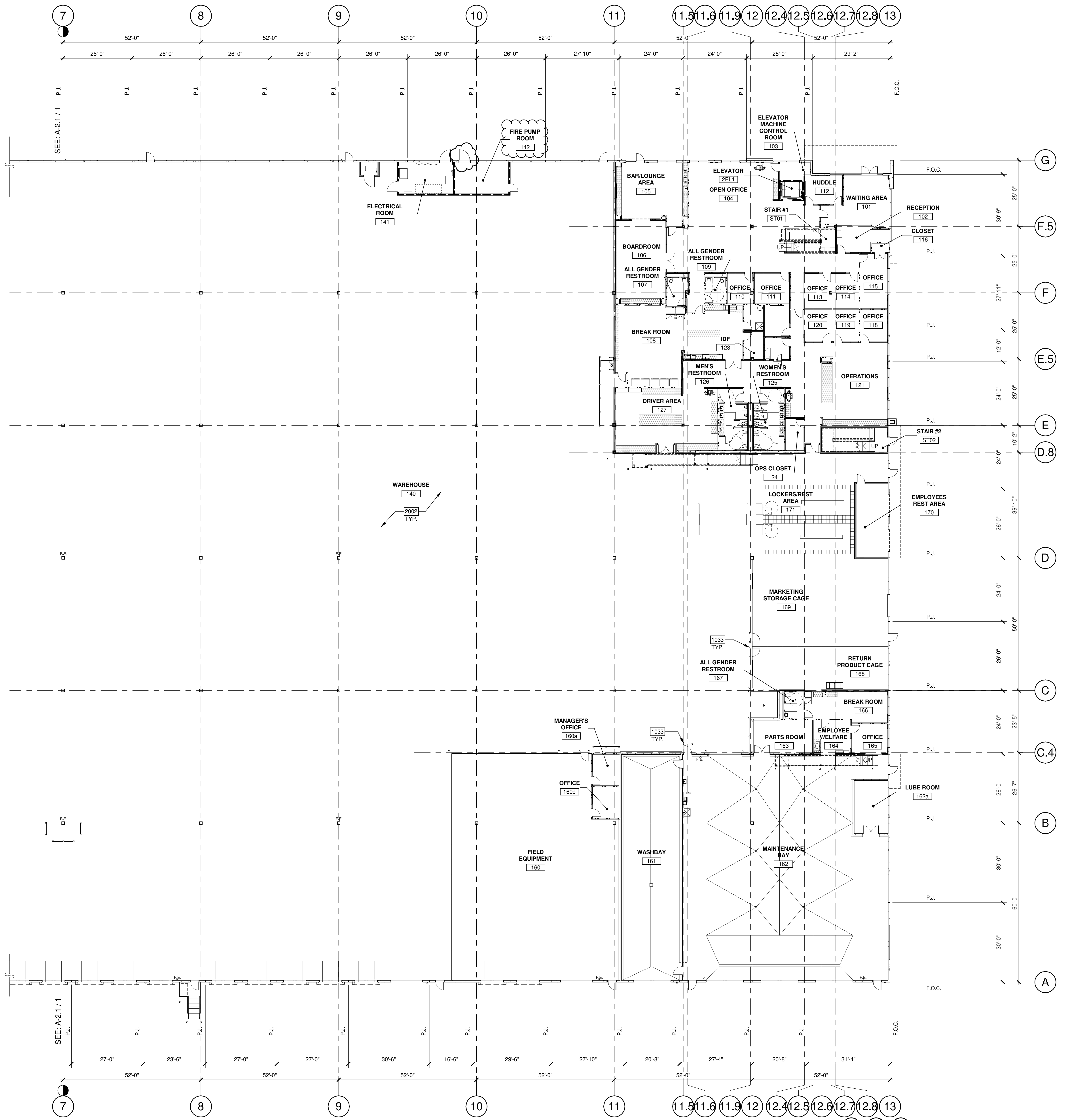
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2022-08-01 - PLANNING SUBMITTAL 02 - REV

KEYNOTES:

GENERAL NOTES:
 1. FIRE PUMP ROOM TO BE ENCLOSED IN A 1-HR RATED ROOM WITH 4'-0" EXTERIOR ACCESS DOOR AS REQUIRED BY THE CITY AND FRESNO FIRE DEPT. SEE PLUMBING DRAWINGS IN BUILDING PLAN-CHECKY SUBMITTAL FOR FIRE PUMP EQUIPMENT.

1033 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
 2002 CONCRETE SLAB, PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.



1/16"=1'-0"
 0 8' 16' 32' 64'

PARTIAL GROUND FLOOR PLAN

SCALE: 1/16" = 1'-0"

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10 Edgemoor
 Irvine, CA 92618
 P:949.660.3126



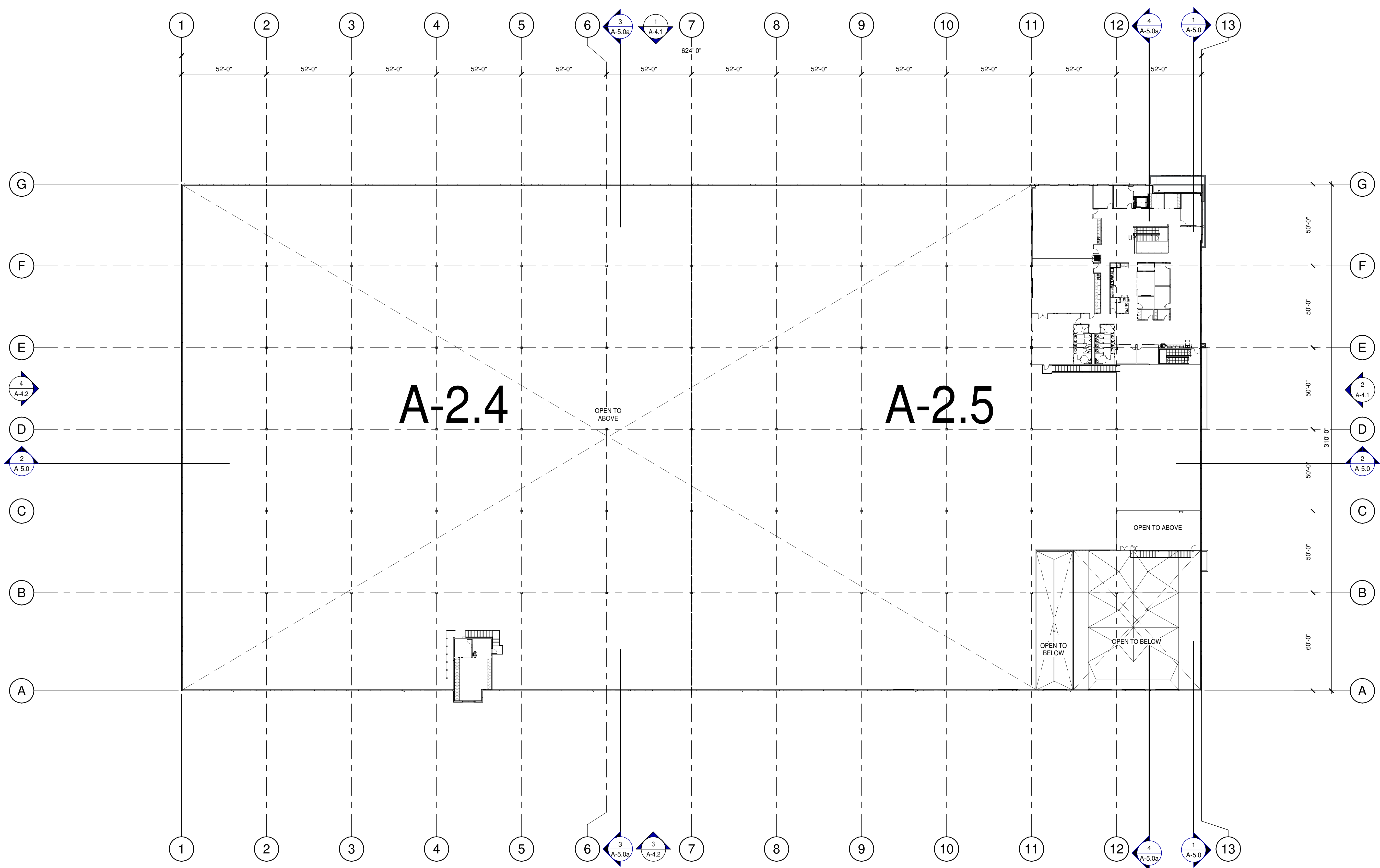
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PARTIAL GROUND FLOOR PLAN	
DATE	REMARKS
02.14.2022	PLANNING SUBMITTAL 01
07.21.2022	PLANNING SUBMITTAL 02

P/APP:	A. STEVENS
DRAWN BY:	A.R.M.H.A.M.C.B./O.D.
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SHEET
A-2.2

2022-08-01 - PLANNING SUBMITTAL 02 - REV



OVERALL MEZZANINE FLOOR PLAN
SCALE: 1" = 30'-0"

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ARCHITECTURE CIVIL ENGINEERING
PLANNING BRANDING BUILDING MEASUREMENT
INTERIORS

10 Edgeman
Fresno, CA 93618
P: 559.660.3126



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OVERALL MEZZANINE FLOOR PLAN

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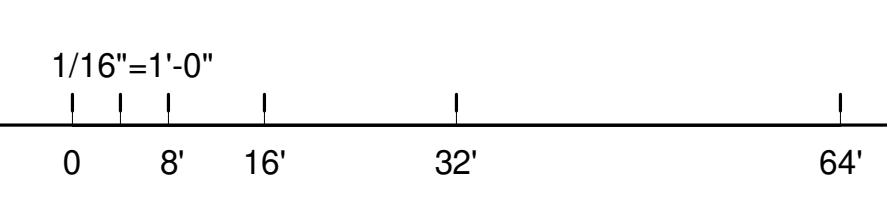
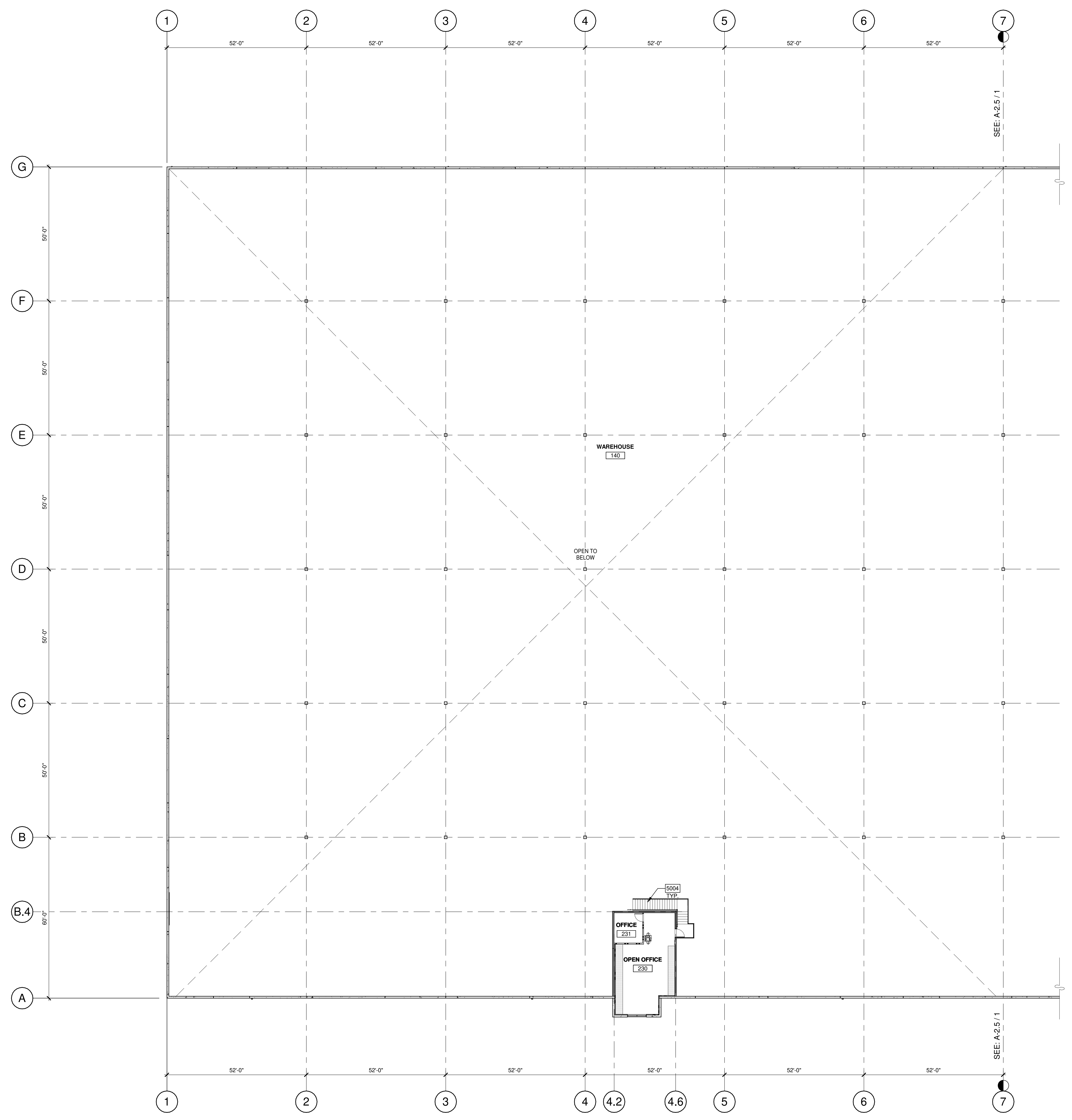
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JOB NO.:	IRV21-5026-02

SHEET
A-2.3

KEYNOTES:

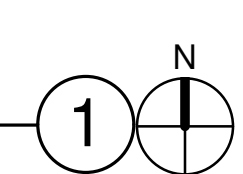
SEE SHEET A-2 FOR GENERAL NOTES

7001 PAN FILLED STEEL STAIRS.



PARTIAL MEZZANINE PLAN

SCALE: 1/16" = 1'-0"



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 ARCHITECTURE
 CIVIL ENGINEERING
 PLANNING
 INTERIORS
 BRANDING
 BUILDING MEASUREMENT

10 Eglinton
 Irvine, CA 92618
 P: 949.660.3126



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PARTIAL MEZZANINE FLOOR PLAN

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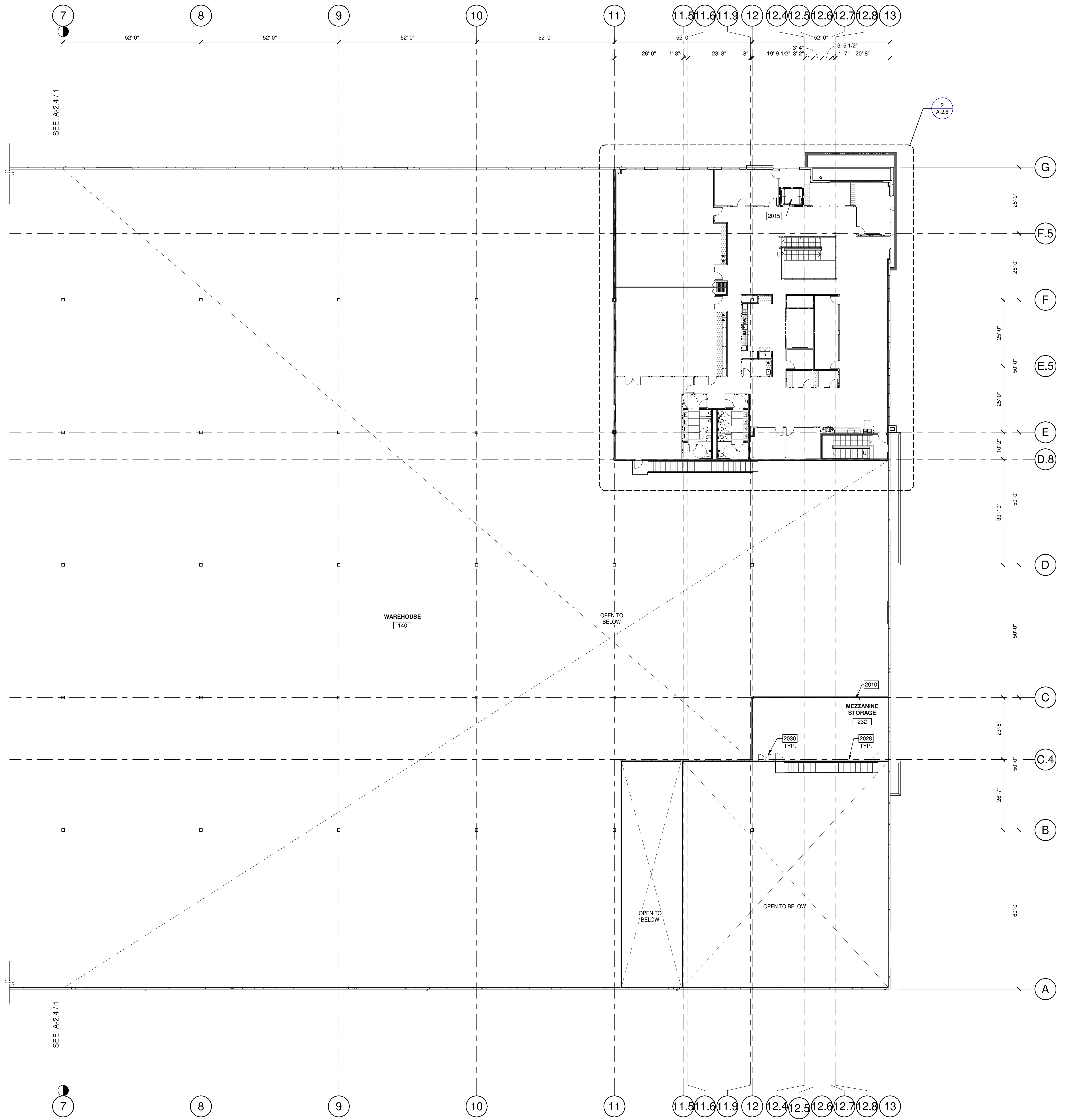
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JOB NO.:	IRV21-5026-02

SHEET
A-2.4

2022-08-01 - PLANNING SUBMITTAL 02 - REV

KEYNOTES:

- 2010 ROOF ACCESS LADDER.
- 2015 ELEVATOR.
- 2028 INTERIOR STEEL GUARDRAIL AND STEEL GATE FOR STORAGE & FORKLIFT ACCESS FROM BELOW, TYP.



1/16"=1'-0"
0 8' 16' 32' 64'

PARTIAL MEZZANINE PLAN
SCALE: 1/16" = 1'-0"

1 N

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P: 559.660.3125



RCCB FRESNO DISTRIBUTION WAREHOUSE
EAST NORTH AVENUE
FRESNO, CALIFORNIA 93725

PARTIAL MEZZANINE FLOOR PLAN

DATE	REMARKS
02.14.2022	PLANNING SUBMITTAL 01
07.21.2022	PLANNING SUBMITTAL 02

P.A.P.M.: A. STEVENS
DRAWN BY: A.R.M.H.A.M.C.B.O.D.
JOB NO.: IRV21-5026-02

SHEET
A-2.5

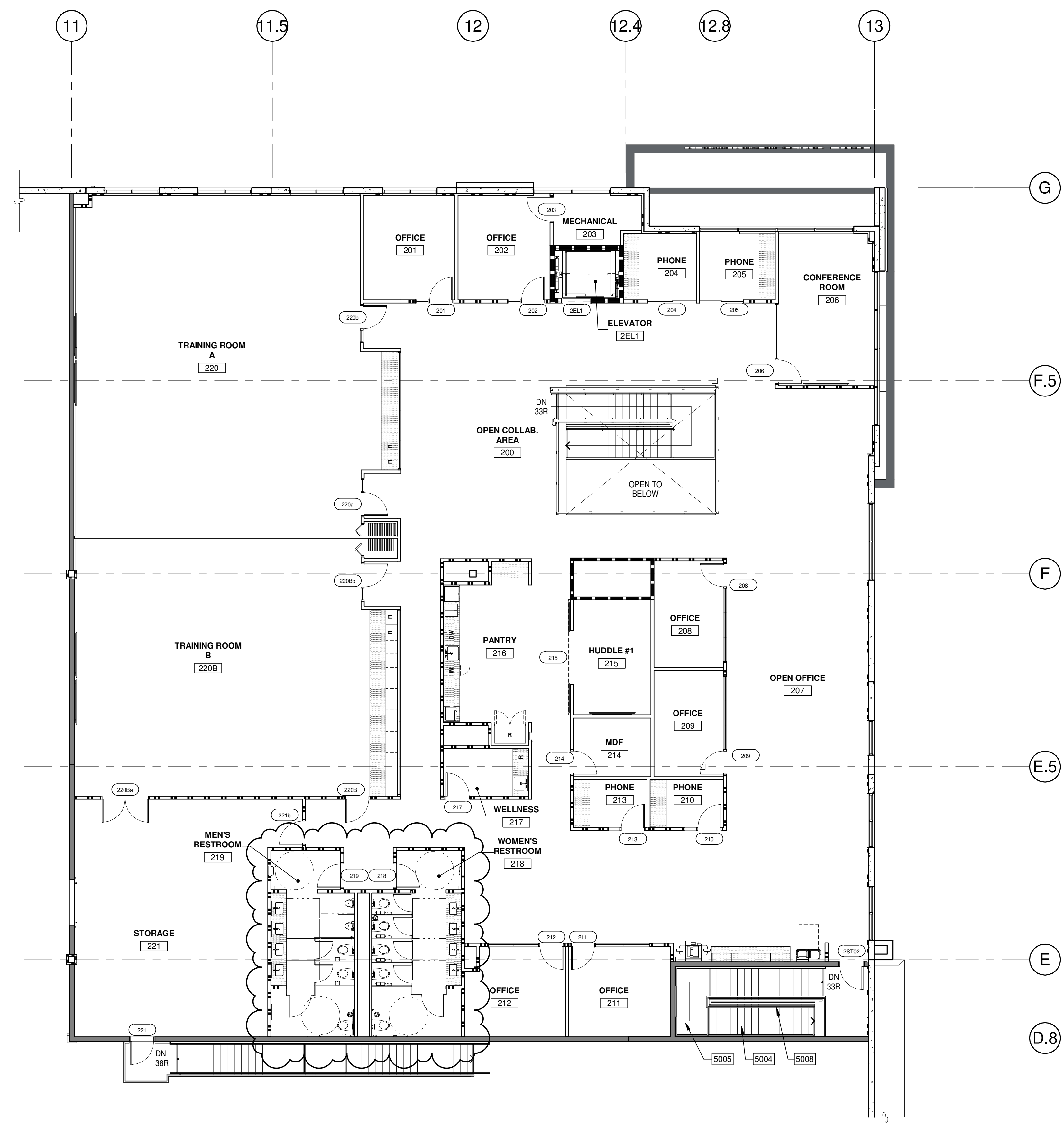
2022-08-01 - PLANNING SUBMITTAL 02 - REV



RCCB FRESNO DISTRIBUTION WAREHOUSE
EAST NORTH AVENUE
FRESNO, CALIFORNIA 93725

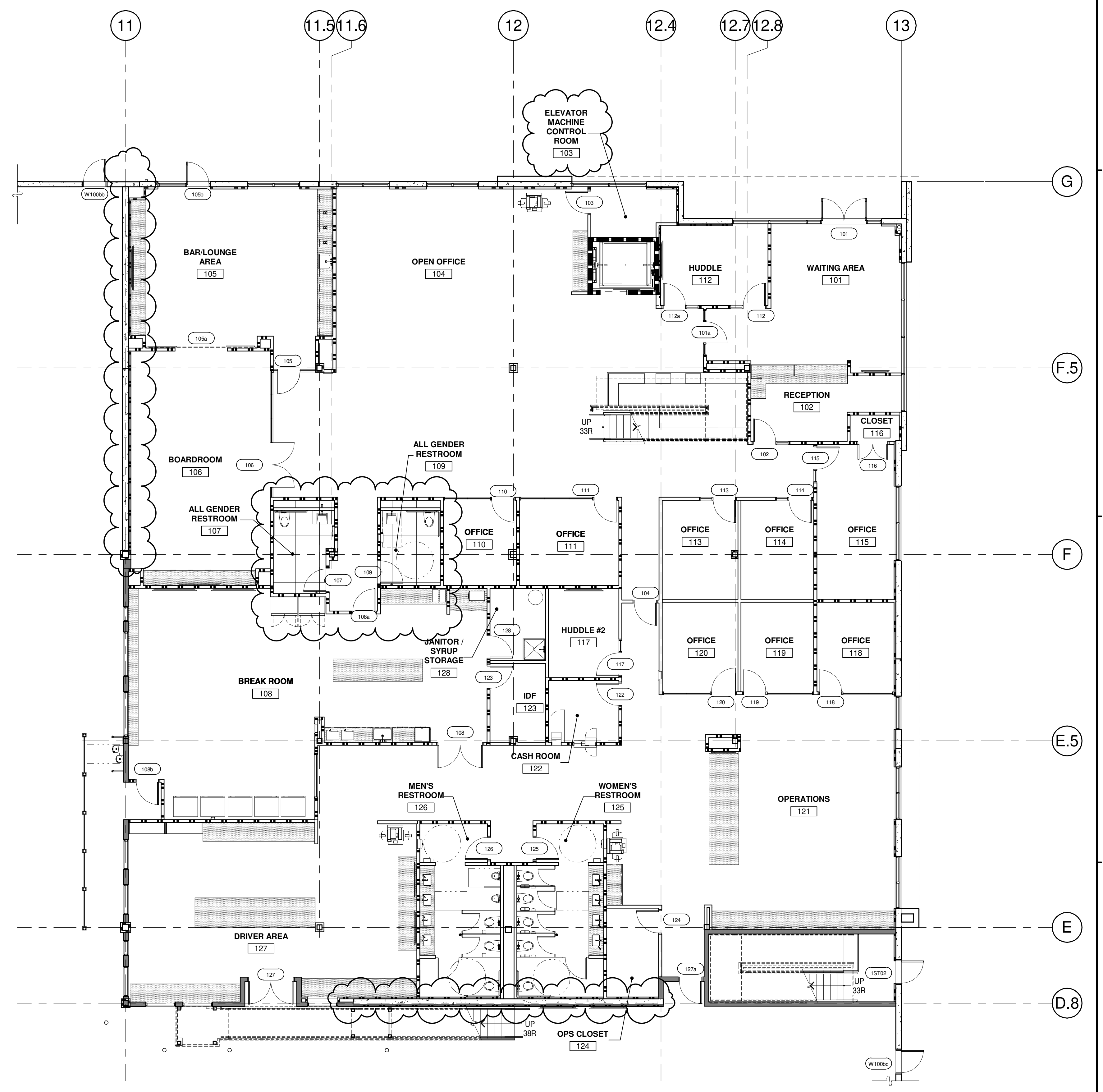
MAIN OFFICE - GROUND AND MEZZANINE FLOOR PLAN	
DATE	REMARKS
02.14.2022	PLANNING SUBMITTAL 01
07.21.2022	PLANNING SUBMITTAL 02

P.A.P.M.: A. STEVENS
DRAWN BY: A.R.M./A.M./C.B./D.D.
JOB NO.: IRV21-5026-02



MAIN OFFICE - MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0" (2)

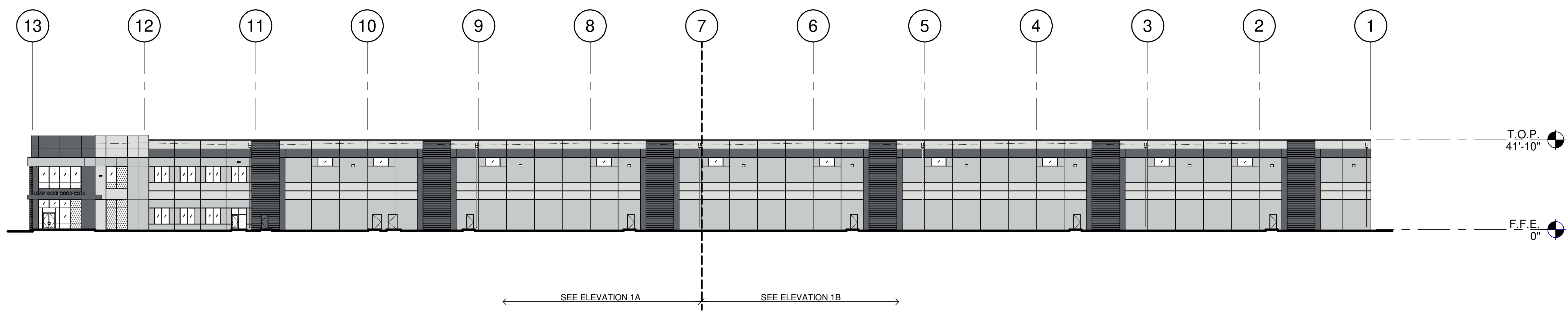
1/8" = 1'-0"
0 4' 8' 16' 32'



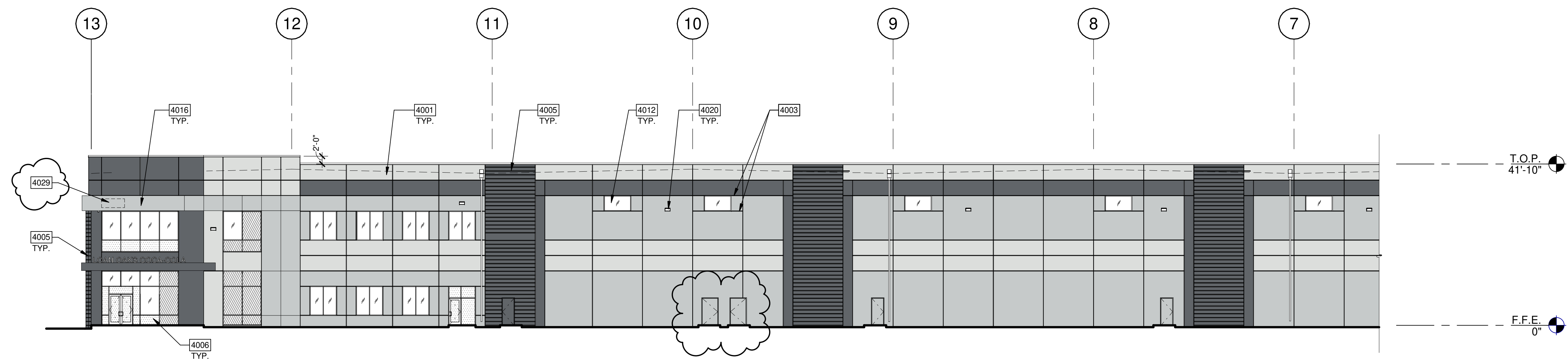
MAIN OFFICE - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0" (1)

- KEYNOTES:**
- 5004 PAN FILLED STEEL STAIRS.
 - 5005 PAN FILLED STEEL STAIR LANDING.
 - 5008 CONTINUOUS HANDRAIL, PAINTED.

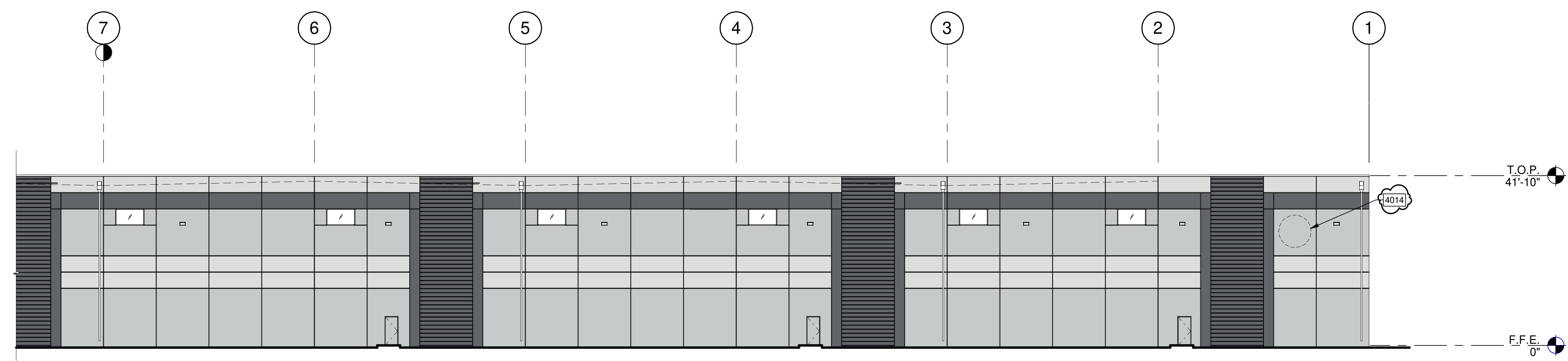
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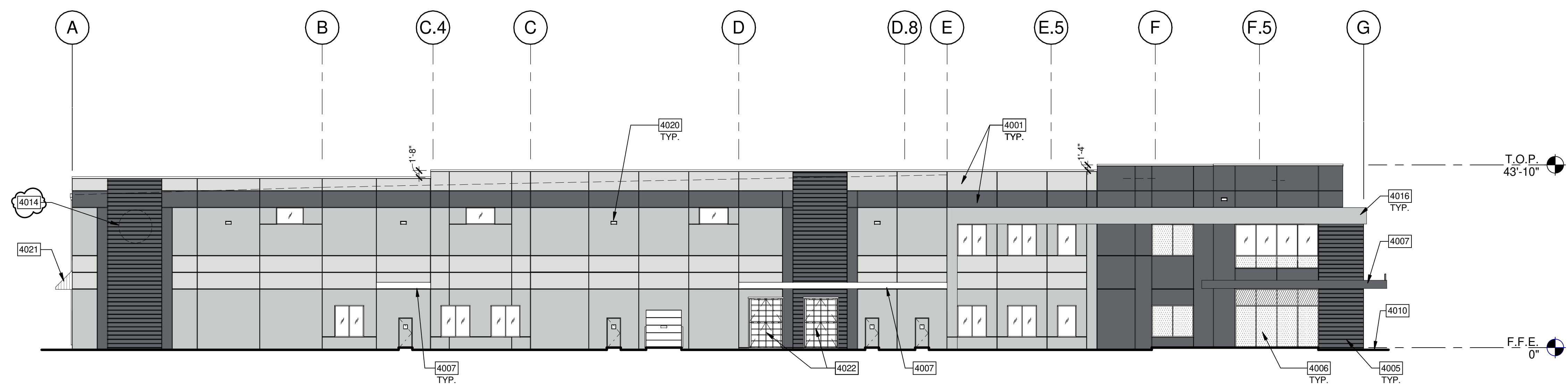
OVERALL NORTH EXTERIOR ELEVATION 1



PARTIAL NORTH EXTERIOR ELEVATION 1A



PARTIAL NORTH EXTERIOR ELEVATION 1B



EAST EXTERIOR ELEVATION 2

KEYNOTES:

- 4001 TILT-UP CONCRETE WALL, PAINTED.
- 4003 2" REVEAL.
- 4005 REVEAL PATTERN AT 12".
- 4006 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
- 4007 CANOPY WITH PRE-FINISHED ALUMINUM PANELS OVER WATERPROOFING & METAL STUD FRAMING, WITH DRAINAGE WHERE DRAINAGE REQUIRED AND RECESSED CAN LIGHTS FOR EACH ENTRY.
- 4010 FINISH GRADE VARIES - SEE CIVIL DRAWINGS.
- 4012 CLERESTORY WINDOW.
- 4014 BUILDING SIGN 38'-0" O CENTERED BETWEEN WALL REVEALS, VERIFY FINAL SIZE & LOCATION WORKMAN. INTERNALLY ILLUMINATED LETTERS AND LOGO, PROVIDED BY OTHERS.
- 4016 ALUMINUM COMPOSITE PANEL OVER COLD-FORMED STEEL FRAMING. DESIGN BY COLD-FORMED CONTRACTOR.
- 4020 WALL PACK LIGHTING. SEE ELECTRICAL DRAWINGS.
- 4021 PREFINISHED STEEL STANDING SEEM AWNING WITH GALVANIZED STEEL FRAMING, EXPANSION ANCHOR AT CONCRETE PANEL WITH GALVANIZED STEEL SOFFIT PANEL.
- 4022 HYDRAULIC GLASS BI-FOLD SYSTEM.
- 4029 PROVIDE BUILDING ADDRESS PER CITY STANDARDS, DESIGN/ILLUMINATION TO BE PROVIDED BY OTHERS UNDER SEPARATE SUBMITTAL.

LEGEND

- GLASS:
- VISION GLASS
 - SPANDREL GLASS
 - TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE T.E.D. OR TINTED GRAY, TO MEET ALL APPLICABLE STANDARDS.
 PROVIDE TEMPERED GLAZING WHERE REQUIRED PER CBC IN COMBINATION WITH VISION OR SPANDREL AS REQUIRED.

APPL. NO. P22-00565	EXHIBIT E-2	DATE Aug 11 2022
PLANNING REVIEW BY	DATE Aug 11 2022	
TRAFFIC ENG.	DATE Aug 11 2022	
APPROVED BY	DATE Aug 11 2022	
CITY OF FRESNO DARM DEPT		

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 ARCHITECTURE CIVIL ENGINEERING
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10 Eglum
 Irvine, CA 92618
 P:949.960.3128



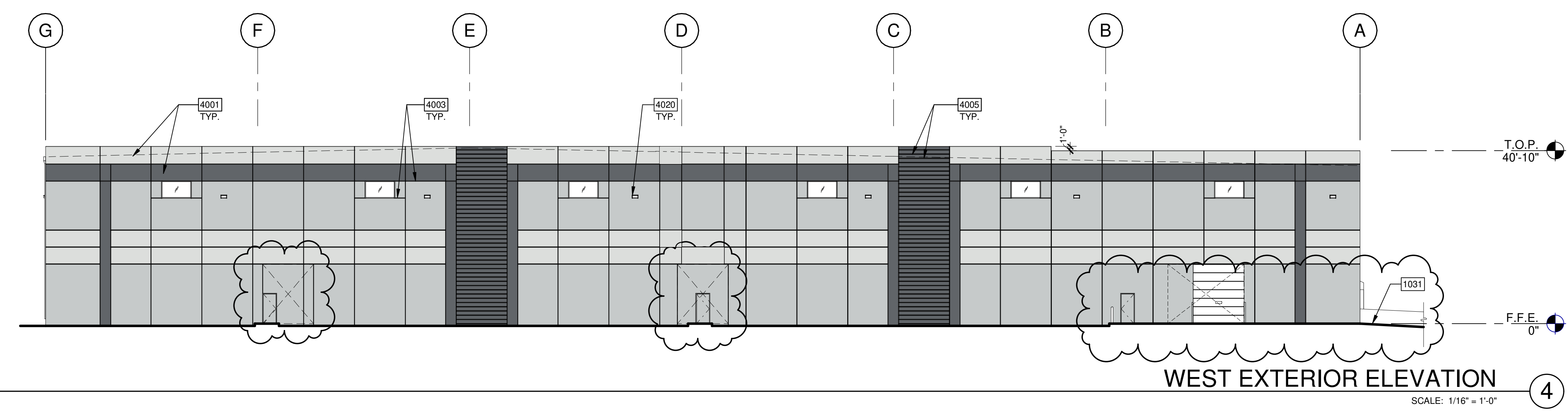
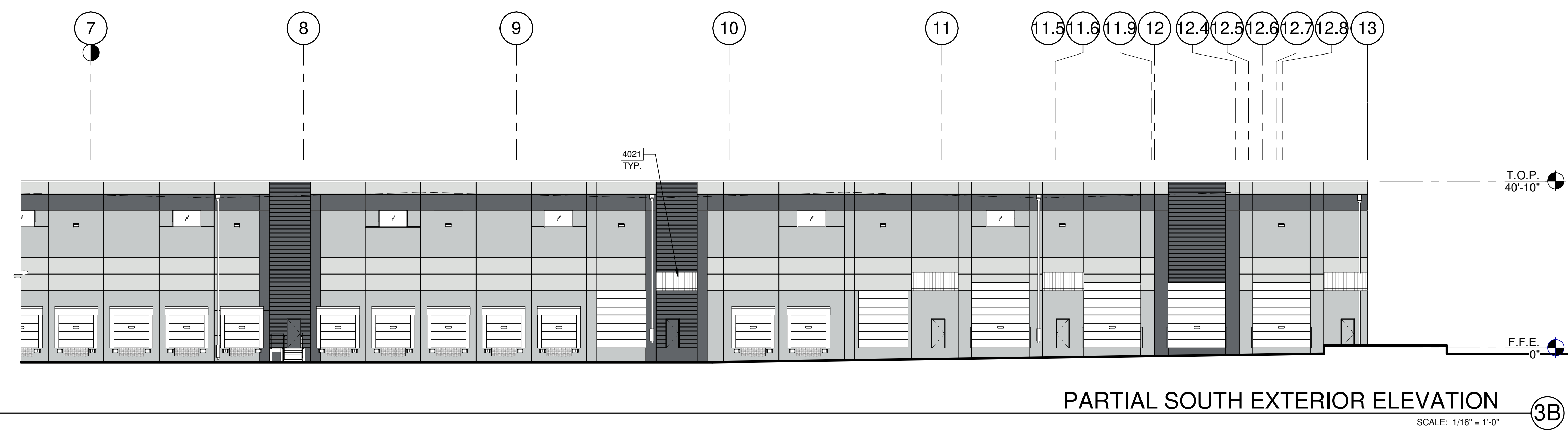
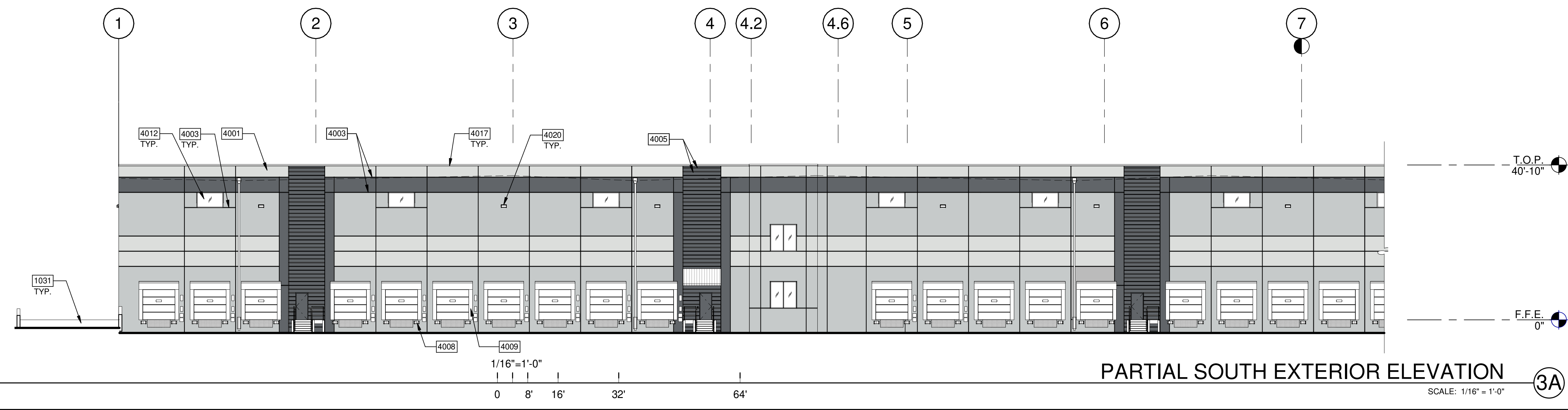
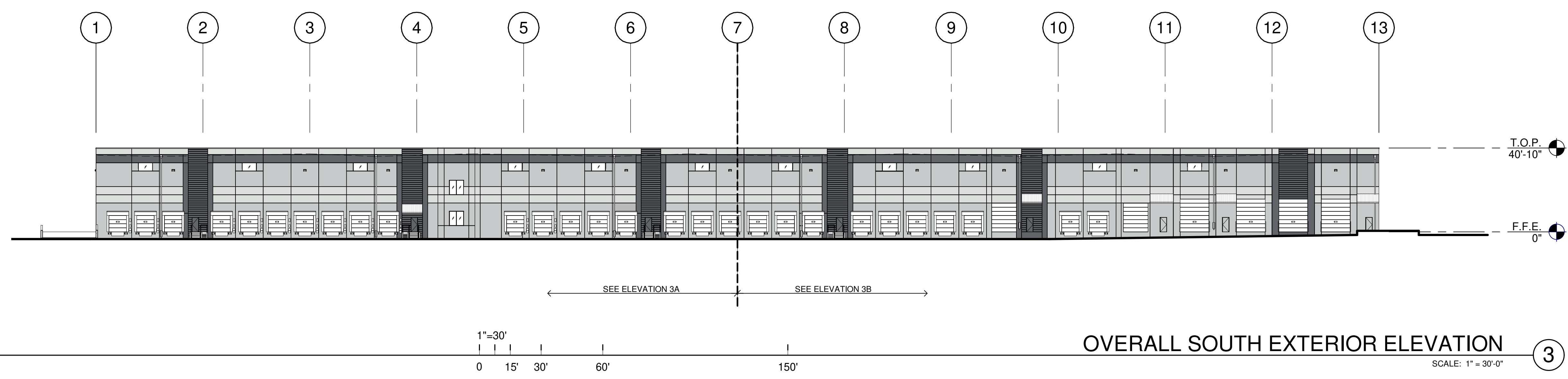
RCCB FRESNO DISTRIBUTION WAREHOUSE
 EAST NORTH AVENUE
 FRESNO, CALIFORNIA 93725

EXTERIOR ELEVATIONS	
DATE	REMARKS
02.14.2022	PLANNING SUBMITTAL 01
07.21.2022	PLANNING SUBMITTAL 02

P.A.P.M.:	A. STEVENS
DRAWN BY:	A.R.M.H.A.M.C.B.O.D.
JOB NO.:	IRV21-5026-02

SHEET
A-4.1

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- KEYNOTES:**
- 1031 CONCRETE RAMP, SEE CIVIL DRAWINGS.
 - 4001 TILT-UP CONCRETE WALL, PAINTED.
 - 4003 2" REVEAL.
 - 4005 REVEAL PATTERN AT 12".
 - 4008 DOCK BUMPER.
 - 4009 DOCK SEAL.
 - 4012 CLERESTORY WINDOW.
 - 4017 PREFINISHED METAL COPING.
 - 4009 DOCK SEAL.
 - 4012 CLERESTORY WINDOW.
 - 4017 PREFINISHED METAL COPING.
 - 4020 WALL PACK LIGHTING, SEE ELECTRICAL DRAWINGS.
 - 4021 PREFINISHED STEEL STANDING SEAM AWNING WITH GALVANIZED STEEL FRAMING, EXPANSION ANCHOR AT CONCRETE PANEL WITH GALVANIZED STEEL SOFFIT PANEL.

- LEGEND**
- GLASS:
- VISION GLASS
 - SPANDREL GLASS
 - TEMPERED GLASS
- ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE: T.B.D. OR TINTED GRAY, TO VERIFY AND MEET CITY STANDARDS.
- PROVIDE TEMPERED GLAZING WHERE REQUIRED PER CBC IN COMBINATION WITH VISION OR SPANDREL AS REQUIRED.

APPL. NO. P22-00565 EXHIBIT E-3 DATE Aug 11 2022

PLANNING REVIEW BY _____ DATE Aug 11 2022

TRAFFIC ENG. _____ DATE Aug 11 2022

APPROVED BY _____ DATE Aug 11 2022

CITY OF FRESNO DARM DEPT

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10 Edgeman
Fresno, CA 93703
P: 559.660.3126



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EAST NORTH AVENUE
FRESNO, CALIFORNIA 93725

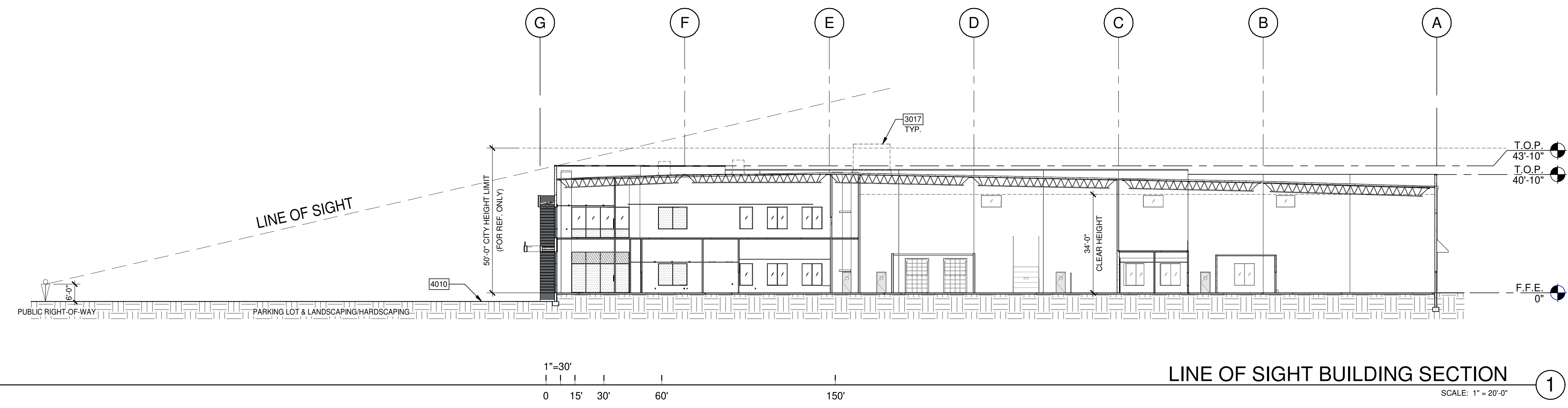
EXTERIOR ELEVATIONS

DATE	REMARKS
07.21.2022	PLANNING SUBMITTAL 02

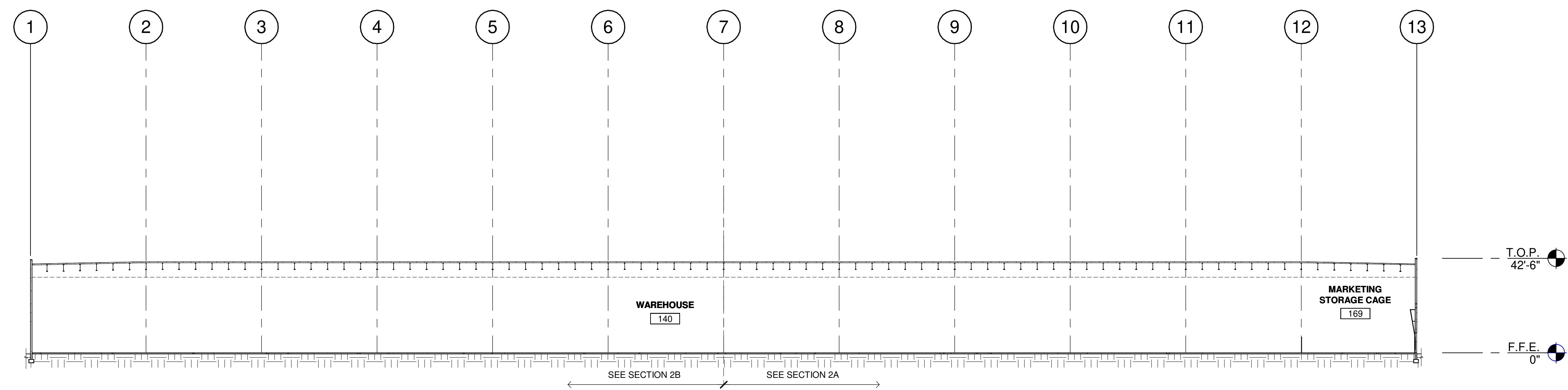
P.A.P.M.: A. STEVENS
DRAWN BY: A.R.M.H.A.M.C.B.O.D.
JOB NO.: IRV21-5026-02

SHEET
A-4.2

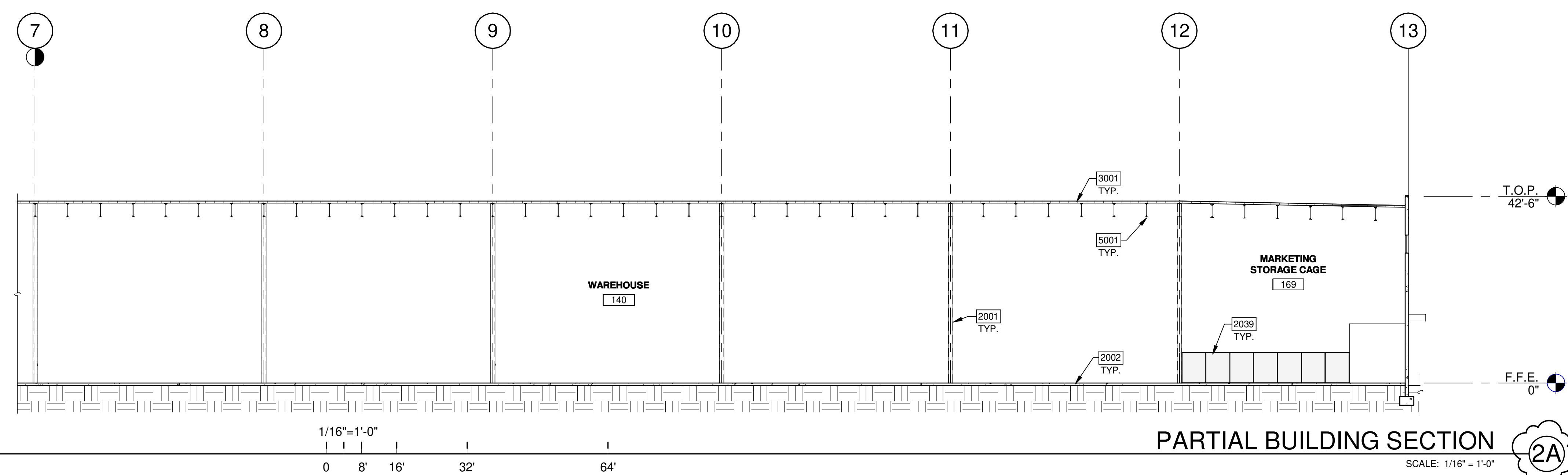
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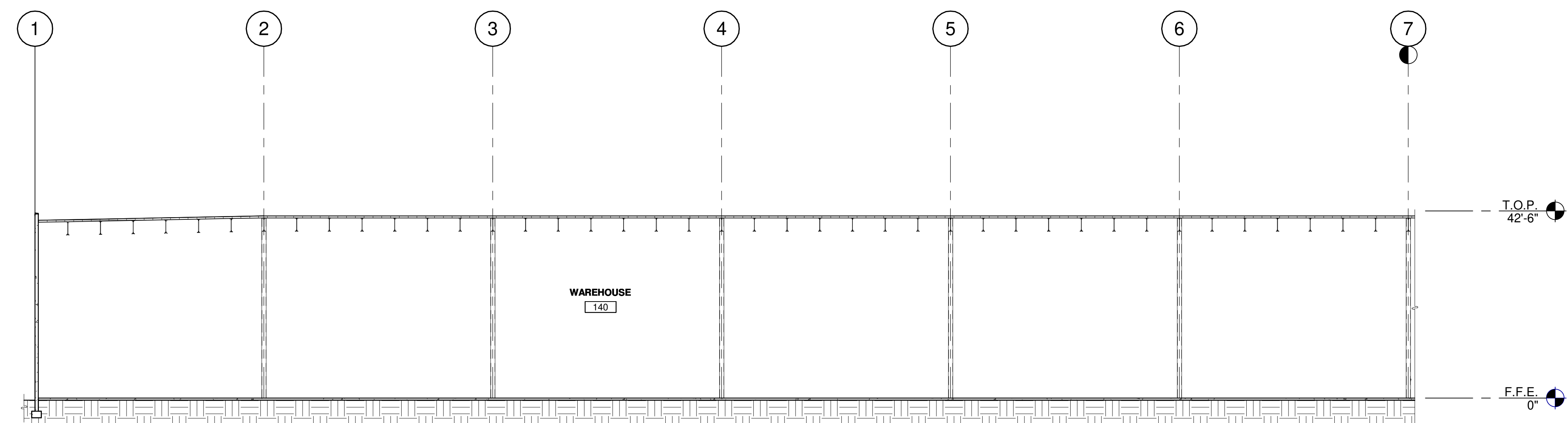
LINE OF SIGHT BUILDING SECTION 1
SCALE: 1" = 30'-0"



OVERALL BUILDING SECTION 2
SCALE: 1" = 30'-0"



PARTIAL BUILDING SECTION 2A
SCALE: 1/16" = 1'-0"



PARTIAL BUILDING SECTION 2B
SCALE: 1/16" = 1'-0"

- KEYNOTES:**
- 2001 STRUCTURAL STEEL COLUMN - SEE STRUCTURAL DRAWINGS.
 - 2002 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.
 - 2039 6'-0" TALL CHAINLINK FENCE.
 - 3001 WHITE 60-MIL MECHANICALLY FASTENED TPO REINFORCED MEMBRANE ROOFING SYSTEM (RHINOBOND). ROOF ASSEMBLY SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH THE PRIMARY MEMBRANE ROOFING SYSTEM MANUFACTURER'S REQUIREMENTS. APPROVED MANUFACTURERS ARE JOHNS MANVILLE, FIRESTONE AND CARLISLE.
 - 3017 ROOF MOUNTED MECHANICAL UNITS. SEE MECHANICAL DRAWINGS.
 - 4010 FINISH GRADE VARIES - SEE CIVIL DRAWINGS.
 - 5001 STRUCTURAL STEEL JOIST - SEE STRUCTURAL DRAWINGS.

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10 Edgemon
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P: 949.960.3126



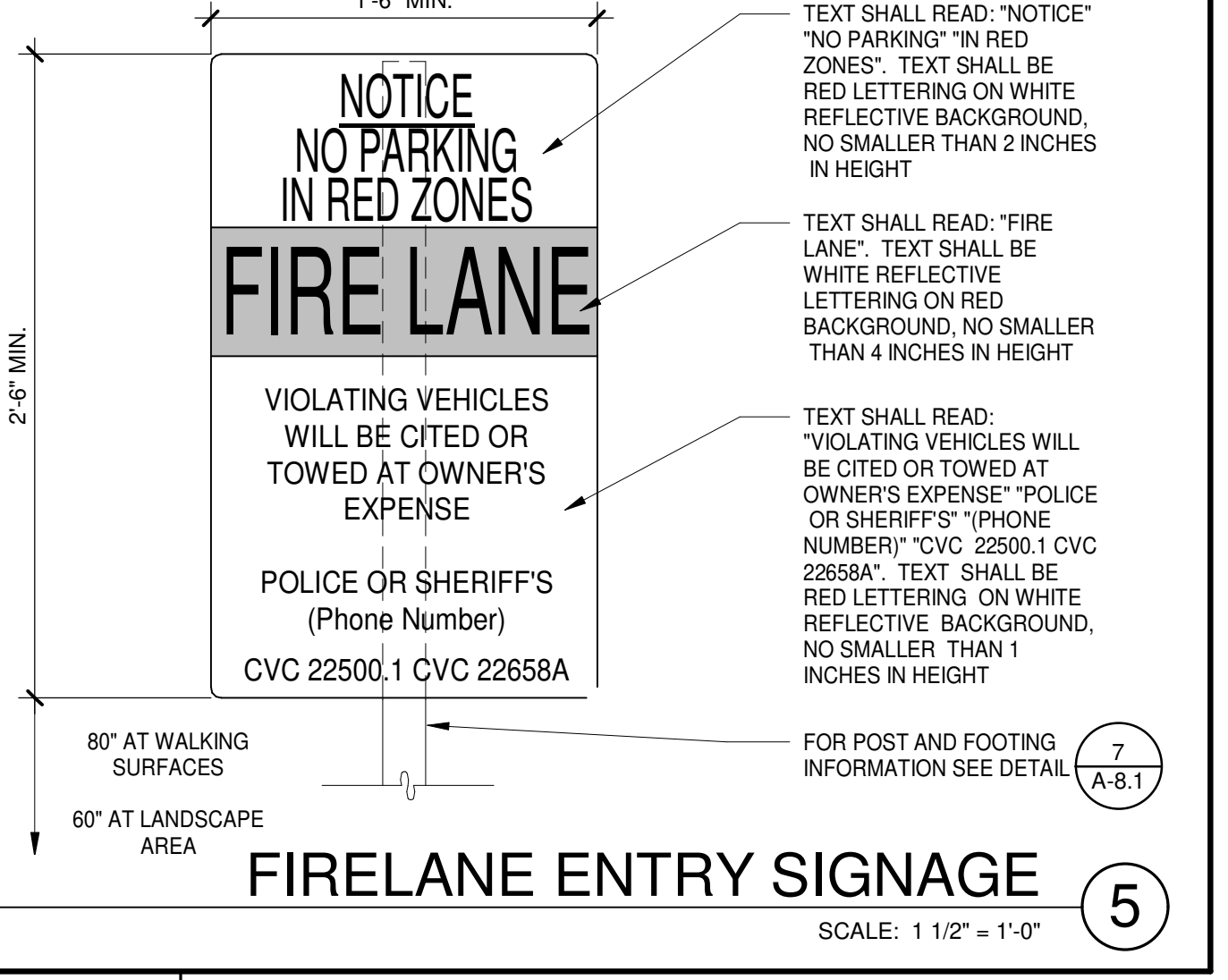
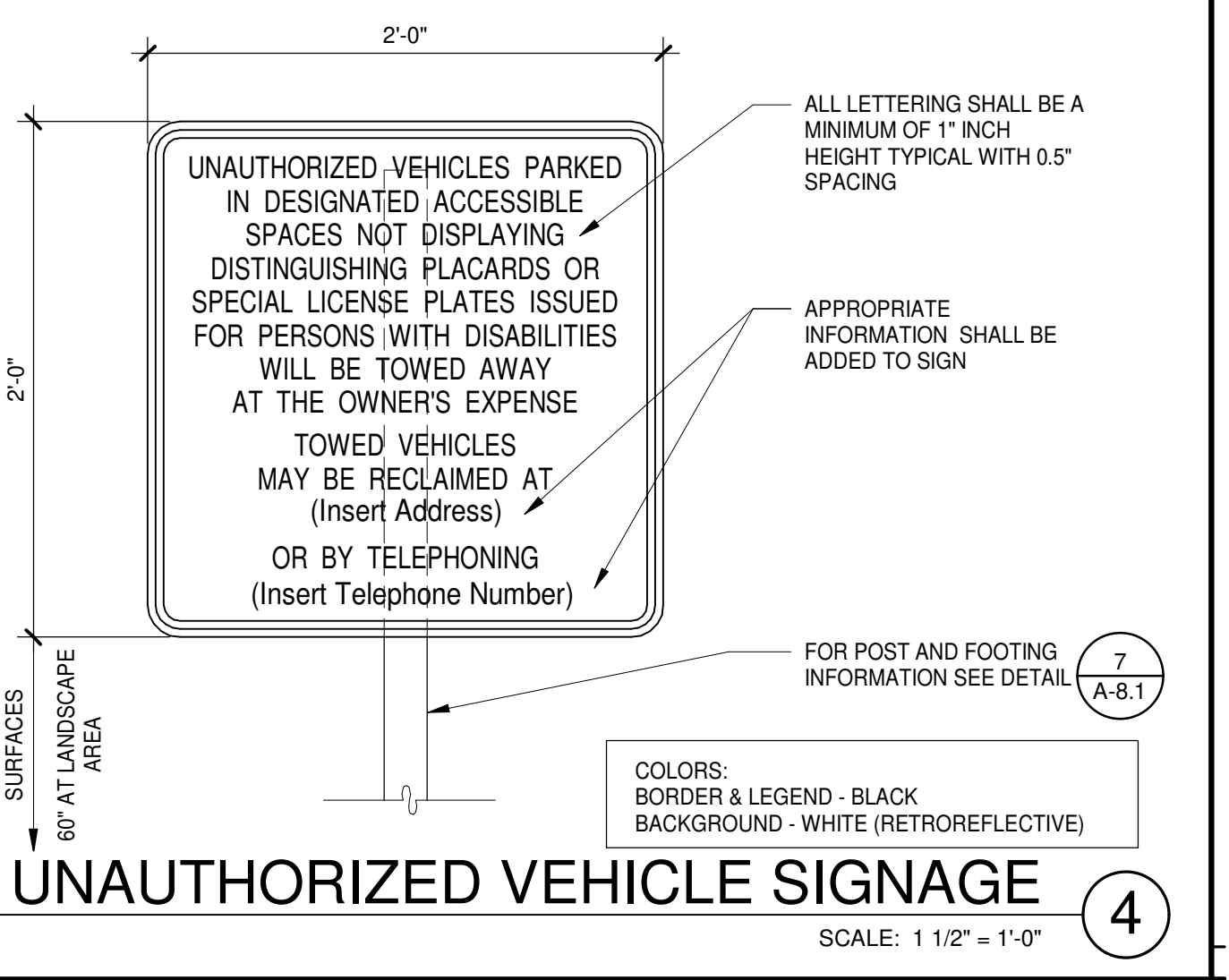
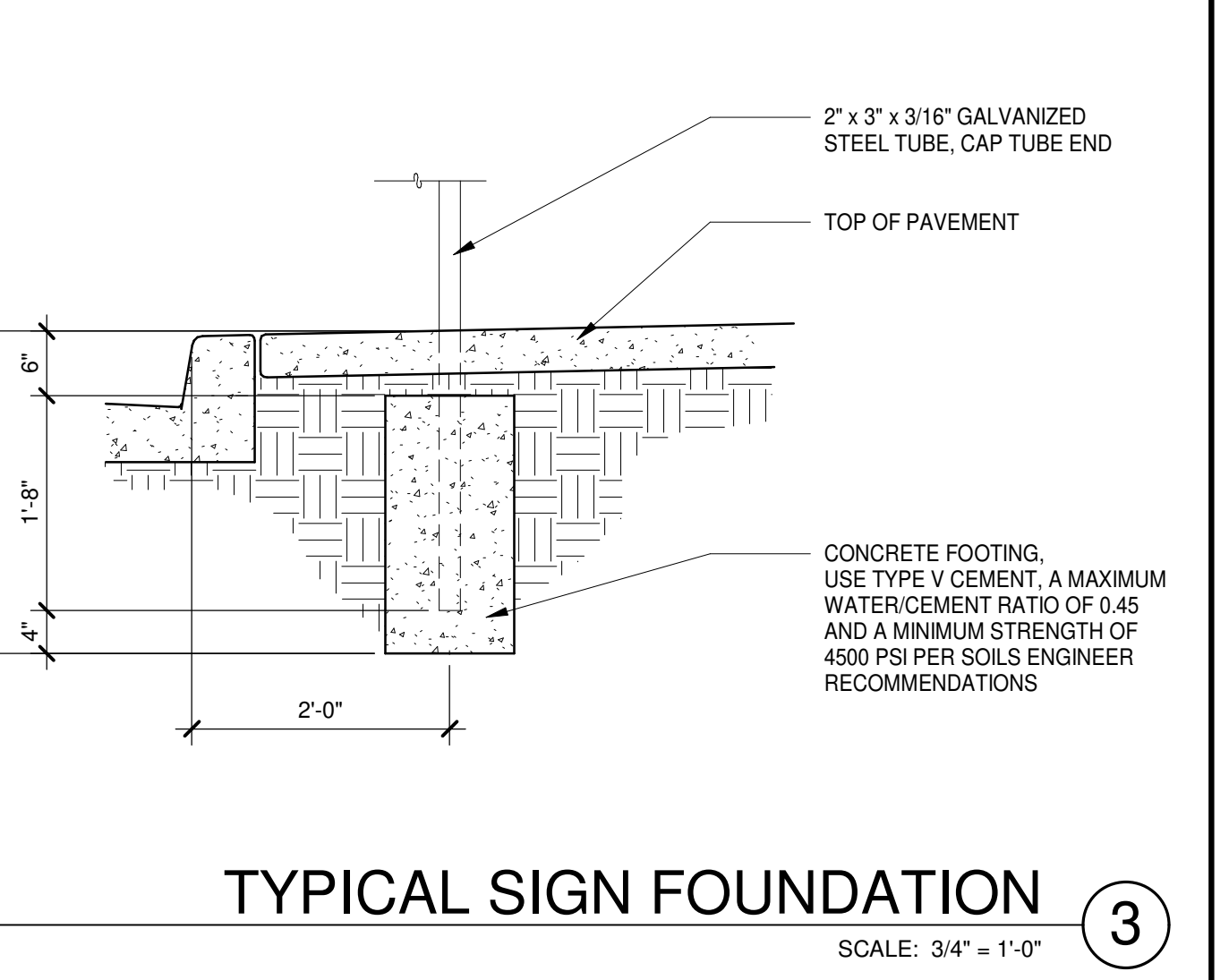
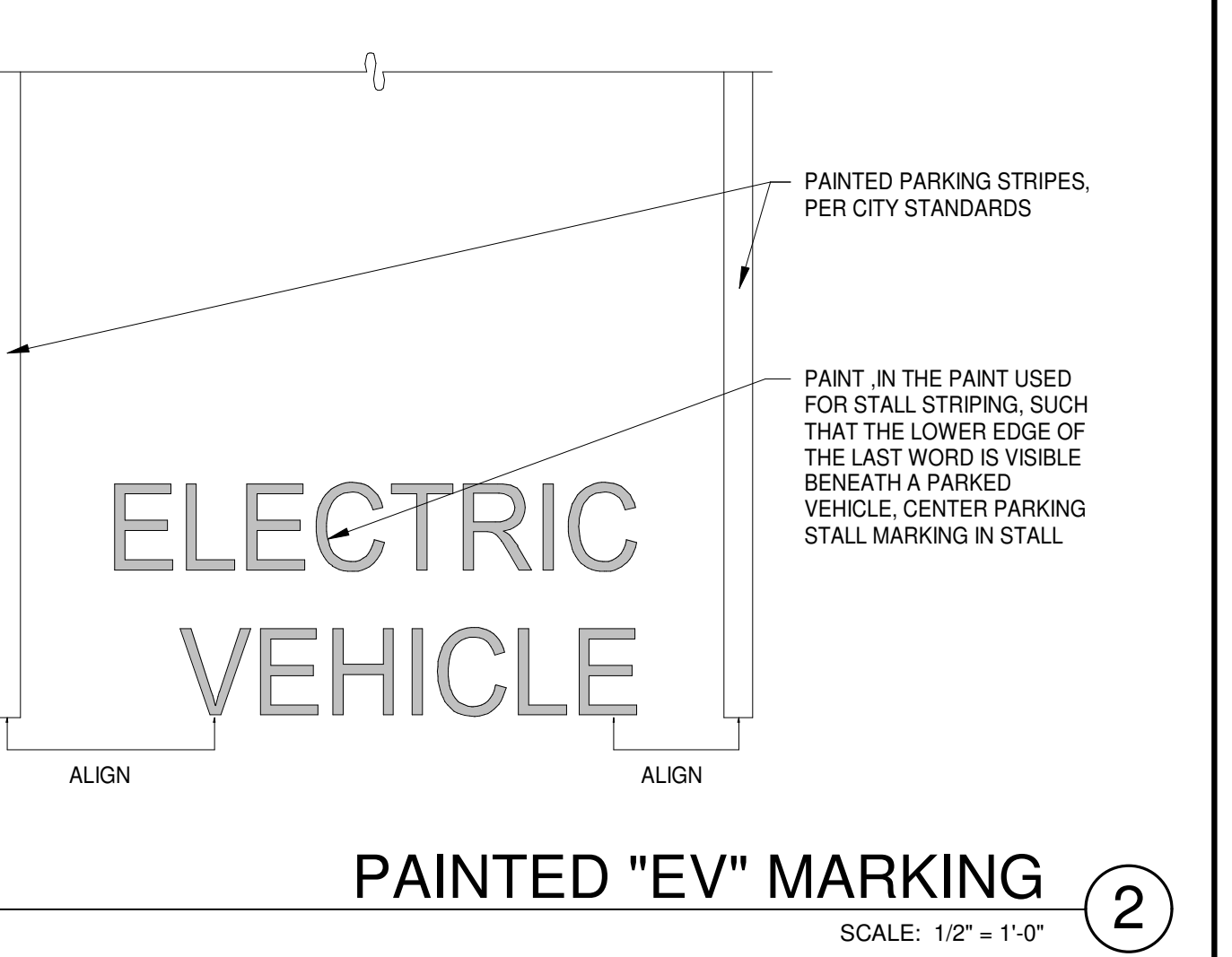
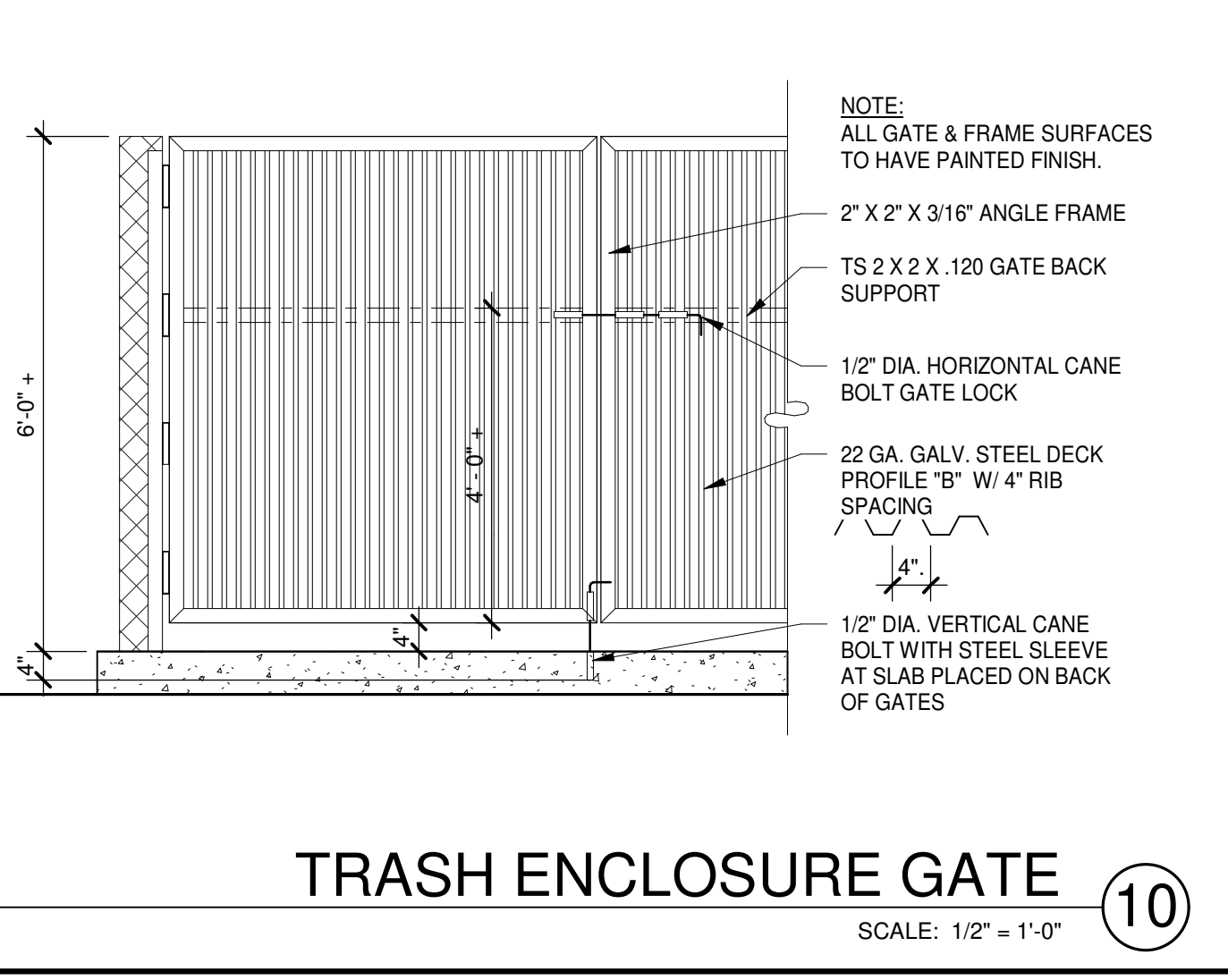
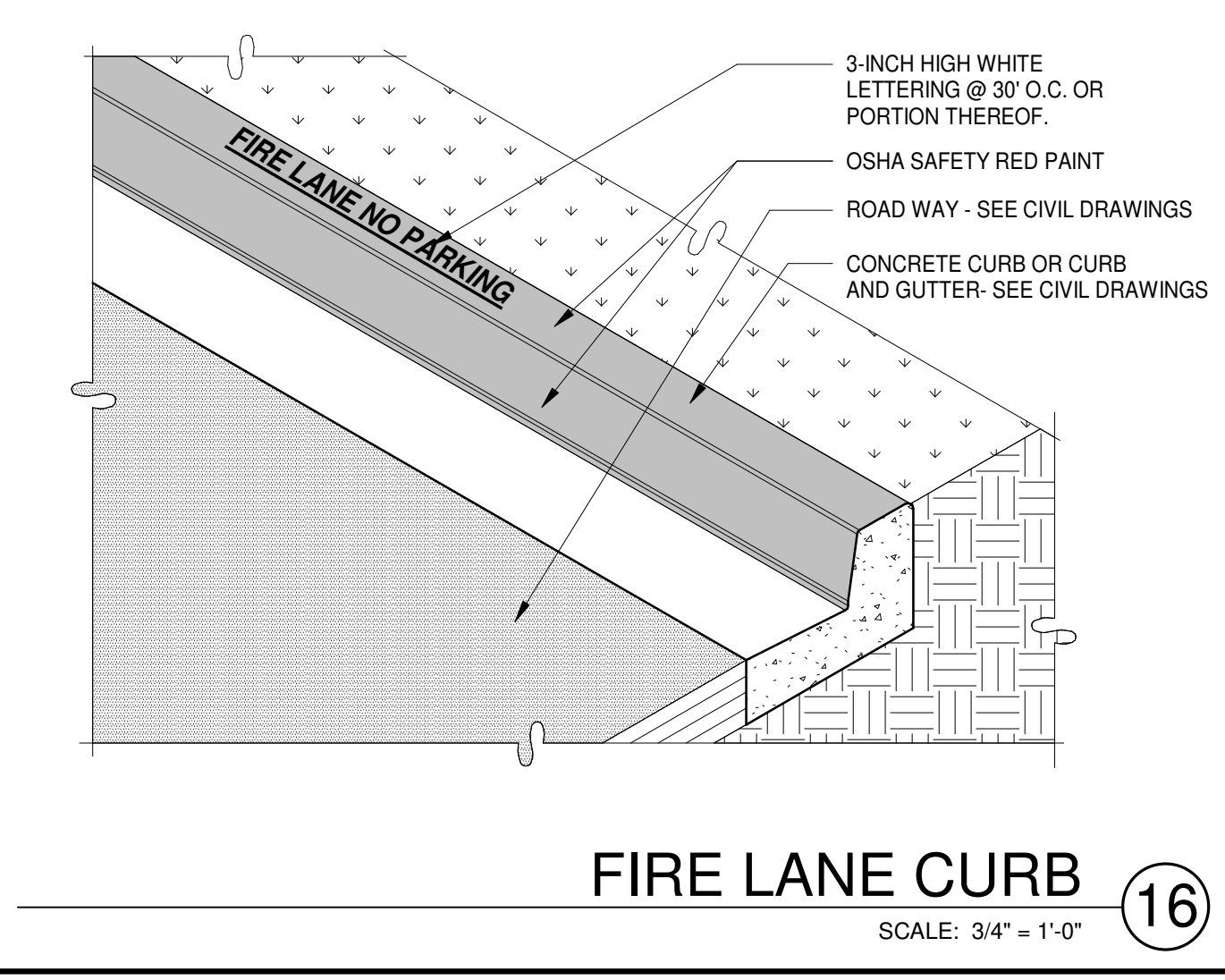
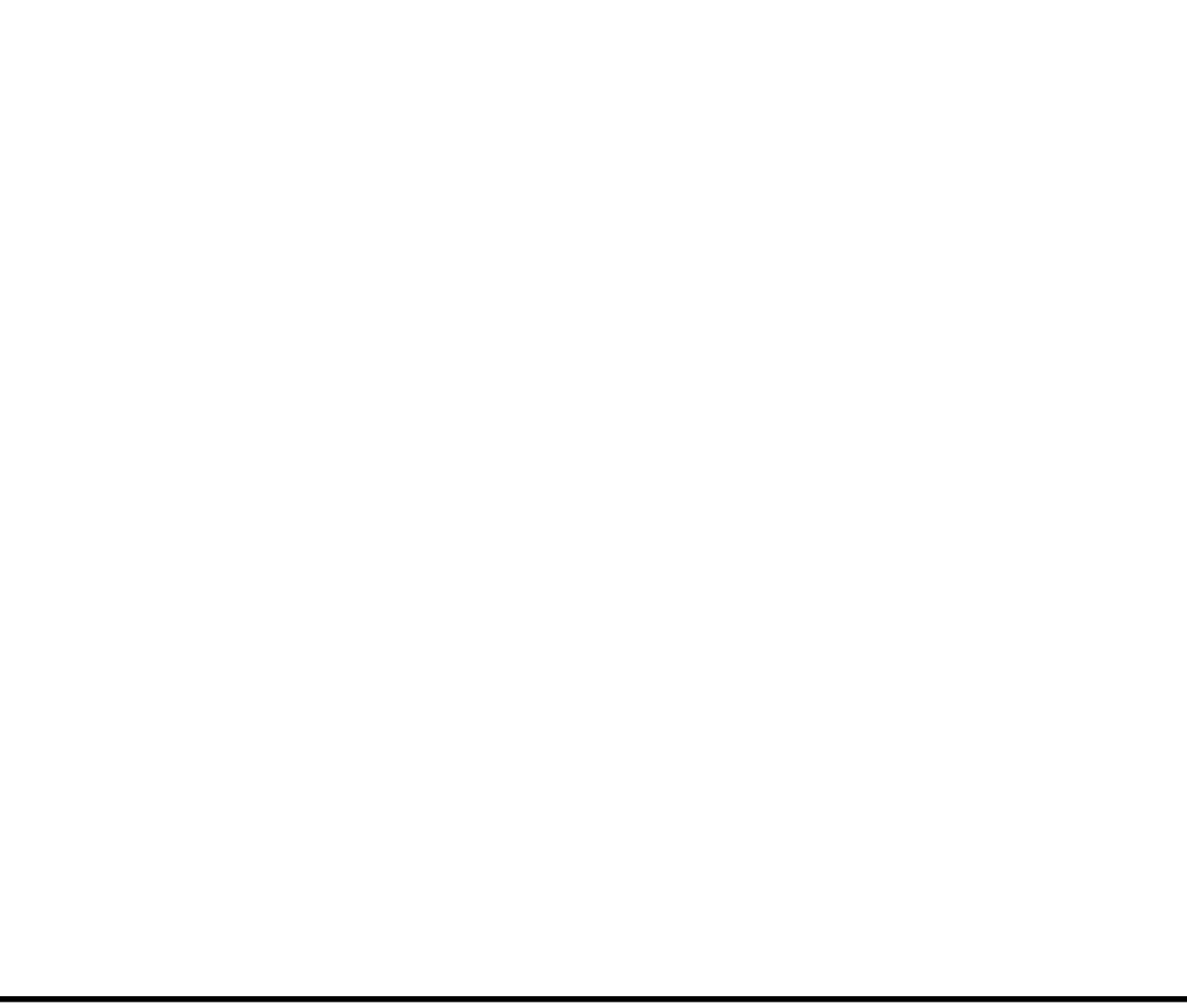
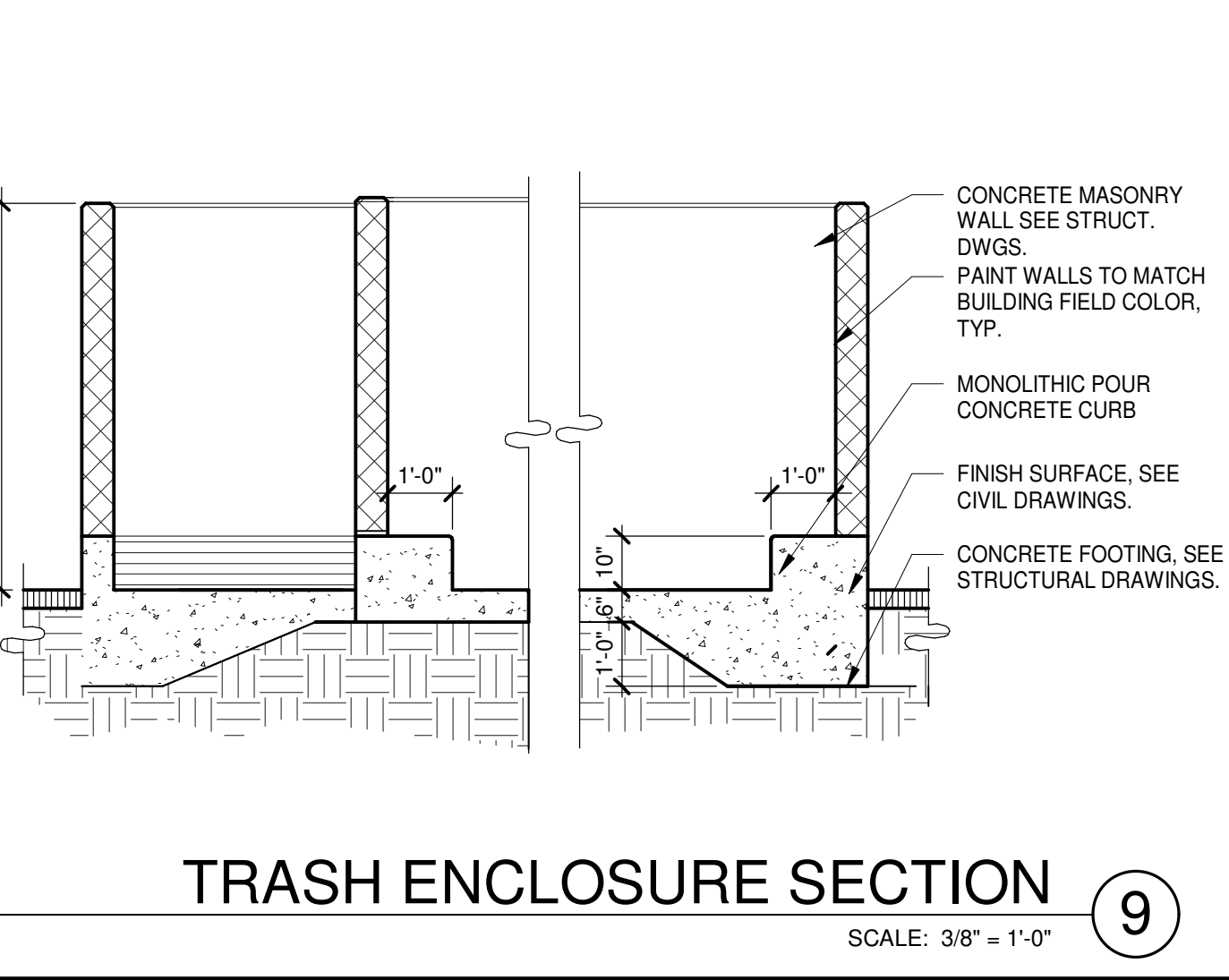
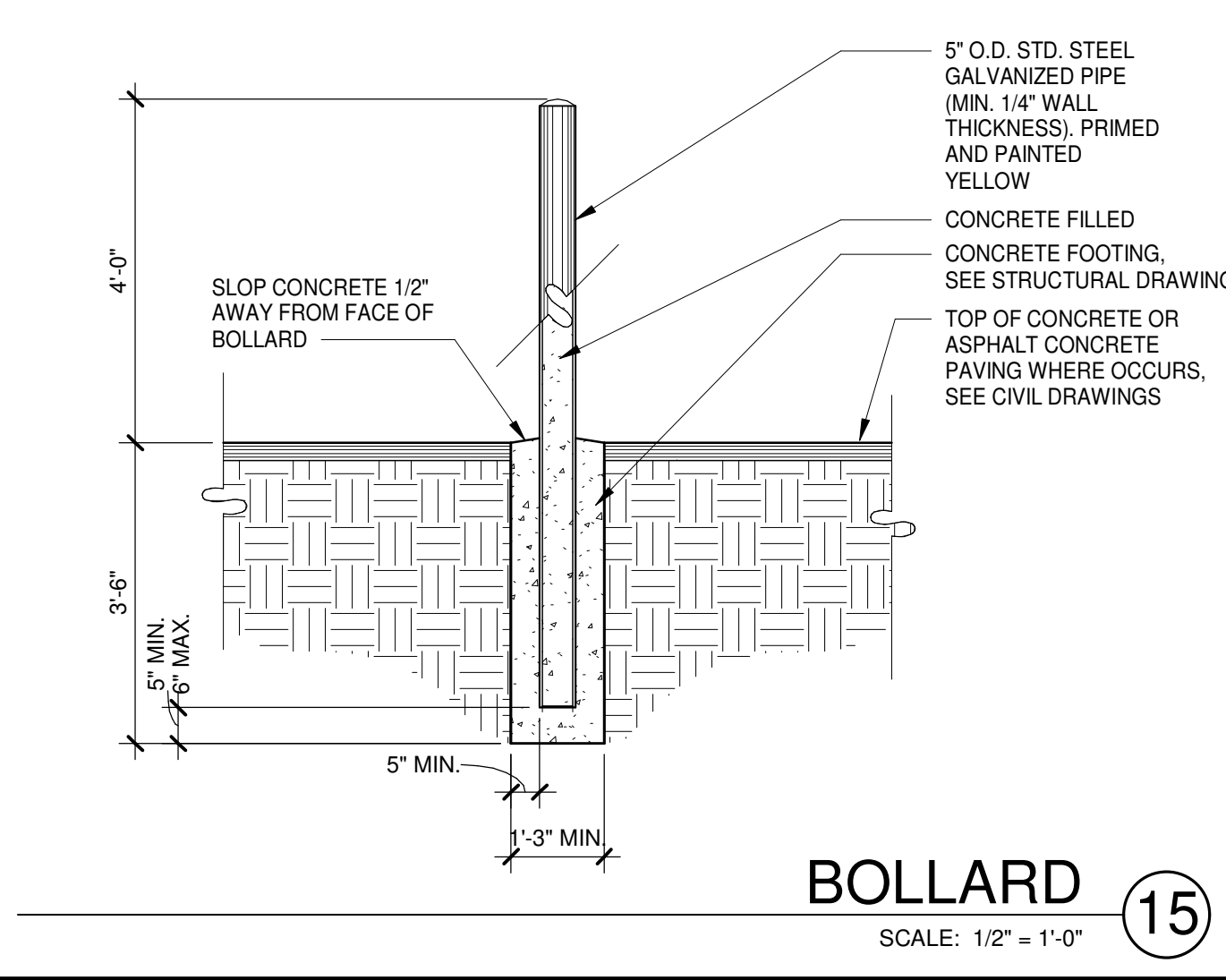
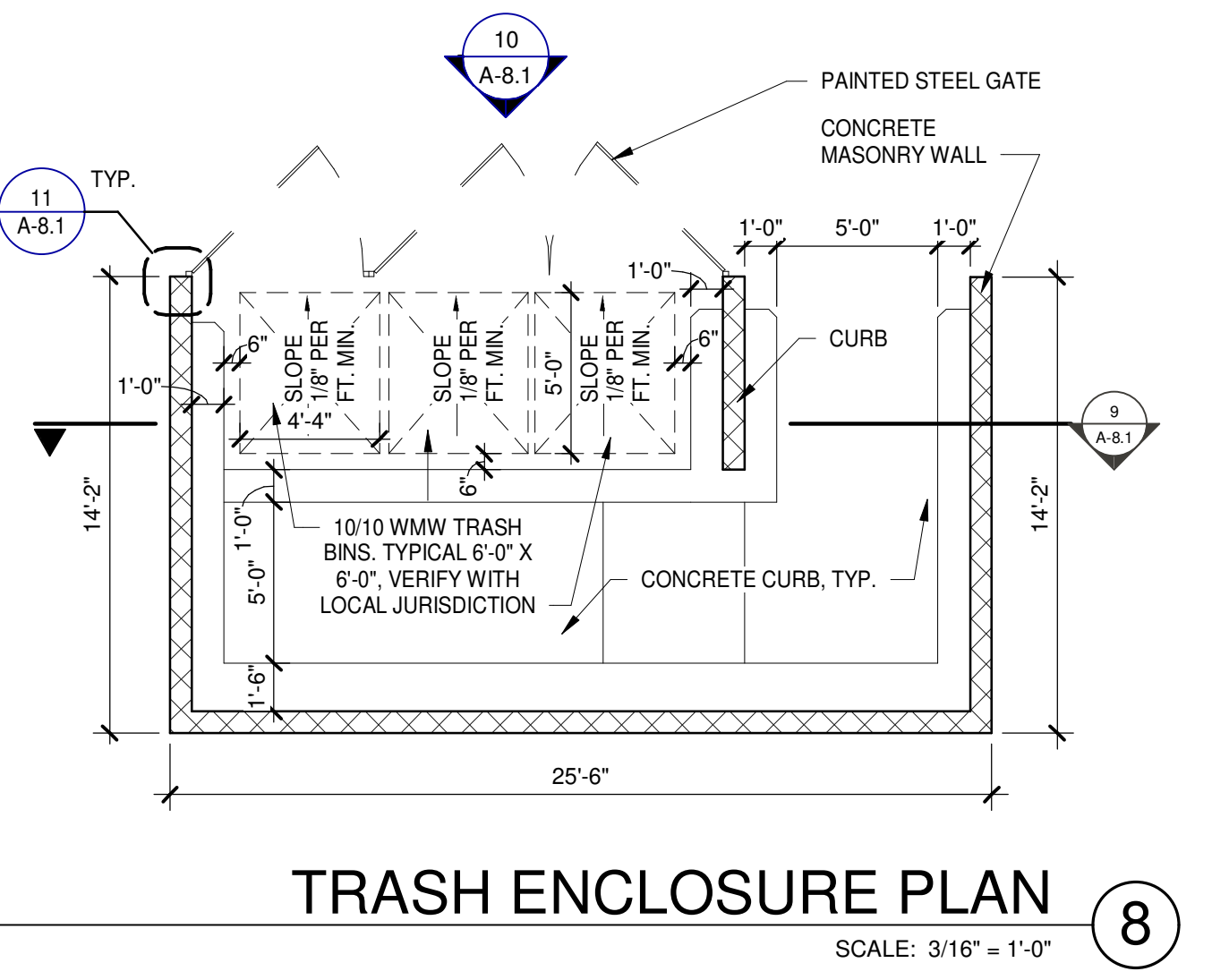
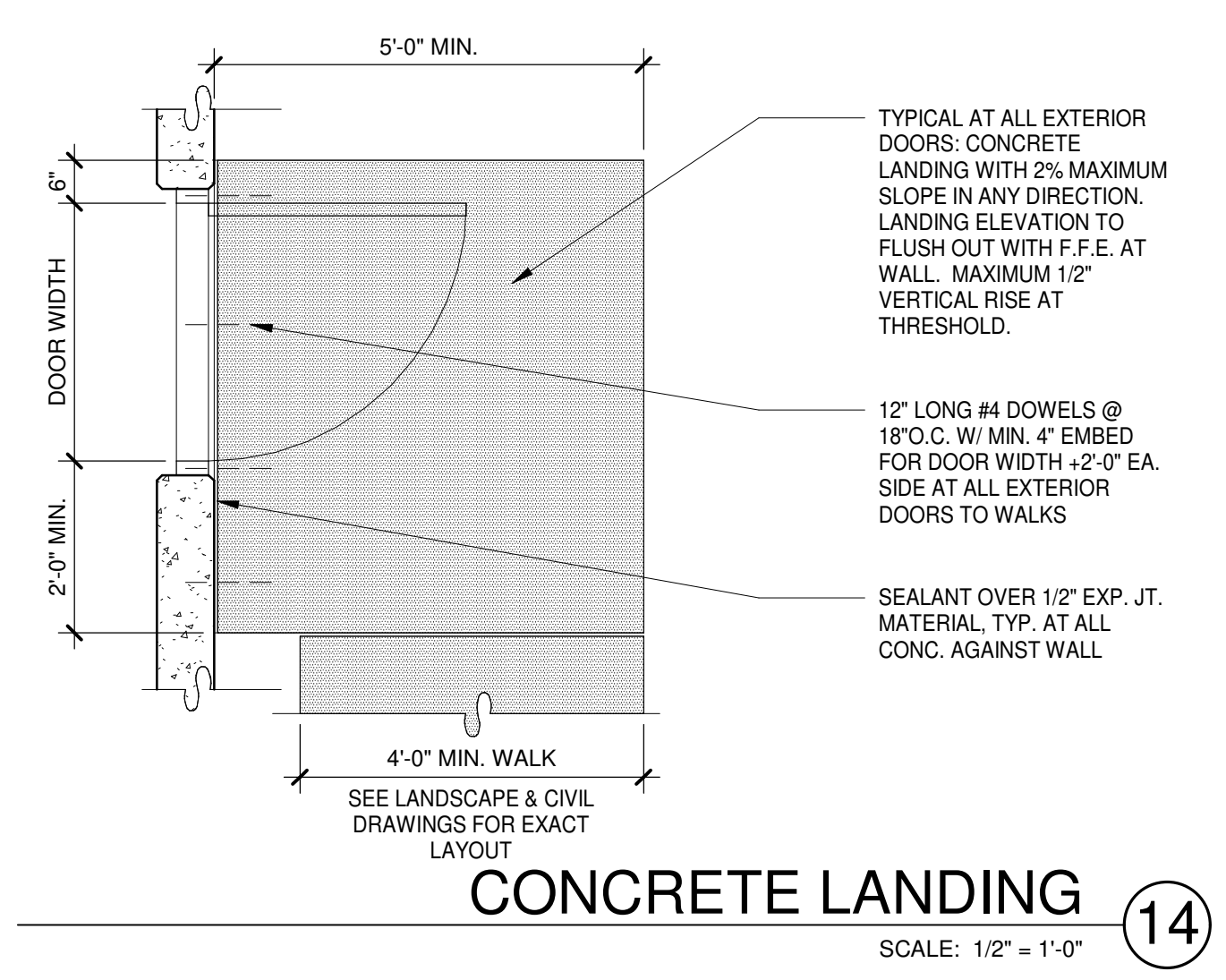
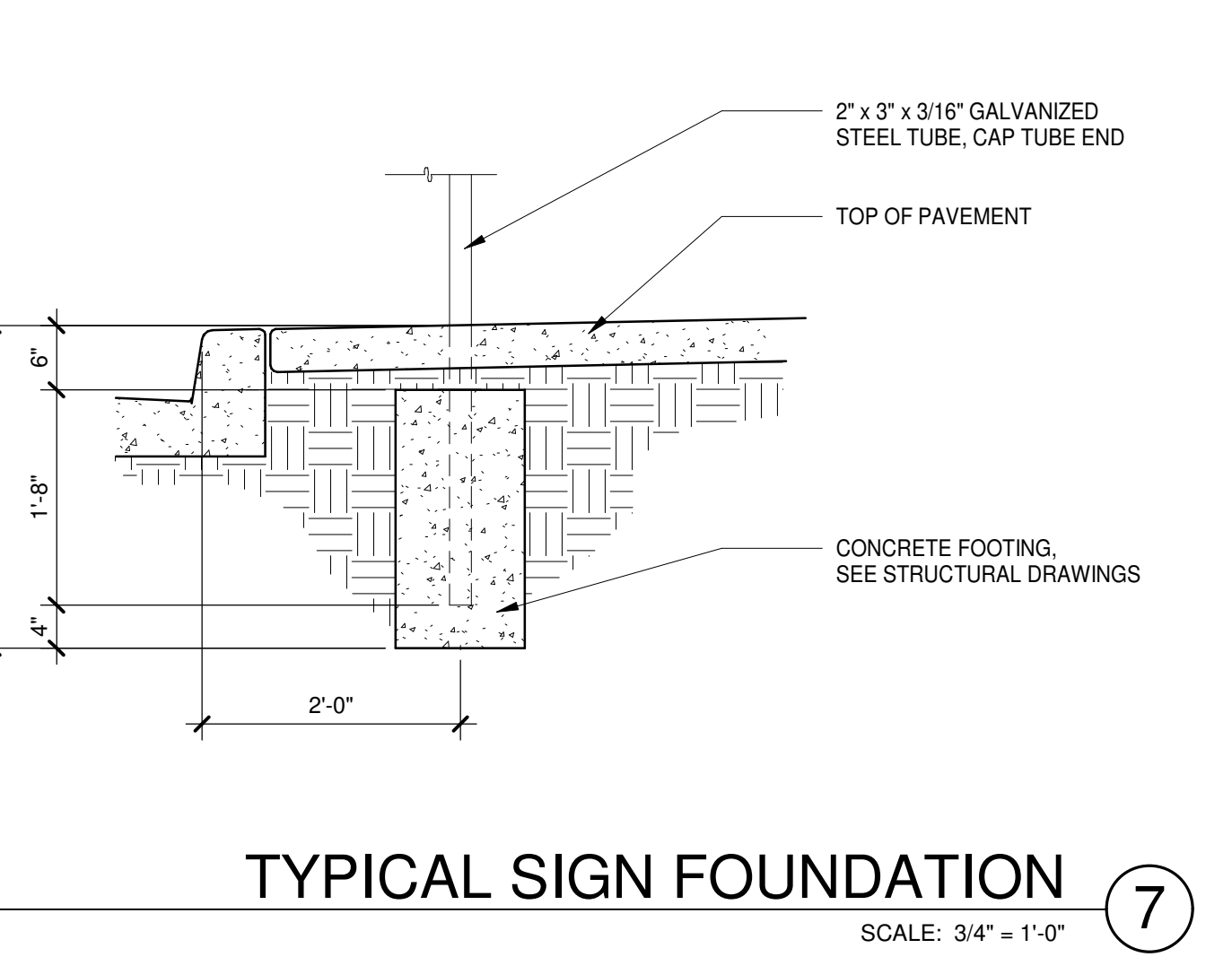
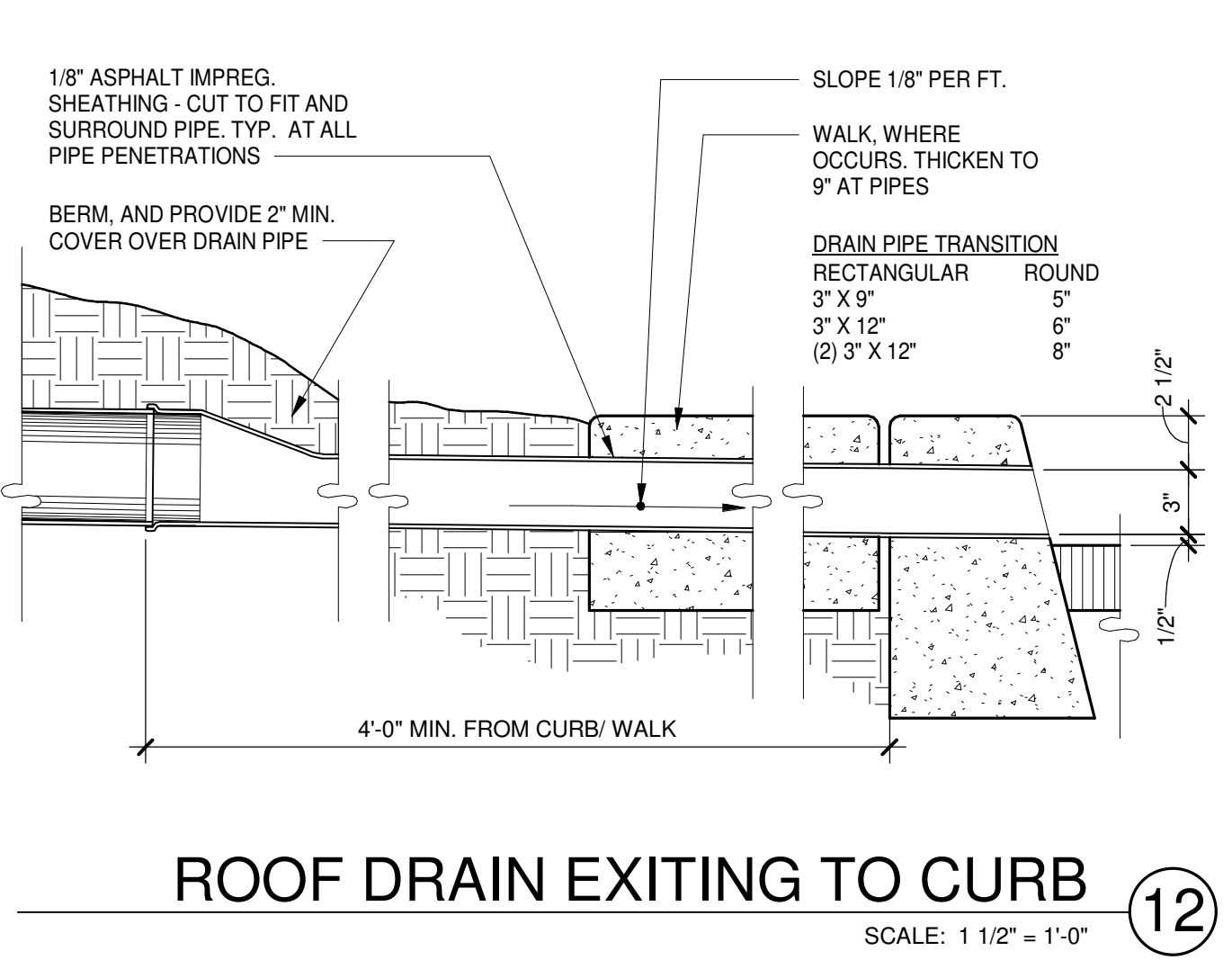
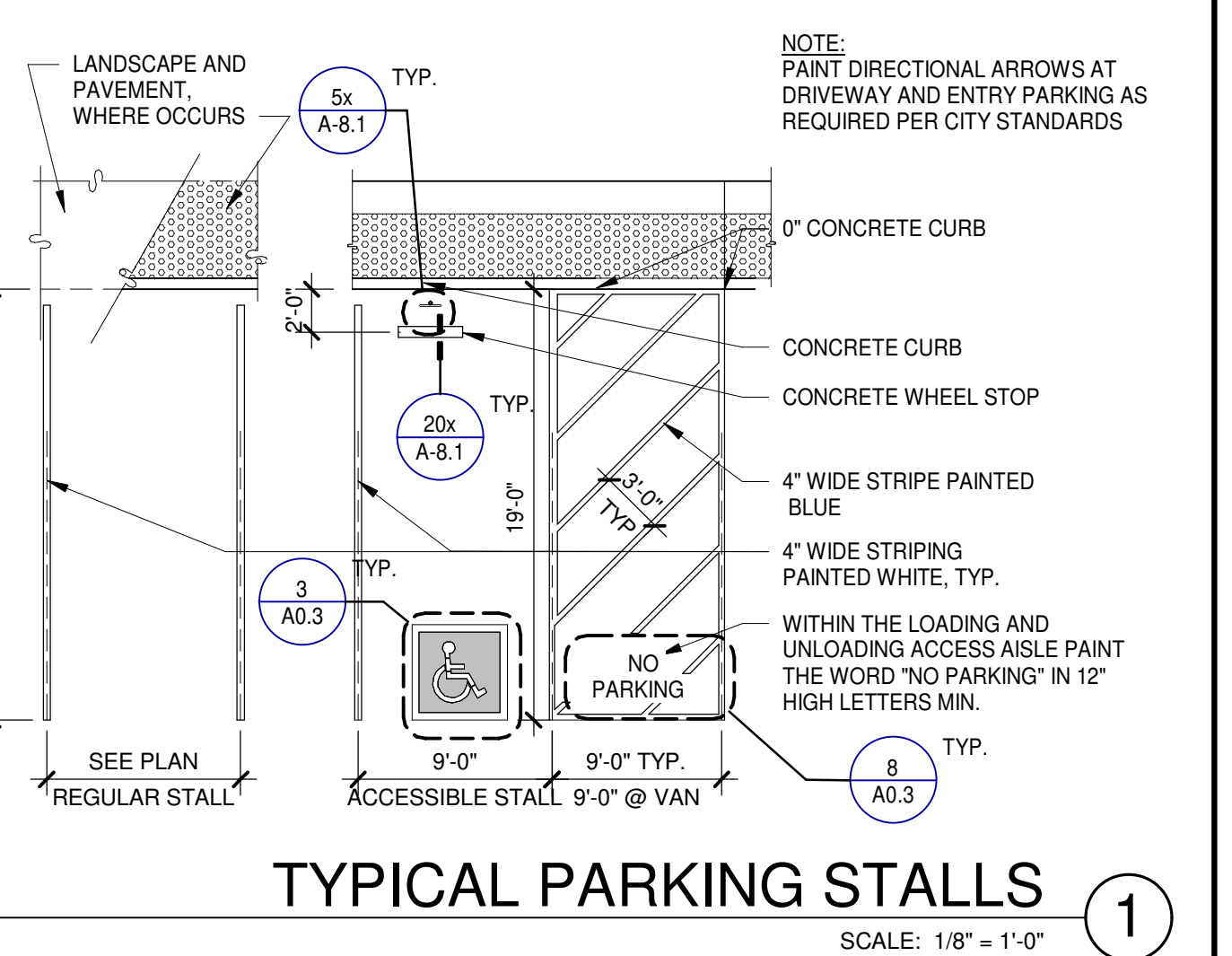
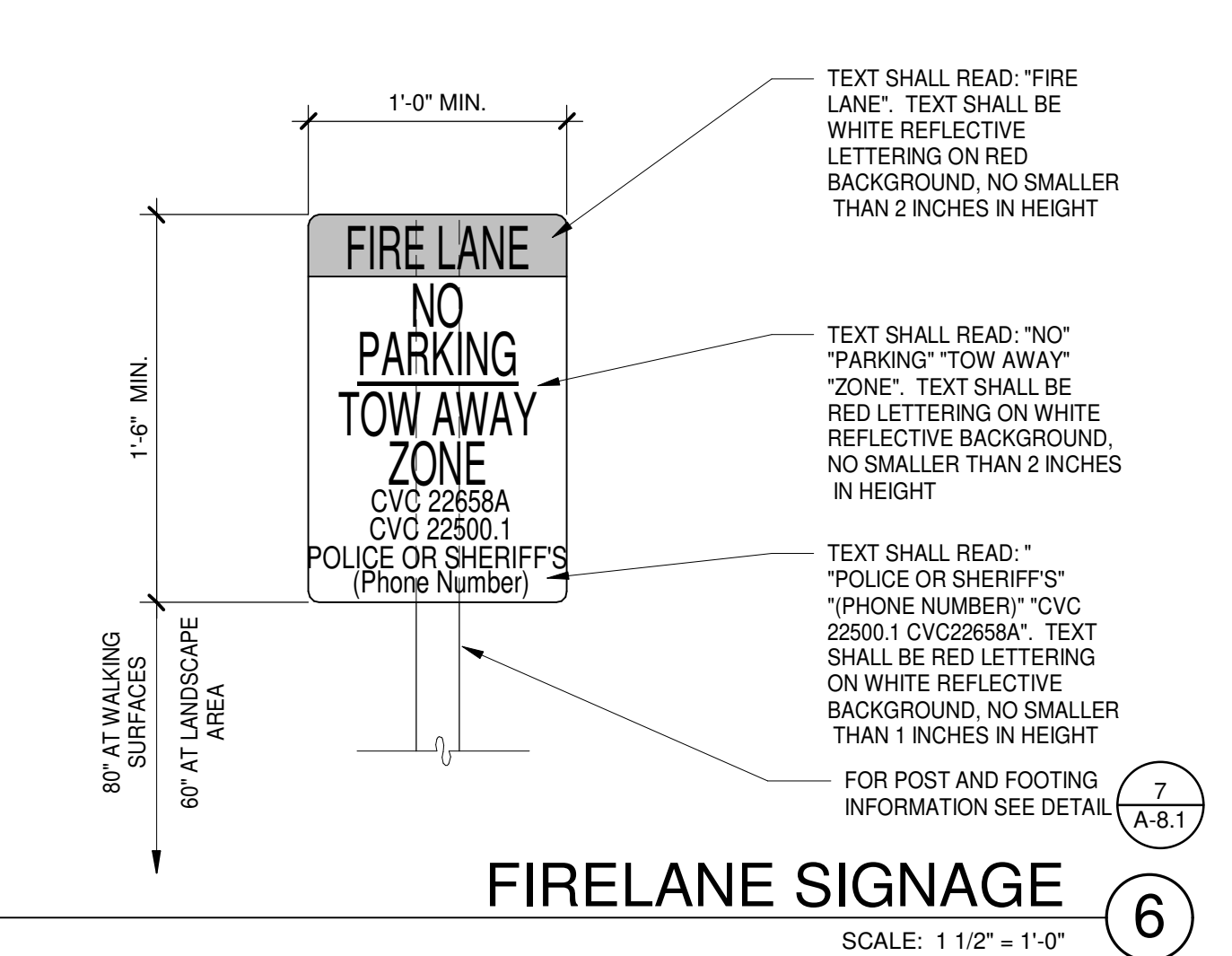
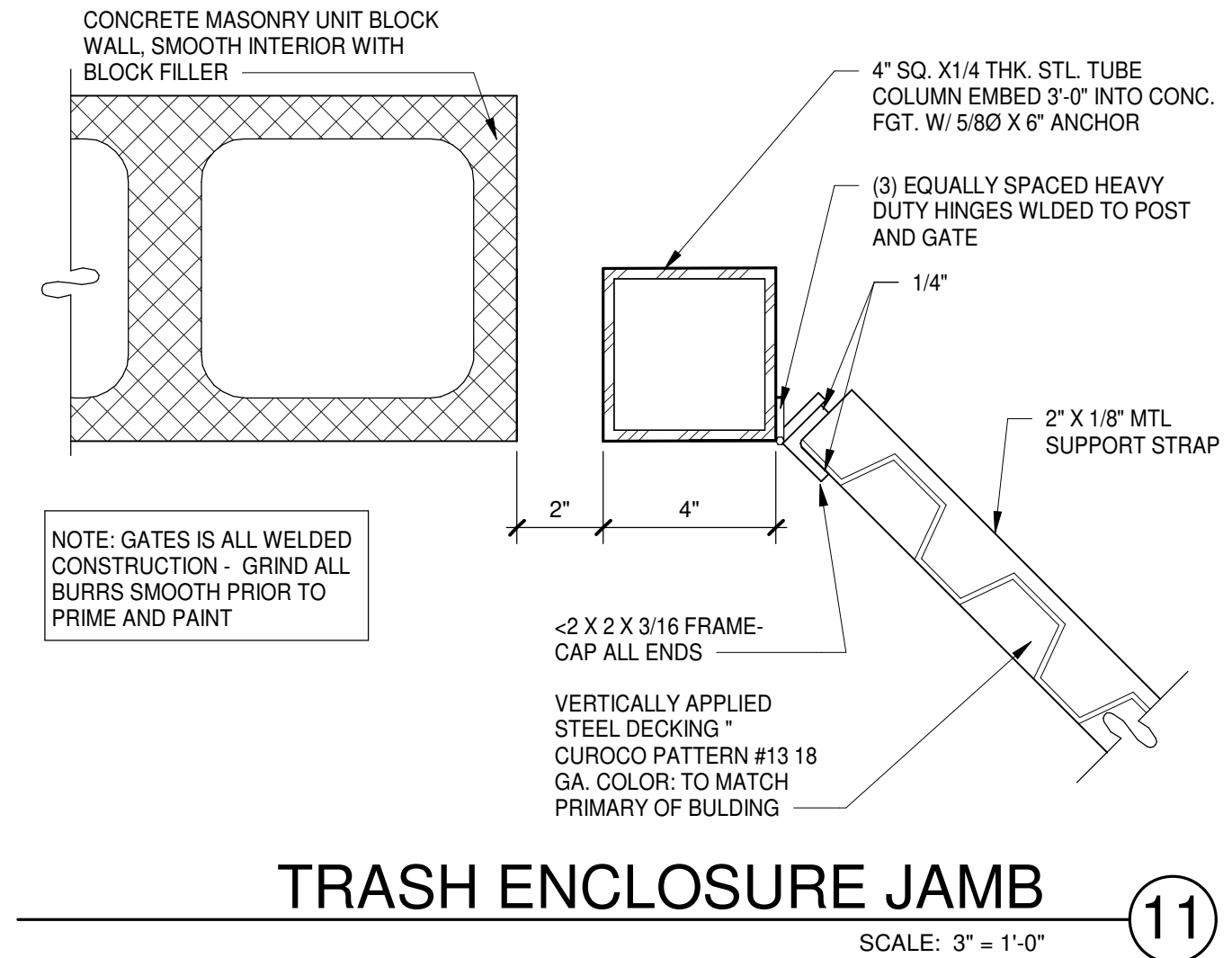
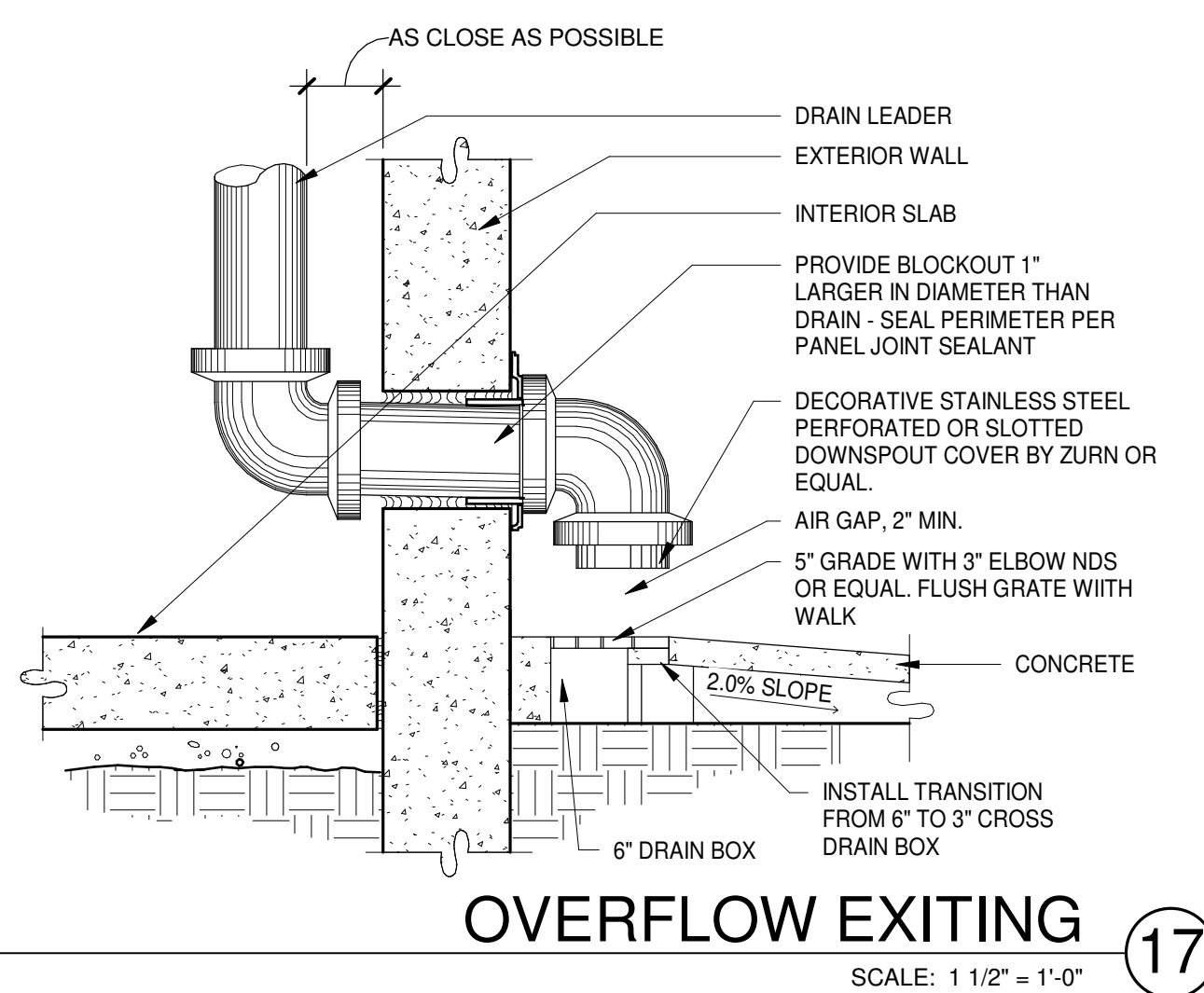
RCCB FRESNO DISTRIBUTION WAREHOUSE
EAST NORTH AVENUE
FRESNO, CALIFORNIA 93725

BUILDING SECTIONS	
DATE	REMARKS
07.21.2022	PLANNING SUBMITTAL 02

APPL. NO. P22-00565 EXHIBIT E-4 DATE Aug 11 2022
 PLANNING REVIEW BY _____ DATE Aug 11 2022
 TRAFFIC ENG. _____ DATE Aug 11 2022
 APPROVED BY _____ DATE Aug 11 2022
CITY OF FRESNO DARM DEPT

P.A.P.M.: A. STEVENS
 DRAWN BY: A.R.M./A.M./C.B./O.D.
 JOB NO.: IRV21-5026-02

SHEET
A-5.0



WARE MALCOMB
ARCHITECTURE
PLANNING
INTERIORS
10 Edgemoor
Irvine, CA 92618
P: 949.660.3126



RCCB FRESNO DISTRIBUTION WAREHOUSE
EAST NORTH AVENUE
FRESNO, CALIFORNIA 93725

DETAILS

DATE	07.21.2022
PLANNING SUBMITTAL 02	
REMARKS	

P.A.M.: A. STEVENS
DRAWN BY: C.V.C.B.
JOB NO.: IRV21-5026-02

A-8.1

ABBREVIATIONS

- CTV CABLE TELEVISION
EB ELECTRIC BOX
EV ELECTRIC VAULT
EW EDGE OF WALK
FNC FENCE
FOMK FIBER OPTIC MARKER
GLM GAS LINE MARKER
GV GAS VALVE
LIP LIP OF GUTTER
IE INVERT ELEVATION
PED PEDESTAL
PV PAVEMENT
RE RIM ELEVATION
SDMH STORM DRAIN MANHOLE
SLB STREET LIGHT BOX
SSMH SANITARY SEWER MANHOLE
TMH TELEPHONE MANHOLE
TSB TRAFFIC SIGNAL BOX
UB UTILITY BOX
WB WATER BOX

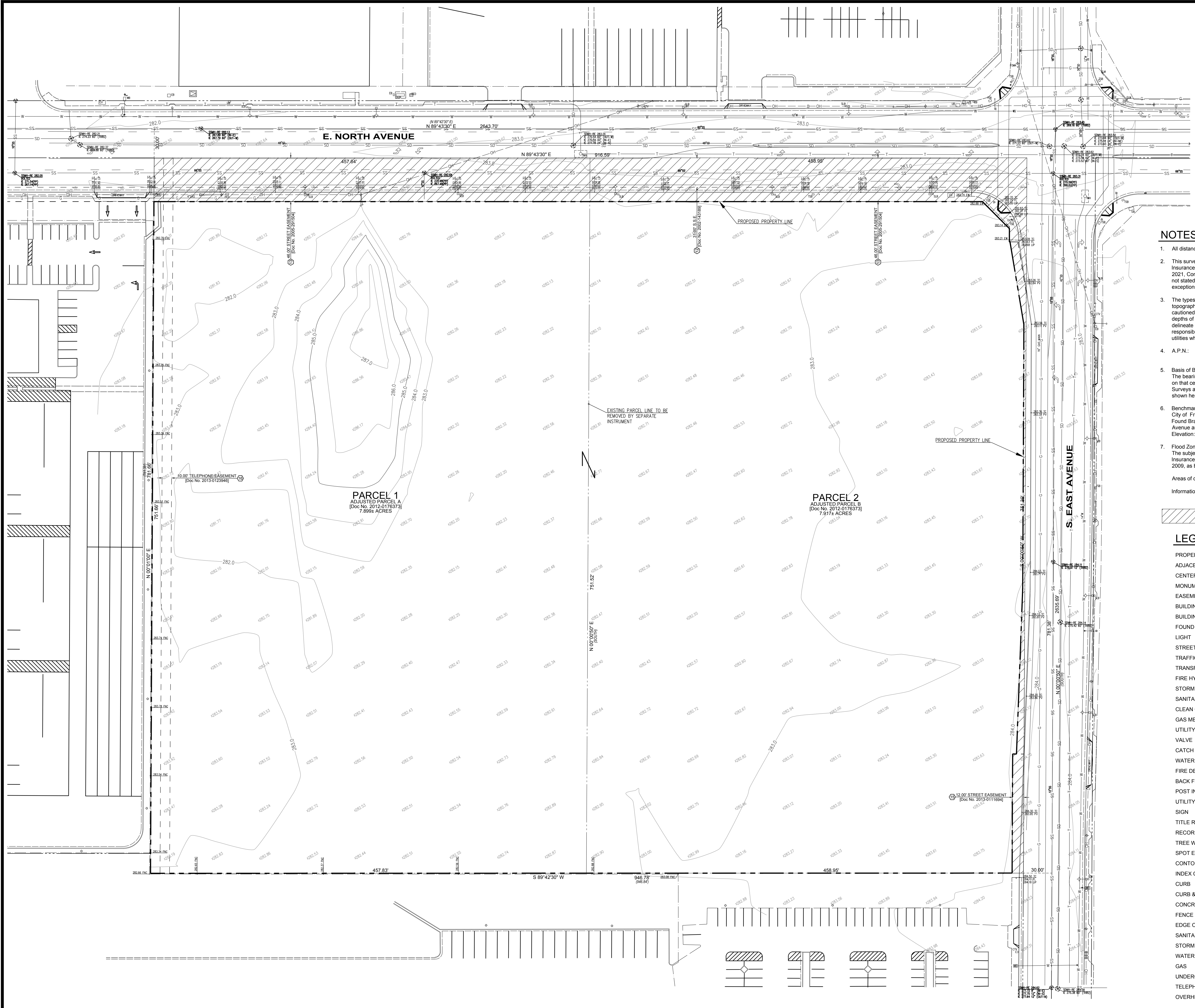
NOTES

- 1. All distances shown hereon are in U.S. Survey feet and decimals thereof.
2. This survey was prepared from information furnished in an ALTA Commitment for Title Insurance...
3. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability...
4. A.P.N.: 329-090-16 (PARCEL 1), 329-090-17 (PARCEL 2)
5. Basis of Bearings: The bearing of North 00°00'50" East taken on the centerline of S. East Avenue...
6. Benchmark: City of Fresno Benchmark "BM 566" Found Brass Disk located on the northeasterly curb return at the intersection of North Avenue and Cherry Street...
7. Flood Zone Note: The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map...
Areas of determined to be outside the 0.2% annual chance flood.
Information was obtained from the FEMA website (www.fema.gov) on October 17, 2021.

ROW DEDICATION TO THE CITY OF FRESNO

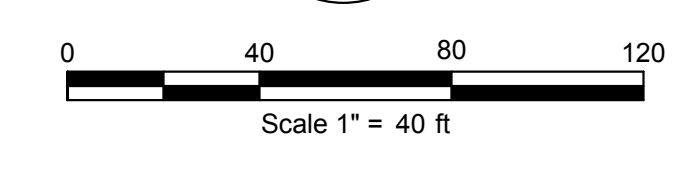
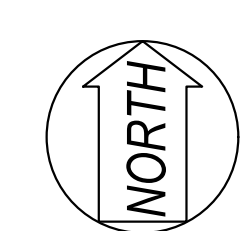
LEGEND

- PROPERTY LINE
ADJACENT PROPERTY LINE
CENTERLINE
MONUMENT LINE
EASEMENT
BUILDING LINE W/ DOOR
BUILDING OVERHANG
FOUND IRON PIPE OR AS NOTED
LIGHT
STREET LIGHT
TRAFFIC SIGNAL POLE
TRANSFORMER
FIRE HYDRANT
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
CLEAN OUT
GAS METER
UTILITY POLE W/ GUY WIRE
VALVE
CATCH BASIN / DROP INLET
WATER METER
FIRE DEPARTMENT CONNECTION
BACK FLOW PREVENTER
POST INDICATOR VALVE
UTILITY BOX (SIZE VARIES)
SIGN
TITLE REPORT EXCEPTION NUMBER
RECORD INFORMATION W/ REFERENCE
TREE W/ SIZE AND ELEVATION
SPOT ELEVATION
CONTOUR
INDEX CONTOUR
CURB
CURB & GUTTER
CONCRETE
FENCE
EDGE OF PAVEMENT
SANITARY SEWER
STORM DRAIN
WATER
GAS
UNDERGROUND ELECTRIC
TELEPHONE
OVERHEAD

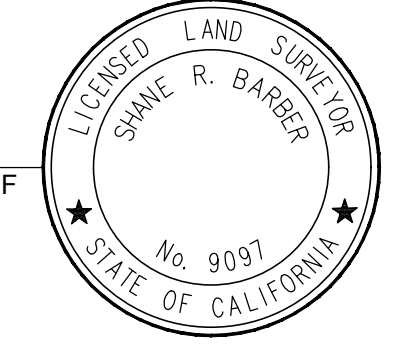


PARCEL 1 ADJUSTED PARCEL A (Doc No. 2012-0178373) 7.899± ACRES

PARCEL 2 ADJUSTED PARCEL B (Doc No. 2012-0178373) 7.917± ACRES



DATE PREPARED BY OR UNDER THE SUPERVISION OF SHANE R. BARBER, L.S. 9097



WARE MALCOMB LEADING DESIGN FOR COMMERCIAL REAL ESTATE

4683 chabot dr suite 300 pleasanton, ca 94668 p 925.244.9620 waremalmalcomb.com

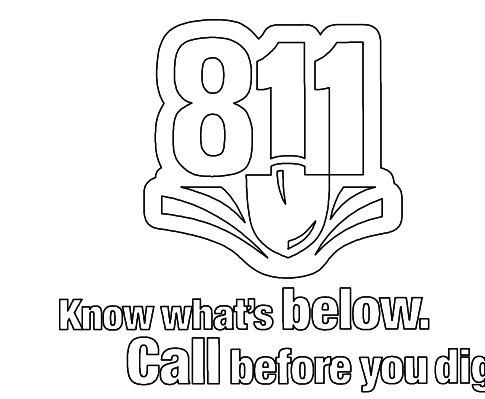


FOR AND ON BEHALF OF WARE MALCOMB

RCCB FRESNO DISTRIBUTION WAREHOUSE EAST NORTH AVENUE, FRESNO, CA 93725

Table with columns: NO., DATE, REMARKS. Includes entries for TOPOGRAPHIC SURVEY / DEMO PLAN, PLANNING SUBMITTAL 01, and PLANNING SUBMITTAL 02.

JOB NO.: IRV21-5026-01 PA / PM: G.P. DESIGNED: S.Y. DATE: 02/14/2022 PLOT DATE: 07/19/22 SHEET C1.0 of



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

4683 chabot dr
suite 300
pleasanton, ca 94568
p 925.244.9820
waremalcomb.com



FOR AND ON BEHALF OF WARE MALCOMB

RCCB FRESNO DISTRIBUTION WAREHOUSE
EAST NORTH AVENUE,
FRESNO, CA 93725

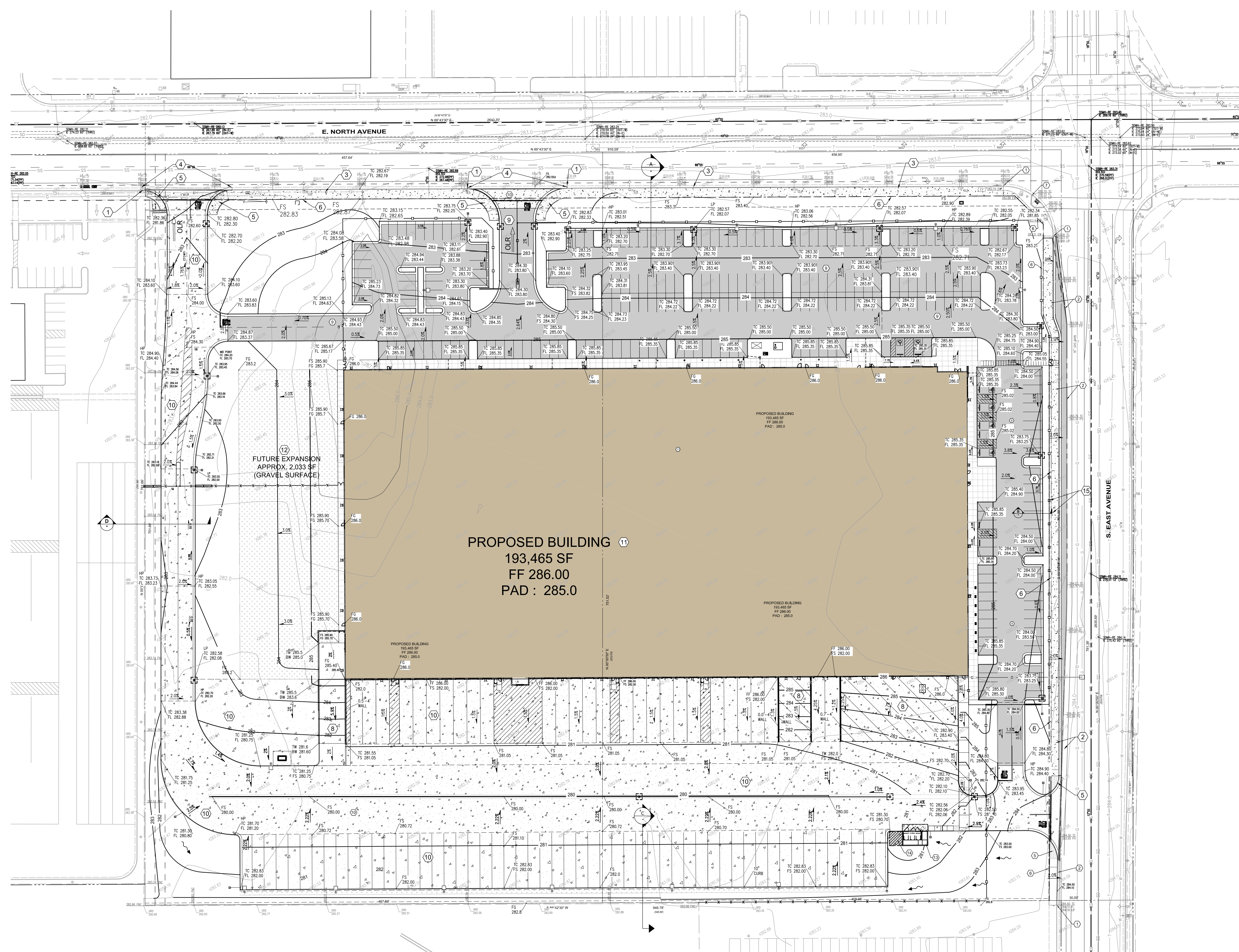
PRELIMINARY GRADING PLAN

NO.	DATE	REMARKS
01	02/28/2022	PLANNING SUBMITTAL 01
02	07/21/2022	PLANNING SUBMITTAL 02

JOB NO.:	IRV21-0026-01
PA / PM:	G.P.
DESIGNED:	S.Y.
DATE:	02/14/2022
PLOT DATE:	07/19/22

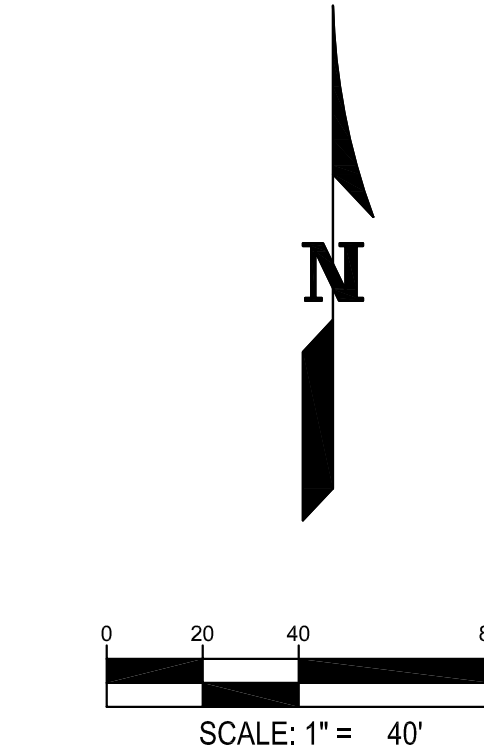
SHEET
C2.0
Sheet 11 of

2022-08-01 - PLANNING SUBMITTAL 02 - REV



GENERAL CONSTRUCTION NOTES

- 01 MATCH EXISTING CURB AND GUTTER AND SIDEWALK
- 02 REMOVE EXISTING AC CURB, WIDEN PAVEMENT AND INSTALL NEW CURB & GUTTER AND 8' MONOLITHIC SIDEWALK.
- 03 INSTALL NEW 10' WIDE MONOLITHIC SIDEWALK TO MATCH CURB AND GUTTER
- 04 PORTION OF EXISTING CURB & GUTTER TO BE REMOVED AND INSTALL NEW DRIVEWAY ENTRANCE
- 05 INSTALL NEW ADA RAMP
- 06 PROPOSED NEW PUBLIC STREET ROW AT BACK OF SIDEWALK
- 07 MODIFY EXISTING ADA RAMP
- 08 DRIVE RAMP TO BUILDING
- 09 AC PAVING
- 10 CONCRETE PAVING
- 11 PROPOSED BUILDING, SEE ARCH PLANS
- 12 FUTURE EXPANSION, GRAVEL PAVING AREA
- 13 TRASH ENCLOSURE
- 14 PALLET STORAGE AREA
- 15 2' EASEMENT AT BACK OF WALK





FOR AND ON BEHALF OF WARE MALCOMB

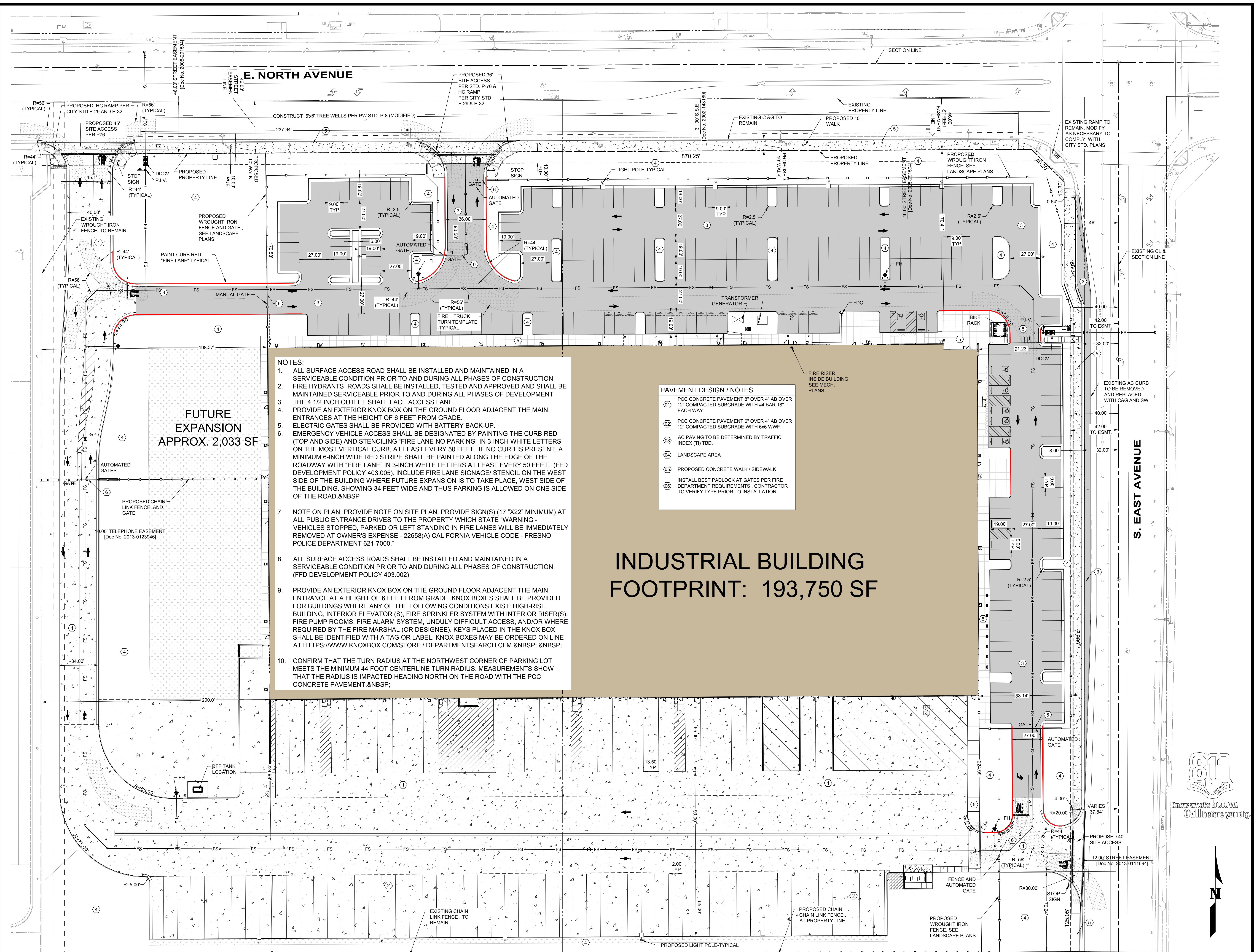
RCCB FRESNO DISTRIBUTION WAREHOUSE
EAST NORTH AVENUE,
FRESNO, CA 93725

SITE AND FIRE ACCESS PLAN	
NO.	REMARKS
01	PLANNING SUBMITTAL 01
02	PLANNING SUBMITTAL 02

JOB NO.:	IRV21-0026-01
PA / PM:	G.P.
DESIGNED:	S.Y.
DATE:	02/14/2022
PLOT DATE:	08/01/22

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2022-08-01 - PLANNING SUBMITTAL 02 - REV



NOTES:

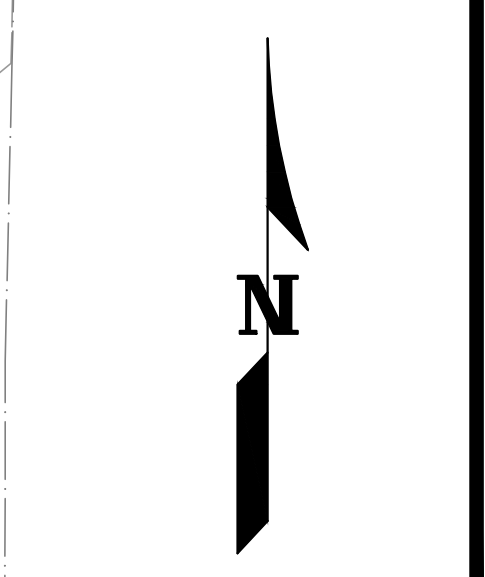
- ALL SURFACE ACCESS ROAD SHALL BE INSTALLED AND MAINTAINED IN A SERVICEABLE CONDITION PRIOR TO AND DURING ALL PHASES OF CONSTRUCTION
- FIRE HYDRANTS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT
- THE 4 1/2 INCH OUTLET SHALL FACE ACCESS LANE.
- PROVIDE AN EXTERIOR KNOX BOX ON THE GROUND FLOOR ADJACENT THE MAIN ENTRANCES AT THE HEIGHT OF 6 FEET FROM GRADE.
- ELECTRIC GATES SHALL BE PROVIDED WITH BATTERY BACK-UP.
- EMERGENCY VEHICLE ACCESS SHALL BE DESIGNATED BY PAINTING THE CURB RED (TOP AND SIDE) AND STENCILING "FIRE LANE NO PARKING" IN 3-INCH WHITE LETTERS ON THE MOST VERTICAL CURB, AT LEAST EVERY 50 FEET. IF NO CURB IS PRESENT, A MINIMUM 6-INCH WIDE RED STRIPE SHALL BE PAINTED ALONG THE EDGE OF THE ROADWAY WITH "FIRE LANE" IN 3-INCH WHITE LETTERS AT LEAST EVERY 50 FEET. (FFD DEVELOPMENT POLICY 403.005). INCLUDE FIRE LANE SIGNAGE/ STENCIL ON THE WEST SIDE OF THE BUILDING WHERE FUTURE EXPANSION IS TO TAKE PLACE, WEST SIDE OF THE BUILDING, SHOWING 34 FEET WIDE AND THUS PARKING IS ALLOWED ON ONE SIDE OF THE ROAD.&NBSP;
- NOTE ON PLAN: PROVIDE NOTE ON SITE PLAN: PROVIDE SIGN(S) (17 "X22" MINIMUM) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY WHICH STATE "WARNING - VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE - 22658(A) CALIFORNIA VEHICLE CODE - FRESNO POLICE DEPARTMENT 621-7000."
- ALL SURFACE ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED IN A SERVICEABLE CONDITION PRIOR TO AND DURING ALL PHASES OF CONSTRUCTION. (FFD DEVELOPMENT POLICY 403.002)
- PROVIDE AN EXTERIOR KNOX BOX ON THE GROUND FLOOR ADJACENT THE MAIN ENTRANCE AT A HEIGHT OF 6 FEET FROM GRADE. KNOX BOXES SHALL BE PROVIDED FOR BUILDINGS WHERE ANY OF THE FOLLOWING CONDITIONS EXIST: HIGH-RISE BUILDING, INTERIOR ELEVATOR (S), FIRE SPRINKLER SYSTEM WITH INTERIOR RISER(S), FIRE PUMP ROOMS, FIRE ALARM SYSTEM, UNDUPLY DIFFICULT ACCESS, AND/OR WHERE REQUIRED BY THE FIRE MARSHAL (OR DESIGNEE). KEYS PLACED IN THE KNOX BOX SHALL BE IDENTIFIED WITH A TAG OR LABEL. KNOX BOXES MAY BE ORDERED ON LINE AT [HTTPS://WWW.KNOXBOX.COM/STORE /](https://www.knoxbox.com/store/) DEPARTMENTSEARCH.CFM.&NBSP; &NBSP;
- CONFIRM THAT THE TURN RADIUS AT THE NORTHWEST CORNER OF PARKING LOT MEETS THE MINIMUM 44 FOOT CENTERLINE TURN RADIUS. MEASUREMENTS SHOW THAT THE RADIUS IS IMPACTED HEADING NORTH ON THE ROAD WITH THE PCC CONCRETE PAVEMENT.&NBSP;

PAVEMENT DESIGN / NOTES

- PCC CONCRETE PAVEMENT 8" OVER 4" AB OVER 12" COMPACTED SUBGRADE WITH #4 BAR 18" EACH WAY
- PCC CONCRETE PAVEMENT 6" OVER 4" AB OVER 12" COMPACTED SUBGRADE WITH #4 WWF
- AC PAVING TO BE DETERMINED BY TRAFFIC INDEX (TI) TBD.
- LANDSCAPE AREA
- PROPOSED CONCRETE WALK / SIDEWALK
- INSTALL BEST PADLOCK AT GATES PER FIRE DEPARTMENT REQUIREMENTS. CONTRACTOR TO VERIFY TYPE PRIOR TO INSTALLATION.

INDUSTRIAL BUILDING FOOTPRINT: 193,750 SF

APPL. NO. P22-00565 EXHIBIT A-1.a DATE Aug 11 2022
 PLANNING REVIEW BY _____ DATE Aug 11 2022
 TRAFFIC ENG. _____ DATE Aug 11 2022
 APPROVED BY _____ DATE Aug 11 2022
 CITY OF FRESNO DARM DEPT





FOR AND ON BEHALF OF WARE MALCOMB

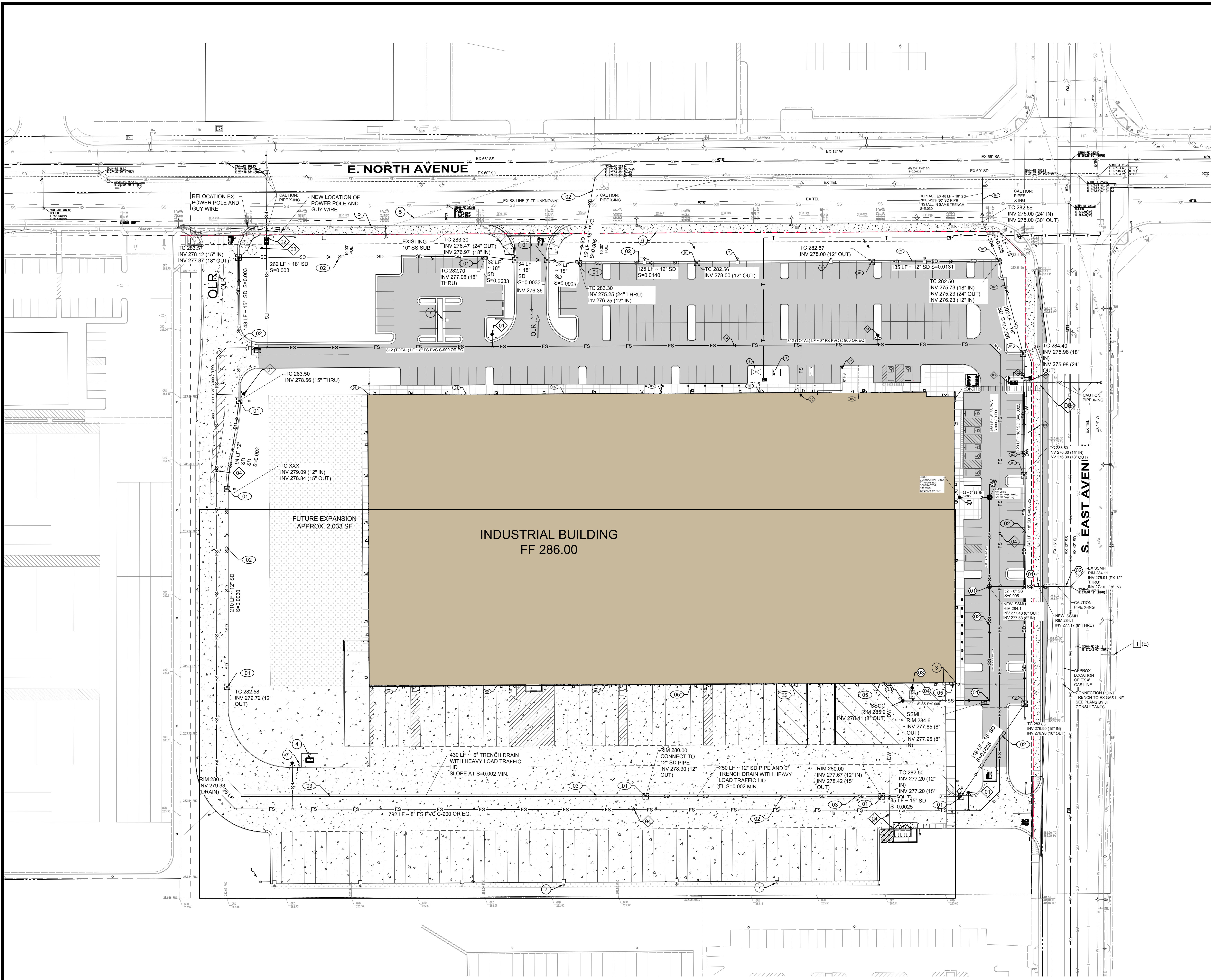
RCCB FRESNO DISTRIBUTION WAREHOUSE
EAST NORTH AVENUE,
FRESNO, CA 93725

UTILITY PLAN KEY MAP	
NO.	REMARKS
01	PLANNING SUBMITTAL 01
02	PLANNING SUBMITTAL 02

JOB NO.:	IRV21-5026-01
PA / PM:	G.P.
DESIGNED:	S.Y.
DATE:	02/14/2022
PLOT DATE:	07/19/22

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NOT FOR CONSTRUCTION 2022-08-01 - PLANNING SUBMITTAL 02 - REV



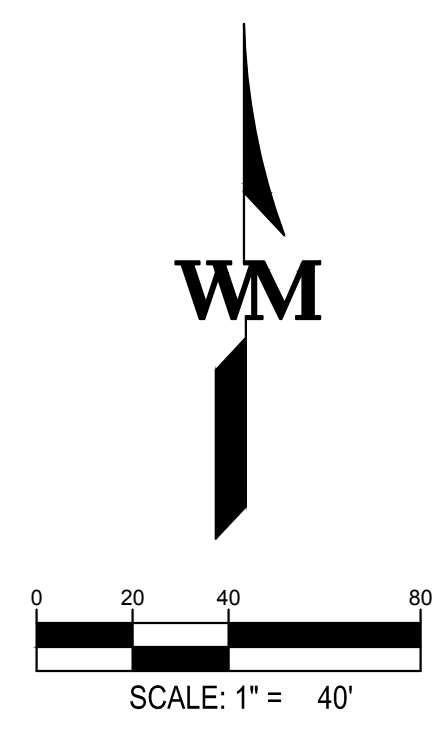
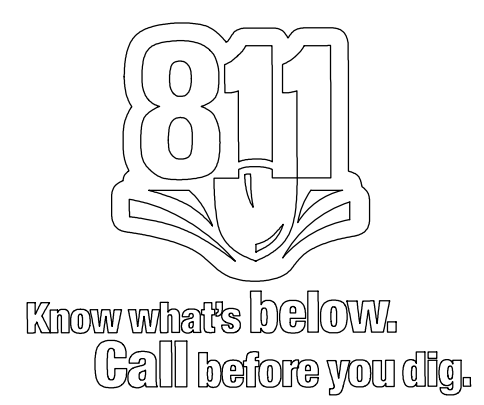
- DRY UTILITY / CONSTRUCTION NOTES**
- 01 APPROX. TRANSFORMER LOCATION
 - 02 APPROX. GENERATOR PAD
 - 03 APPROX. LOCATION OF THE PROPOSED GAS LIEN AND GAS METER, DESIGNED BY OTHERS.
 - 04 DEF TANK AND PAD
 - 05 OVERHEAD LINES TO BE UNDERGROUND
 - 06 PROPOSED JT (AT&T, COM, P1) LINES - BY OTHERS
 - 07 LIGHT POLE - TYPICAL

- SANITARY SEWER NOTES**
- 01 48\"/>

- STORM DRAIN NOTES**
- 01 CATCH BASIN - OLD CASTLE OR EQ.
 - 02 SD PIPE, PVC - SDR-35 OR EQ. (HDP E COULD BE USED IF APPROVED BY THE CITY)
 - 03 6\"/>

- WATER NOTES**
- 01 FIRE HYDRANT (FH) PER CITY STD.
 - 02 DOUBLE DETECTOR CHECK VALVE (DDCV)
 - 03 POST INDICATOR VALVE (PIV)
 - 04 SECTIONAL VALVE
 - 05 FIRE DEPARTMENT CONNECTION (FDC)
 - 06 FIRE RISER INSIDE BUILDINGS (PER PLUMBING CONTRACTOR)
 - 07 DOMESTIC WATER METER (WM)
 - 08 IRRIGATION METER
 - 09 DOMESTIC WATER LINE TO BUILDING
 - 10

APPL. NO. P22-00565 EXHIBIT A-1.b DATE Aug 11 2022
 PLANNING REVIEW BY _____ DATE Aug 11 2022
 TRAFFIC ENG. _____ DATE Aug 11 2022
 APPROVED BY _____ DATE Aug 11 2022
CITY OF FRESNO DARM DEPT

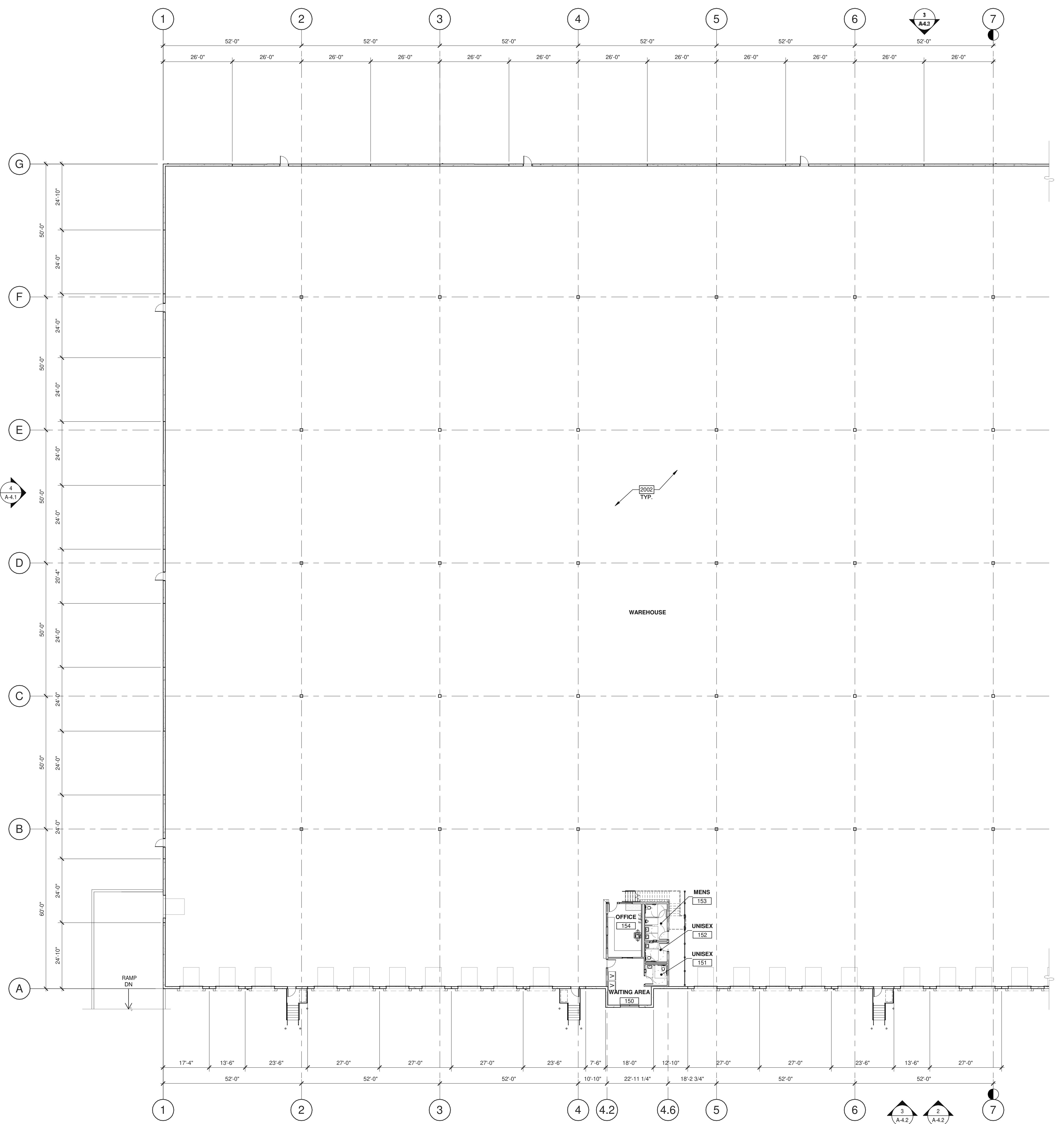


KEYNOTES:
 SEE SHEET A-2 FOR GENERAL NOTES

2002 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.

WARE MALCOMB
ARCHITECTURE
PLANNING
INTERIORS
10 Folsom
Fresno, CA 93725
P 549.660.9128

RCCB FRESNO DISTRIBUTION WAREHOUSE
EAST NORTH AVENUE
FRESNO, CA 93725



1/16" = 1'-0"
0 8' 16' 32' 64'

PARTIAL FIRST FLOOR PLAN

APPL. NO. P22-00565 EXHIBIT F-2 DATE 05/13/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

PARTIAL FIRST FLOOR PLAN

DATE	PLANNING SUBMITTAL 01	REMARKS
06/09/2022	1	

PAPM: Approver
DRAWN BY: Author
JOB NO.: IRV21-5026-01

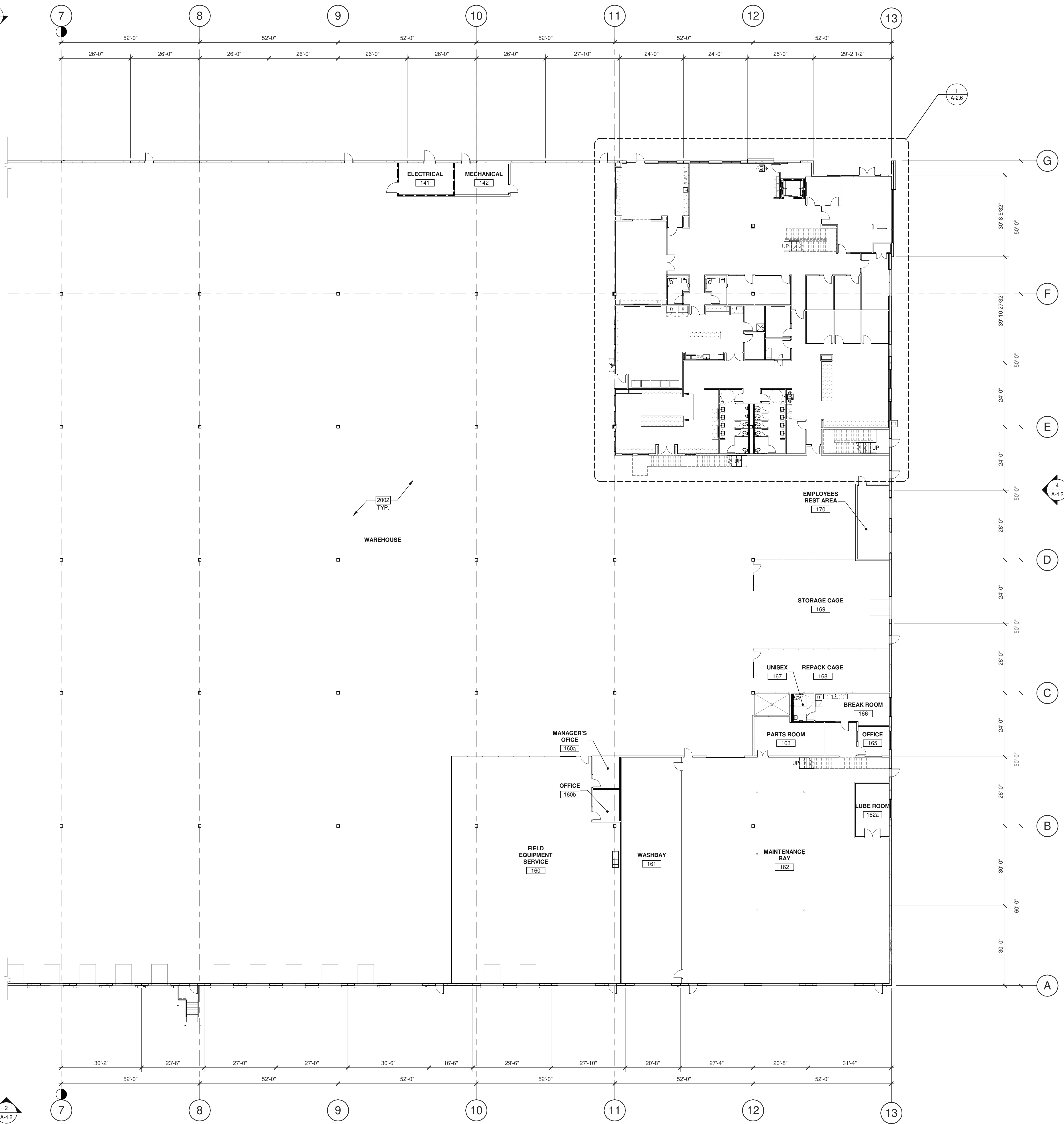
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2/14/2022 4:46:21 PM

3
A-4.1

1
A-4.1

3
A-4.2

2
A-4.2



KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

2002 CONCRETE SLAB. PROVIDE VAPOR RETARDER OVER SAND BASE AT OFFICE AREA PER SOILS REPORT. PROVIDE SEALER FOR CONCRETE FLOOR AREA IN WAREHOUSE.

WARE MALCOMB

ARCHITECTURE
PLANNING
BRANDING
INTERIORS

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
BUILDING MEASUREMENT

10 Folsom
Fresno, CA 93728
P: 559.660.9128

RCCB FRESNO DISTRIBUTION WAREHOUSE

EAST NORTH AVENUE
FRESNO, CA 93725

PARTIAL FIRST FLOOR PLAN

DATE	REVISIONS
06/09/2022	PLANNING SUBMITTAL 01
1	

PAPM: Approver
DRAWN BY: Author
JOB NO.: IRV21-5026-01

SHEET
A-2.2

APPL. NO. P22-00565 EXHIBIT F-3 DATE 06/13/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____


CITY OF FRESNO DARM DEPT

1/16" = 1'-0"

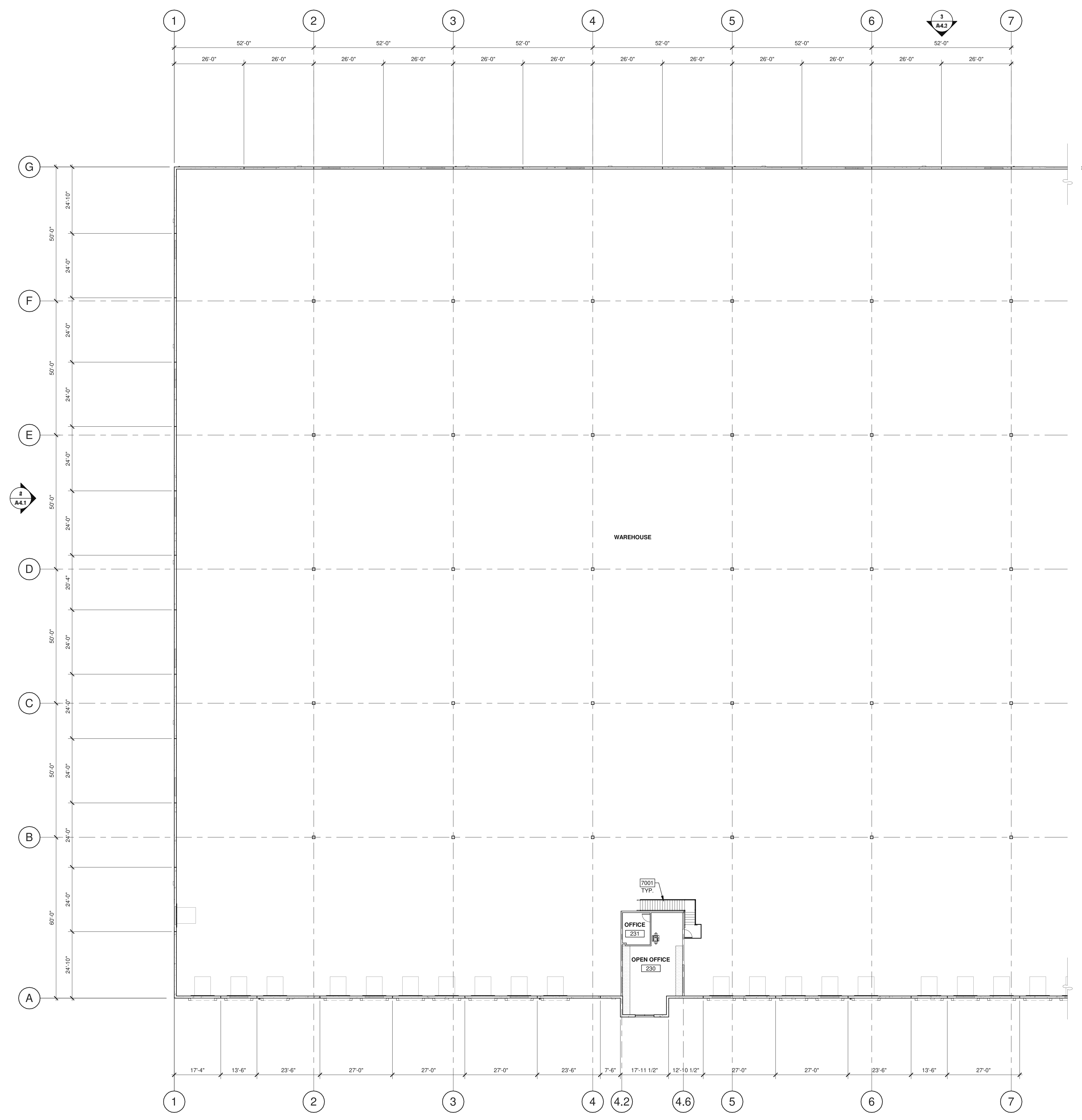
PARTIAL FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

1 N

KEYNOTES: 
SEE SHEET A0.2 FOR GENERAL NOTES
7001 PAN FILLED STEEL STAIRS.

WARE MALCOMB
ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
P 949.660.9128



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EAST NORTH AVENUE
FRESNO, CA 93725

PARTIAL MEZZANINE FLOOR PLAN

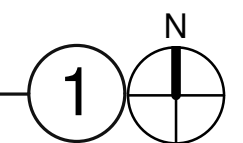
DATE	PLANNING SUBMITAL 01	REMARKS
06/09/2022		
1		

PA/PM: Approver
DRAWN BY: Author
JOB NO.: IRV21-5026-01

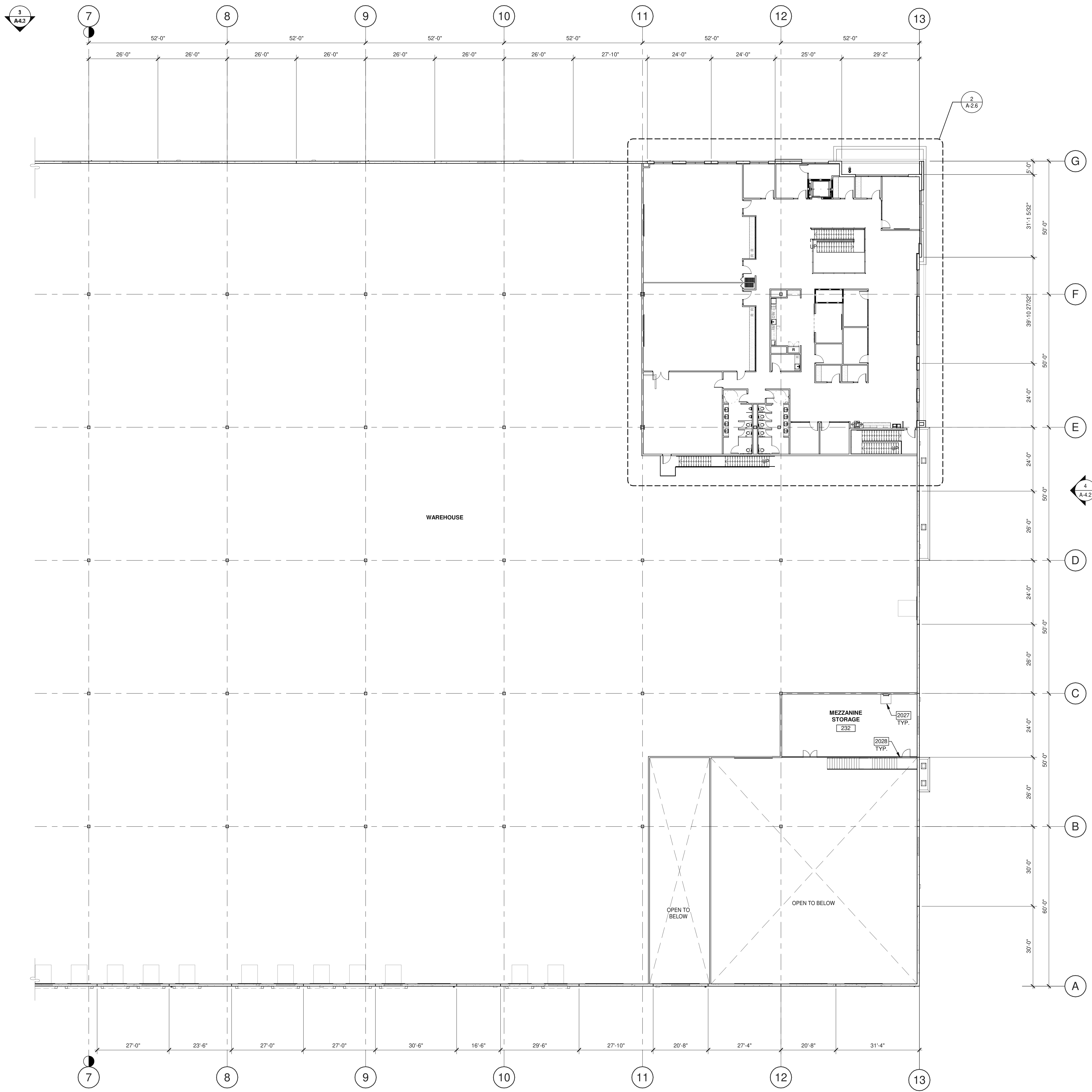
APPL. NO. P22-00565 EXHIBIT F-5 DATE 06/13/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

1/16" = 1'-0"
0 8' 16' 32' 64'

PARTIAL MEZZANINE PLAN



SHEET
A-2.4



KEYNOTES:

SEE SHEET A0.2 FOR GENERAL NOTES

- 2027 ROOF LADDER AND ROOF HATCH ABOVE. VERIFY ROOF JOIST LOCATIONS WITH STRUCTURAL DRAWINGS.
- 2028 INTERIOR STEEL GUARDRAIL AND STEEL GATE FOR STORAGE & FORKLIFT ACCESS FROM BELOW, TYP.

WARE MALCOMB
 ARCHITECTURE
 CIVIL ENGINEERING
 PLANNING
 BRANDING
 INTERIORS
 BUILDING MEASUREMENT

10 Fishburne
 Irvine, CA 92618
 P 949.660.9128

RCCB FRESNO DISTRIBUTION WAREHOUSE
 EAST NORTH AVENUE
 FRESNO, CA 93725

PARTIAL MEZZANINE FLOOR PLAN

DATE	REVISIONS
06/09/2022 <td>PLANNING SUBMITTAL 01 </td>	PLANNING SUBMITTAL 01
1	

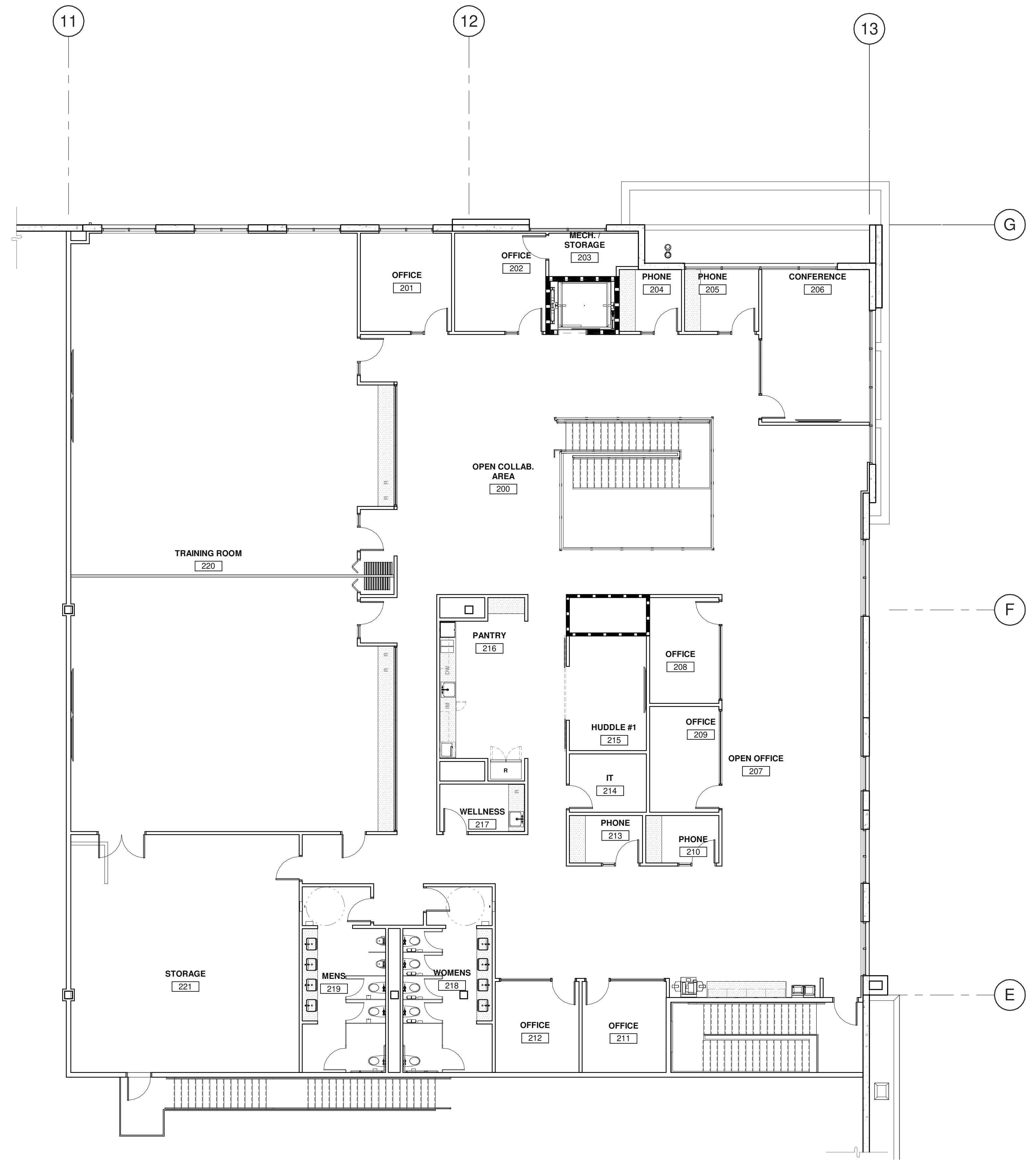
PA/PM: Approver
 DRAWN BY: Author
 JOB NO.: IRV21-5026-01

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A-2.5

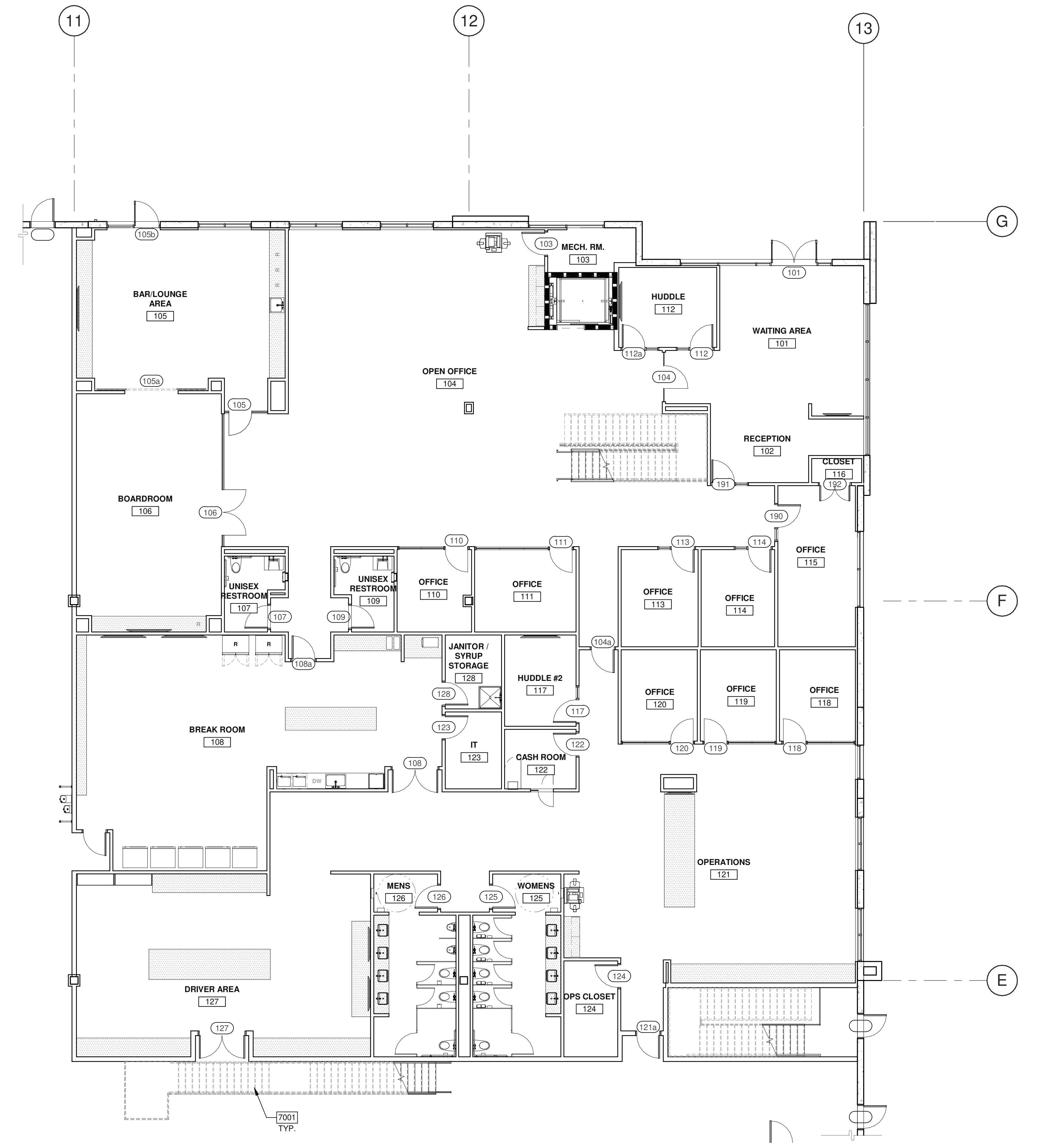
APPL. NO. P22-00565 EXHIBIT F-6 DATE 06/13/2022
 PLANNING REVIEW BY: _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY: _____ DATE _____
 CITY OF FRESNO DARM DEPT

1/16" = 1'-0"
 SCALE: 1/16" = 1'-0"

PARTIAL MEZZANINE PLAN



MEZZANINE - FLOOR PLAN
 SCALE: 1/8" = 1'-0" **2**



MAIN OFFICE - FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" **1**

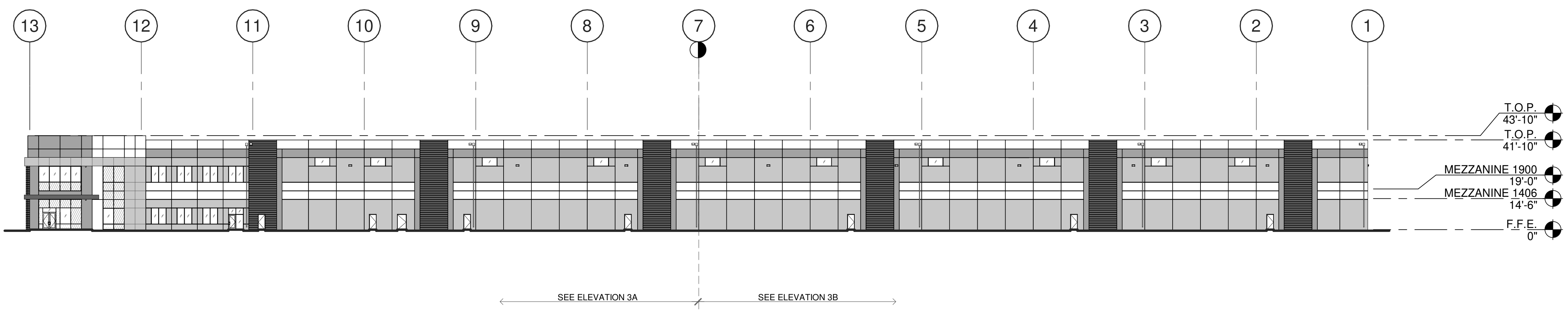
KEYNOTES:
 SEE SHEET A0.2 FOR GENERAL NOTES
 7001 PAN FILLED STEEL STAIRS.

RCCB FRESNO DISTRIBUTION WAREHOUSE
 EAST NORTH AVENUE
 FRESNO, CA 93725

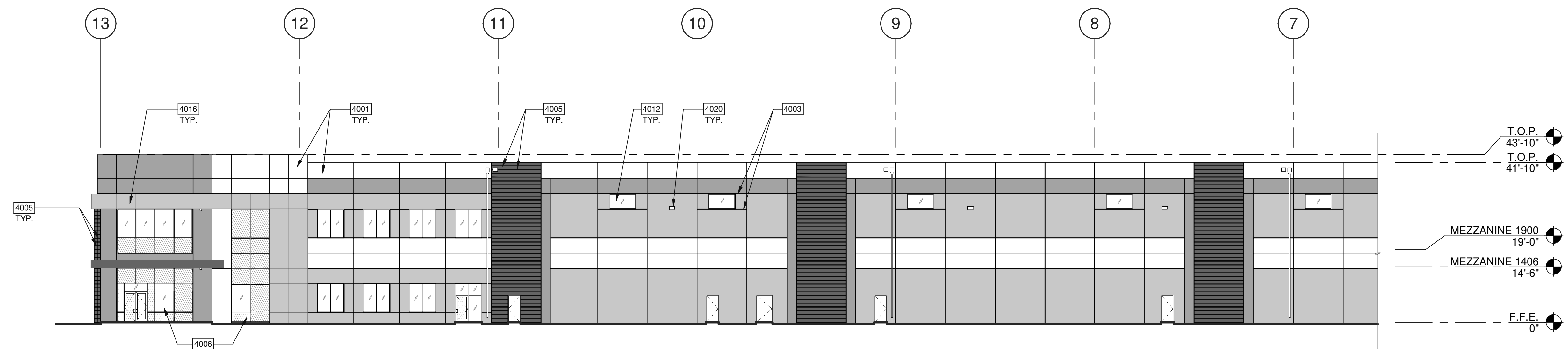
MAIN OFFICE - FIRST AND SECOND FLOOR PLAN

DATE	REVISIONS
06/09/2022	PLANNING SUBMITTAL 01
1	

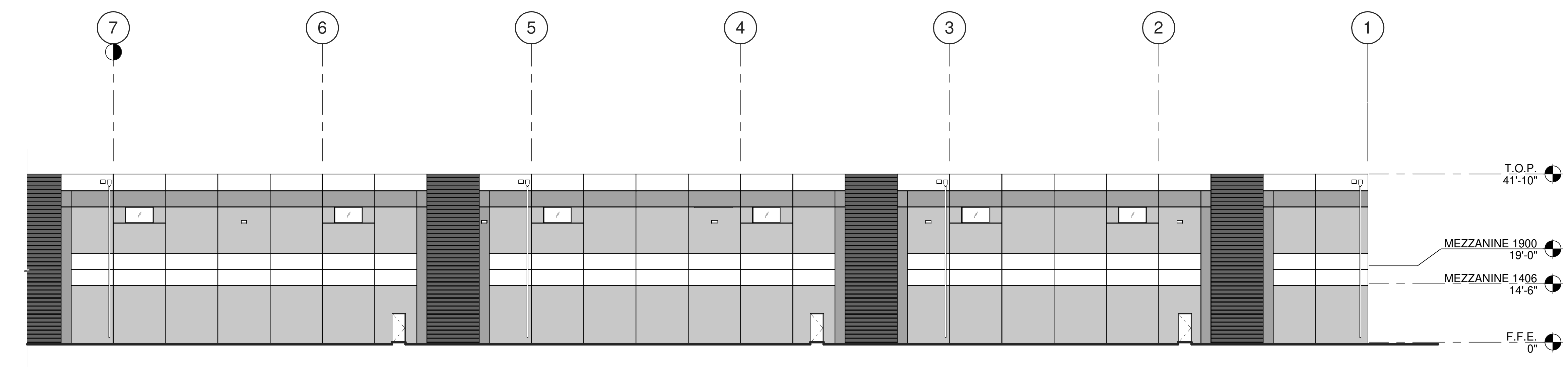
P.A.P.M.:	Approver
DRAWN BY:	Author
JOB NO.:	IRV21-5026-01



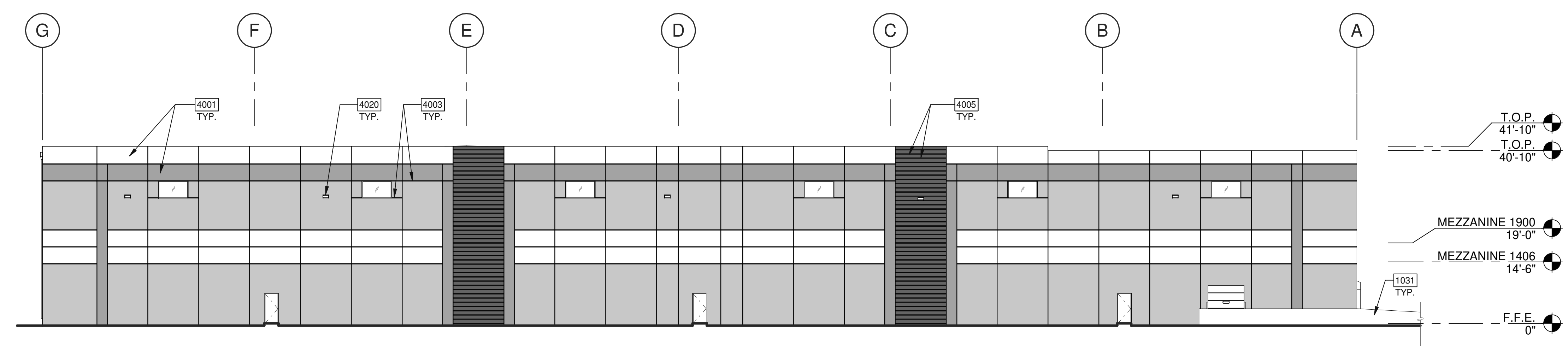
OVERALL NORTH EXTERIOR ELEVATION 1 SCALE: 1" = 30'-0"



PARTIAL NORTH EXTERIOR ELEVATION 2 SCALE: 1/16" = 1'-0"



PARTIAL NORTH EXTERIOR ELEVATION 3 SCALE: 1/16" = 1'-0"



WEST EXTERIOR ELEVATION 4 SCALE: 1/16" = 1'-0"

- KEYNOTES: SEE SHEET A02 FOR GENERAL NOTES
1031 CONCRETE RAMP. SEE CIVIL DRAWINGS.
4001 PRECAST CONCRETE WALL, PAINTED.
4003 2" REVEAL.
4005 REVEAL PATTERN AT 12". SEE SECTIONS ON SHEET XX.X.
4006 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
4012 CLERESTORY WINDOW.
4016 ALUMINUM COMPOSITE PANEL OVER COLD-FORMED STEEL FRAMING. DESIGN BY COLD-FORMED CONTRACTOR.
4020 WALL PACK LIGHTING. SEE ELECTRICAL DRAWINGS.

- LEGEND
GLASS:
VISION GLASS
SPANDREL GLASS
TEMPERED GLASS
ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE TINTED GRAY

WARE MALCOMB ARCHITECTURE CIVIL ENGINEERING PLANNING BUILDING MEASUREMENT 10 Folsom Irvine, CA 92618 P:949.660.9128

RCCB FRESNO DISTRIBUTION WAREHOUSE EAST NORTH AVENUE FRESNO, CA 93725

Table with columns: DATE, PLANNING SUBMITTAL 01, REMARKS. Row 1: 06/09/2022, 1

PAPM: Approver
DRAWN BY: Author
JOB NO.: IRV21-5026-01

SHEET A-4.1 2/14/2022 4:46:33 PM

APPL. NO. P22-00565 EXHIBIT E-1 DATE 05/19/2022
PLANNING REVIEW BY: DATE
TRAFFIC ENG.: DATE
APPROVED BY: DATE
CITY OF FRESNO DARM DEPT

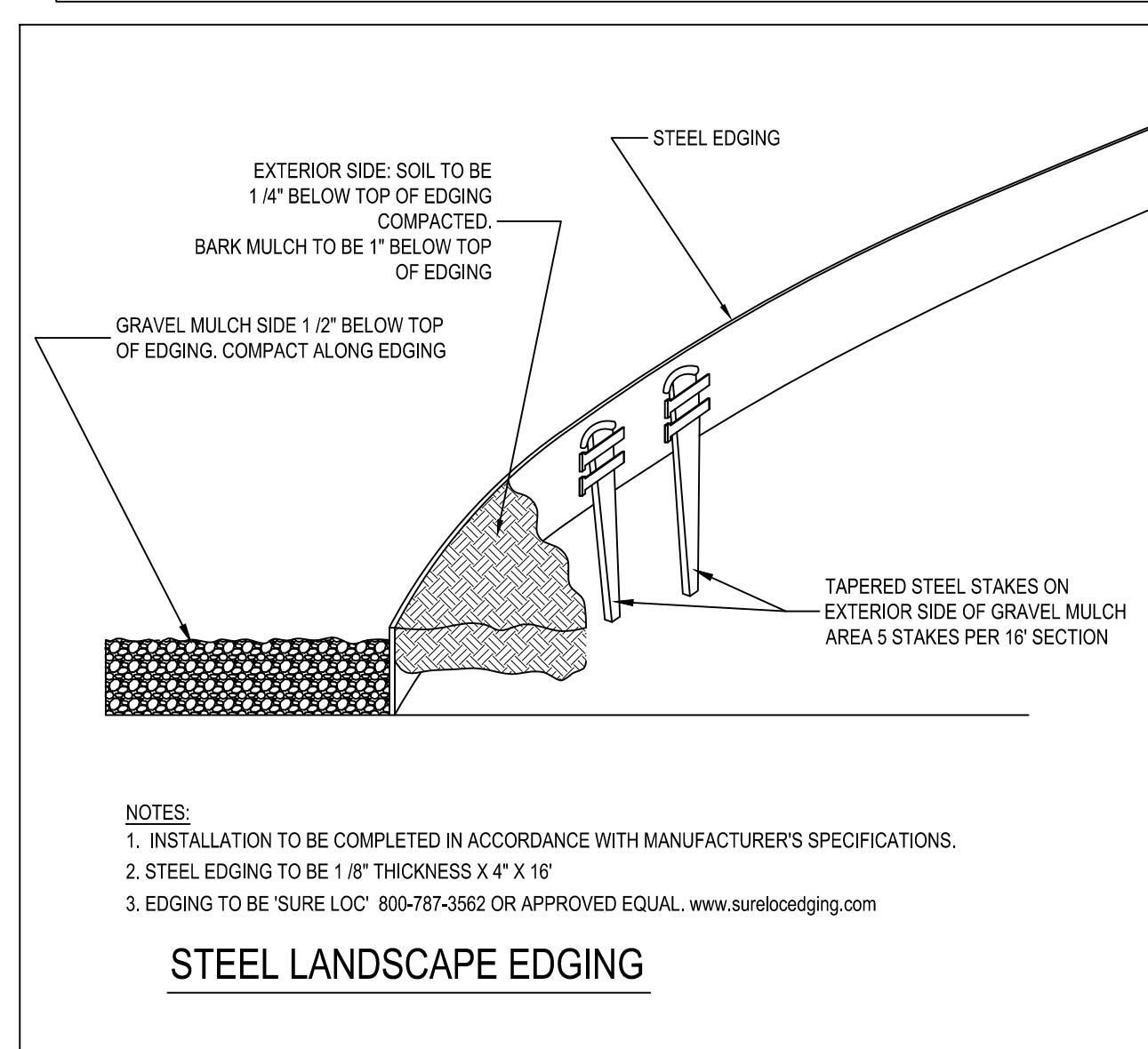
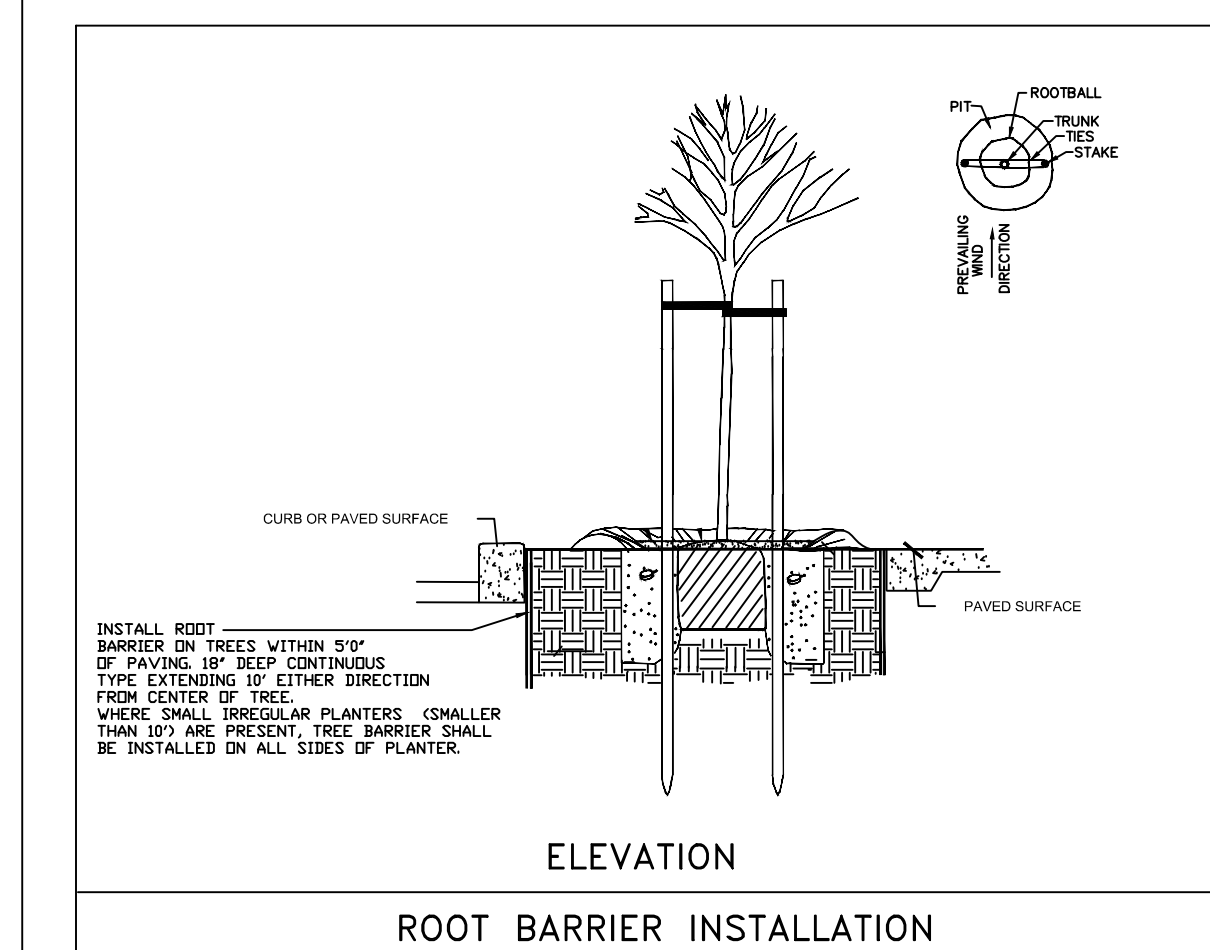
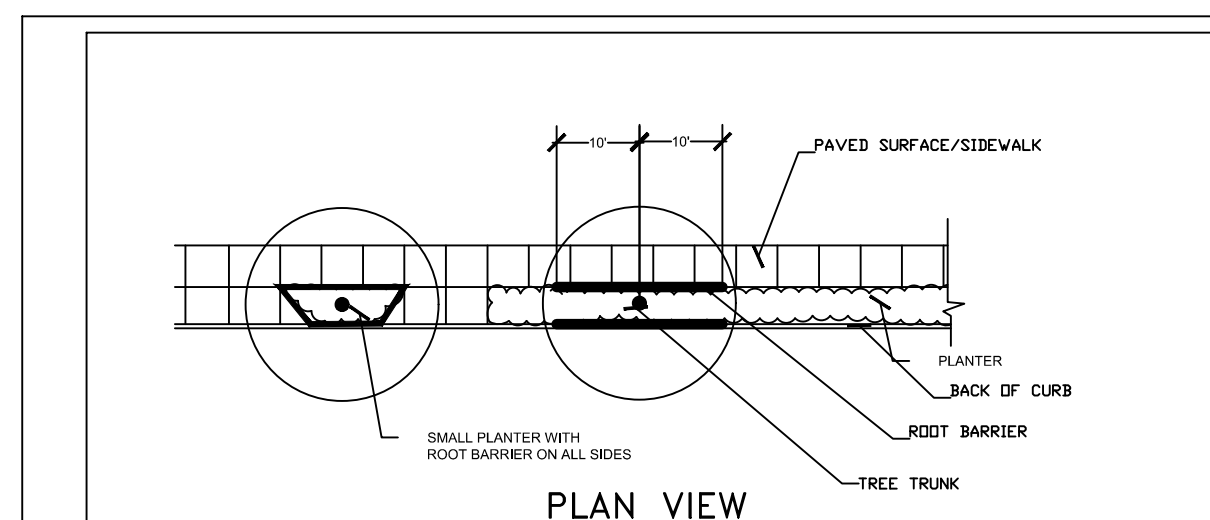
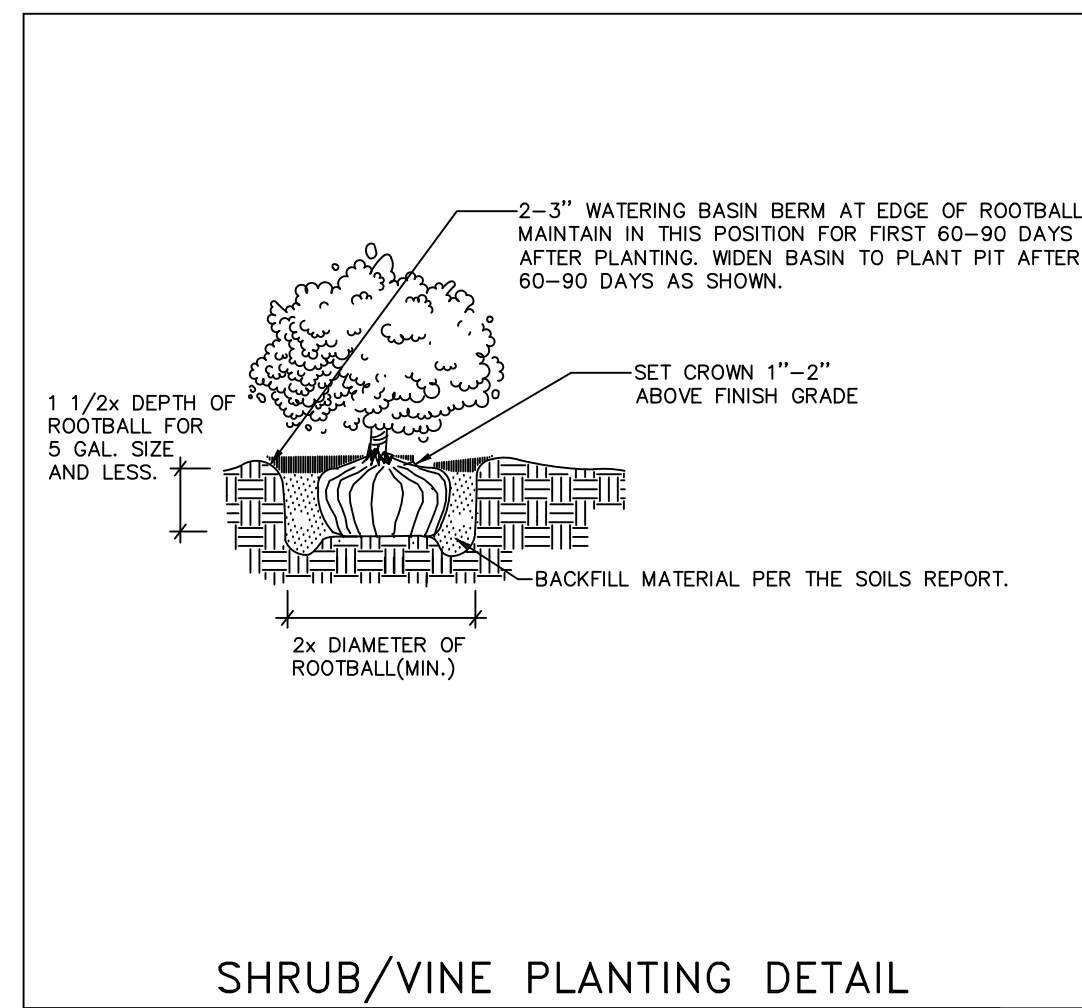
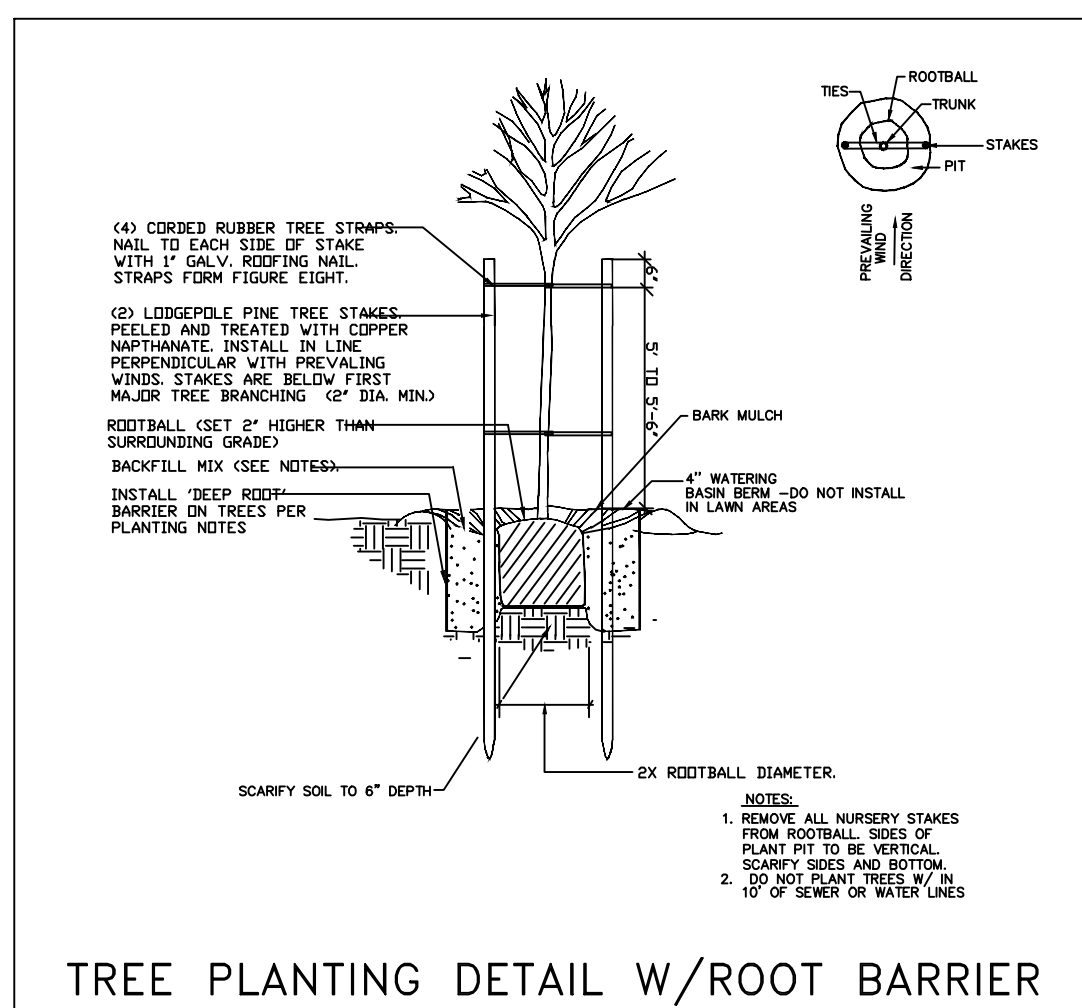
REVISIONS	BY
PLANNING SUBMITTAL 2/14/2022	

RW Slover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Fresno, CA 94306
PH: 559.231.2583

**RCCB FRESNO DISTRIBUTION WAREHOUSE
EAST NORTH AVENUE
FRESNO, CALIFORNIA**

**PLANT MATERIALS LIST,
NOTES AND DETAILS**

DRAWN RS
CHECKED RS
DATE 02/14/2022
SCALE
JOB NO.
SHEET
L-2.0
OF SHEETS



PLANTING NOTES
GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design. Such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed. Finish grade of planter islands and fingers shall have a crown with a 2% slope down to surrounding grade, walk or top of curb with a 1" lip. Planters adjacent to buildings where a crown cannot be installed will require subdrains if adequate surface drainage can not to be achieved.

PLANTER PREPARATION: All planters in areas which have been compacted, such as adjacent to buildings and in parking lots, shall be de-compacted to the following depths: planters less than (3) feet wide relieved to min. 24" below subgrade, planters (3-10) feet shall be relieved to a min. of 18" below subgrade, planters more than (10) feet wide shall be relieved to a min. depth of 12" below subgrade. Planters 10' wide or less in locations that do not allow normal percolation of 24-36 hours max. shall have drain pipes connected to the storm drain system or dry wells installed as determined necessary by City Community Development Dept.

SOIL MANAGEMENT REPORT:
A. The Contractor shall submit soil samples to the laboratory for analysis and recommendations.
1. Soil sampling shall be conducted in accordance with the laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
2. Soil analysis may include:
a. Soil texture
b. Infiltration rate determined by laboratory test or soil infiltration rate table
c. pH
d. Total soluble salts
e. Sodium
f. Percent organic matter
g. Recommendations
B. Contractor shall submit soil report and recommendations to the City as part of the certificate of completion.
C. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans and if required, submitted to the City prior to application.
D. The contractor shall submit documentation verifying implementation of the soil analysis report recommendations to the City with certificate of completion.

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS) The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. CCW 'Super Humus' compost and 20 lbs. organic fertilizer 'Phyta-Boost' 7-2-1 per 1,000 sq. ft. into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 compost amendment and 2/3 amended topsoil as noted above.

TREE PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. Backfill shall be the 'Pit Planting Mix' as noted above. All trees shall receive organic fertilizer 'Phyta Boost' 7-1-2 -pelleted (or equal) for 15 gallon trees: 1 lb., 1/2 lb. for 5 gallon trees and shrubs: Mix fertilizer with backfill soil and thoroughly water trees immediately after planting.

SCREENING PLANT SIZE MINIMUMS: Evergreen trees required for screening purposes shall be no less than 6 feet in height at time of planting. Shrubs required for screening purposes shall be at least 24" in height at time of planting.

ROOT BARRIERS: All trees planted within 8' of a paved surface shall receive a linear type root barrier 18" deep and 10' long centered on the tree trunk. (See detail)

SHRUB PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the 'Pit Planting Mix' as noted in 'Backfill soil mixes'. All shrubs shall receive 'Phyta-Boost' 7-1-2 organic fertilizer-pelleted (or equal) at the following rates: For 5 gallon shrubs: 1/2 lb. for, 1 gallon shrubs: 1/4 lb. Mix fertilizer with backfill soil and thoroughly water shrubs immediately after planting. Do not plant any plant within 20" of any building wall.

MULCHING WITHIN CITY RIGHT-OF-WAY AND PERIMETERS: Mulch all planting areas, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber, non-dyed with a PH of no higher than 5.0, and free of noxious weeds and foreign materials. Available from 'Re-User Inc.' or approved equal. Keep 1" away from stems of plants to avoid smothering and rot while still covering rootball.

MULCHING ON-SITE: Mulch all parking islands, end-caps, and planters adjoining parking areas or pedestrian walks with 3" deep pea gravel, tan-gray tones 1/8"-1/4" dia. Provide sample for approval prior to installation. Keep 1" away from stems of plants to avoid smothering and rot while still covering rootball.

MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/tightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition; within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

FERTILIZERS: Available California Organics Fertilizers 1-800-269-5690 www.organicag.com
Compost available from Contra Costa Waste Management: www.contracostawaste.com

METAL EDGING HEADER: Install metal edging at edges of improved landscape and undeveloped property to delineate between maintained and natural areas. See plan for (H) location and detail this sheet.

UTILITY SCREENING: All ground mounted utility equipment including air conditioners, transformers, backflow preventers, or similar equipment shall be screened with shrubs. Landscape architect may adjust final locations of plant materials based on field conditions and final locations of equipment.

PLANT MATERIALS LIST

TREES:		WATER USE				
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	MATURE SIZE	COUNT
	CEDRUS DEODARA	DEODAR CEDAR	LOW	15 GA	90'Hx25'W	37
	CELTIS OCCIDENTALIS	COMMON HACKBERRY	MED	15 GA	30'Hx30'W	28
	LAGERSTROEMIA F. 'TUSCARORA' (STD)	STANDARD CRAPE MYRTLE	LOW	15 GA	25'Hx25'W	36
	LAURUS NOBILIS 'SARATOGA' (STD)	SARATOGA LAUREL	LOW	15 GA	25'Hx25'W	39
	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANETREE	MED	15 GA.	30'Hx60'W	18
	QUERCUS WISLIZENII	INTERIOR LIVE OAK	MED	15 GA.	30'Hx60'W	31
	ULMUS PARVIFOLIA 'TRUE GREEN'	CHINESE ELM	MED	15 GA	35'Hx30'W	27
SHRUBS:						
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	LOW	5 GA	4'Hx5'W	68
	CISTUS SKANBERGII	ROCKROSE	LOW	5 GA	3'Hx5'W	128
	ELEAEGNUS PUNGENS	SILVERBERRY	LOW	5 GA.	6'Hx6'W	77
	FRANGULA CALIFORNICA	COFFEEBERRY	LOW	5 GA	6'Hx8'W	249
	NERIUM OLEANDER 'PETITE SALMON'	DWARF OLEANDER	LOW	5 GA	4'Hx5'W	205
	NERIUM OLEANDER 'WHITE'	OLEANDER	LOW	5 GA	12'Hx12'W	167
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED TOBIRA	LOW	5 GA	6'Hx6'W	104
	TEUCRIUM F. 'COMPACTA'	BLUE GERMANDER	LOW	5 GA	5'Hx5'W	430
PERENNIALS:						
	ANIGOZANTHOS 'BUSH BABY'	KANGAROO PAW	LOW	1 GA	2'Hx2'W	137
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW	5 GA	3'Hx3'W	104
	PENNISSETUM 'RUBRUM'	RED FOUNTAIN GRASS	LOW	5 GA	4'Hx4'W	58
GROUND COVERS:						
	ACACIA REDOLENS 'LOW BOY'	PROSTRATE ACACIA	LOW	1 GA@4' O.C.	18"Hx6'W	7,157 SF
	BACCHARIS P. 'TWIN PEAKS'	DWARF COYOTE BUSH	LOW	1 GA@3' O.C.	2'Hx8'W	8,363 SF
	COPROSMA PETRIE 'VERDE VISTA'	COPROSMA	LOW	1 GA@3' O.C.	2'Hx6'W	9,824 SF
	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW	1 GA@4' O.C.	8'Hx8'W	10,237 SF
	ROSEMARINUS 'IRENE'	DWARF ROSEMARY	LOW	1 GA@3' O.C.	2'Hx6'W	6,900 SF

PLANT COUNT NOTE:
PLANT COUNTS SHOWN ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT COUNTS PRIOR TO PLACING PLANT STOCK ORDERS.

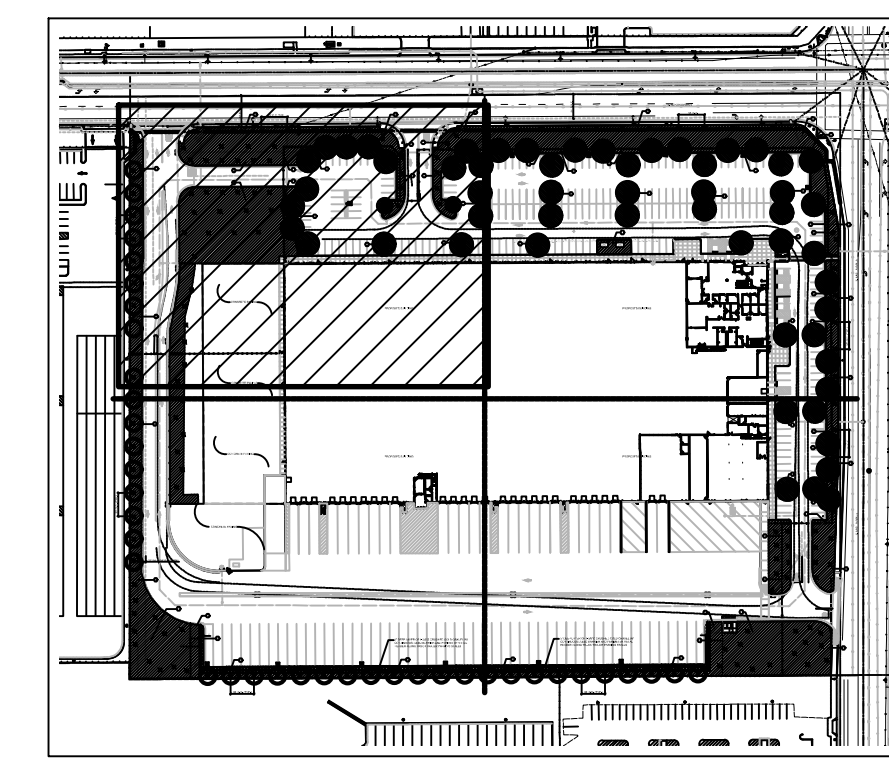
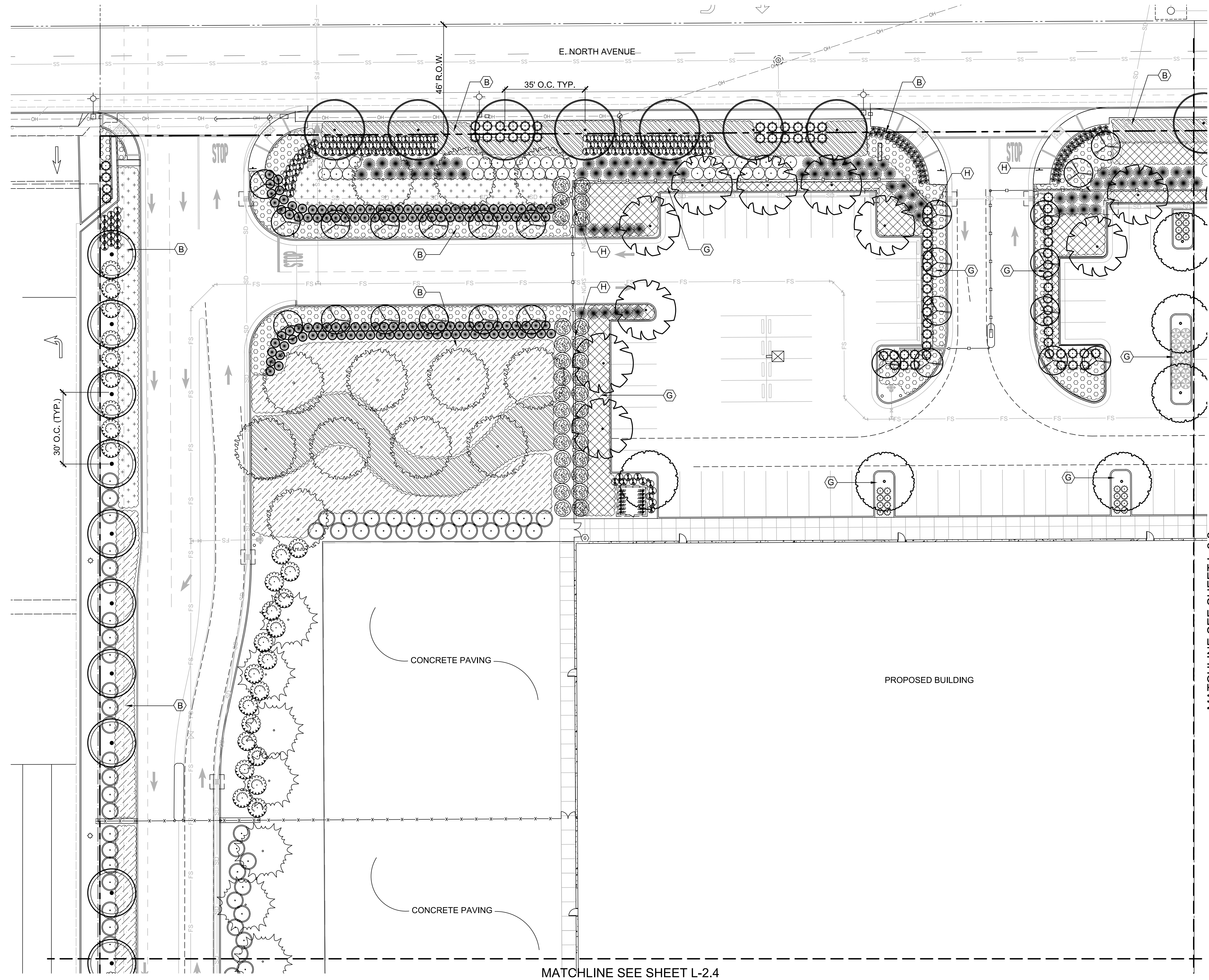
LEGEND: MULCH TYPES

- APPLY 3" DEEP LAYER OF PEAR GRAVEL (1/8"-1/4" DIA.) OVER PERVIOUS WEED BARRIER IN ALL PLANTED AREAS WITHIN PROJECT, EXCEPT SITE PERIMETER AREAS, CITY RIGHT-OF-WAYS AND STREET FRONTAGE AREAS. (SEE PLANS)
- APPLY 3" DEEP NON-DYED RECYCLED WOOD MULCH (3" SIZE MAX.) FOR SITE PERIMETER AREAS, CITY RIGHT-OF-WAYS AND STREET FRONTAGES AREAS. (SEE PLANS)
- METAL HEADER SEPARATING GRAVEL MULCH AREAS FROM WOOD MULCH AREAS; SEE DETAIL THIS SHEET

CITY OF FRESNO TREE REQUIREMENTS:

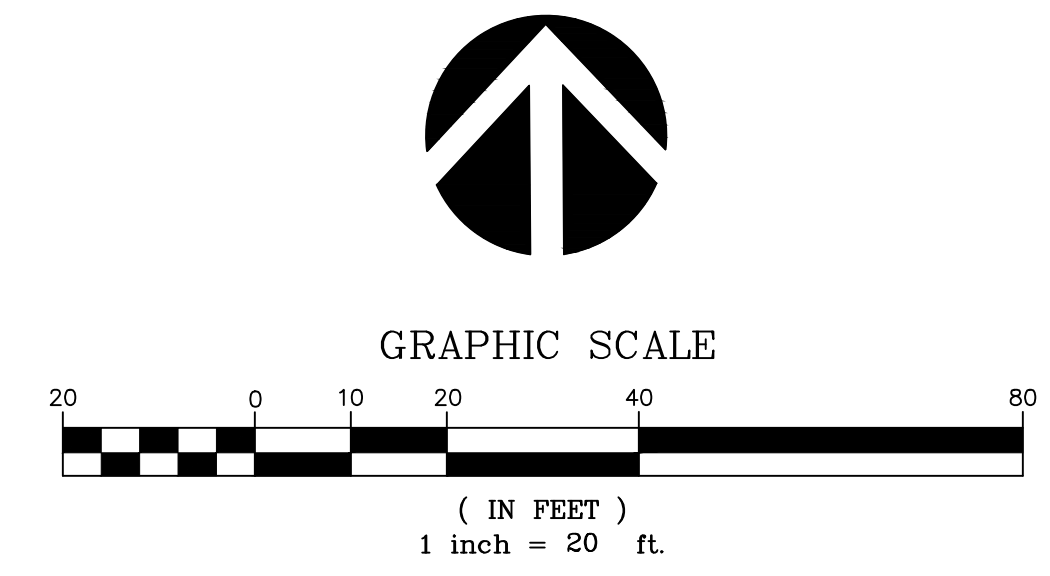
- PROVIDE STREET TREES AT A MAXIMUM SPACING OF 40 FT. ON CENTER; STREET TREES PROVIDED AT 30 FT. ON CENTER SPACING.
- ALL TREES SHALL BE A MINIMUM OF 15 GALLON CONTAINER STOCK SIZE; SO PROVIDED.
- PROVIDE A MINIMUM OF ONE TREE PER 10,000 SQUARE FEET OF LOT COVERAGE. LOT SIZE IS 643,817 SQ. FT.; PROVIDE REQUIRED MINIMUM OF 65 TREES; 167 TREES PROVIDED.
- PROVIDE SUFFICIENT TREE CANOPY COUNT AT PARKING AREAS, SUCH THAT A MINIMUM OF 50% OF PARKING LOT AREA IS SHADED IN 15 YEARS.

APPL. NO. P22-00565 EXHIBIT L-1 DATE 09/13/2022
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



SITE MAP

APPL. NO. P22-00565 EXHIBIT L-2 DATE 05/13/2022
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

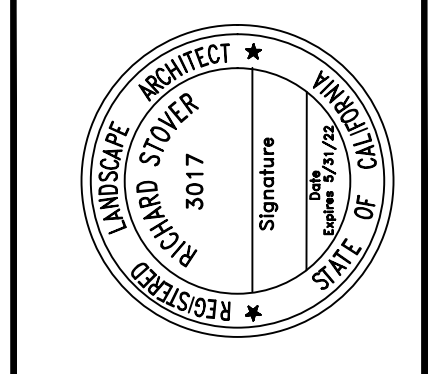


REFER TO SHEET L-2.0 FOR PLANT MATERIALS LIST, NOTES AND DETAILS

REVISIONS	BY
PLANNING SUBMITTAL 2/14/2022	

RW Stover & Associates, Inc.
 Landscape Architecture
 1620 North Main Street, Suite 4
 Fresno, CA 94306
 PH: 559.331.2583

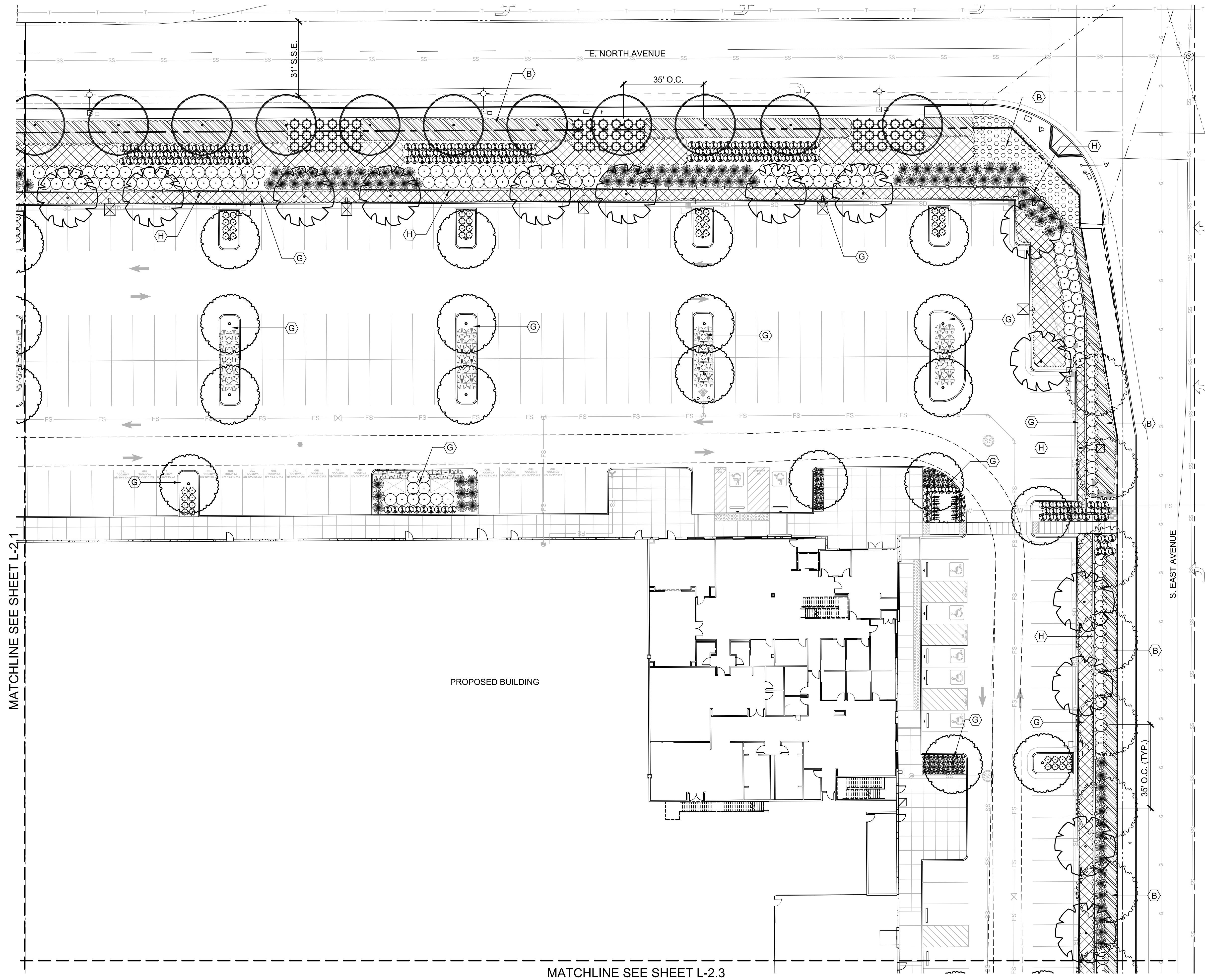
RCCB FRESNO DISTRIBUTION WAREHOUSE
 EAST NORTH AVENUE
 FRESNO, CALIFORNIA



PLANTING PLAN

DRAWN RS
CHECKED RS
DATE 02/14/2022
SCALE
JOB NO.
SHEET

L-2.1
 OF SHEETS

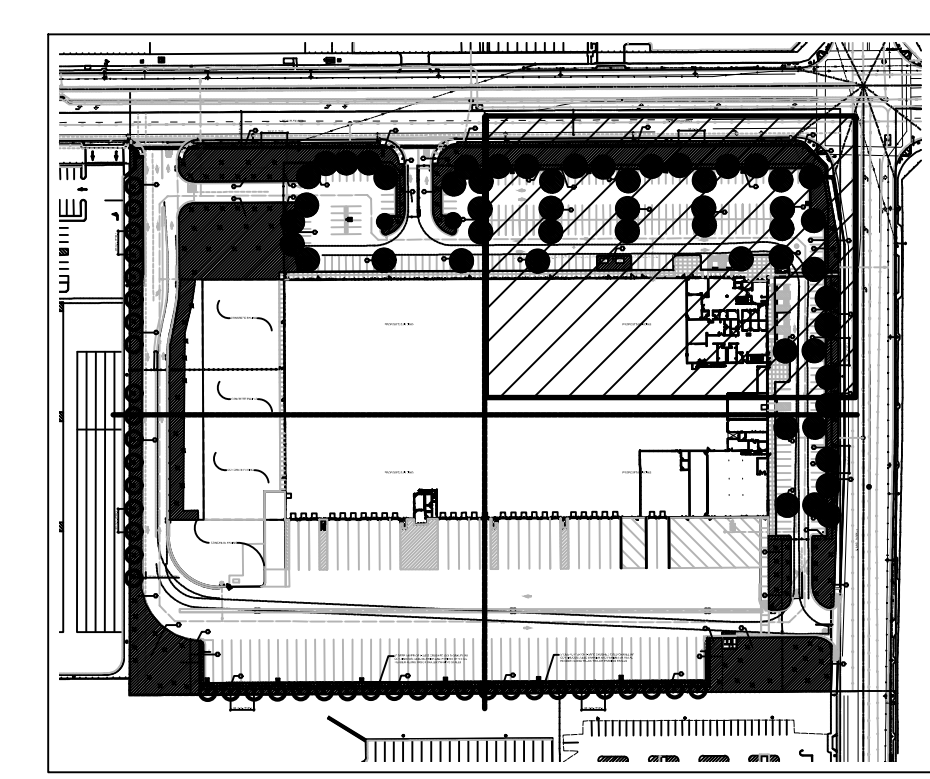


MATCHLINE SEE SHEET L-2.1

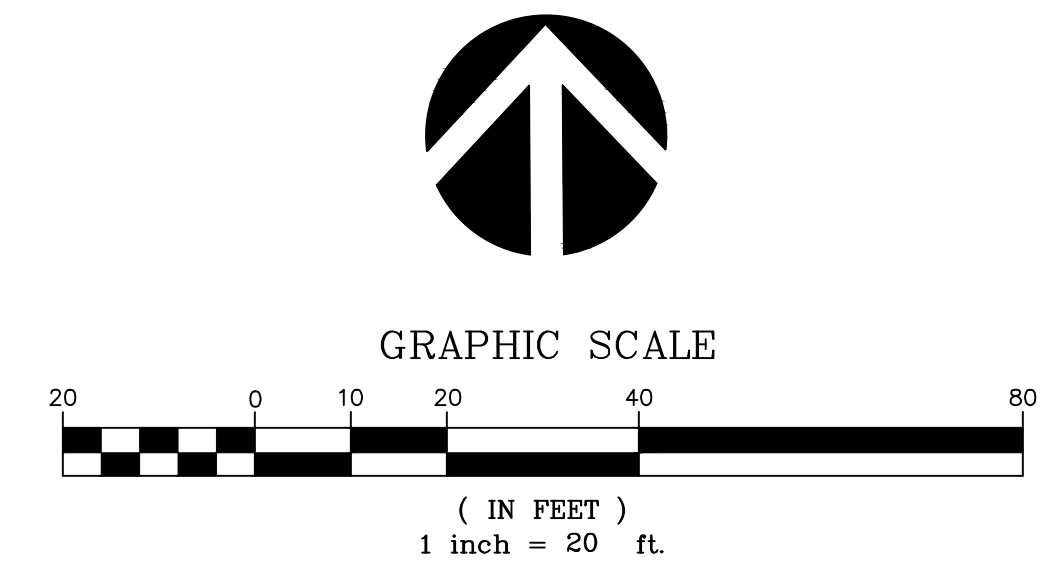
MATCHLINE SEE SHEET L-2.3

PROPOSED BUILDING

APPL. NO. P22-00565 EXHIBIT L-3 DATE 05/13/2022
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
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 CITY OF FRESNO DARM DEPT



SITE MAP

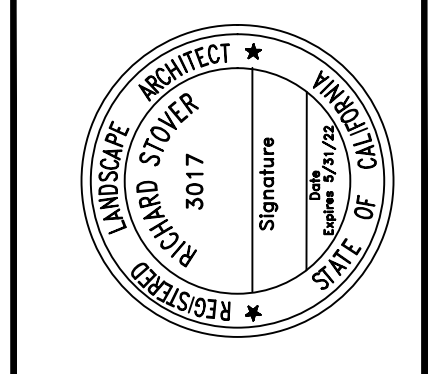


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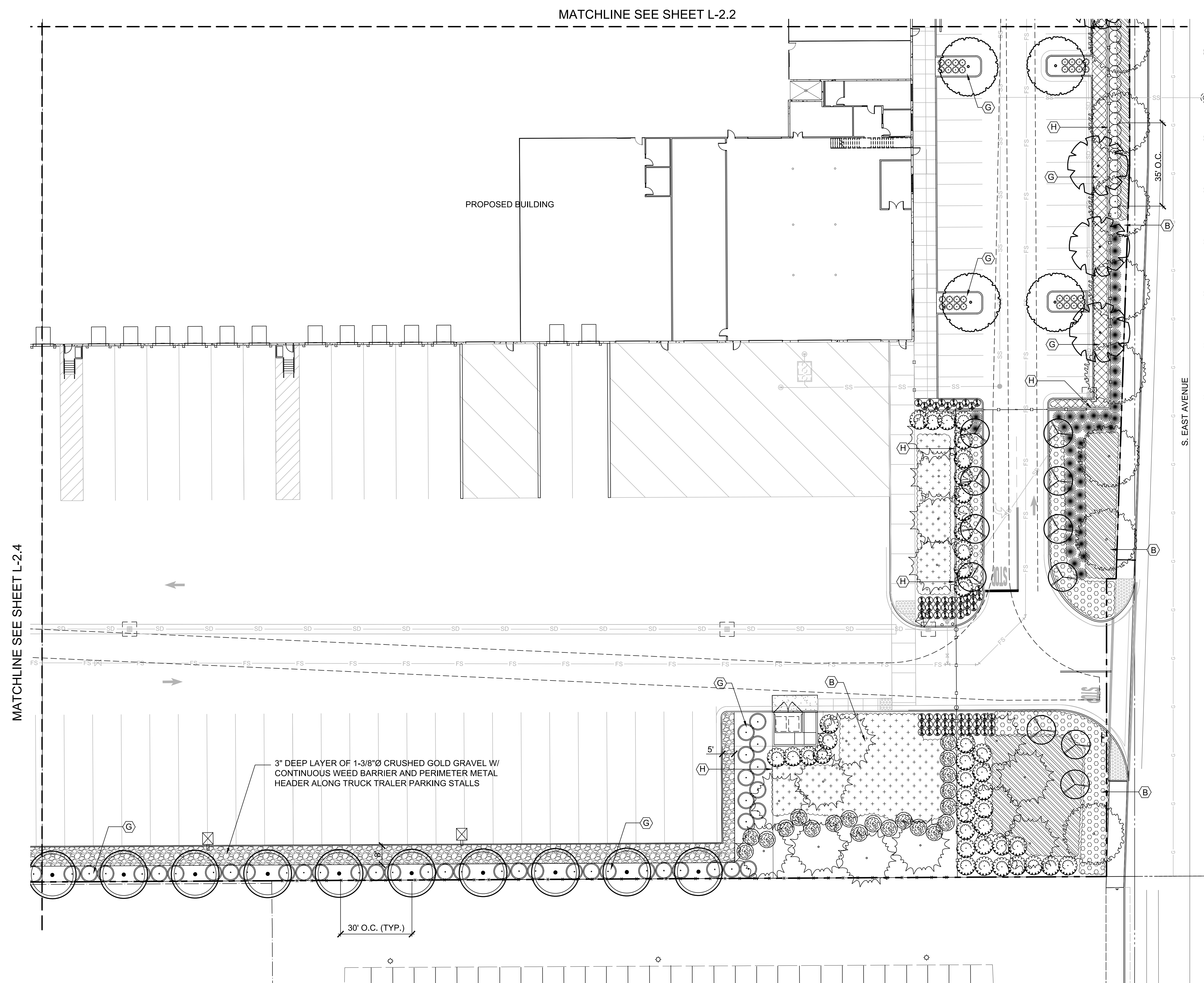
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 FRESNO, CALIFORNIA



PLANTING PLAN

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L-2.2
 OF SHEETS



MATCHLINE SEE SHEET L-2.4

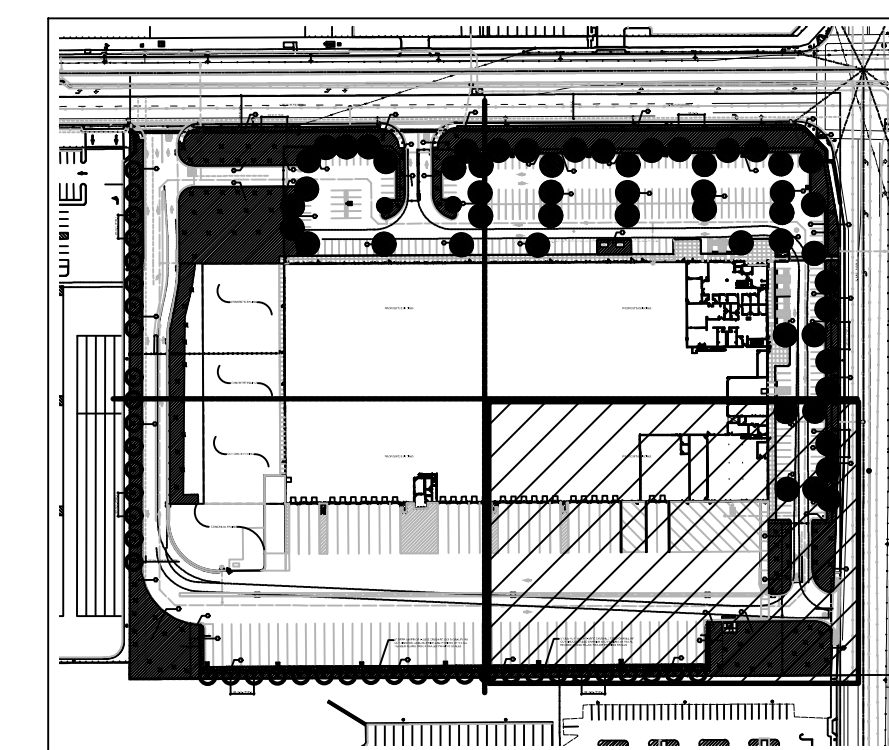
MATCHLINE SEE SHEET L-2.2

PROPOSED BUILDING

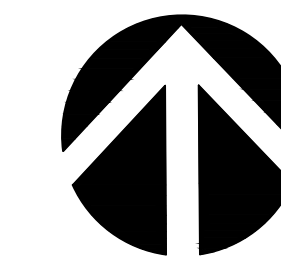
3" DEEP LAYER OF 1-3/8" Ø CRUSHED GOLD GRAVEL W/
CONTINUOUS WEED BARRIER AND PERIMETER METAL
HEADER ALONG TRUCK TRALER PARKING STALLS

30' O.C. (TYP.)

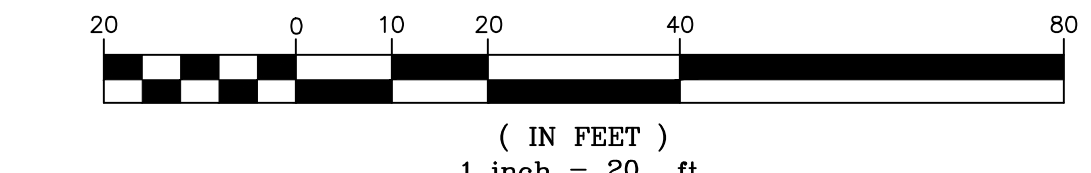
S. EAST AVENUE



SITE MAP



GRAPHIC SCALE



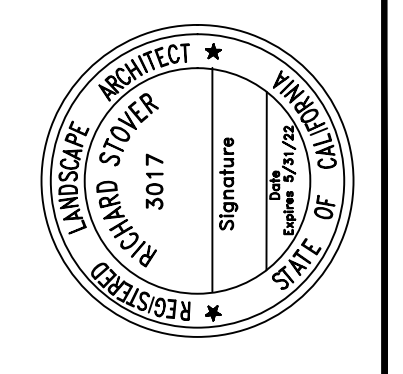
APPL. NO. P22-00565 EXHIBIT L-4 DATE 09/13/2022
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
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REFER TO SHEET L-2.0 FOR PLANT MATERIALS LIST, NOTES AND DETAILS

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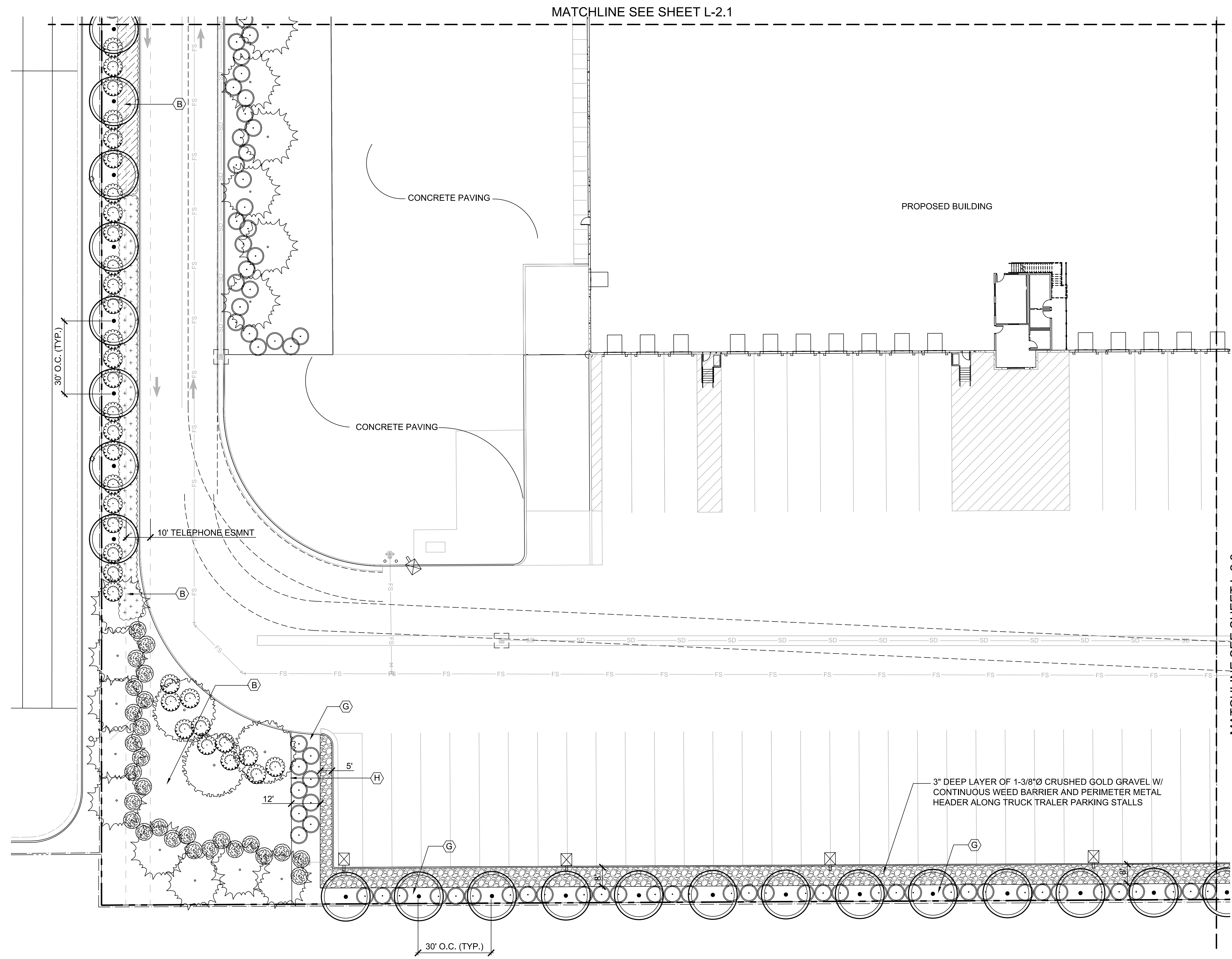
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EAST NORTH AVENUE
 FRESNO, CALIFORNIA



PLANTING PLAN

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DATE	02/14/2022
SCALE	
JOB NO.	
SHEET	

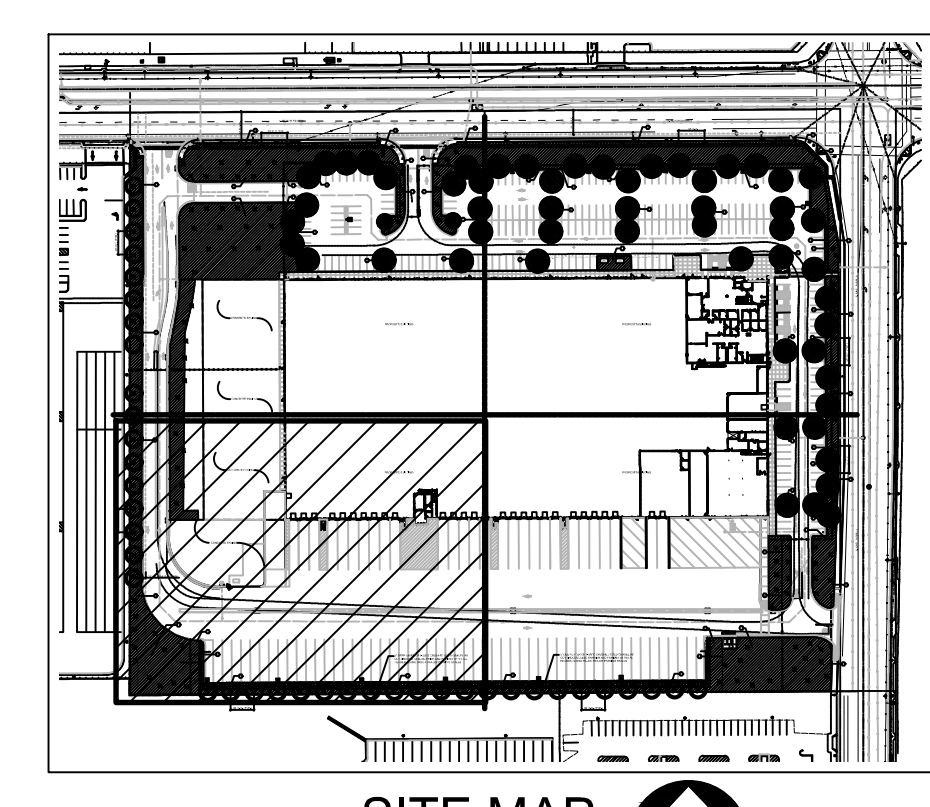
L-2.3



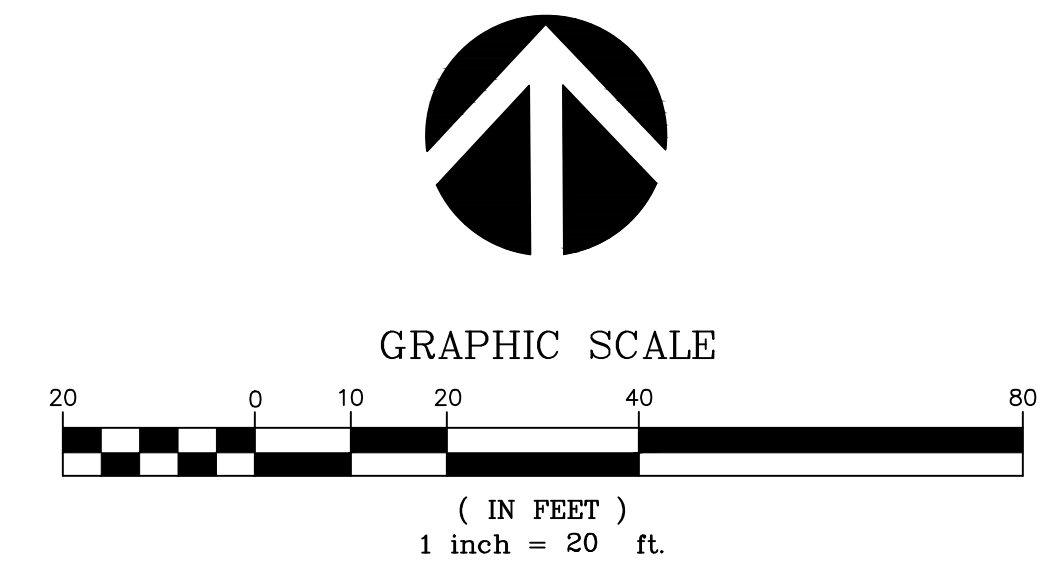
MATCHLINE SEE SHEET L-2.1

MATCHLINE SEE SHEET L-2.3

APPL. NO. P22-00565 EXHIBIT L-5 DATE 05/13/2022
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
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 CITY OF FRESNO DARM DEPT



SITE MAP

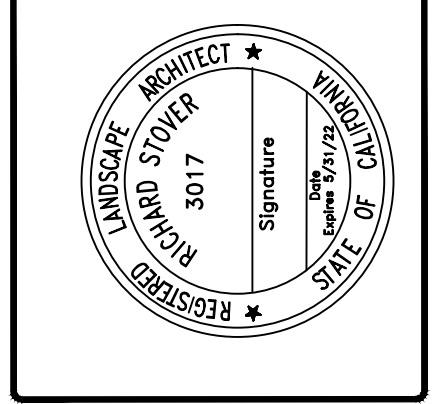


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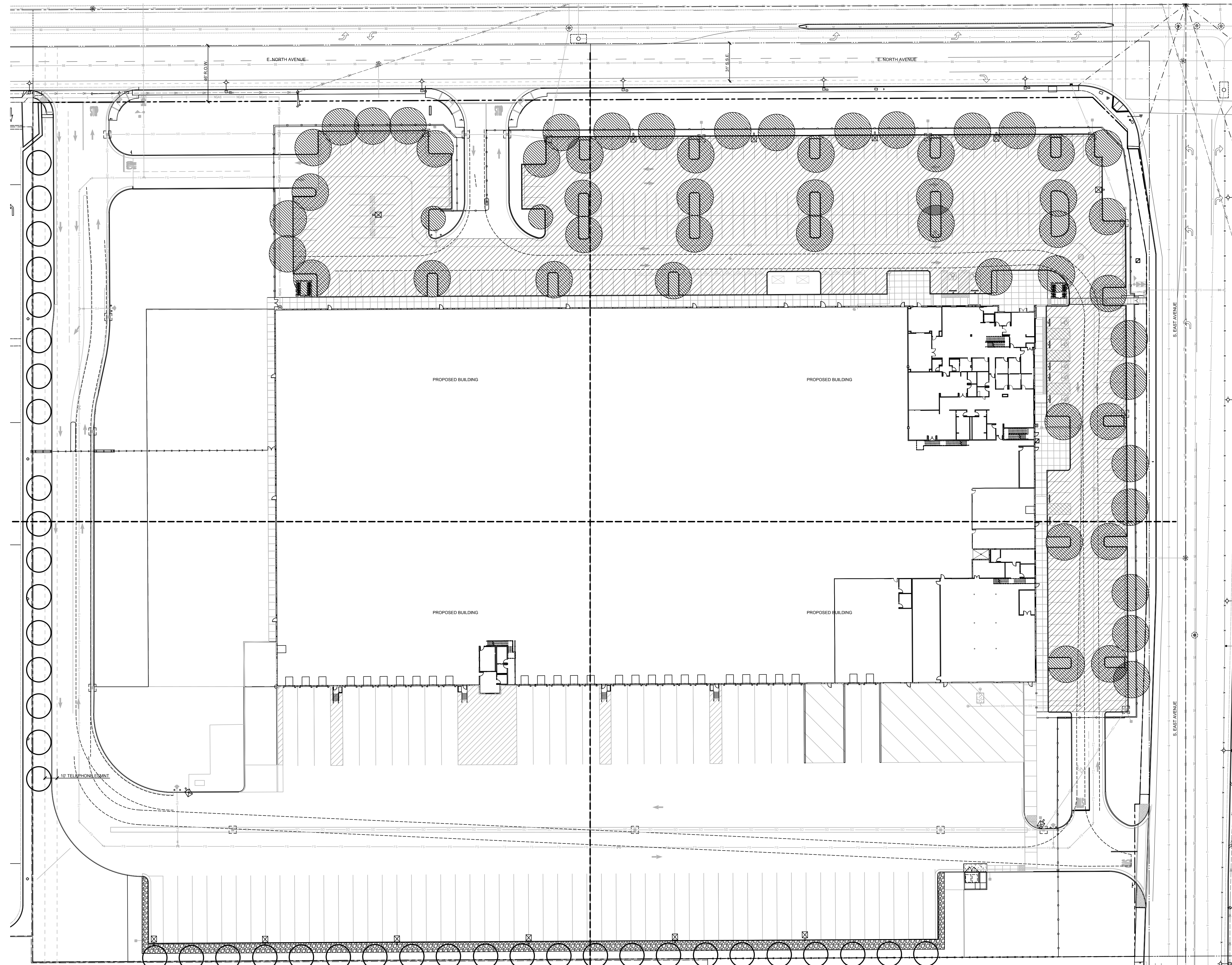
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RCCB FRESNO DISTRIBUTION WAREHOUSE
 EAST NORTH AVENUE
 FRESNO, CALIFORNIA



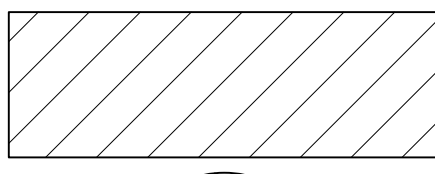
PLANTING PLAN

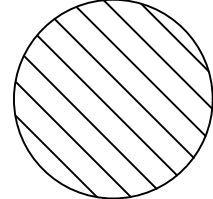
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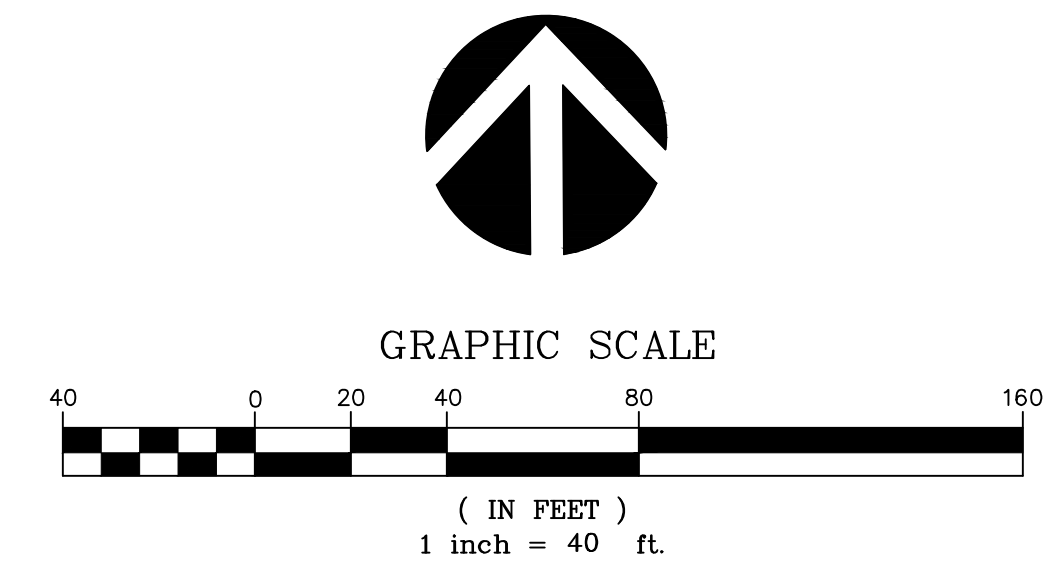
TREE CANOPY SHADE CALCULATIONS					
TOTAL PAVED AREA (SQ. FT.):					94,240
MINIMUM REQUIRED AREA TO BE SHADED (50%):					47,120
SHADE COVERAGE	FULL CANOPY	3/4 CANOPY	1/2 CANOPY	1/4 CANOPY	SQ. FT. TOTAL
LARGE TREES	962 SF	722 SF	481 SF	240 SF	49,066
	45	8	0	0	
SMALL TREES	314 SF	181 SF	157 SF	79 SF	362
	0	2	0	0	
TOTAL SQ. FT. SHADED:					49,428
SHADE REQUIRED (SQ. FT.):					47,120
SHADE PROVIDED (SQ. FT.):					49,428
PERCENT SHADED:					52.4%

PARKING LOT SHADE SYMBOLS:

 HATCH PATTERN REPRESENTS PAVED AREA OF PARKING LOT INCLUDING PARKING STALLS, MANUEVERING AREAS, AND DRIVEWAYS

 MATURE TREE CANOPY SHADE CREDIT

APPL. NO. P22-00565 EXHIBIT L-6 DATE 09/13/2022
 PLANNING REVIEW BY _____ DATE _____
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 CITY OF FRESNO DARM DEPT

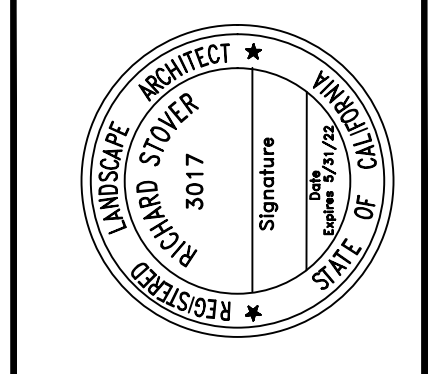


REFER TO SHEET L-2.0 FOR PLANT MATERIALS LIST, NOTES AND DETAILS

REVISIONS	BY
PLANNING SUBMITTAL 2/14/2022	

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PARKING LOT
 SHADING PLAN

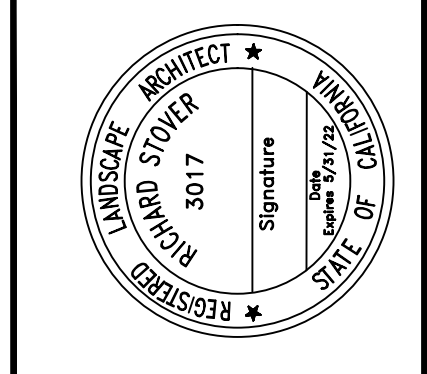
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RS
 CHECKED
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 DATE
02/14/2022
 SCALE
 JOB NO.
 SHEET

L-2.5
 OF SHEETS

REVISIONS	BY
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Landscape Architecture
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Fresno, CA 94306
PH: 209.531.2583

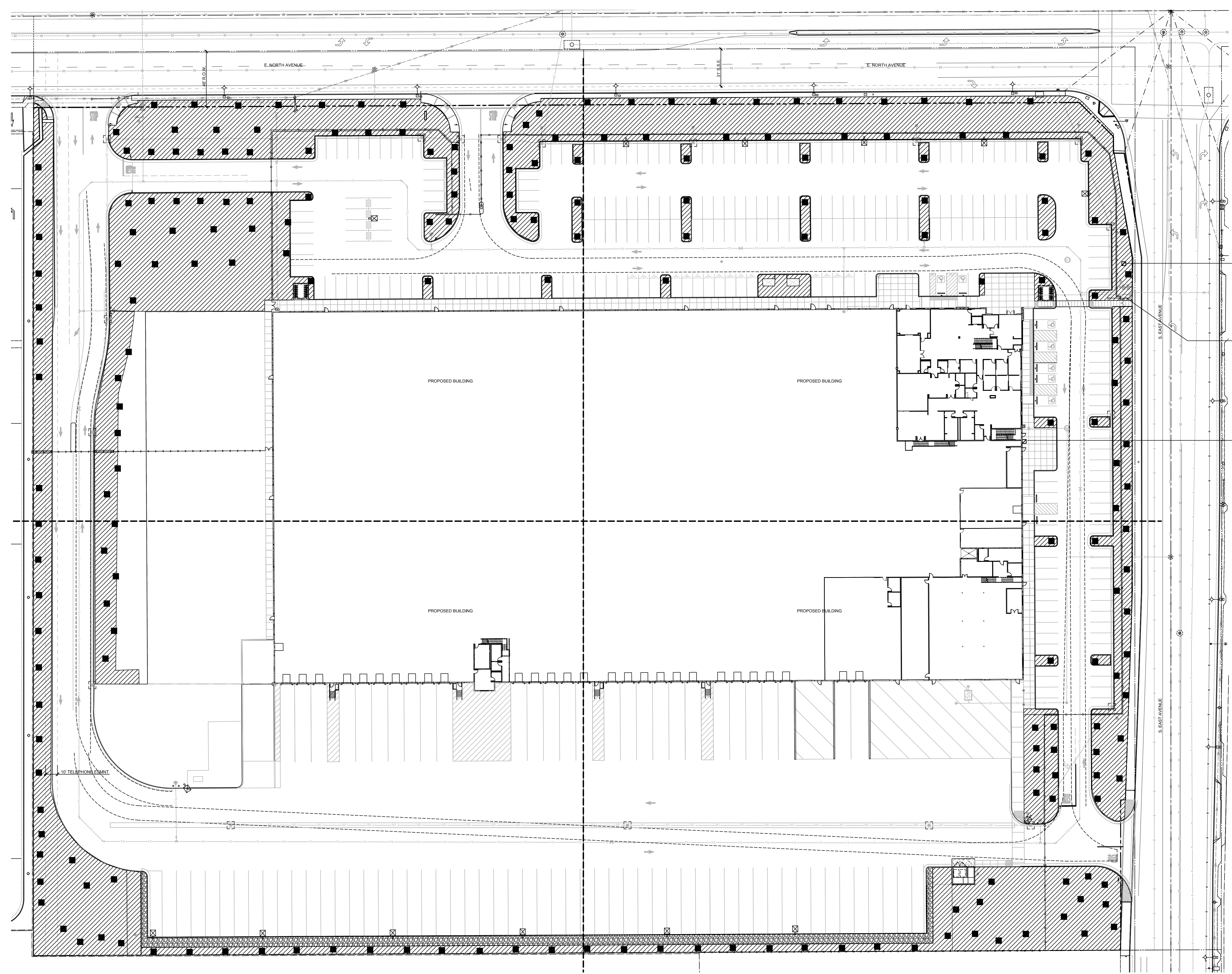
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HYDROZONE PLAN

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DATE	02/14/2022
SCALE	
JOB NO.	
SHEET	

L-2.6
OF SHEETS



PEDESTAL-MOUNT CONTROLLER LOCATION

POINT-OF-CONNECTION TO WATER SUPPLY:
2" POTABLE WATER METER WITH BACKFLOW
UNIT AND FLOW SENSOR/MASTER VALVE ASSEMBLY

WIRELESS WEATHER SENSOR MOUNTED
ON BUILDING ROOF EAVELINE

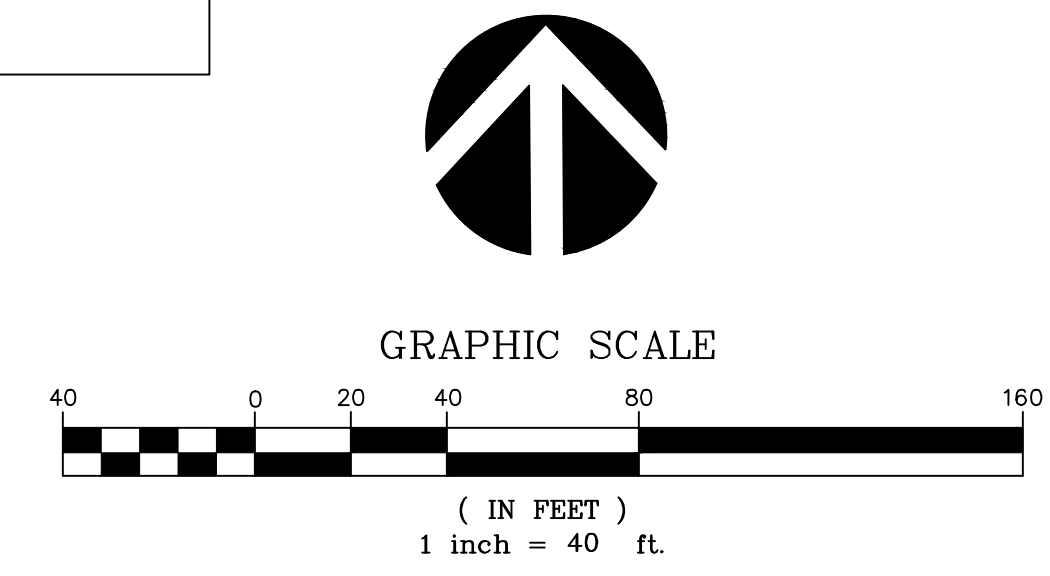
WATER EFFICIENT LANDSCAPE WORKSHEET - BY HYDROZONE										
REFERENCE EVAPOTRANSPIRATION (ET ₀):					51.1					
HYDROZONE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	99,617	36,895,185.19	11,689.13	98%
2	MEDIUM WATER USE	TREES	0.5	BUBBLER	0.81	0.61728395	1,953	1,205,555.56	38,194.4	2%
							TOTALS:	101,570	38,101	100%
SPECIAL LANDSCAPE AREAS:										
	REC. AREA						1	0	0	
	POOL						1	0	0	
	WATER FEATURE 2						1	0	0	
							TOTALS:	0	0	
									ETWU TOTAL:	1,207,108
									MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	1,448,073
ETAF CALCULATIONS:										
REGULAR LANDSCAPE AREAS:										
							TOTAL ETAF x AREA	38,101		
							TOTAL LANDSCAPE AREA	101,570		
							AVERAGE ETAF	0.38		
ALL LANDSCAPE AREAS:										
							TOTAL ETAF x AREA	38,101		
							TOTAL LANDSCAPE AREA	101,570		
							SITELAND ETAF	0.38		

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

LEGEND: HYDROZONE WATER USE

- LOW WATER USE ZONE (SHRUBS AND GROUND COVER) INLINE DRIP ONGRADE APPLICATION
- MODERATE WATER USE ZONES (TREES) LOW PRECIPITATION BUBBLERS

APPL. NO. P22-00565 EXHIBIT L-7 DATE 05/19/2022
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REFER TO SHEET L-2.0 FOR PLANT MATERIALS LIST, NOTES AND DETAILS