

EXHIBIT B

Operational Statement and Exhibits

December 11, 2017

Operational Statement
Johnny Quik Food Store
940 E. Belmont Ave
Fresno, CA Project

CUP 16-033

The project pertains to 0.55 acres of property located in the Southwest corner of E Belmont Ave. and N. Van Ness Ave. APNs: 459-043-03,23, and 36. This property is zoned CG (Commercial General). The proposed project complies with the General Plan. To the north, and west the adjacent properties have existing commercial land uses. To the east is a vacant land. This application is requesting authorization to build a service station with 8 vehicle fueling stations with a 3,453 sq. ft. building for a convenience store, and subway.. The project site will have 13 parking spaces. The operational use will consist of citizens around the area stopping by to buy food and/or beverages. There is intent of selling alcohol in which we will be applying for an ABC permit. However, the sale of alcohol is incidental and appurtenant to convenience market, and provides for a more complete and convenient shopping experience. The existing site currently consists of an existing commercial building, which will be demolished as part of the development of the project. There is also an existing billboard, that is proposed to be relocated to allow for adequate vehicular circulation.

Below you will find a detailed breakdown of the general business operation timeline, employee count and security system used.

1. Hours of Operation, Monday - Sunday
 - a. 24 hours to start
 - b. Potential to cut hours to 5:00 AM to 2:00 AM if the business doesn't support the additional hours of operation.
2. Number of Employees: 8-10
3. Security System:
 - a. Well lighted parking lot
 - b. 16 camera video system
 - c. Employee training provided

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EXHIBIT B

C 16-033 JOHNNY QUIK FOOD STORE

E. BELMONT AVE & N. VAN NESS AVE.

FRESNO, CALIFORNIA

GENERAL NOTES:

- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THIS SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED, BASED UPON THE OPERATION STATEMENT PROVIDED BY THE APPLICANT. THE OPERATION STATEMENT IS MATERIAL TO THE ISSUANCE OF THIS SPECIAL PERMIT, UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY REQUIRE OPERATION INCONSISTENT WITH THE OPERATION STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIRED IF THE OPERATION OF THIS ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT WITH THE OPERATION STATEMENT. FAILURE TO OPERATE IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENFORCEMENT REMEDY AVAILABLE UNDER THE LAW. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
- OWNERS AND PERSONS HAVING OWNERSHIP INTEREST IN BUSINESSES OPERATING IN THE CITY OF FRESNO (INCLUDING LEASING OUT ANY COMMERCIAL OR INDUSTRIAL PROPERTY, OR RENTING OUT FOUR OR MORE DWELLING UNITS) ARE REQUIRED BY THE FRESNO MUNICIPAL CODE TO OBTAIN A BUSINESS TAX CERTIFICATE. CONTACT THE CITY OF FRESNO FINANCE DEPARTMENT'S BUSINESS TAX DIVISION AT (559) 621-6880 FOR MORE INFORMATION.
- ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.
- ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
- FOR PROJECTS INITIATED IN RESPONSE TO CODE ENFORCEMENT ACTION, THE EXERCISE OF RIGHTS GRANTED BY THIS SPECIAL PERMIT MUST BE COMMENCED BY SIX MONTHS. COMPLETION OF THE PROJECT, INCLUDING IMPROVEMENTS, SHALL OCCUR BY 12 MONTHS.
- TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED, ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD, WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
- TEMPORARY FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPED AREAS, NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTSIDES OF THE BUILDINGS, ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- PROVIDE SHADE CALCULATIONS ON THE LANDSCAPE PLAN FOR PARKING LOT SHADING IN ACCORDANCE WITH THE ATTACHED DEVELOPMENT DEPARTMENT, PERFORMANCE STANDARDS FOR PARKING LOT SHADING, INCLUDING TREE SPECIES AND TREE COUNTS.
- DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS. (THIS REQUIREMENT MAY BE REDUCED TO 40 PERCENT FOR EXISTING DEVELOPMENT IF IT IS DEMONSTRATED THAT THE CONSTRAINTS OF AN EXISTING SITE WOULD MAKE IT IMPOSSIBLE TO MEET THE NORMAL STANDARDS.) TREES SHALL ALSO BE PLANTED IN THE REQUIRED LANDSCAPED AREA ALONG THE PERIPHERY OF THE DEVELOPMENT IN ORDER TO SHADE AND ENHANCE ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY. REFER TO THE ATTACHED "PERFORMANCE STANDARDS FOR PARKING LOT SHADING" FOR THE TREE LIST AND FURTHER DETAILS.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION. (INCLUDE THIS NOTE ON THE SITE AND LANDSCAPE PLANS.)
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPARTMENT.
- FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
- THE PARKING LOT DESIGN MUST ACCOMMODATE THE PROVISION OF TREES IN ACCORDANCE WITH THE ATTACHED PARKING LOT SHADING POLICY.
- A MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES ARE REQUIRED FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE, "DEVELOPMENT REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY."
- ALL ACCESSIBLE SPACES SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- ALL ACCESSIBLE PARKING SPACES SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING SPACES AND RAMPS. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- LIGHTING WHEN PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS. DEPICT ALL

PROPOSED LIGHTS ON THE SITE PLAN.

- BICYCLE PARKING SPACES SHALL BE SUPPLIED AT A RATE OF 10% OF THE AUTOMOBILE SPACES PROVIDED PURSUANT TO SECTION 12-306-I-2.1C OF THE FRESNO MUNICIPAL CODE (FMC). BICYCLE PARKING SPACES SHALL EACH CONSIST OF ONE SLOT IN A BIKE RACK. THEY SHALL BE GROUPED IN RACKS WHICH ALLOW FOUR FEET OF CLEARANCE ON ALL SIDES. THERE SHALL BE ADEQUATE SPACE BETWEEN RACK SLOTS TO PARK, LOCK, AND REMOVE BICYCLES. BICYCLE PARKING SPACES AND THE REQUIRED FOUR-FOOT CLEARANCE SHALL BE PROTECTED FROM MOTOR VEHICLE ENCROACHMENT BY MEANS OF FIXED BARRIERS NOT LESS THAN SIX INCHES OR MORE THAN THREE IN HEIGHT. BICYCLE PARKING SPACES SHALL NOT ENCROACH INTO PEDESTRIAN WAYS, LANDSCAPED AREAS, OR OTHER REQUIRED OPEN SPACES, AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.
- ALL GENERAL PROVISIONS OF SECTION 12-306-I OF THE FMC SHALL APPLY TO ALL PARKING AREAS.
- ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED BUILDING(S). PROVIDE A SET OF DRAWINGS, WITH DESCRIPTIVE INFORMATION, INCLUDING, MATERIALS, DESIGN AND COLORS TO ALLOW FOR A PRELIMINARY ASSESSMENT OF THE FUTURE SIGNAGE. IT IS RECOMMENDED THAT YOU PROVIDE A COPY OF THE SIGNAGE EARLY IN THE PROJECT PROCESS TO ALLOW FOR STAFF COMMENT.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- ALL PROPOSED SIGNS SHALL CONFORM TO THE CURRENT SIGN ORDINANCE. APPLICATIONS FOR A SIGN PERMIT AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT'S PUBLIC FRONT COUNTER.
- WINDOW SIGNS ARE LIMITED TO FOUR SQUARE FEET IN AREA, PROVIDING INFORMATION ABOUT HOURS OF OPERATION AND EMERGENCY SALE OR RENTAL INFORMATION ONLY. EXTERIOR SIGNAGE SUCH AS BANNERS, FLAGS AND PENNANTS ARE PROHIBITED. HOWEVER, SPECIAL EVENT BANNER SIGNS ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT, ATTACHED TO THE BUILDING, AND NOT EXCEEDING 32 SQUARE FEET IN AREA.
- PERMANENT WINDOW SIGNS OVER SIX SQUARE FEET IN AREA CAN BE SUBMITTED FOR APPROVAL UNDER A SIGN REVIEW APPLICATION.
- NOISE LEVELS SHALL NOT EXCEED THE DECIBEL LEVELS DESCRIBED IN SECTION 10-102.B OF THE FMC AT ANYTIME, MEASURED AT THE NEAREST SUBJECT PROPERTY LINE.
- THERE SHALL BE ADEQUATE VEHICULAR ACCESS FROM A DEDICATED AND IMPROVED STREET OR ALLEY TO OFF-STREET PARKING AND LOADING FACILITIES ON THE PROPERTY REQUIRING OFF-STREET PARKING AND LOADING. VEHICULAR AND/OR PEDESTRIAN ACCESS SHALL BE PROVIDED AND SHALL REMAIN CLEAR AT ALL TIMES.
- THE ADDRESS LISTED IN THE CONDITIONS OF APPROVAL IS THE "OFFICIAL ADDRESS" GIVEN TO THE BUILDING. IF YOU WOULD LIKE SEPARATE SUITE OR UNIT NUMBERS FOR A BUILDING, PROVIDE A FLOOR PLAN AND CONTACT THE CITY OF FRESNO DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT FOR "OFFICIAL ADDRESSES". ONLY THOSE ADDRESSES ASSIGNED BY THE CITY OF FRESNO WILL BE RECOGNIZED AS "OFFICIAL ADDRESSES". THE UNITED STATES POST OFFICE WILL ONLY RECOGNIZE ADDRESSES ASSIGNED BY THE CITY OF FRESNO. IF A NON-OFFICIAL ADDRESS IS GIVEN TO A BUILDING AND/OR SEPARATE SUITES, THE CITY OF FRESNO HAS THE AUTHORITY TO CHANGE A FEE AND HAVE THOSE ADDRESSES CORRECTED. IN ADDITION, THE UNITED STATES POST OFFICE WILL CEASE MAIL DELIVERY TO THOSE ADDRESSES THAT ARE NOT "OFFICIAL ADDRESSES".
- ALL PROJECTS, INCLUDING PROJECTS THAT INVOLVE LESS THAN ONE ACRE OF PROPERTY, ARE REQUIRED TO COMPLY WITH THE CITY OF FRESNO'S URBAN STORM WATER QUALITY MANAGEMENT AND DISCHARGE CONTROL ORDINANCE, FMC CHAPTER 6, ARTICLE 7 (FMC SECTIONS 6-701 ET SEQ.)
- SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY. DEPICT ALL MECHANICAL EQUIPMENT ON SITE PLAN AND ELEVATIONS.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORNER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.
- CONNECTION TO A MUNICIPAL CITY OF FRESNO SEWER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS FOR ALTERNATIVE WASTEWATER TREATMENT FACILITIES.
- CITY OF FRESNO WATER AND SEWER CONNECTION CHARGE OBLIGATIONS APPLICABLE TO THIS PROJECT WILL BE COMPUTED DURING THE BUILDING CONSTRUCTION PLAN CHECK PROCESS AND SHALL BE PAYABLE AT TIME OF ISSUANCE OF BUILDING PERMIT UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED TO DEFER SUCH PAYMENTS TO A LATER DATE. FOR INFORMATION RELATING TO WATER AND SEWER SERVICE REQUIREMENTS AND CONNECTION CHARGES, CONTACT FRANK SABURIT AT (559)621-8277.
- OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.
- CROSS-CONNECTION CONTROL: A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED ON THE WATER SERVICE. CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (559) 621-5300 FOR REQUIREMENTS RELATING TO APPROVED DEVICES, LOCATIONS, TESTING AND ACCEPTANCE. THIS REQUIREMENT MUST BE SATISFIED PRIOR TO FINAL OCCUPANCY.
- THIS PROJECT WAS REVIEWED BY THE FIRE DEPARTMENT ONLY FOR REQUIREMENTS RELATED TO WATER SUPPLY, FIRE HYDRANTS, AND FIRE APPARATUS ACCESS TO THE BUILDING(S) ON SITE. REVIEW FOR COMPLIANCE WITH FIRE AND LIFE SAFETY REQUIREMENTS FOR THE BUILDING INTERIOR AND ITS INTENDED USE ARE REVIEWED BY BOTH THE FIRE DEPARTMENT AND THE BUILDING AND SAFETY SECTION OF THE DEVELOPMENT AND RESOURCE MANAGEMENT WHEN A SUBMITTAL FOR BUILDING PLAN REVIEW IS MADE AS REQUIRED BY THE CALIFORNIA BUILDING CODE BY THE ARCHITECT OR ENGINEER OF RECORD FOR THE BUILDING.

- OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- IF VIDEO SURVEILLANCE CAMERAS ARE REQUIRED OR INSTALLED, PROVIDE SIGNS UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THE PUBLIC THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.
- NOTICE TO PROJECT APPLICANT: IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(D)(1), THE IMPOSITION OF FEES, DEDICATION, RESERVATIONS OR EXEMPTIONS FOR THIS PROJECT ARE SUBJECT TO PROTEST BY THE PROJECT APPLICANT AT THE TIME OF APPROVAL OR CONDITIONAL APPROVAL OF THE DEVELOPMENT OR WITHIN 90 DAYS AFTER THE DATE OF IMPOSITION OF FEES, DEDICATIONS, RESERVATION, OR EXEMPTIONS IMPOSED ON THE DEVELOPMENT PROJECT. THIS NOTICE DOES NOT APPLY TO THOSE FEES, DEDICATIONS, RESERVATIONS, OR EXEMPTIONS WHICH WERE PREVIOUSLY IMPOSED AND DULY NOTICED, OR WHERE NO NOTICE WAS PREVIOUSLY REQUIRED UNDER THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(D)(1) IN EFFECT BEFORE JANUARY 1, 1997.
- CITYWIDE DEVELOPMENT IMPACT FEES
 - TRAFFIC SIGNAL CHARGE (FMC SECTION 12-4.1101 TO 12-4.1103) THIS PROJECT SHALL PAY ITS TRAFFIC SIGNAL MITIGATION IMPACT FEE AT THE TIME OF BUILDING PERMIT BASED ON THE TRIP GENERATION RATE(S) AS SET FORTH IN THE LATEST EDITION OF THE TRIP GENERATION MANUAL. REFER TO THE ADOPTED MASTER FEE SCHEDULE FOR FEE RATE. THIS FEE SHALL BE PAID AT TIME OF BUILDING PERMIT.
 - FIRE FACILITIES FEE (FMC SECTION 12-4.901 TO 12-4.906) BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS.
 - POLICE FACILITIES FEE (FMC SECTION 12-4.801 TO 12-4.806) BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS.
 - PARKS FACILITIES FEE (FMC SECTION 12-4.701 TO 12-4.706) BASED ON THE NUMBER OF RESIDENTIAL UNITS.
- CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC SECTION 12-4.1006)
 - STREET IMPACT FEES SHALL BE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE UNLESS OTHERWISE REQUIRED BY STATE LAW.
 - STREET IMPACT FEES WILL BE A CONDITION ON ALL DEVELOPMENT ENTITLEMENTS GRANTED.
 - NEW CONSTRUCTION ON VACANT PARCELS SHALL BE CALCULATED ON A NET ACREAGE (ADJUSTED ACRE BASIS) OF THE ENTIRE PROPERTY SUBJECT TO THE DEVELOPMENT ENTITLEMENT BASED UPON PLANNED LAND USE. NOTWITHSTANDING, FEES SHALL BE BASED UPON ACTUAL LAND USE FOR DEVELOPMENTS IN THE C-M ZONE DISTRICT AND FOR DEVELOPMENT PROJECTS DEVELOPED INCONSISTENT WITH THE PLANNED LAND USE.
 - NEW CONSTRUCTION ON PROPERTY THAT IS PARTIALLY DEVELOPED, STREET IMPACT FEES WILL BE APPLIED TO THE INCREMENTAL INCREASE PROPORTIONATE TO THE RESPECTIVE FLOOR TO AREA RATIOS (25% FOR COMMERCIAL AND 40% FOR INDUSTRIAL). IN NO CASE SHALL ANYONE PAY MORE THAN THE AMOUNT OF THE TOTAL NET ACREAGE OF THE PARCEL MULTIPLIED BY THE APPLICABLE FEE RATE.
 - REUSE BEING MORE INTENSIVE THAN THE ORIGINAL USE, THE DEVELOPER SHALL BE REQUIRED TO PAY THE DIFFERENCE BETWEEN THE CURRENT AMOUNT OF THE STREET IMPACT FEE OBLIGATION FOR THE OLD USE AND THE CURRENT AMOUNT OF THE STREET IMPACT FEE OBLIGATION FOR THE NEW USE.
- FRESNO COUNTY FACILITY IMPACT FEE
FRESNO COUNTY ADOPTED A FACILITIES IMPACT FEE, BUT THE REQUIREMENT TO PAY THIS FEE WAS SUBSEQUENTLY SUSPENDED BY FRESNO COUNTY. IF THE FEE HAS BEEN REINSTITATED AT THE TIME OF ISSUANCE OF BUILDING PERMITS FOR THIS PROJECT, OR AN ALTERNATIVE FEE SYSTEM HAS BEEN ADOPTED BY FRESNO COUNTY, PROOF OF PAYMENT OR PAYMENT OF THIS FEE WILL BE REQUIRED FOR ISSUANCE OF BUILDING PERMITS.
- REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)
PAY THE RTMF FEE TO THE JOINT POWERS AGENCY LOCATED AT 2035 TULARE STREET, SUITE 201, FRESNO, CA 93721; (559) 233-4148, EXT. 200; WWW.FRESNOCOG.ORG. PROVIDE PROOF OF PAYMENT OR EXEMPTION PRIOR TO ISSUANCE OF BUILDING PERMITS.
- SCHOOL FEES
SCHOOL FEES MUST BE PAID, IF REQUIRED, PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONTACT CENTRAL UNIFIED SCHOOL DISTRICT. PROVIDE PROOF OF PAYMENT (OR NO FEE REQUIRED) PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES
 - A FMFCD DEVELOPMENT FEE IS REQUIRED FOR REVIEW OF PROPOSED DEVELOPMENT PROJECTS, INCLUDING APPLICATIONS FOR PLAN AMENDMENTS, REZONES, SPECIAL PERMITS, SUBDIVISIONS, AND GRADING PLANS. THIS FEE IS BASED ON PROJECT ACREAGE AND MUST BE PAID DIRECTLY TO FMFCD IN ORDER FOR THAT AGENCY TO REVIEW PROJECTS AND PROVIDE A NOTICE OF REQUIREMENTS. FOR MORE INFORMATION, CONTACT FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AT (559) 456-3292.
 - FMFCD DRAINAGE FEES ARE DUE, IF REQUIRED, PRIOR TO ISSUANCE OF BUILDING PERMITS AND ARE PAYABLE AT THE TIME IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE. UNPAID DRAINAGE FEE OBLIGATIONS THAT WERE UNPAID FOR A PRIOR PROJECT AT THE SITE, MUST BE SATISFIED BY THE DEVELOPER. THE NEXT YEAR'S DRAINAGE FEES MAY BE PAID AT THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO, OR AT THE TIME OF BUILDING PERMIT ISSUANCE. THEY MAY ALSO BE PAID DIRECTLY TO FMFCD, AND PROOF OF PAYMENT PROVIDED TO THE CITY, IN ORDER TO OBTAIN CONSTRUCTION PERMITS.
- SEWER CONNECTION CHARGES (FMC SECTION 6-304(A)). THE FOLLOWING SEWER CONNECTION CHARGES MAY BE REQUIRED AND WILL BE PAYABLE AT THE FEE RATE LISTED IN THE MASTER FEE SCHEDULE AT THE TIME PAYMENT IS DUE. NEW SEWER CONNECTION CHARGES ADOPTED BY THE COUNCIL PRIOR TO THE ISSUANCE OF BUILDING PERMITS MAY ALSO BE APPLIED.
 - LATERAL SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')
 - OVERSIZE SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')
- EFFECTIVE JANUARY 9, 1999, ORDINANCE NO. 98-97 ALSO AMENDED CERTAIN SEWER CONNECTION CHARGES. FRESNO MUNICIPAL CODE ARTICLE 15, SECTION 12 PROVIDES PROPERTY OWNERS THE INCENTIVES AND DELETES CERTAIN SEWER CONNECTION CHARGES PURSUANT TO THE SINGLE TIERED EQUITY PROGRAM (STEP) AND THE EMPLOYMENT DEVELOPMENT PROGRAM (EDP). FOR ADDITIONAL INFORMATION ON THE STEP AND EDP, CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, ADMINISTRATION DIVISION AT (559) 621-8800.
- WATER CONNECTION CHARGES: (FMC SECTIONS 6-507 TO 6-513). THE FOLLOWING WATER CONNECTION CHARGES MAY BE REQUIRED AND WILL BE PAYABLE AT THE FEE RATE LISTED IN THE MASTER FEE SCHEDULE AT THE TIME PAYMENT IS DUE. NEW WATER CONNECTION CHARGES ADOPTED BY THE COUNCIL PRIOR TO ISSUANCE OF BUILDING PERMITS MAY ALSO BE APPLIED.

- FRONTAGE CHARGE (BASED ON PROPERTY FRONTAGE)
 - TRANSMISSION GRID MAIN CHARGE (BASED ON ACREAGE)
 - TRANSMISSION GRID MAIN BOND DEBT SERVICES CHARGE (BASED ON ACREAGE)
 - UGM WATER SUPPLY FEE (BASED ON LIVING UNITS, LIVING UNIT EQUIVALENTS OR ACREAGE)
 - WELLHEAD TREATMENT FEE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS)
 - RECHARGE FEE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS)
 - 1994 BOND DEBT SERVICE CHARGE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS)
 - SERVICE CHARGES (BASED ON SERVICE SIZE REQUIRED BY APPLICANT)
 - METER CHARGES (BASED ON SERVICE NEED)
- DEFERMENT OF THE PAYMENT OF CITYWIDE DEVELOPMENT IMPACT FEES FOR FIRE, POLICE, PARKS, STREETS, AND TRAFFIC SIGNALS IS AVAILABLE FOR PROJECTS LOCATED WITHIN THE DOWNTOWN PRIORITY AREAS IN ACCORDANCE WITH THE PROVISIONS OF CITY OF FRESNO RESOLUTIONS NOS. 2009-265 AND 2010-19.
 - WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-842-2444
 - UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/APP AS PER FMC SECTION 12-1011, AND RES. NO. 78-522/88-229
 - REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY
 - ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA
 - DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS AND/OR VACATIONS.



VICINITY MAP

NOT TO SCALE

PROJECT DATA:

PROJECT OWNER: BEAL DEVELOPMENTS, LLC
1175 SHAW AVE., SUITE 104
CLARK, CA 93612

PROJECT LOCATION: 940 E. BELMONT AVE
A.P.N. #: 459-043-23, 03 AND 36

PROJECT SITE LEGAL DESCRIPTION:

PARCEL 1: (APN 499-043-23)

LOTS 1 AND 2 OF BOLES NORTH PARK, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 51 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

EXCEPT THE NORTH 10 FEET OF SAID LOT 1.

PARCEL 2: (APN 499-043-33)

LOTS 3 AND 4 OF BOLES NORTH PARK, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 51 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

PARCEL 3: (APN 499-043-36)

THOSE PORTIONS OF LOTS 5, 6, 7 AND 8 OF BOLES NORTH PARK, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 51 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, IN SECTION 4 TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT Diablo BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE (1) ALONG THE NORTH LINE OF SAID LOT 5, SOUTH 89°46'14" EAST, 158.17 FEET; THENCE (2) SOUTH 00°17'09" WEST, 20.83 FEET; THENCE (3) SOUTH 42°49'03" WEST, 12.78 FEET; THENCE (4) SOUTH 70°39'13" EAST, 135.08 FEET; THENCE (5) SOUTH 78°21'52" WEST, 23.09 FEET TO THE WEST LINE OF SAID LOTS; THENCE (6) ALONG SAID WEST LINE, NORTH 02°21'33" EAST, 81.02 FEET TO THE POINT OF BEGINNING.

PLANNING • SURVEYING • CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
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PRECISION
CIVIL ENGINEERING, INC.

PROJECT TITLE: C 16-033 JOHNNY QUIK SWIG BELMONT/VAN NESS

SHEET DESCRIPTION: COVER SHEET

FRESNO

COUNTY OF:

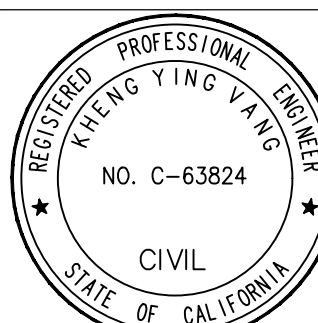
FRESNO

CITY OF:

PREPARED FOR: BEAL DEVELOPMENTS, LLC
1175 SHAW AVE SUITE 104
FRESNO, CA 93612

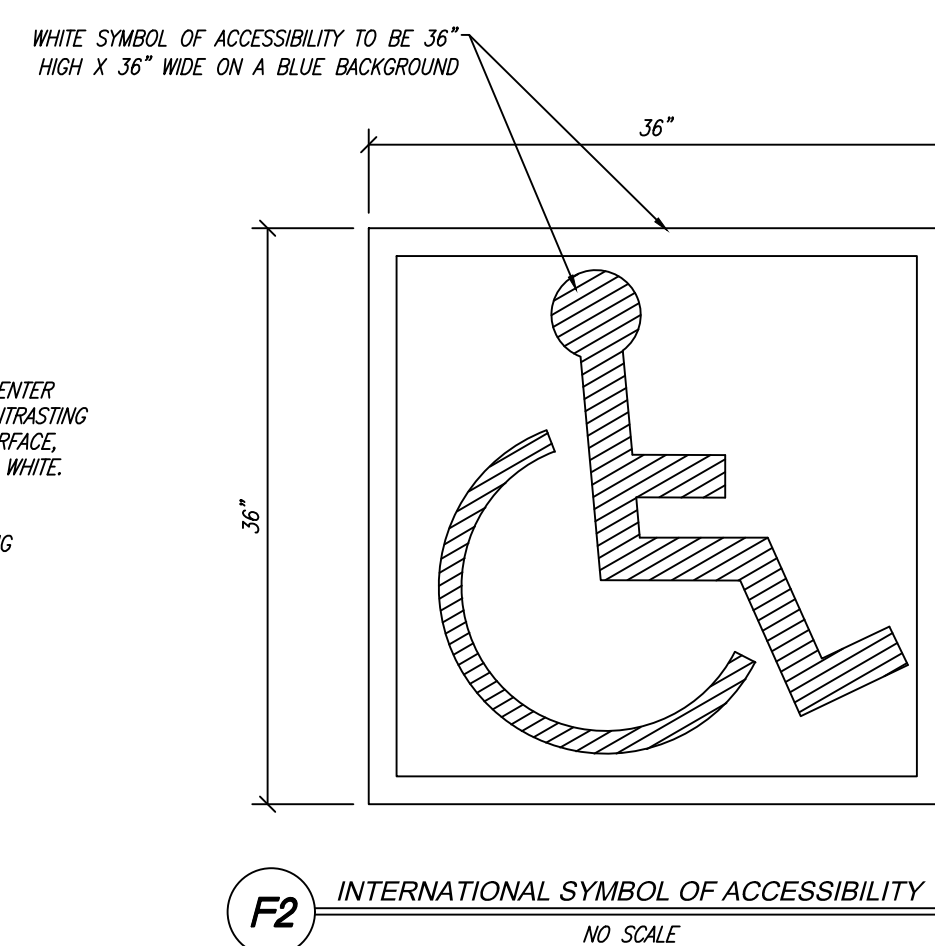
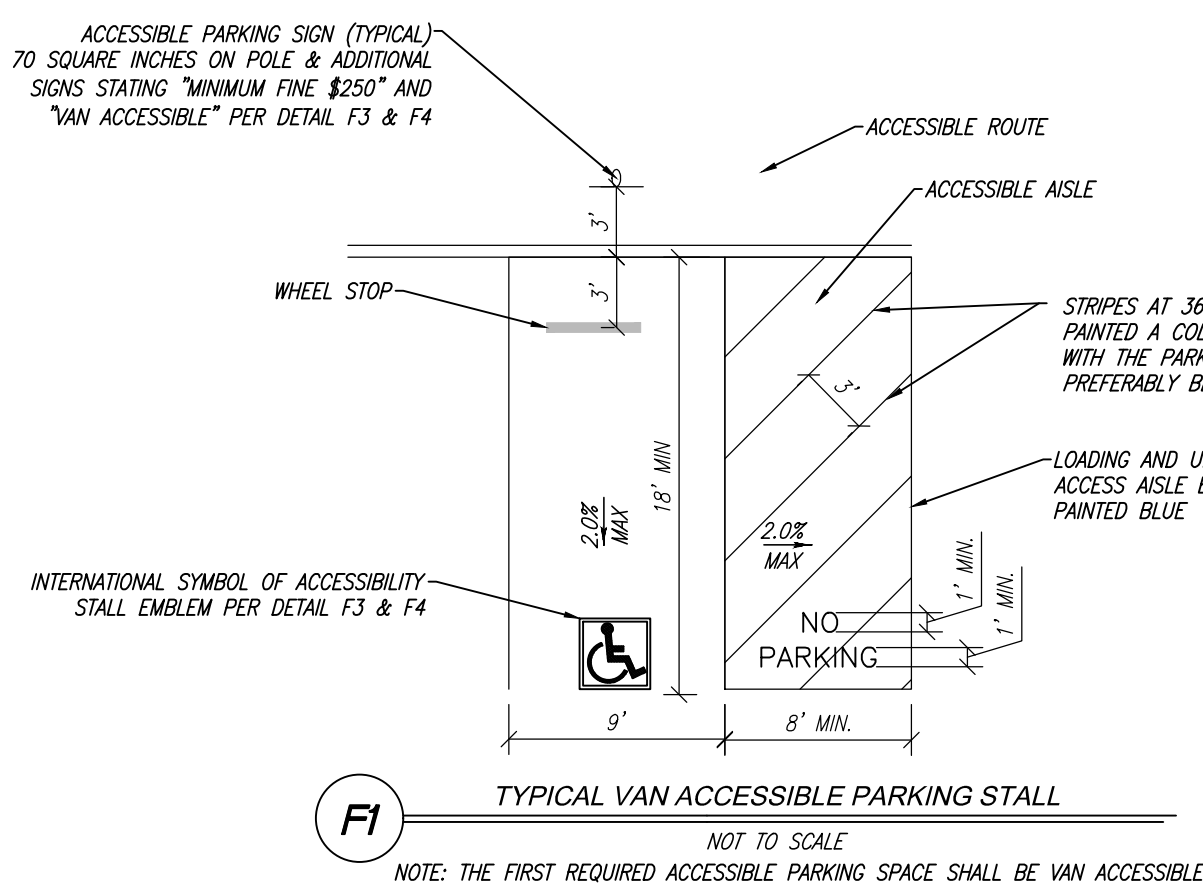
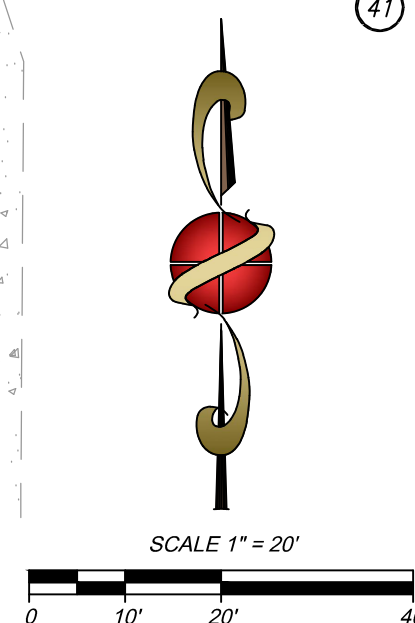
REVISIONS

DRAWN BY: KYV
CHECKED BY: KYV
DATE: 8-4-2017



SHEET NUMBER: 1 OF 2

JOB NUMBER: 15-093



- 1 PROPOSED CONCRETE CURB PER CITY OF FRESNO STD. P-5
- 2 PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
- 3 REMOVE EXISTING DRIVEWAY AND CONSTRUCT SIDEWALK PER CITY STD P-5
- 4 PROPOSED DOTTED LINE INDICATES LOCATION OF PATH OF TRAVEL FROM PUBLIC WAY AND/OR ACCESSIBLE STALL ACCESSIBLE TO MAIN ENTRANCE OF TENANT SPACE(5% MAXIMUM SLOPE WITH 2% MAXIMUM CROSS SLOPE)
- 5 PROPOSED CONCRETE SIDEWALK PER P.W. STD. P-5
- 6 PROPOSED AC PAVING PER P.W. STD. P-21, P-22 & P-23
- 7 PROPOSED PAINTED DIRECTIONAL ARROWS
- 8 REMOVE EXISTING SIDEWALK AND CONSTRUCT DRIVE APPROACH PER CITY STD P-2 AND P-6
- 9 PROPOSED LANDSCAPE AREA
- 10 EXISTING BUILDING TO BE DEMOLISHED
- 11 EXISTING BILLBOARD SIGN AND POST TO BE REMOVED AND RELOCATED
- 12 PROPOSED BILLBOARD SIGN AND POST
- 13 PROPOSED AIR/WATER STATION
- 14 PROPOSED SITE LIGHTING
- 15 PROPOSED "ART/DECO SIGN" REFER TO ARCHITECTURAL PLANS
- 16 PROPOSED MONUMENT SIGN REFER TO ARCHITECTURAL PLANS
- 17 RED PAINTED CURB
- 18 PROPOSED FUELING ISLAND/CANOPY WITH CONCRETE PAD
- 19 PROPOSED VAN ACCESSIBLE PARKING STALL, SIGNAGE, AND STRIPING TO BE INSTALLED PER DETAILS F1, F2, F3, AND F4
- 20 REMOVE AND REPLACE EXISTING SIDEWALK, CONSTRUCT CURB RAMP WITH TRUNCATED DOMES PER CITY STD P-28 AND P-32
- 21 INSTALL TRUNCATED DOMES PER CITY STD P-32
- 22 RELOCATE EXISTING STREET LIGHT
- 23 PROPOSED STREET LIGHT AND RECONNECT TO EXISTING ELECTRICAL SYSTEM
- 24 PROPOSED 4' WIDE VALLEY GUTTER PER CITY STD P-12
- 25 REMOVE EXISTING CONCRETE PAVEMENT AND CONSTRUCT 6" P.C.C ALLEY PAVEMENT PER CITY ST P-12
- 26 EXISTING DRIVE APPROACH TO REMAIN
- 27 EXISTING SIDEWALK TO REMAIN
- 28 REMOVE EXISTING UTILITIES
- 29 ADJUST UTILITY BOX TO GRADE
- 30 EXISTING PARCEL LINES TO BE MERGED
- 31 EXISTING POWER POLE AND OVERHEAD WIRING TO REMAIN
- 32 ACCESSIBILITY SIGN PER DETAIL F3
- 33 EXISTING MEDIAN ISLAND TO REMAIN
- 34 EXISTING STREET LIGHT WITH TRAFFIC SIGNAL ON POLE
- 35 VACATE EXCESSIVE RIGHT OF WAY PER DETAIL A
- 36 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 A MAJOR STREET SIDEWALK
- 37 INSTALL RIGHT TURN ONLY SIGN R3-5 (RIGHT)
- 38 PROPOSED DECO. MASONRY W/WROUGHT IRON FENCE
- 39 PROPOSED BICYCLE RACK
- 40 EXISTING LIGHT TO REMAIN
- 41 REMOVE EXISTING MEDIAN ISLAND, REPLACE WITH PAVEMENT AND STRIPING

AC	ASPHALT CONCRETE
BLDG	BUILDING
BOL	BOLLARD
BOTX	BOTTOM OF ACCESSIBILITY RAMP
BW	BACK OF SIDEWALK
C	CONCRETE
CHX	CHISELED
CRN	CROWN OF ROAD
D	DIRT
EC	EDGE OF CONCRETE
ELEC PANEL	ELECTRICAL PANEL
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FL	FLOW LINE
GB	GRADE BREAK
LIP	LIP OF CONCRETE GUTTER
TC	TOP OF CURB
TOPX	TOP OF ACCESSIBILITY RAMP
WST	PARKING WHEEL STOP
VW	WATER VALVE
Ø	BOLLARD
CPB	CABLE PULL BOX
EM	ELECTRIC METER
EPB	ELECTRIC PULL BOX
ER	ELECTRIC RISER
GM	GAS METER
GV	GAS VALVE
QU	JOINT UTILITY POLE
Δ	MONUMENT MARKER
QV	POWER POLE SERVICE
S	SANITARY SEWER
^	SEWER CLEAN OUT
—	SIGN MARKER AS MARKED
⊗	STORM DRAIN MANHOLE
⊙	TRAFFIC SIGNAL
SLB	STREET LIGHT PULLBOX
TPB	TELEPHONE PULLBOX
—X	(E) STREET LIGHT
TSB	TRAFFIC SIGNAL PULL BOX
	DECIDUOUS TREE
WM	WATER METER
⊙	WATER VALVE
Δ	CONTROL POINT
	STORM DRAIN INLET
	PROPOSED STREET LIGHT
	PROPOSED WROUGHT IRON FENCE
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED BOUNDARY LINE
	EXISTING RIGHT OF WAY
	EXISTING 10" SANITARY SEWER LINE
	EXISTING 14" WATER MAIN
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED PATH OF TRAVEL
	PROPOSED CONCRETE SIDEWALK
	PROPOSED AC PAVEMENT
	PROPOSED PEDESTRIAN CROSS WALK
	PROPOSED LANDSCAPE AREA

APN #: 459-043-23, 03, 26
GENERAL PLANNING DESIGNATION: COMMERCIAL MAIN STREET
ZONING: COMMERCIAL
GENERAL (CG)
PROJECT SITE AREA = 2,372 S.F. = 0.548 AC
EXISTING BUILDING AREA TO BE DEMOLISHED = 2,268 SF
PROPOSED BUILDING AREA:
RESTAURANT = 849 SF
CONVENIENCE STORE = 2,604 SF
BUILDING = 3,453 SF
TOTAL = 2,160 SF
TOTAL BUILDING AREA = 5,613 SF

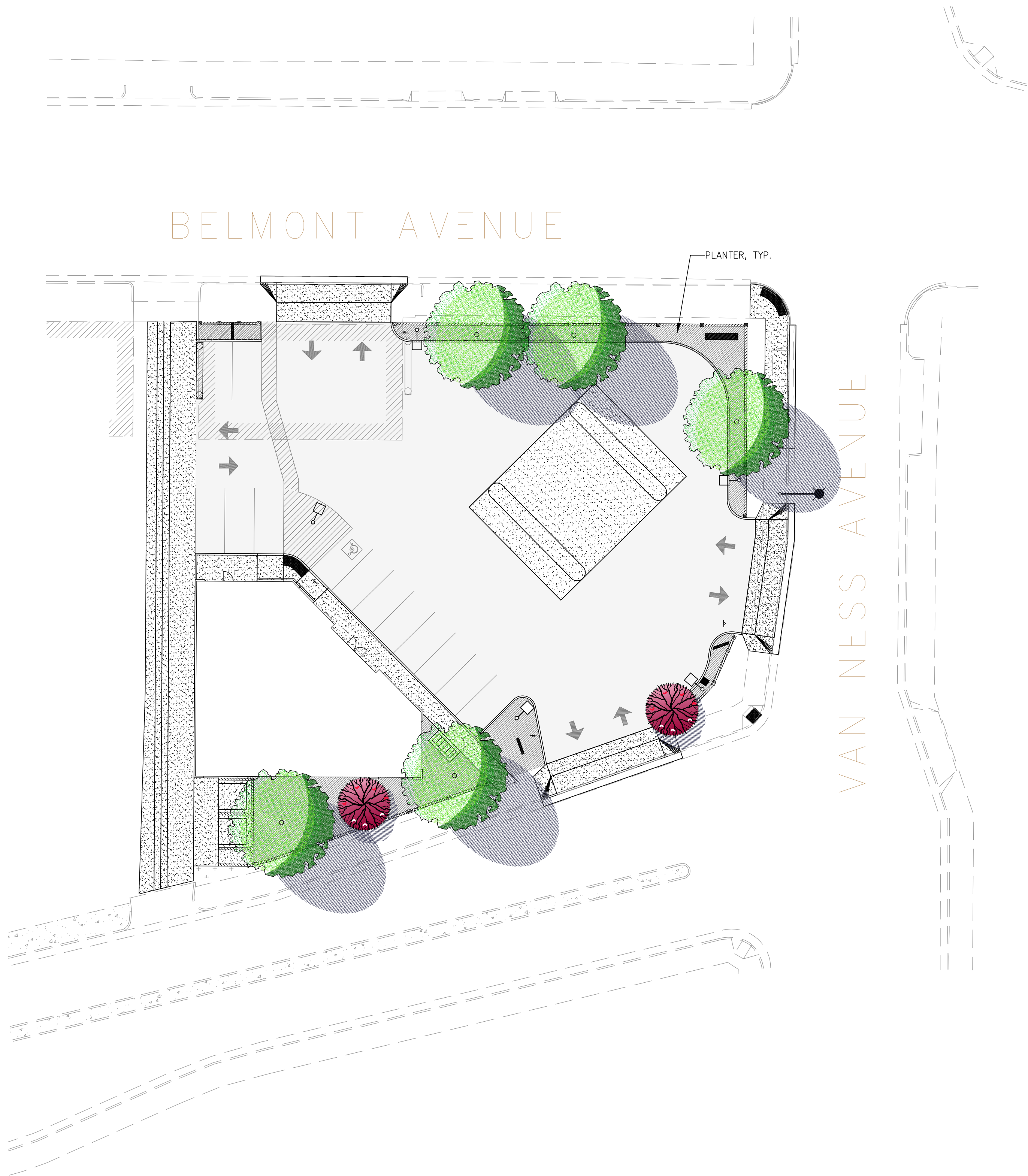
TOTAL BUILDING AREA= 15,976 S.F. = 0.37 AC
BUILDING COVERAGE = 23.5%
PAVED AREA = 14,212.7 S.F. = 0.326 AC

PARKING CALCULATION :

PARKING SPACES PROVIDED= 13 STALLS
HANDICAP PARKING SPACES PROVIDED= 1 STALLS
GASOLINE ISLAND PARKING = 8 POSITIONS

PARKING PROVIDED = 13 STALLS

F:\CIVIL_3D_PROJECTS\15-093\PRODUCTION DRAWINGS\LANDSCAPE CONCEPTUAL LANDSCAPE PLAN 17.08.14.DWG 8/22/2017 12:25:35 PM



PROPOSED PLANTING LIST

SYMBOL	SIZE	BOTANICAL NAME / COMMON NAME	COMMENTS	WUCOLS WATER USE RATING	QTY
	15 GAL	Pistachia chinensis / Chinese pistache	Standard	LOW	
	15 GAL	Rhapiolepis 'Majestic Beauty' / Pink Hawthorn	Standard	LOW	

SHRUBS AND GROUND COVERS

5 GAL	Rhapiolepis umbellata 'Minor' / Dwarf White Yedda	LOW
1 GAL	Hesperaloe 'Brake lights' / Red Yucca	LOW
1 GAL	Santolina Chamaecyparissus / Gray Lavender Cotton	LOW
5 GAL	Rosa 'Flowercarpet Red' / Landscape Rose	MEDIUM

 LANDSCAPE PLANTER AREA WITH 3" LAYER OF WALK-ON BARK MULCH

NOTES:

ROOT BARRIER: DEEP ROOT UB 18, CENTER ON TREE TRUNK, MINIMUM 10' LENGTH FOR ALL LINEAR APPLICATIONS

CITY OF FRESNO TREE AND SHADE REQUIREMENTS

TREE REQUIREMENTS

PROVIDE (1) ONE TREE ON SITE FOR EVERY (2) TWO PARKING SPACES PROVIDED.

SPACES PROVIDED: 13
TREES REQUIRED: 6
TREES PROVIDED: 5

SHADE REQUIREMENTS

THE PARKING LOT SURFACE SHALL BE 50% SHADED WITHIN 15 YEARS

PARKING LOT AREA: 10,400 Sq. Ft.
50% TO BE SHADED: 5,200 Sq. Ft.

SHADE PROVIDED -

Pistachia chinensis 5 @ 615 SQ. FT. = 3,075 SQ. FT.
Rhapiolepis 2 @ 315 SQ. FT. = 630 SQ. FT.

TOTAL SHADE PROVIDED: 3,705 Sq. Ft.

PERCENT OF SHADE PROVIDED: 36% (REQUIRED 50%)

PROJECT TITLE: C 16-033 JOHNNY QUIK SVC BELMONT/VAN NESS

SHEET DESCRIPTION: CONCEPTUAL LANDSCAPE PLAN

CITY OF: FRESNO COUNTY OF: FRESNO

PREPARED FOR:

BEAL DEVELOPMENTS, LLC
1175 SHAW AVE SUITE 104
FRESNO, CA 93612

REVISIONS

DRAWN BY: LP
CHECKED BY: MB
DATE: 8/22/2017

SHEET NUMBER:
1 OF 1
JOB NUMBER:
15-093



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GENERAL NOTES

- PROVIDE R-19 (NON) FIBERGLASS BATT INSULATION IN ALL EXTERIOR WALLS PER TITLE 24 REQUIRED.
- PROVIDE APPROVED FIRE EXTINGUISHER PER N.F.P.A. #10 (2A-10BC MIN./ PROPERLY MOUNTED).
- WATER HEATER SHALL BE SECURED IN PLACE BY RIGID CONNECTIONS OR A SHIT. MTL. STRAP, WRAPPED AROUND THE WATER HEATER AND SECURED IN PLACE WITH A MINIMUM OF 2-1/4" NAILS OR 1-1/2" GA X 1/2" WOOD SCREEN INTO 1/4" THK. SOLID WOOD OR EQUAL. THE WATER HEATER (SEE MORE BELOW S. W. SCHEDULE).
- FUEL STORAGE TANK INSTALLATION AND ANY PERMITS ARE NOT A PART OF THIS PLAN.
- PROVIDE A STREET VISIBLE SIGN (ADDRESS) ON BUILDING (3" HIGH NUMERALS/2" MIN. STROKE) MOUNTED ON CONTRASTING BACKGROUND. (12" HIGH)
- PROVIDE 2 EXITS FROM THE BUILDING AS REQUIRED PER SEC. 3303 U.B.C.
- FOR WALK IN COOLER NOTES SEE MD 1
- INSTALL FRP ON ALL OF THE WALLS IN THE FOOD PREP. AND DISHWASHING AREA.
- INSTALL FRP ON ALL OF THE WALLS IN THE FOOD PREP. AND DISHWASHING AREA.
- ON THE DOORWAYS LEADING TO THE MEN'S SANITARY FACILITIES, AN EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 1/2" LONG AND VERTICES POINTING UPWARD, AND AT THE WOMEN'S SANITARY FACILITIES A CIRCLE 1/2" THICK AND 12" IN DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.
- ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY THE PHYSICALLY HANDICAPPED PERSONS SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN.
- EACH PARKING SPACE RESERVED FOR THE HANDICAPPED SHALL BE IDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF PORCELAIN ON STEEL BEADED TEXT OR EQUAL, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 70 SQ. IN. IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 80" FROM THE BOTTOM OF THE SIGN TO THE PARKING SURFACE. IN ADDITION, THE SURFACE OF EACH SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE SYMBOLS OF ACCESSIBILITY IN BLUE PAINT, AT LEAST 3' SQUARE.
- PROVIDE SEPARATE STORAGE IN A CABINET CLOSE TO THE FLOOR FOR ALL INSECTICIDES AND POISONOUS SUBSTANCES.
- ALL SINKS SERVED BY THREADED FAUCETS SHALL BE PROTECTED BY BACKFLOW PREVENTION DEVICES.
- UNAUTHORIZED VEHICLES PARKED IN DESIGNATED HANDICAPPED SPACES NOT DISPLAYING DISTINGUISHING PLACARD OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT BY TELEPHONING _____
- WHERE THE PARKING SPACES ARE ADJACENT TO THE BUILDING, SIGN MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 36" ABOVE THE PARKING FINISH GRADE, GROUND OR SIDEWALK.
- ENVELOPE MEASURES INSULATING MATERIAL SHALL BE CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
- ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME-SPREAD, RATING AND SMOKE DENSITY REQUIREMENTS OF SECTIONS 1712 AND 1713 OF THE 1994 UNIFORM BUILDING CODE.
- DOORS AND WINDOWS SHALL BE DESIGN TO LIMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPED. MANUFACTURED DOORS AND WINDOWS SHALL HAVE AIR INfiltration RATES CERTIFIED WINDOWS EXTERIOR JOINTS, AND OPENING IN THE BUILDING ENVELOPED THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED.
- PROVIDE LEVER HARDWARE TO COMPLY WITH TITLE 24 REQUIREMENTS IN ALL AREAS ACCESSIBLE TO THE PHYSICALLY HANDICAPPED.
- THREE COMPARTMENT SINK MUST MEET (NSF) STANDARD FOR CONSTRUCTION AND SIZE.
- PROVIDE SOAP AND TOWEL DISPENSER IN EACH RESTROOM.
- AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES, OR THE IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL 3' SPACE. THE SIGN SHALL BE NOT LESS THAN 17" X 22" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:
- CONTRACTOR TO VERIFY GRADES, DIMENSIONS, AND OTHER JOB SITE CONDITIONS PRIOR TO COMMENCING ANY WORK.
- ALL DAMAGED FOOD PRODUCTS, FOOD PRODUCTS FROM WHICH THEIR LABELS HAVE BEEN REMOVED, SHALL BE SEPARATED AND STORED IN A SEPARATE AREA CLOSE TO THE FLOOR.
- THE DOOR TO THE TOILET ROOM SHALL BE TIGHT FITTING AND SELF CLOSING.
- PROVIDE RODENT PROOF GARBAGE OR REFUSE CONTAINER WITH TIGHT FITTING FLY PROOF LID. ALL REFUSE MUST BE MAINTAINED OR STORED IN A SIGHTLY AND SANITARY CONDITION.
- ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF THE U.B.C. AND ALL APPLICABLE CITY CODES.
- PLYWOOD AS CALLED FOR EXTERIOR (EXPOSED) SHALL BE EXTERIOR GRADE WITH EXTERIOR GLUE.
- RODENT-PROOF ALL ENTRANCES AND OPENING-SEAL FLASH AROUND ALL ROOMING PLUMBING AND ELECTRICAL LINES. PAY ENVIRONMENTAL HEALTH FEE PRIOR TO OPENING, AND CALL FOR FINAL INSPECTION PRIOR TO OPENING, SEAL ALL STORAGE, ESPECIALLY IN STUMP TANK AREA.
- MANUALLY OPERATED OR SURFACE MOUNTED FLUSH NTPA-10.2-A-10-B-R RATED MINIMUM (FM9-710.501) DOORS, THE UN-LATCHING OF ANY DOOR LEAF (WHEN USED IN PAIRS), SHALL NOT REQUIRE MORE THAN ONE OPERATION. "PHILANTH" ON INACTIVE DOOR LEAF (5-PONT SYSTEM)
- RESTROOM DOOR LEVER HEIGHT SHALL 30" TO 44" ABOVE FINISH FLOOR WITH 2" MAX. THRESHOLD HEIGHT AT ALL DOORS.
- FRONT AND BACK DOOR, RESTROOM DOORS & COLD BOX DOORS SHALL HAVE 1/2" MAX. THRESHOLD HEIGHT AT ALL DOORS.
- ALL SHELVING MUST BE STAINLESS STEEL OR WIRE RACKS (KITCHEN & WALKINS).
- PROVIDE ONE-COMPARTMENT NON POROUS JANITORIAL SINK.
- FIRE HYDRANTS SHALL BE TESTED AND APPROVED, FIRE ACCESS ROADS MADE SERVICEABLE PRIOR TO DELIVERY OF THE BUILDING. ANY HYDRO PUMPING EQUIPMENT WORK IS SUBJECT TO A STOP WORK ORDER, IF ACCESS ROADS BECOME IMPASSABLE OF THE HYDRANTS. NOTABLE: SEE THE BACK OF THE BUILDING & SAFETY DIVISION PERMIT CARD FOR FIRE PROTECTION REQUIREMENTS DURING CONSTRUCTION. (FM9-710.501/ UFC 10.203)
- PROVIDE PORTABLE FIRE EXTINGUISHER PER NTPA-10.2-A-10-B-R RATED MINIMUM (FM9-710.501) "MAX. 75" TRAVEL DISTANCE, PROVIDE A2-Z0-8C EXTINGUISHER FOR PUMP ROOM USE.
- PROVIDE APPROVED BRAILLE SIGNAGE ON STRIKE SIDE OF TOILET ROOM DOORS CENTERED 60" ABOVE FINISHED FLOOR.
- BRING A SAMPLE OF FLOOR TILES TO ENV. HEALTH DEPARTMENT FOR APPROVAL BEFORE INSTALLATION (RESTROOM & PREP. AREAS).
- THE FLOOR IN FOOD PREPARATION, DISHWASHING AREAS, & RESTROOMS SHALL BE EITHER COMMERCIAL TILES OR APPROVED MECHANICAL DISPENSERS. (COURTFL. SECTION 27621)
- THE FLOOR IN FOOD PREPARATION, DISHWASHING AREAS, & RESTROOMS SHALL BE EITHER COMMERCIAL TILES OR APPROVED MECHANICAL DISPENSERS. (COURTFL. SECTION 27621)
- SHATTER PROOF LIGHT FIXTURES IN THE FOOD PREPARATION, UTENSILS WASHING AND OPEN FOOD STORAGE AREAS. (COURTFL. SECTION 27621)
- PROVIDE SELF-CLOSING DOORS FOR THE RESTROOMS AND EXTERIOR DOORS. (COURTFL. SECTION 27626 & 27607)
- PROVIDE SOAP AND PAPER TOWEL DISPENSERS ADJACENT TO THE JANITORIAL SINK AND USE THIS SINK ALSO FOR HANDWASHING (COURTFL. SECTION 27627)
- ALL FOOD SERVICES EQUIPMENT MUST MEET NATIONAL SANITATION FOUNDATION STANDARDS. (COURTFL. SECTION 27614)
- THE FOOD SERVICE EQUIPMENT AT THE SELF-SERVICE COUNTERS SHALL BE EQUIPPED WITH ACCEPTABLE SHIELDS SUCH AS SNEEZE GUARDS, TIGHT FITTING SECURE ATTACHED LIDS OR APPROVED MECHANICAL DISPENSERS. (COURTFL. SECTION 27621)
- SHATTER PROOF LIGHT FIXTURES IN THE FOOD PREPARATION, UTENSILS WASHING AND OPEN FOOD STORAGE AREAS. (COURTFL. SECTION 27621)
- PROVIDE SELF-CLOSING DOORS FOR THE RESTROOMS AND EXTERIOR DOORS. (COURTFL. SECTION 27626 & 27607)

KEY NOTES:

- FLOOR DRAIN-- FOR DETAILS & SPECIFICATIONS REFER TO PLUMBING PLAN, & PLUMBING SCHEMATICS. SEE SHEET A1 (DRAWING INDEX)
- METAL PARTITION-- PROVIDE METAL PARTITION BETWEEN HANDWASHING SINK/JANITORIAL SINK & ALL FOOD PREPARATION AREAS. PER FRESNO COUNTY HEALTH DEPARTMENT REQUIREMENTS
- ILLUMINATED EXIT SIGN--PROVIDE ILL. EXIT SIGN/RESERVE BATTERY BACK UP SEE ELECTRICAL PLAN.
- CONCRETE SLAB-- 4" THICK CONCRETE SLAB W/ CONTROL OR EXPANSION JOINT AS REQUIRED.
- STOREFRONT DOORS-- PAIR OF 3068 ALUMINUM FRAME TEMPERED GLASS DOORS W/ALUM. THRESHOLD & WEATHERSTRIPPING AS REQ'D. PROVIDE PINLATCH TO WINDOW ABOVE, & THRU TO THRESHOLD BELOW.
- STOREFRONT WINDOW-- VISTA WALL FG3000 TEMPERED FIXED GLASS WINDOW (55 MAX. U VALUE OR EQUAL).
- SIGN-- PROVIDE SIGN @ DOOR STATING, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
- CEILING-- PROVIDE WASHABLE CEILING TILES THRU-OUT ENTIRE STORE. (UNLESS OTHERWISE NOTED.)
- DROP CEILING-- FOR DETAIL REFER TO BUILDING SECTION.
- DIPENSER-- PROVIDE PAPER TOWEL DISPENSER PER MANUFACTURER'S SPECIFICATIONS. (CONTINENTAL #990- W OR EQUAL).
- TOILET PAPER DISPENSER-- PROVIDE TOILET PAPER DISPENSER PER MANUFACTURER'S SPECIFICATIONS.
- HCP SIGN--PROVIDE APPROVED HANDICAPPED GRAPHIC SIGNS @ EA. RESTROOM DOOR (MEN & WOMEN'S) W/ APPROVED HCP SYMBOLS. SIGNS TO BE CONSTRUCTED BY PERSONNEL AUTHORIZED TO DO THE WORK.
- MIRROR-- PROVIDE 18"x30" O/ SINK @ EA. RESTROOM. FASTEN TO WALL USING SCREWS & MIRROR HANGERS. (NO GLUE ALLOWED.)
- DOOR CLOSER--PROVIDE DOOR CLOSER WHERE INDICATED W/ 2 OUT OF 3 HINGES HAVING SPRING ACTION.
- EXTERIOR WALLS--PROVIDE 2X6 OF #2 STUDS OR BETTER FOR REQUIRED INSULATION, SEE BUILDING SECTIONS.
- EQUIPMENT-- EQUIP. PROVIDED BY SUPPLIER & SHALL BE INSTALLED PER LOCAL, STATE, & NATIONAL CODES. SPECS TO BE RETAINED FOR VERIFICATION.
- SIGN-- PROVIDE CEILING MOUNT "NO SMOKING SIGN", & SYMBOL PER COUNTY REQUIREMENTS. SIGN TO BE CLEARLY VISIBLE UPON ENTERING STORE.
- SHEARWALL-- FOR SHEARWALL REQUIREMENTS REFER TO THE SHEARWALL SCHEDULE @ FLOOR PLAN.
- SOFFIT-- DASHED LINE DENOTES LOCATION OF SOFFIT. FOR MORE INFORMATION REFER TO BUILDING SECTIONS.
- LANDING-- EXTERIOR DOOR LANDINGS SHALL HAVE A SMOOTH TRANSITION TO ADJACENT PAVED SURFACES. SEE SITE & GRADING PLANS.
- HAND DRYER-- PROVIDE HAND DRYER 44" ABOVE FINISH FLOOR TO TOP OF CONTROLS AS REQ'D.
- CO2-- PROVIDE CO2 TANK FOR POST MIX SODA LINES. SEE FOUNDATION PLAN, FOR CHASE LOCATION.
- FENESTRATION-- MAXIMUM U-VALUE FOR ALL TEMPERED GLASS WINDOWS TO BE .55 OR LESS. (VISTAWALL ARCHITECTURAL PRODUCTS). SEE BUILDING ENVELOPE REQUIREMENTS (ENERGY CALCS.)
- POST MIX-- PROVIDE SHELVE FOR POST MIX CONTAINER STORAGE. (PEPSI, 7 UP, ORANGE, ETC.)
- FLOOR FINISH-- PROVIDE CERAMIC TILES W/RUBBER TOPSET FORMING A 3/8" RADIUS @ THE FLOOR/WALL INTERSECTION, EXTENDING 12" @ FLOOR, & 4" TOPSET UP WALL.
- WALK-IN COOLER-- FLOOR OF COOLER TO BE SEALED W/ COVERED METAL BASE (EPOXY FINISH, O/ CONCRETE SEAL PER COUNTY HEALTH DEPT. REQUIREMENTS.
- LANDINGS-- ALL DOOR LANDINGS SHALL HAVE A 1/4" PER FOOT SLOPE AS REQ'D.
- WATER CLOSET-- PROVIDE LOW FLOW COMMERCIAL W.C. AS REQ'D. SEE PLUMBING PLAN & FUTURE FOR SPECS.
- GRAB BAR-- PROVIDE 30"x48" TUBULAR SPECIALTIES #20240 OR EQUAL. SEE HANDICAPPED DETAILS & INSTALL PER MANUF. SPECS.
- EMERGENCY LIGHTS-- LIGHTS TO ACTIVATE UPON POWER FAILURE, +90" MIN ABOVE FINISH FLOOR.
- LAVATORY--PROVIDE LAV. A MIN. OF 18" FROM WALLS & PARTITIONS. SEE FLOOR PLAN & INSTALL PER MANUF. SPECS.
- MOP RACK-- PROVIDE MOP RACK TO +5'-6" ABOVE FINISH FLOOR.
- DIPENSER-- PROVIDE SOAP DISP. WHERE INDICATED. SEE PLUMB. PLAN. INSTALL PER MANUF. SPECS.
- URINAL-- PROVIDE URINAL WHERE INDICATED. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE PLUMBING PLAN.
- WATER HEATER-- PROVIDE F.R.P. COVERED PLYWOOD, OR FIBERGLASS FOR APPROVED SEPARATION BETWEEN JANITORIAL SINK & ALL FOOD PREPARATION AREAS.
- SHELVING-- 1"x6" WOOD SHELVING W/ APPROVED SHIELD BRACKET, SCREW INTO STUDS OR WALL BLOCKING. FIELD VERIFY.
- FAN--PROVIDE 6" MIN. DIA. EXHAUST FAN @ CEILING. SEE EQUIPMENT LAYOUT. FANS ARE PROVIDED TO REMOVE ANY WARM AIR BUILD UP GENERATED BY WARMING OVEN/STOVE THAT DO NOT REQUIRE ANY HOODS.
- SHELVING-- STAINLESS STEEL SHELVING, FASTEN W/ SCREWS TO STUDS OR BLOCKING IN WALL. FRAMER TO VERIFY PRIOR TO FASTENING TO WALL.
- FLOOR FINISH-- CERAMIC TILE, W/ COVERED TILE BASE, 3/8" MIN. RADIUS CORING, 12" @ FLOOR, & 5" PLYWOOD O/ SHT. RK., CENTERED 30" ABOVE FINISH FLOOR. (GS. PANEL)
- WALL FINISH-- PROVIDE 1/2" SHT. RK., TAPE & FINISH AS REQ'D. W/ THE UPPER 18" DN. FR. CEILING PAINTED SEMI-GLOSS GREY, W/ THE REMAINING WALL PAINTED SEMI-GLOSS WHITE, FR. FIN. FLR. TO CEIL'G.
- PROV. 1/2" SHT. RK., TAPE & FINISH AS REQ'D. W/ THE UPPER 18" DN. FR. THE CEIL'G PAINTED SEMI-GLOSS GREY, W/ THE REMAINING WALL PAINTED SEMI-GLOSS WHITE FR. TOP OF COUNTER TO CEILING.
- TYP. DOOR-- DENOTES DOUBLE SWING TYPE DOOR. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- WALL FINISH-- PROVIDE MATCHING GREY F.R.P. @ COOLER BOX DOORS. (VERIFY)
- WALL FINISH-- PROV. 1/2" SHT. RK., TAPE & FINISH AS REQ'D. W/ THE UPPER 18" DN. FR. THE CEIL'G PAINTED SEMI-GLOSS GREY W/ THE REMAINING WALL PAINTED SEMI-GLOSS WHITE FR. TOP OF COUNTER TO CEILING.
- HEADER-- 6X DF #1 HDR. SEE ROOF FRAMING PLAN & BUILDING SECTIONS FOR MORE DETAILS. FIELD VERIFY. R.O.
- MIRROR-- TYP. CONCAVE REFLECTIVE MIRROR INSTALL PER MANUF. SPECS.
- POSTS-- 6X DF #1 POST. SEE FOUNDATION & ROOF FRAMING PLANS FOR MORE DETAILS.
- PROVIDE F.R.P. FROM FIN. FLR. TO CEILING.
- SIGNAGE-- PROV. 5" X 5" MIN. HANDICAPPED ACCESSIBILITY SIGN @ PRIMARY BUILDING ENTRANCE.
- WINDOW-- FIELD VERIFY ROUGH OPENING PRIOR TO INSTALLATION. (VISTA WALL ARCHITECTURAL PRODUCTS)
- LANDING-- 8'-0" WIDE X 4" THK CONC. SLAB, SLOPE MIN. AS REQ'D. SEE FOUNDATION PLAN.
- FAN-- 12" DIAMETER ROTARY FAN. SEE ROOF FRAMING PLAN FOR EXT. CONDENSER LOCATION.
- PANEL-- TYPICAL ELECTRICAL PANEL FOR MORE DETAIL REFER TO ELECTRICAL & POWER PLAN.
- SHUT OFF-- PROVIDE EMERGENCY SHUT OFF FOR FUEL ISLAND. (FUEL ISLAND TO BE UNDER SEPARATE PERMIT.)
- ROOF ACCESS-- TYP. ROOF ACCESS LADDER. SEE BUILD SECTIONS, & EXT. ELEVATIONS. INSTALL PER LOCAL & STATE REQUIREMENTS.
- SEATING-- PLYMOLD COURT SERIES 'FIXED' SEATING. SEE DETAIL SHEET #F1 FOR MORE DETAIL. INST. PER PROVIDES SEATING FOR 22 OCCUPANTS, W/ 1 HANDICAPPED SPACE.
- WALL/CEILING FINISH-- PROVIDE 1/2" SHT. RK., TAPE & FINISH AS REQUIRED, PAINT W/ GLOSS OR SEMI-GLOSS PAINT. (OWNER VERIFY)
- PARTITION-- PROVIDE 1/2" WALL SURROUND THE SEATING. SEE DETAIL SHEET #F1 TO BE FRAMED W/ KILN DRIED WOOD. FIN. W/ MINIWAX WINTER WHITE #800
- SIGN-- PROVIDE 12" HIGH ADDRESS SIGN. (VERIFY)
- PEEP HOLE-- PROVIDE PEEP HOLE MIN. +60" ABOVE FINISH FLOOR.
- SHEARWALL PANEL-- PROVIDE SPECIFIED PANEL & NAILING BEHIND ALL POP-OUT FRAMING & FURRING. SEE DETAIL.
- SIGN-- PROVIDE SIGN THAT STATES "DRINKING WATER IS AVAILABLE UPON REQUEST".
- FACE-- FOR FRONT COUNTER SPECIFICATIONS, SEE SHEET #F1.
- DOORWAY-- FURR DOWN HEADER TO 7'-0" @ PASSAGE OR DOORWAY.
- CAMERA-- PROVIDE CAMERA W/ VIDEO TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. (VERIFY LOCATION)
- TOILET SEAT COVER DISPENSER
- PRE-FAB METAL CANOPY W/ ADJUSTABLE TENSION BAR ABOVE.
- AIR CURTAIN (FLY FAN) SEE EQUIPMENT LAYOUT MOUNT 6" ABOVE DOOR.
- 34" MAX. HT. 27" MIN. KNEE SPACE FOR HCP COUNTER.
- PROVIDE EMERGENCY SHUT OFF FOR FUEL ISLAND (FUEL ISLAND TO BE SUBMITTED FOR FUTURE & SEPARATE PERMIT.)
- CERAMIC TILE TO BE BELOW ENTIRE AREA OF SELF SERVICE ISLAND COUNTER W/ VINYL TOPSET BASE AT PERIMETER.
- PROVIDE CIRCUIT FOR AIR/WATER MACHINE
- PROVIDE TABLES & CHAIRS
- PROVIDE 5/8" THK. GYPSUM BOARD TYPE "X" 1 HOUR FIRE WALL RATING
- POST MIX. CONTAINER STORAGE (PEPSI ETC.)
- PROVIDE ALARM THAT SOUNDS OFF AUTOMATICALLY WHENEVER DOOR OPEN.
- PROVIDE SIGN THAT STATE "DRINKING WATER IS AVAILABLE UPON REQUEST".

SHEARWALL SCHEDULE

- A 3/8" PLYWOOD W/ 8d 6" O.C., W/ 1/2" DIAM. ANCHOR BOLTS @ 32" O.C.
- B 3/8" PLYWOOD W/ 8d 6" O.C., W/ 1/2" ANCHOR BOLTS @ 48" O.C.

NOTES:

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

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

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

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

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

ALL WORK SHALL COMPLY W/ THE FOLLOWING CODES: 2013 UNIFORM BUILDING CODE 2013 UNIFORM PLUMBING CODE 2013 UNIFORM MECHANICAL CODE 2013 NATIONAL ELECTRICAL CODE

ALL DOORS TO BE 1-3/4" THK., PAINT GRADE, UNLESS OTHERWISE NOTED.

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

ALL REAR EXITS SHALL BE PROVIDED W/ PANIC HARDWARE.

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

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

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

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

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

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

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

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

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

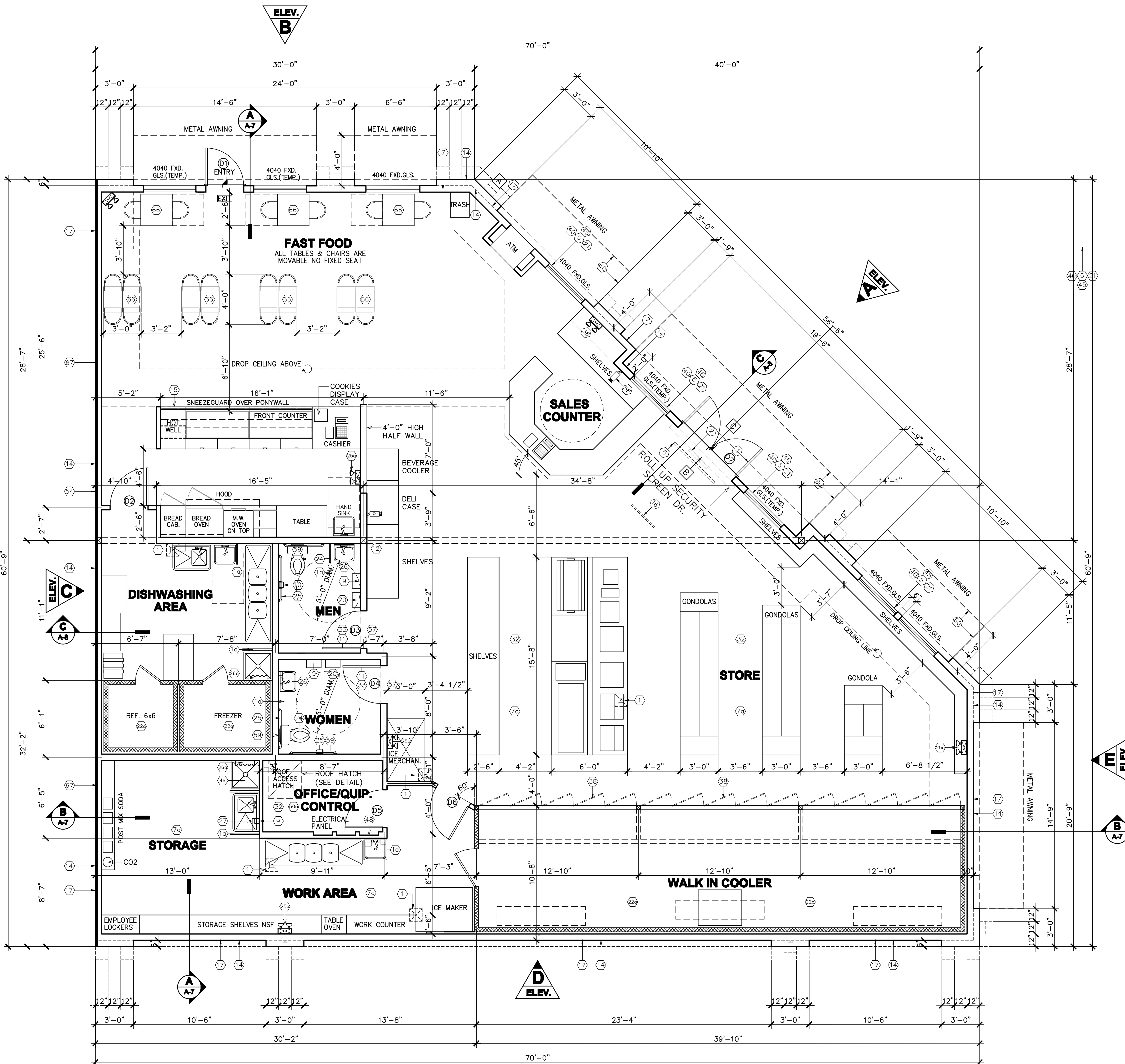
EXIT ANALYSIS: MIN. WIDTH OF EXITS REQUIRED = 56 (OCC. CAP.) WIDTH OF OPEN GS = 60" MIN.

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

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

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

NO COOKING ALLOWED.



FLOOR PLAN 3,453 S.F.

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

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JOB #: 1718
DATE: JULY 20, 2017

DRAWN: [Signature]

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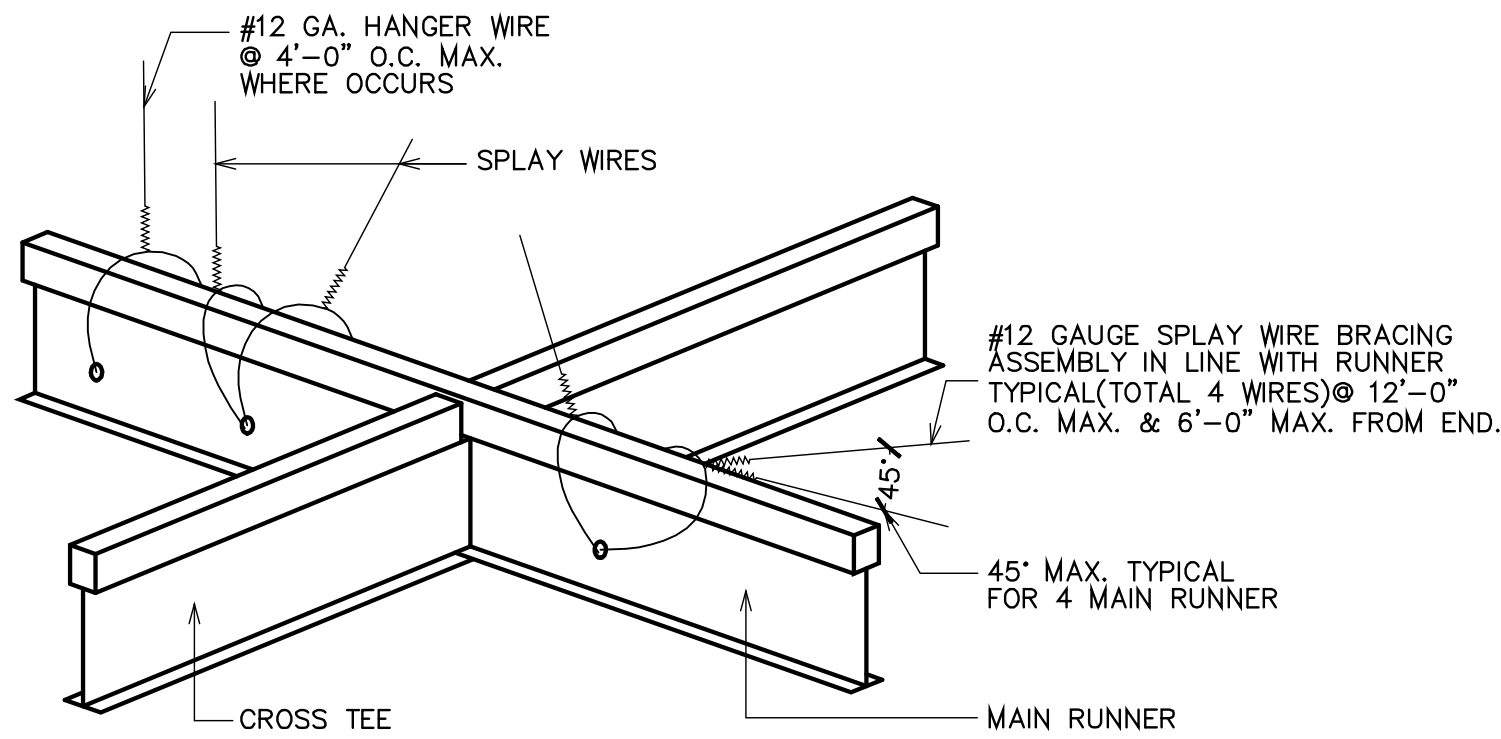
PROJECT: **TENANT IMPROVEMENT (COR. BELMONT & VAN NESS)**
BUILDER: **BEAL DEVELOPMENT LLC**
SHEET NO. **A1**
OF SHEETS

CEILING SUPPORT NOTES:

- VERTICAL HANGERS: SUSPENSION WIRES SHALL NOT BE SMALLER THAN NO. 12 GAUGE SPACED AT 4' O.C. ALONG EA. MAIN RUNNER. EA. VERTICAL WIRE SHALL BE ATTACHED TO THE CEILING SUSPENSION MEMBER AND TO THE SUPPORT ABOVE, WITH A MIN. OF 3 TURNS. ANY CONNECTION DEVICE AT THE SUPPORTING CONSTRUCTION SHALL BE CAPABLE OF CARRYING NOT LESS THAN 100 LBS. SUSPENSION WIRES SHALL NOT HANG MORE THAN 1:6 OUT OF PLUMB UNLESS COUNTER SLOPING WIRES ARE APPROVED. WIRES SHALL NOT ATTACH TO OR BEND AROUND INTERFERING MATERIAL OR EQUIPT. A TRAPEZE SUSPENSION SHALL BE CONSTRUCTED PROVIDE DIRECT SUSPENSION. TRAPEZE SUSPENSION SHALL BE A MIN. OF BACK TO BACK 1 1/4" COLD ROLLED CHANNELS FOR SPANS EXCEEDING 4'.
2. PERIMETER HANGERS: THE TERMINAL ENDS OF EA. CROSS RUNNER AND MAIN RUNNER SHALL BE SUPPORTED INDEPENDENTLY A MAX. OF 8" FROM EACH WALL OR CEILING DISCONTINUITY WITH NO. 12 GA. WIRE OR APPROVED WALL SUPPORT.
3. LATERAL FORCE BRACING: HORIZONTAL RESTRAINT SHALL BE AFFECTED BY FOUR NO. 12 GA. WIRES SECURED TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER INTERSECTION AND SPAYED 90 DEG. FROM EACH OTHER AT AN ANGLE NOT EXCEEDING 45 DEGREES FROM THE PLANE OF THE CEILING. A STRUT FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENT INDUCED BY THE BRACING WIRES. THESE HORIZONTAL RESTRAINT POINTS SHALL BE PLACED 12" ON CENTER IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 5' FROM EACH WALL ATTACHMENT OF THE RESTRAINT WIRES TO THE STRUCTURE SHALL BE ADEQUATE FOR THE LOAD IMPOSED. LATERAL FORCE BRACING MEMBERS SHALL BE SPACE A MIN. OF 8' FROM ALL HORIZONTAL PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZONTAL FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS DONE 200 LBS. OR THE ACTUAL DESIGN LOAD WHICHEVER IS GREATER WITH A SAFETY FACTOR OF 2.
4. PERIMETER MEMBERS FOR TILE CEILING: ENDS OF MAIN RUNNERS AND CROSS MEMBERS SHALL BE TIED TOGETHER TO PREVENT THEIR SPREADING.
5. ATTACHMENT OF MEMBERS TO THE PERIMETER: TO FACILITATE INSTALLATION MAIN RUNNERS AND CROSS RUNNERS MAY BE ATTACHED TO THE PERIMETER MEMBER AT 2 ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE 2 OTHER WALLS.

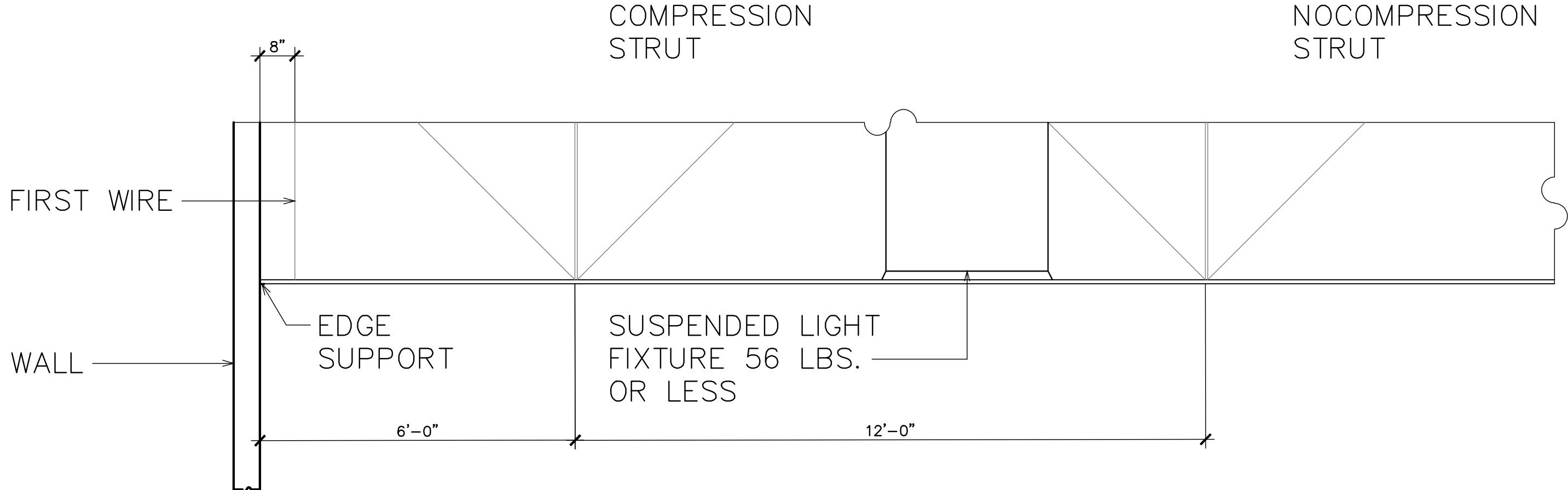
LIGHTING FIXTURE NOTES:

1. ALL LIGHTING FIXTURES SHALL BE POSITIVELY ATTACHED TO THE SUSPENDED CEILING SYSTEM THE ATTACHMENT DEVICE SHALL HAVE A CAPACITY OF 100% OF THE LIGHTING FIXTURE WEIGHT ACTING ANY DIRECTION. NO. 12 GA. HANGER SHALL BE ATTACHED TO THE GRID MEMBERS WITHIN 3" OF EA. CORNER OF EA. FIXTURE. TANDEM FIXTURE MAY UTILIZE COMMON WIRES.
2. LIGHTING FIXTURE WEIGHING LESS THAN 56 LBS. SHALL HAVE IN ADDITION TO THE REQUIREMENT ABOVE 2 NO. 12 GA. HANGERS CONNECTED FROM FIXTURE HOUSING TO THE STRUCTURE ABOVE. THESE WIRE MAYBE SLACK.
3. LIGHT FIXTURES WEIGHING MORE THAN 56 LBS. SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY APPROVED HANGERS AND METHODS.
4. PENDANT HUNG FIXTURES SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE USING NO. 9 GA. MIN. WIRES OR APPROVED ALTERNATE SUPPORT WITHOUT USING THE CEILING SUSPENSION SYSTEM FOR THE DIRECT SUPPORT.
5. PROVIDE SHATTER PROOF LIGHT FIXTURES @ FOOD PREPARATION, UTENSIL, OPEN FOOD STORAGE AREAS.



4 FOUR-WAY TEE BRACING DETAIL

- NOTE
1. METAL SUSPENSION SYSTEM FOR ACOUSTICAL TILE AND FOR LAY-IN PANEL CEILING SHALL SATISFY THE REQUIREMENTS OF ASTM C 635 AND C 636, TYPICAL.
2. WIRES SHALL BE ATTACHED TO SUSPENDED MEMBERS WITH THE MINIMUM OF THREE TURNS.
3. VERTICAL STRUT SHALL BE INSTALLED AT EACH SET OF SPAY WIRES - 200 LBS. DESIGN FORCE.



NOTE

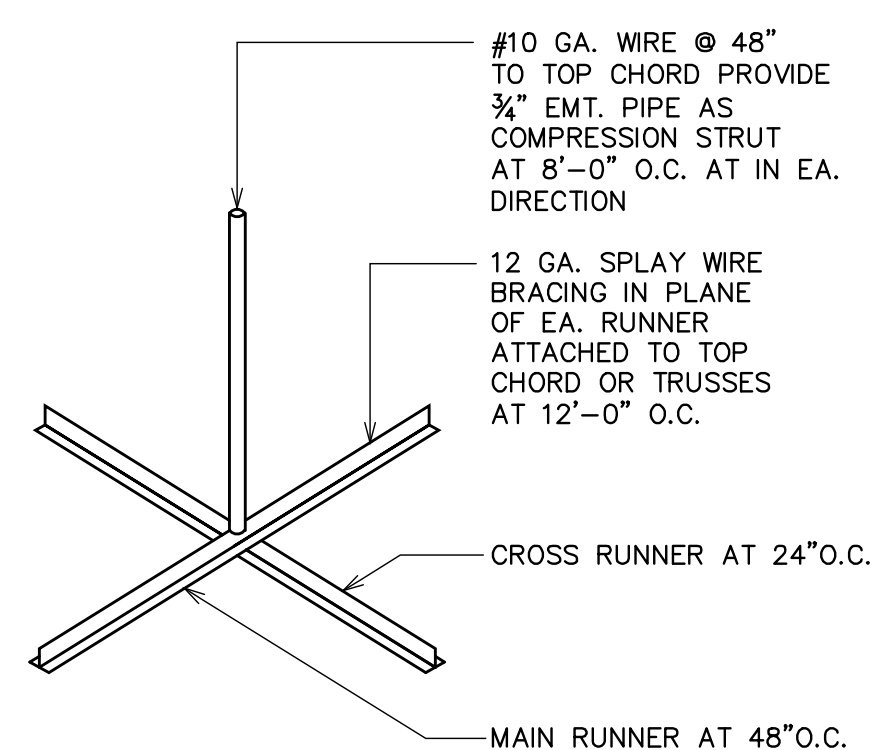
REFERENCE DETAIL BELOW FOR THE ACCEPTABLE LENGTHS OF METAL STUDS FOR USE AS STRUTS IN VIEW OF DETAIL SHOWN AT LEFT.

NOTE

SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CBC 803.9.1.1, ASTM C 635 AND ASTM C 636.

NOTE

EXTEND TUBE TO BE TIGHT TO CEILING GRID AND STRUCTURE ABOVE THEN INSTALL BOLT TO SECURE ONE TUBE TO THE OTHER. TUBES SHALL LAP ONE ANOTHER AT LEAST 4" IN FULLY EXTENDED POSITION.



1 T-BAR CEILING DETAIL

SCALE: 1"=1'-0"

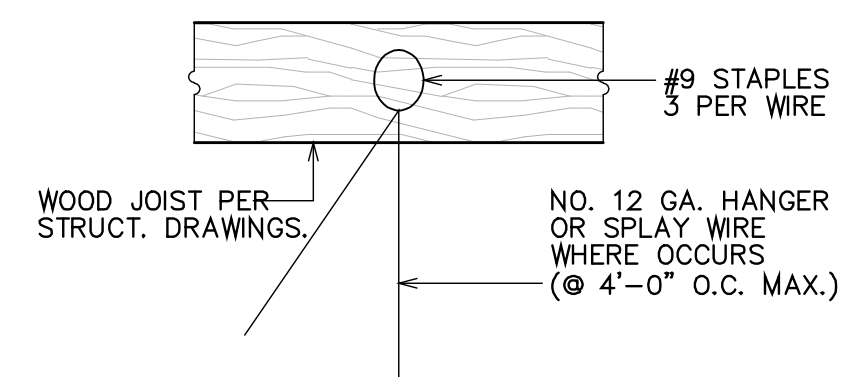
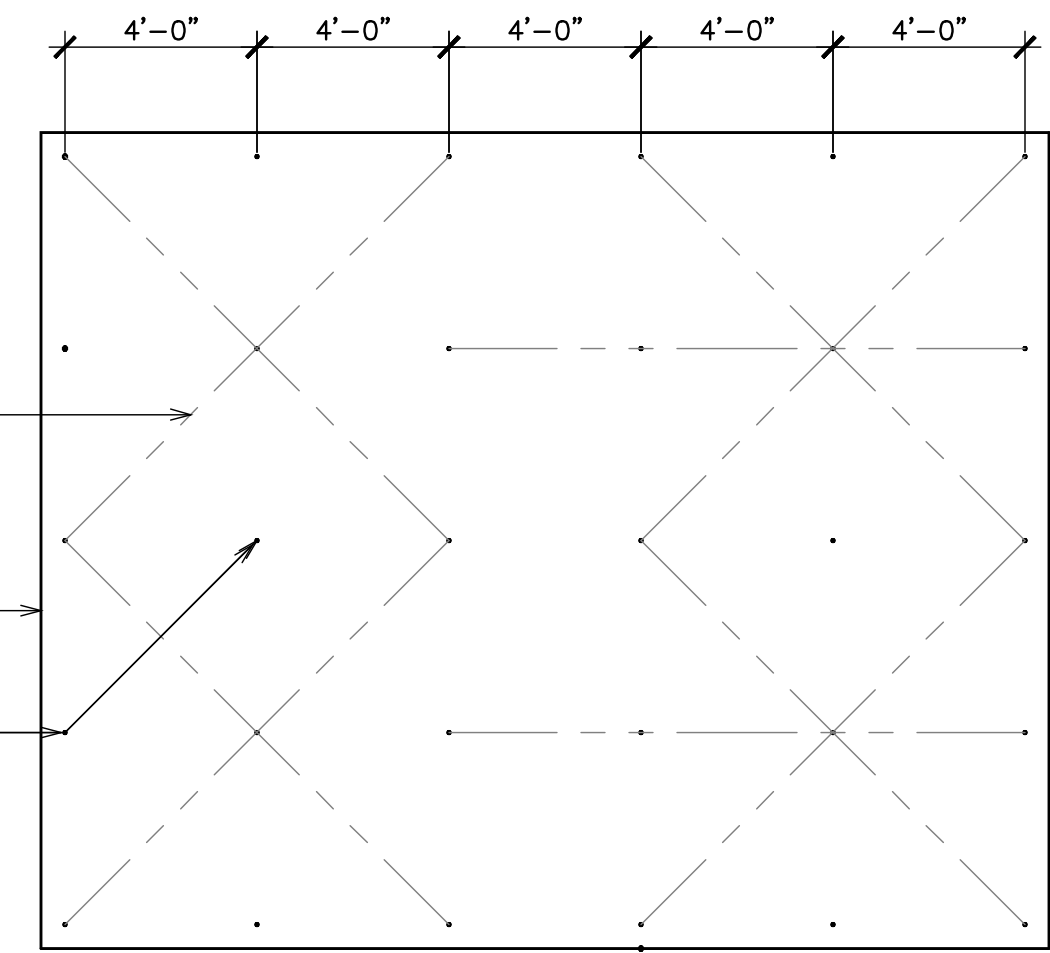
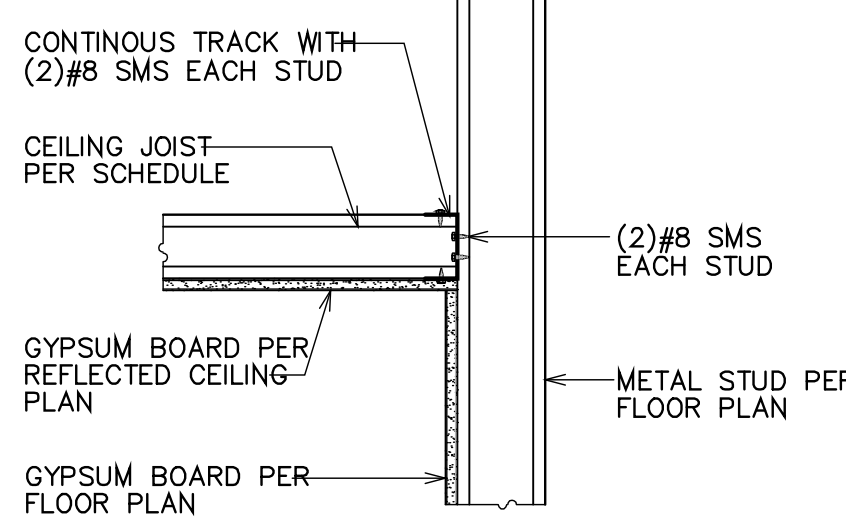
COMPRESSION STRUT SCHEDULE

DIA. OF EMT. STRUT	MAX. LENGTH
3/8"	4'-0"
1/2"	5'-0"
5/8"	6'-0"
1"	8'-0"
1 1/4"	12'-0"
2"	16'-0"

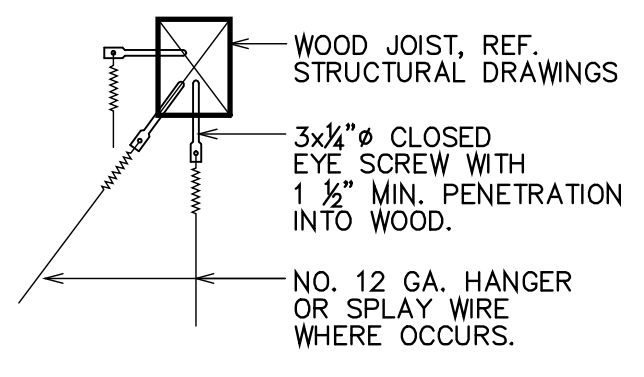
TYPICAL BRACING:

1. EACH 4x4 GRID SHALL BE CAPABLE OF WITHSTANDING A MIN. HORIZONTAL LOAD OF 115#
2. EACH 4x4 GRID SHALL BE CAPABLE OF WITHSTANDING A MIN. HORIZONTAL LOAD OF 115#
3. SIMILAR BRACING FOR THE SUSPENDED GYPSUM BOARD.
4. START 8" FROM WALL SUSPENDED GYPSUM BOARD.

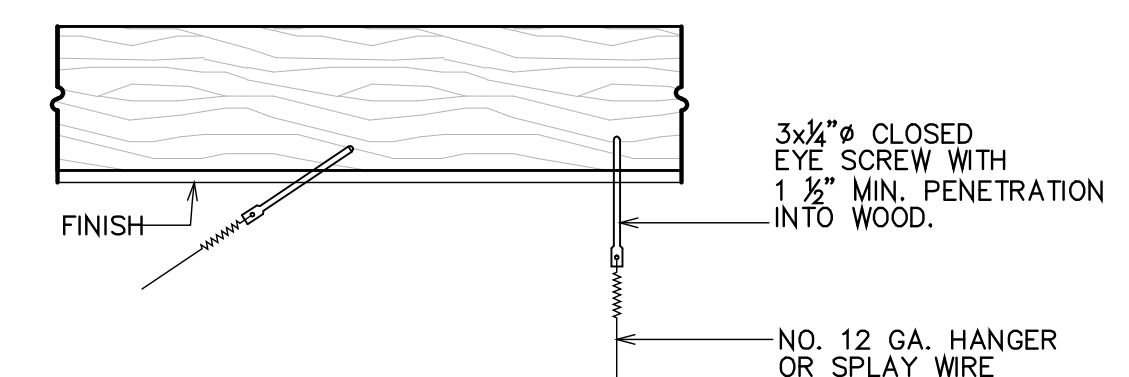
3 CEILING JOIST CONNECTION TO WALL



SUPPORT DETAIL



SUPPORT DETAIL



SUPPORT DETAIL

REFLECTED CEILING LEGEND:

- R101 SALES FLOOR
- R102 WALK IN COOLER
- R103 DINE-IN AREA
- R104 SALES COUNTER
- R105 OFFICE
- R106 WORK AREA
- R107 CASH REGISTER
- R108 STORAGE
- R109 UTENSILS, WASH & JANITORIAL
- R110 WIF/WIC
- R111 WOMEN RESTROOM
- R112 MEN RESTROOM
- R113 SODA DISPENSER
- R114 LIQUOR/WIN SECTION

5"x5" INTERN'L. SYMBOL OF H.C. ACCESSIBILITY

PROVIDE SIGN: THIS DOOR IS TO REMAIN BUSINESS HOUR - USE LETTERS 1" INCH HIGH ON CONTRASTING BACKGROUND AT MAIN EXIT

PROVIDE TENANT NAME AND ADDRESS IN BRAILLE @ MAIN ENTRANCE 60" A.F.F. @

- INDICATES 2'x4' ACOUSTIC SUSPENDED CEILING SYSTEM TO BE ARMSTRONG "CORTEGASECOND LOOK II" - REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS OR PER OWNER.
- INDICATES 3/8" GYPSUM BOARD CEILING - REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- INDICATES 2'x4' VINYL FACE WASHABL. PANELS PER NOTE #8 OF FINISH SCHEDULE NOTE THIS SHEET, OR EQUAL, PER OWNER.
- OPEN TO STRUCTURE ABOVE - GENERAL CONTRACTOR TO PROVIDE SCRIM SHEET OVER FACE OF EXPOSED INSULATION - FINISH PER FINISH SCHEDULE
- INDICATES HANGING PENDANT LIGHT FIXTURE - REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS
- INDICATES CEILING FAN
- INDICATES RECESSED CAN LIGHTS FIXTURE - REFR TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- INDICATES CEILING FAN WITH LIGHTING

- INDICATES 2'x4' CEILING HUNG PARABOLIC LIGHT FIXTURE - REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. PROVIDE SHATTER PROOF LIGHT FIXTURE @ FOOD PREPARATION, UTENSIL, WASHING AND OPEN FOOD STORAGE AREA.
- INDICATES 2'x4' CEILING HUNG PARABOLIC LIGHT FIXTURE WITH BATTERY BACK UP - REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. PROVIDE SHATTER PROOF LIGHT FIXTURE @ FOOD PREPARATION, UTENSIL, WASHING AND OPEN FOOD STORAGE AREA.

- INDICATES GYPSUM BOARD CEILING SYSTEM - REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

- 2x2 PERFORATED T-BAR DIFFUSER
- 2x2 PERFORATED T-BAR RETURN

REFLECTED CEILING PLAN

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

2 ACOUSTIC SUSPENDED CEILING AND PARTITION BRACING

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JOB #: 1718

DATE: JULY 20, 2017

DRAWN:

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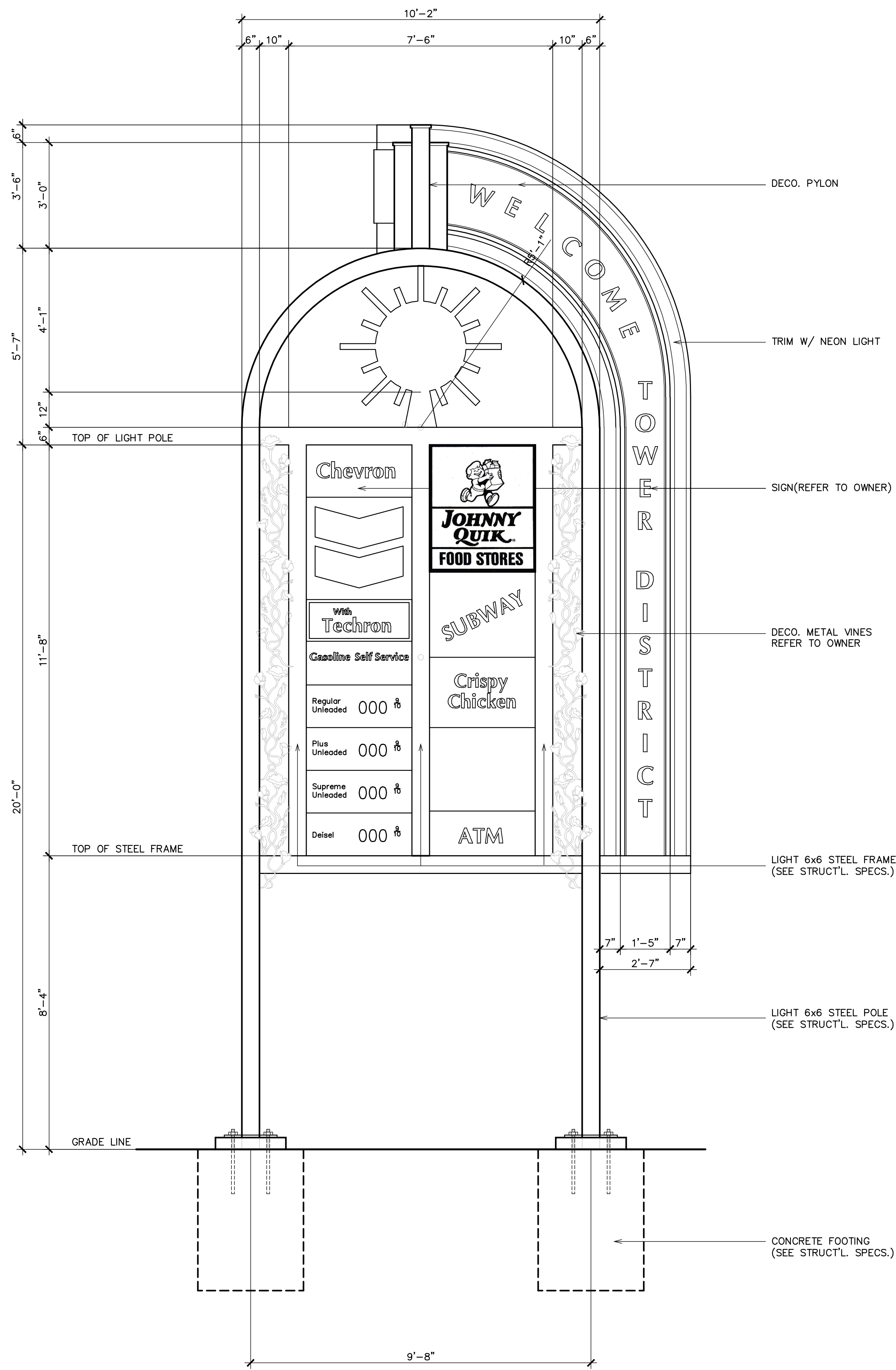
BUILDER:

SHEET NO.

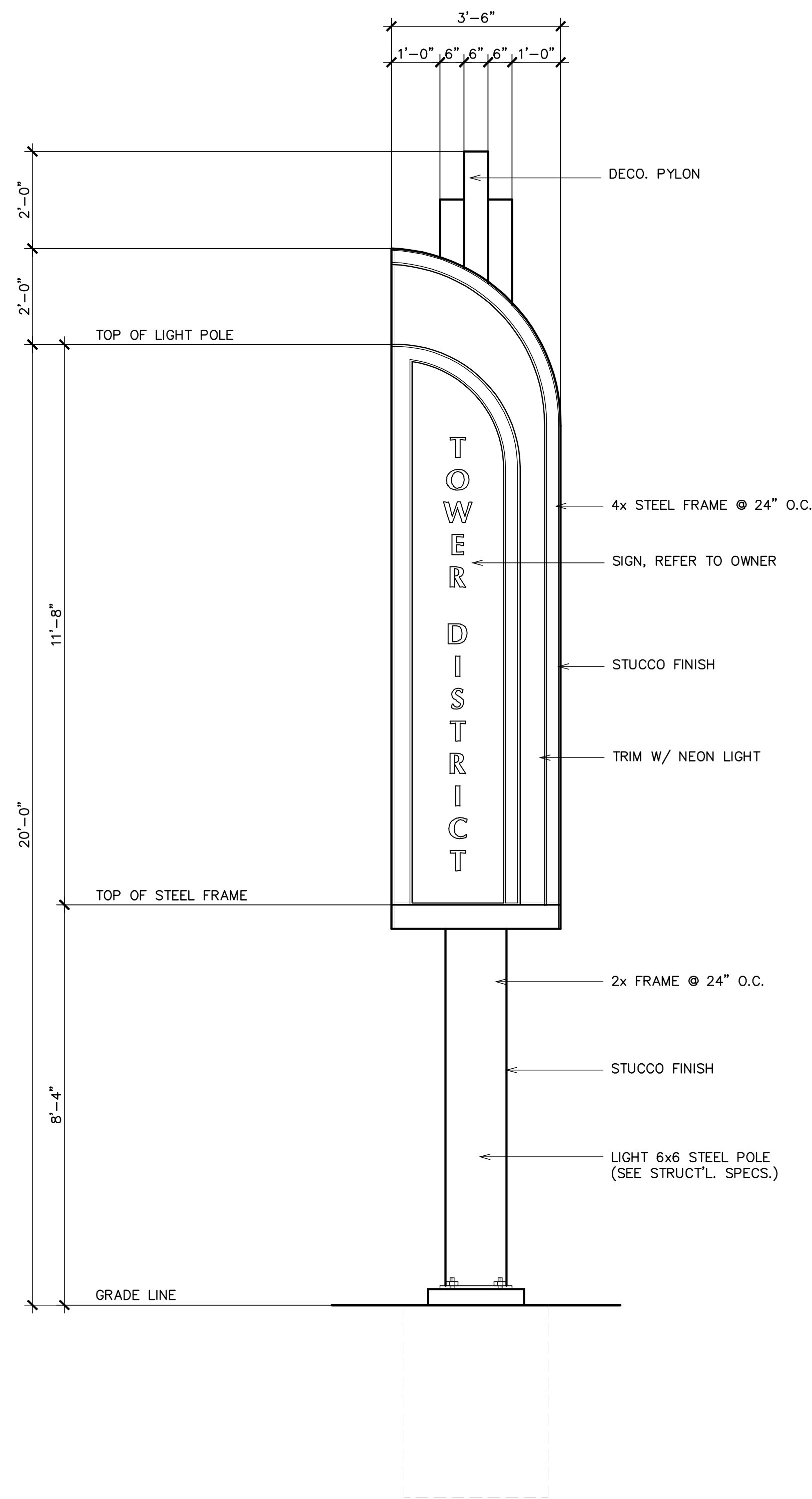
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A10

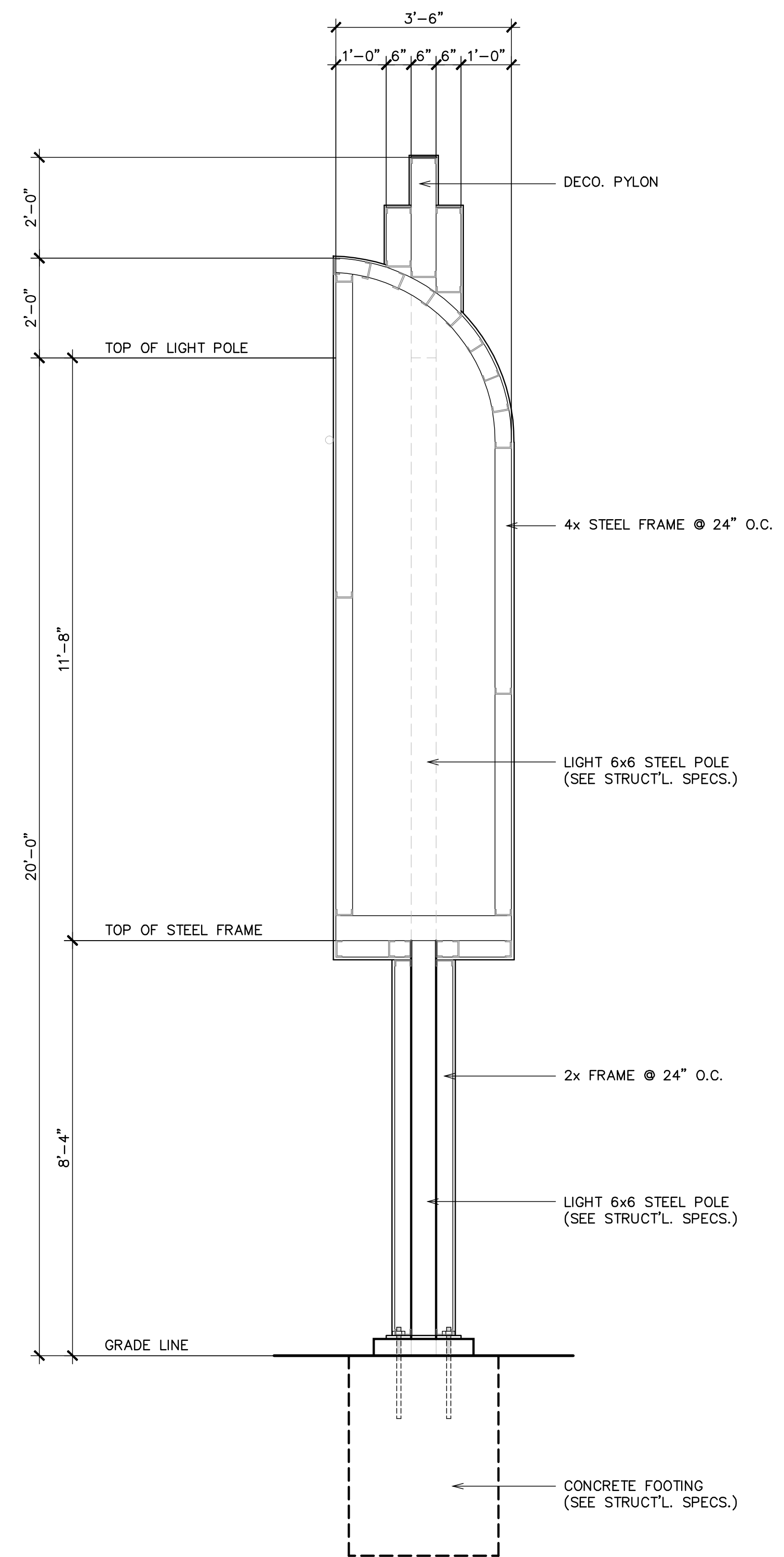
OF SHEETS



1 TYPICAL SIGN "A"
SCALE: 1/2" = 1'-0"



2 TYPICAL SIGN "B"
SCALE: 1/2" = 1'-0"



SIGN & SIGN STRUCTURE

SCALE: 1/2"=1-0 (BY OTHERS)

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JOB # 1718

DATE: JULY 20, 2017

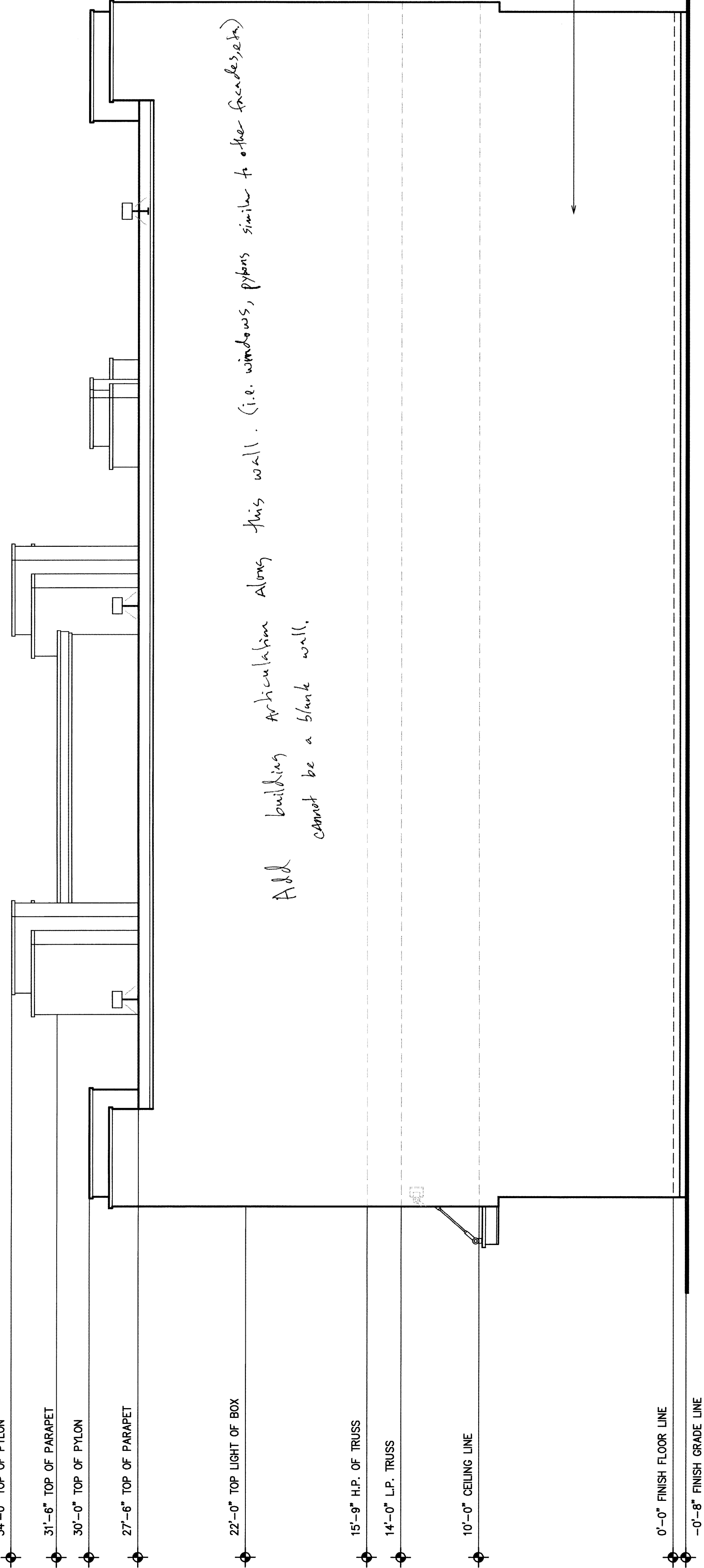
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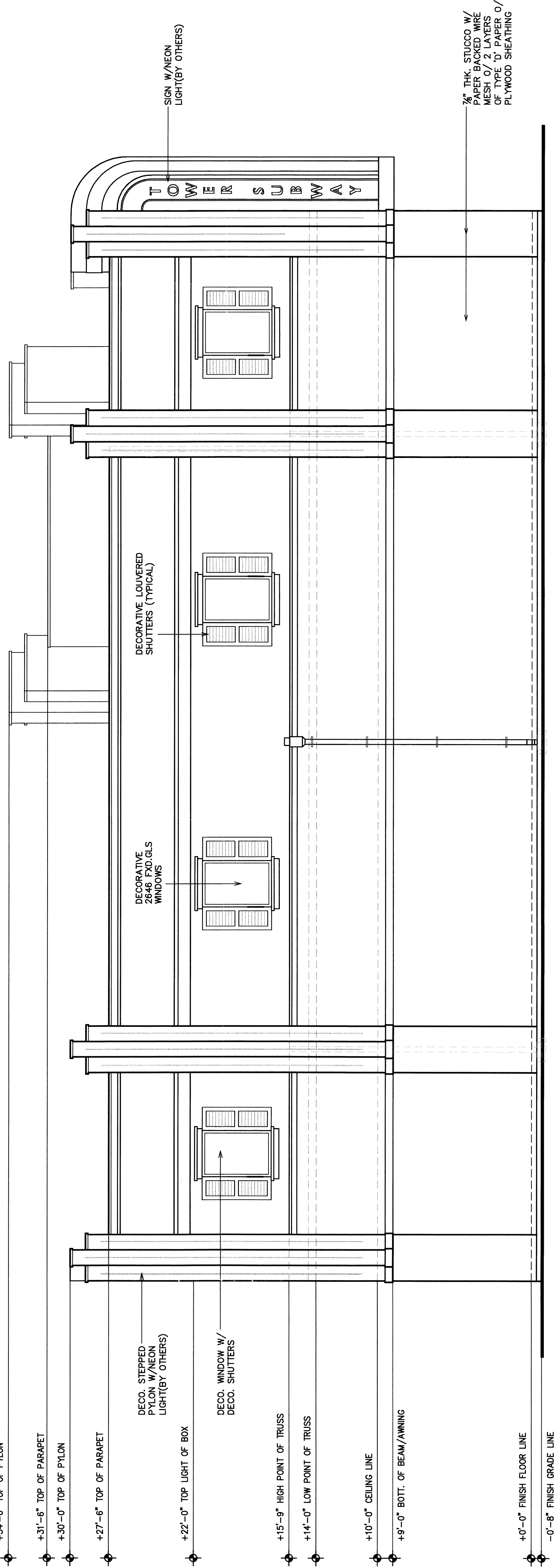
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CELL: (559) 288-0211

PROJECT:
BUILDER:

SHEET NO. T.I. A12 OF SHEETS



C (WEST) ELEVATION ALONG ALLEY



D (SOUTH) ELEVATION ALONG ROAD

EXTERIOR ELEVATIONS

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

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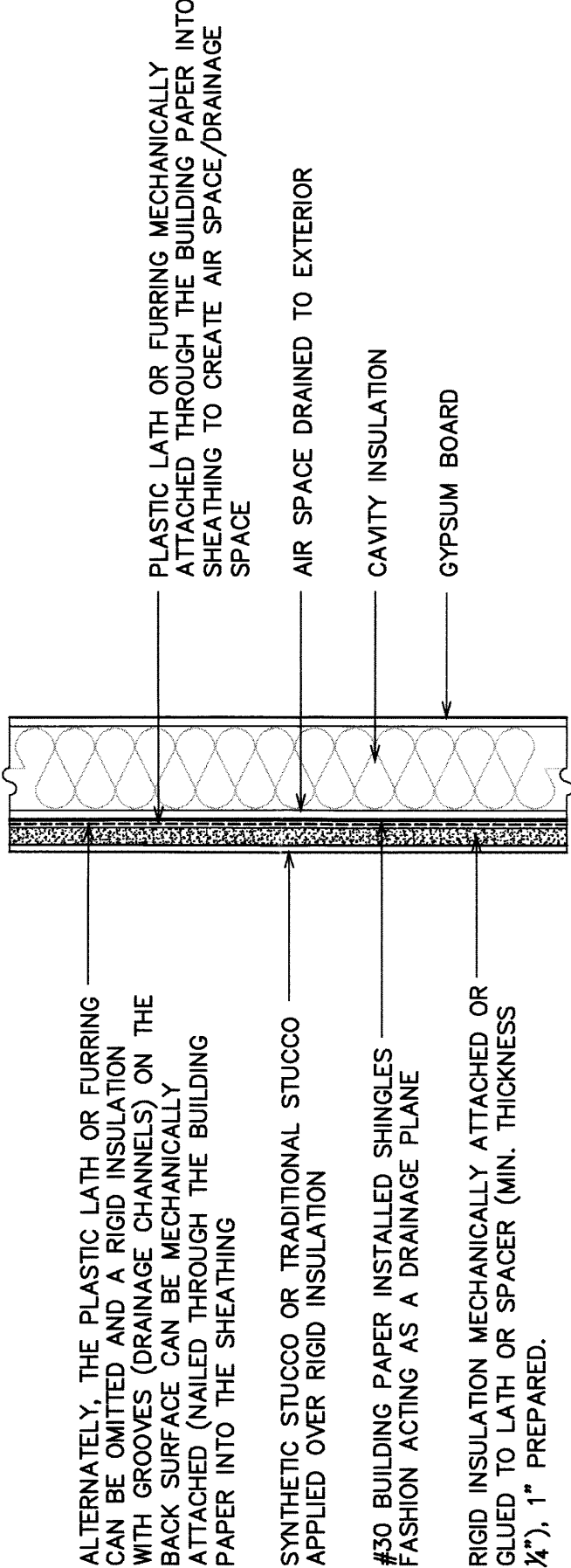
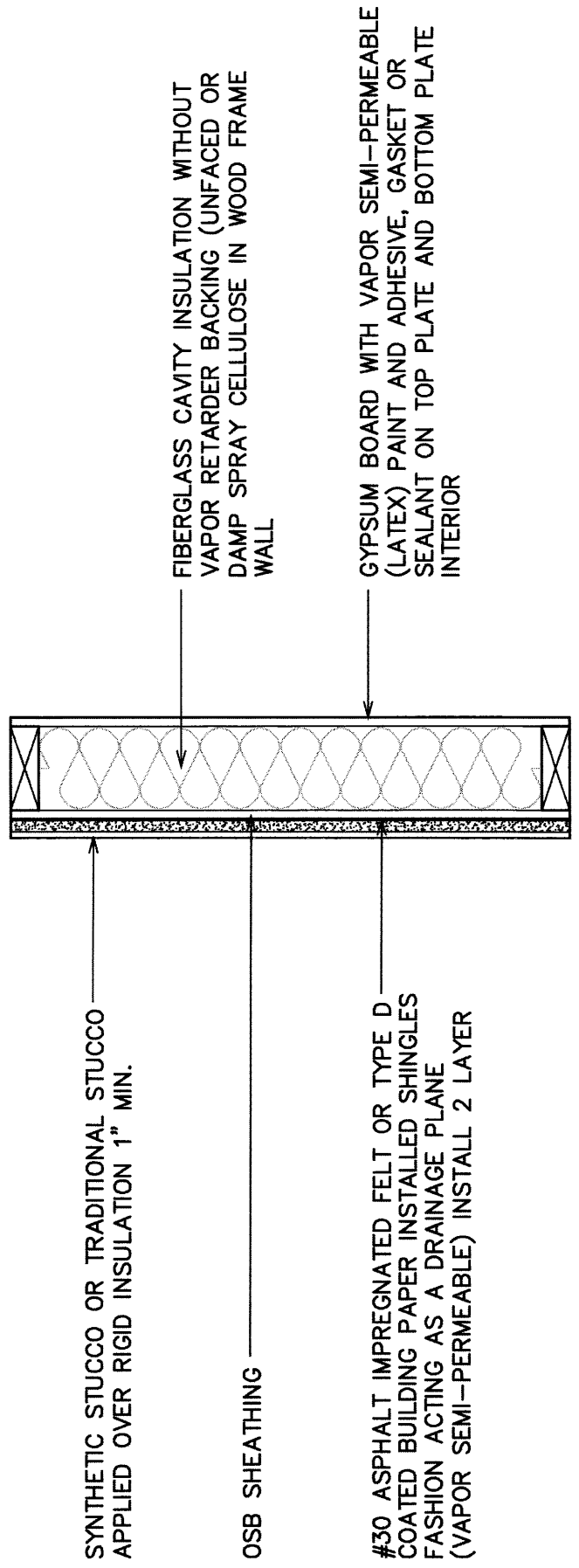
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DATE: JULY 20, 2017
JOB #: 1718

CONTENTS: EXTERIOR ELEVATIONS



1 STANDARD EXTERIOR WALL CONSTRUCTION OPTION

SCALE: 1"=1'-0"

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JOB #:
1718

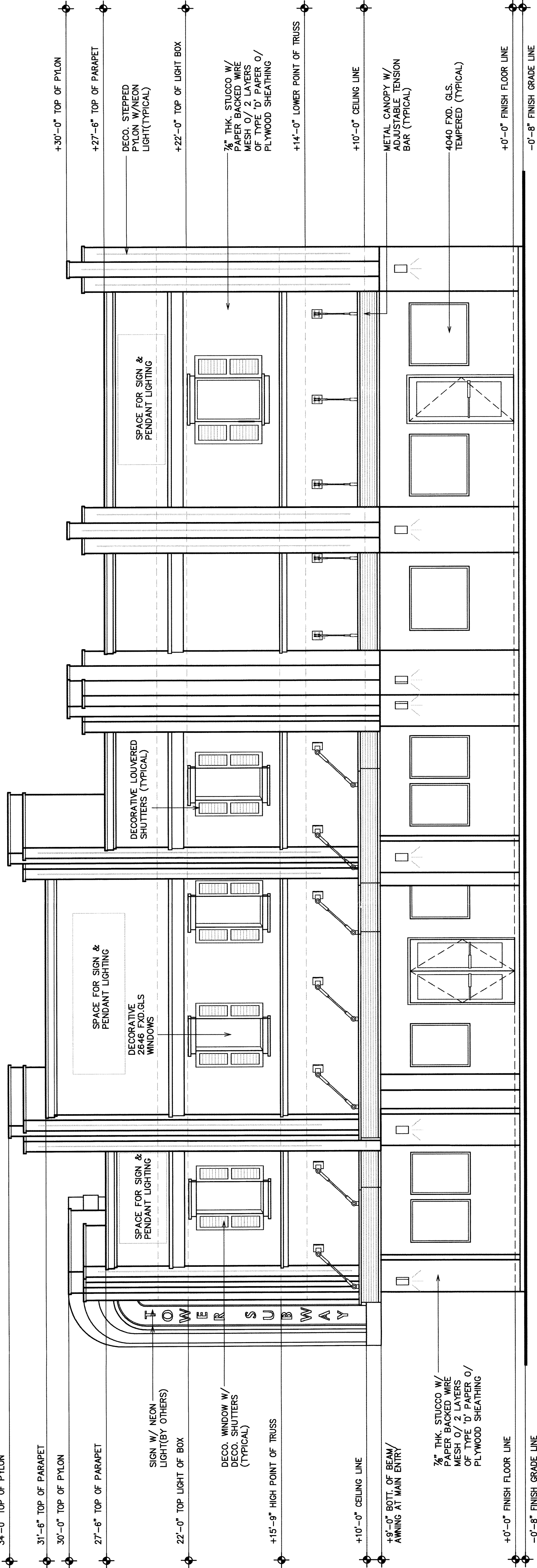
DATE:
JULY 20, 2017

DRAWN:
DATE:
JULY 20, 2017

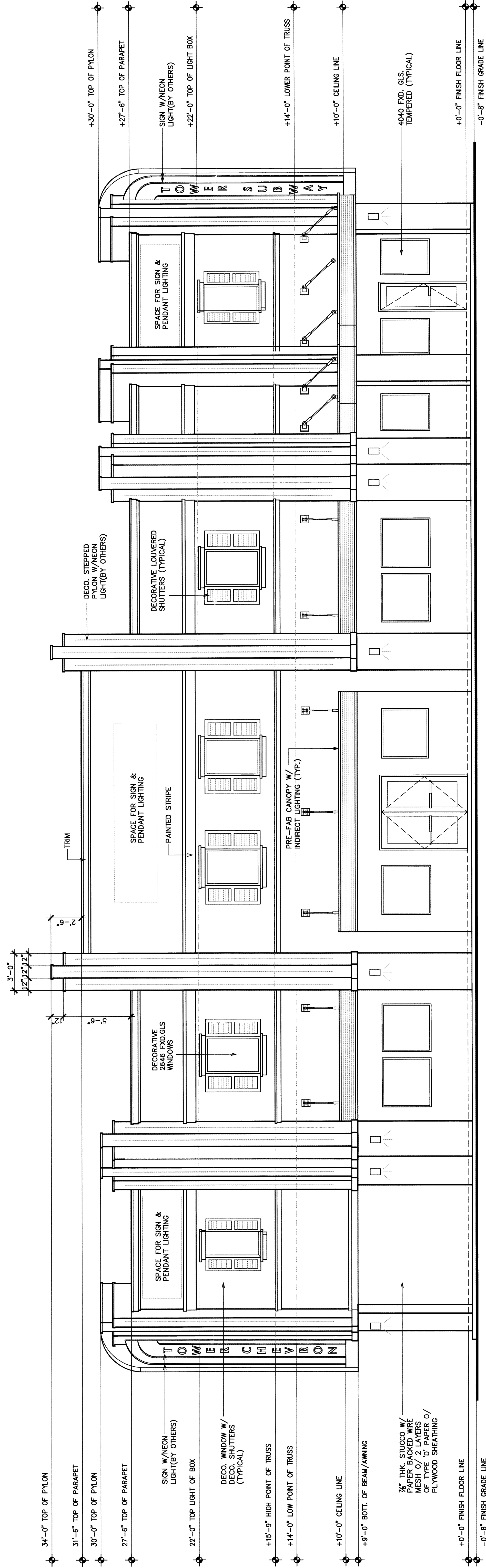
ENGINEERING-BUILDING-DESIGN-CONSULTING
ARCHITECTURAL AND URBAN
Gary R. Boyer, Ph.D.
Architect/Consultant
3064 Ave 13 E
Madison, CA 93638
Tel: (559) 645-0528
Fax: (559) 645-0531
LC-C-16857

PROJECT:
TENANT IMPROVEMENT
(COR. BELMONT & VAN NESS)
REAL DEVELOPMENT LLC
CELL: (559) 222-8888
PHONE: (559) 222-0211
FAX: (559) 222-0211

SHEET NO.
T-1
A2
OF SHEETS



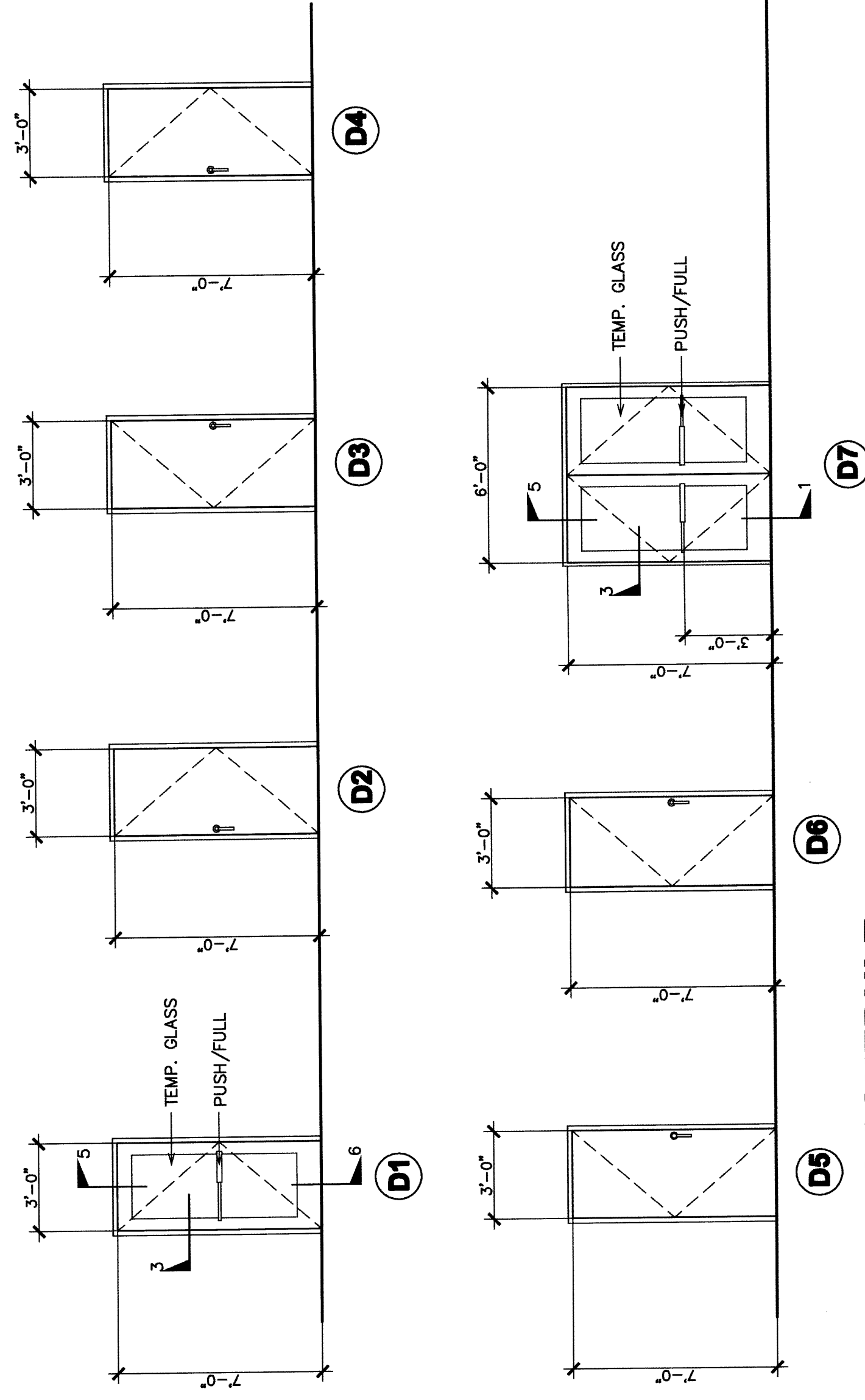
B (NORTH) ELEVATION ALONG E. BELMONT AVENUE



A (NORTH-EAST) FRONT ELEVATION ALONG E. BELMONT AVE. & N. VAN NESS AVE.

EXTERIOR ELEVATIONS

SCALE 1/4"=1'-0"



1 DOORS SCHEDULE

M4 SCALE: $Y_4^{10} = 1^2 - 0^{20}$

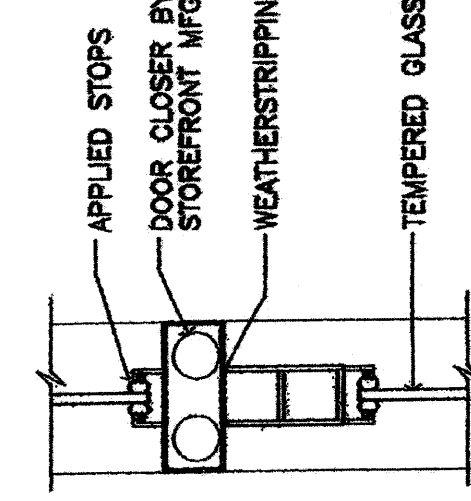
DOORS SCHEDULE											
DOOR NUMBER	DOOR SIZES	DOOR TYPE	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	MINIMUM FIRE RATING	HARDWARE	REMARKS VERIFY W/ TENANT HINGES SIDE	QUANTITY
①	3'-0" x 7'-10"	D1	1 3/4"	SF	PF	SS	PF			TEMPERED GLASS	1
②	3'-0" x 7'-0"	D2	1 3/4"	HM	P	HM	P				1
③	3'-0" x 7'-0"	D3	1 3/4"	HM	P	HM	P				1
④	3'-0" x 7'-0"	D4	1 3/4"	HM	P	HM	P				1
⑤	3'-0" x 7'-0"	D5	1 3/4"	HM	P	HM	P				1
⑥	3'-0" x 7'-0"	D6	1 3/4"	HM	P	HM	P			VISION PANEL ● PANEL OF TEMPERED GLASS	2
⑦	DBL. 3'-0" x 7'-10"	D7	1 3/4"	SF	PF	SS	PF				1

DOOR MATERIAL:
SF – STOREFRONT
HM – HOLLOW METAL
HM – HOLLOW METAL
DOOR FINISH: ANODIZED II CLEAR
SP – SHOP PAINTED
P – PAINTED

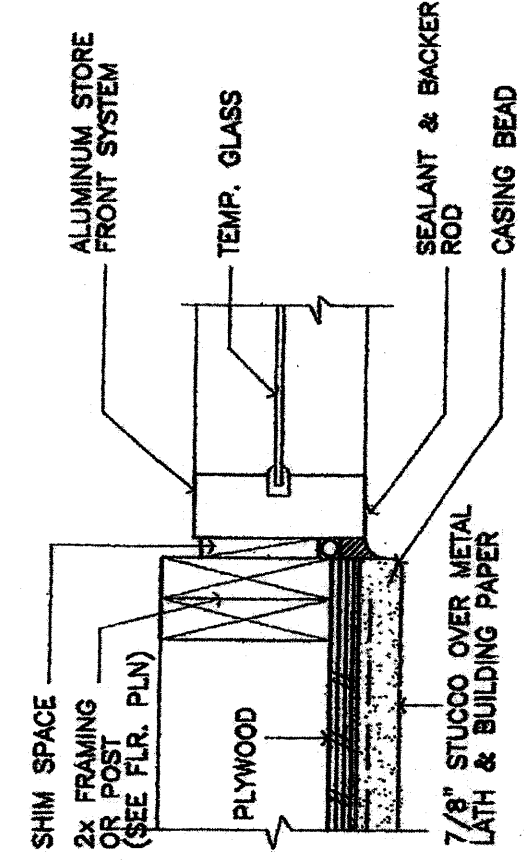
FRAME MATERIAL:
SP – STOREFRONT, ALUMINUM ARCADIA DS.002–DS.003
HM – HOLLOW METAL STEEL: M16–8–3/4" 16 GA. WELDED
FRAME FINISH:
PF – PRE-FINISH
P – PAINTED

HARDWARE:

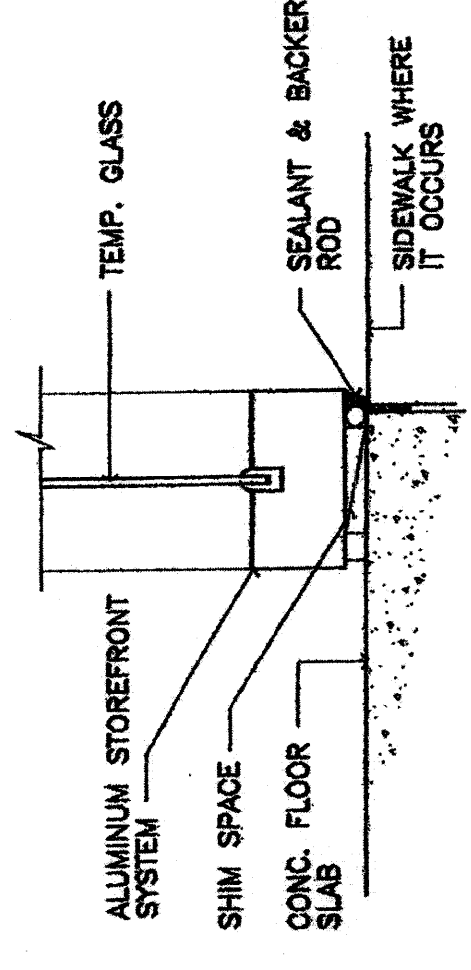
1. CYLINDER: ADAMS SET WS-050 LOCK BOLT W/ ARCADIA DS-002-DS-003
DECAL: HANDICAPPED 545 SYMBOL
DECAL: THIS DOOR IS TO REMAIN UNLOCKED
DURING BUSINESS HOURS
- BALANCE OF HARDWARE SUPPLIED BY DOOR SUPPLIER.
OVERHEAD CONCEALED CLOSER ARCADIA
CENTER PIVOT ASSEMBLY
INSIDE HANDLE ARCADIA
THRESHOLD
2. EXIT DEVICES: "NOM DURPIN" 35 SERIES PANIC HARDWARE.
CYLINDER: "SCHAGE" 20--022, 626
BUTTS: "HAGER, 1279 41/2" x 4-1/2" NPR, 626
LOCK 4-TRA/AL" "BUILDE BRASS WORKS" 9815, 626
THRESHOLD: "PEMKO" 170A 35"
DOOR DRIP: "PEMKO" 170A 35"
WEATHERSTRIPPING: "PEMKO" 222AN 38"
(VERIFY THE ABOVE W/ SUPPLIER)
3. HINGERS
LOOK
WEATHER
CLOSING
THRESH
SHED



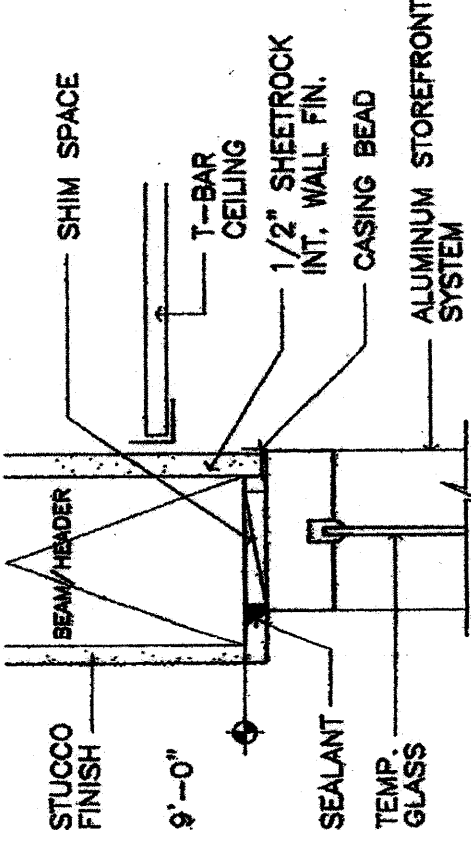
2 DOOR HEAD, STOREFRONT



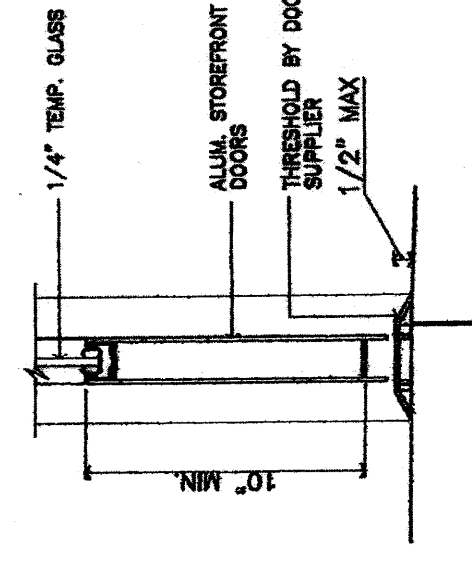
3 STOREFRONT JAMB



7 STOREFRONT SILL

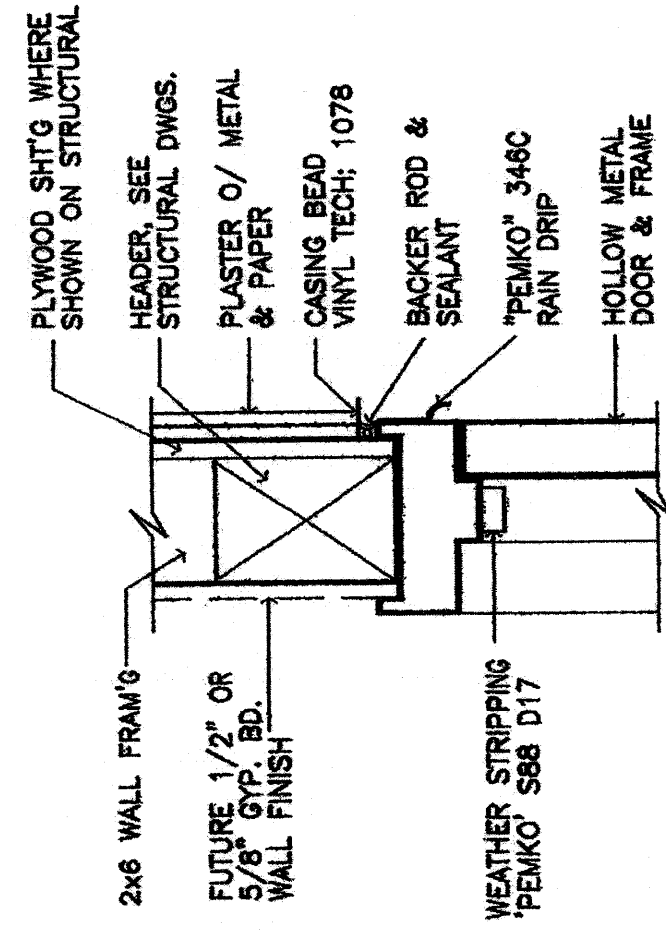


5 HEAD @ STOREFRONT



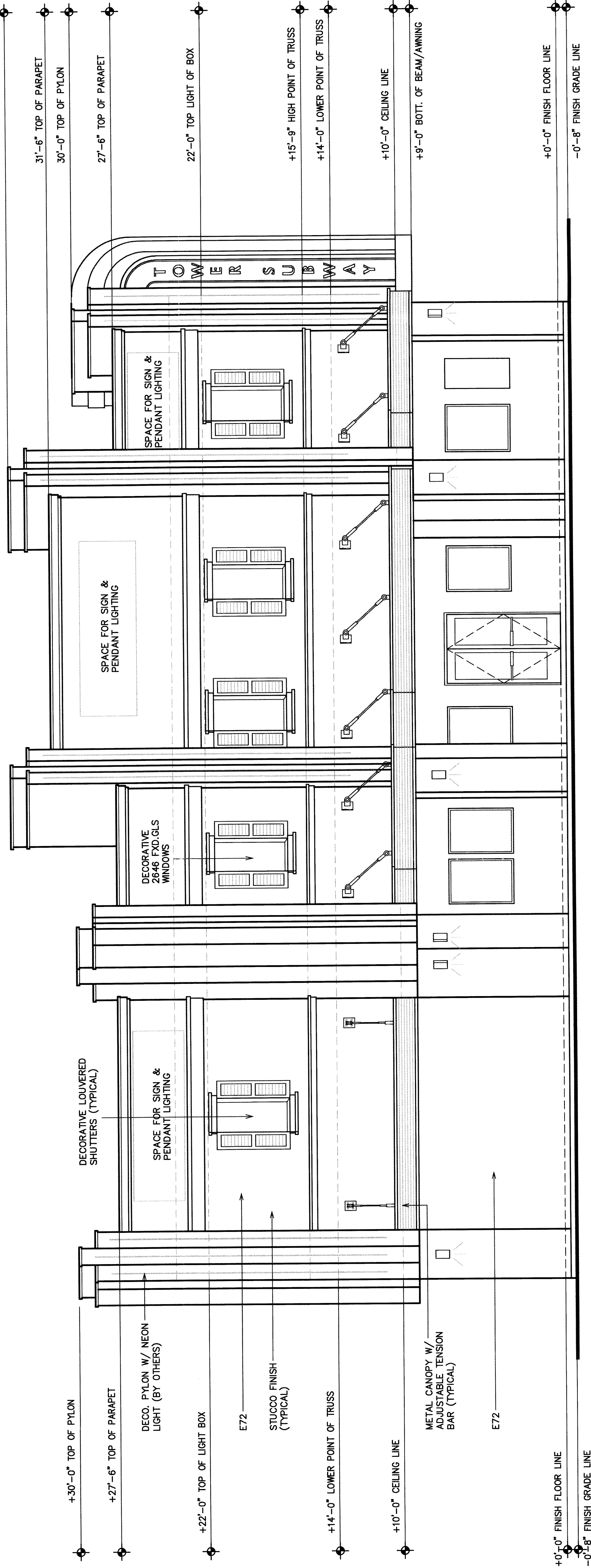
61

THRESHOLD	STOREFRONT
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UPPER 6TH FLOOR

HEAD DETAIL @ HM DOOR



E
(EAST) ELEVATION ALONG N. VAN NESS AVENUE
ELEV.

EXTERIOR ELEVATION

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

