

[illegible]

- 1 REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- 2 PEDESTRIAN PATHS OF TRAVEL MUST ALSO MEET CURRENT ADA REGULATIONS. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- 3 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.
- 4 PROVIDE SIGN (17"x22" MIN.) AT ALL PUBLIC ENTRANCE DRIVES TO THE PROPERTY STATING "WARNING-VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE Lanes will be IMMEDIATELY REMOVED AT OWNER'S EXPENSE. 22658(a) CVC FRESNO POLICE DEPT. 621-1414."
- 5 NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- 6 NO STRUCTURES OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED SETBACK AREAS.
- 7 NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING, (EXCEPTING THE BACKFLOW PREVENTION DEVICE) ETC.. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPED AREAS OR SETBACKS OR ON THE STREET FRONTS 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.
- 8 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 DEPARTMENT. PROVIDE LANDSCAPING PLAN.
- 9 ALL DISABLED STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE ACCESSIBILITY SYMBOL AND THE TOW AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON 7-FOOT POLES.
- 10 ALL DISABLED PARKING STALLS 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 HANDICAPPED PARKING STALLS AND RAMPS.
- 11 LIGHTING WHERE 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 DEPT. OF PUBLIC WORKS.
- 12 SIGNS OTHER THAN DIRECTIONAL ARE NOT APPROVED FOR INSTALLATIONS AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW. (CONTACT DARM FOR INFORMATION AT 621-8277, ROOM 3043.)
- 13 WINDOW SIGNS ARE LIMITED TO 4 SQUARE FEET IN AREA, PROVIDING INFORMATION ABOUT HOURS OF OPERATION AND EMERGENCY, SALE OR RENTAL INFORMATION ONLY. EXTERIOR BANNERS ANNOUNCING SPECIAL EVENTS SUCH AS GRAND OPENINGS, NEW MANAGEMENT ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOPMENT DIRECTOR, ATTACHED TO THE BUILDING AND NOT EXCEEDING 32 S.F. IN AREA.
- 14 ACCESSIBLE PARKINGS TALLS SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE FOR QUESTIONS CONTACT THE BUILDING DEPARTMENT.
- 15 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
- 16 ALL ACCESSIBLE STALLS 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.
- 17 APPLICANTS ARE ENCOURAGED TO PROVIDE SHARED VEHICLE AND PEDESTRIAN ACCESS BETWEEN ADJACENT PROPERTIES FOR CONVENIENCE, SAFETY, AND EFFICIENT CIRCULATION. A JOINT ACCESS COVENANT SHALL BE REQUIRED.
- 18 SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- 19 A 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED AND MAINTAINED, ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF THE PROPERTY, TO MEET CURRENT ACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
- 20 CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800 10 WORKING DAYS PRIOR TO ANY OFFSITE CONSTRUCTION.
- 21 ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- 22 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.
- 23 FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.



APPL. NO. P20-01891 EXHIBIT A DATE 07/03/2020

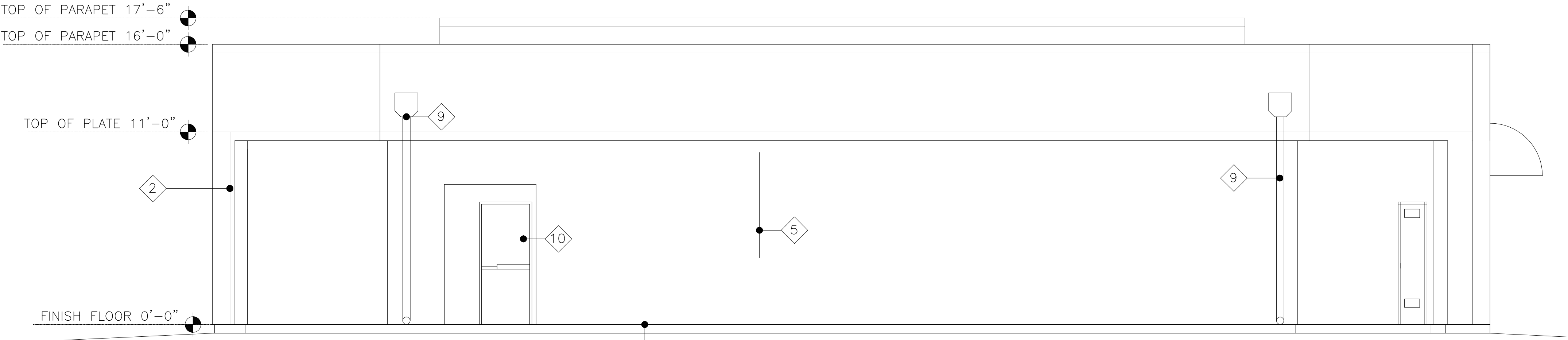
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_

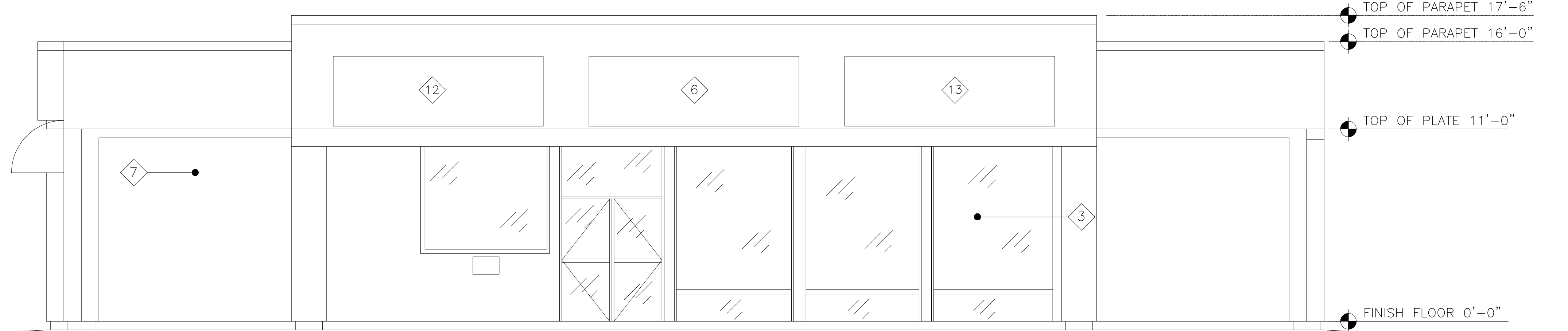
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**CITY OF FRESNO DARM DEPT**

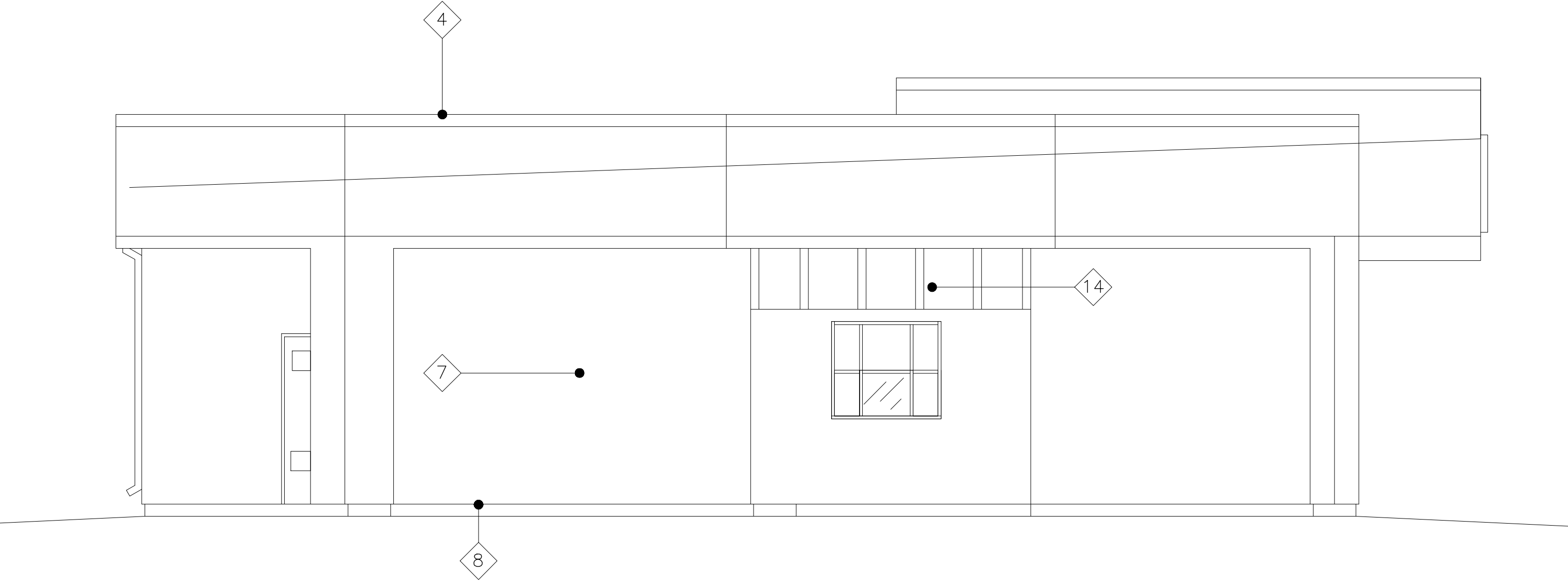




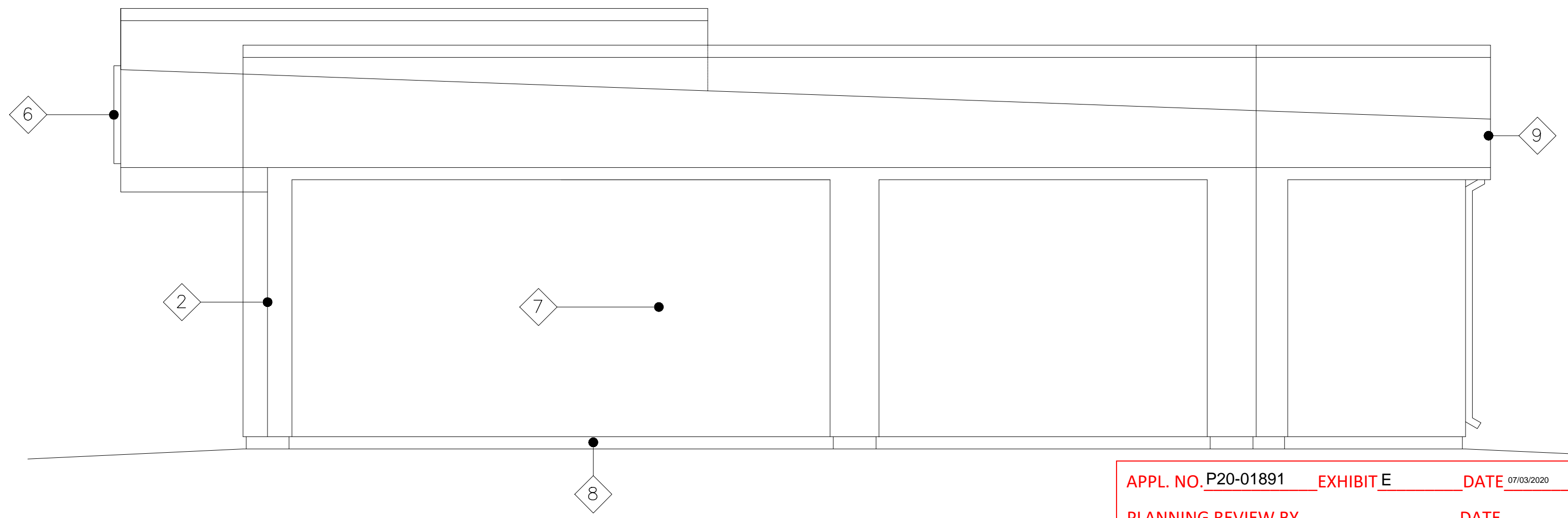
NORTH ELEVATION  
SCALE 1/4"=1'0"



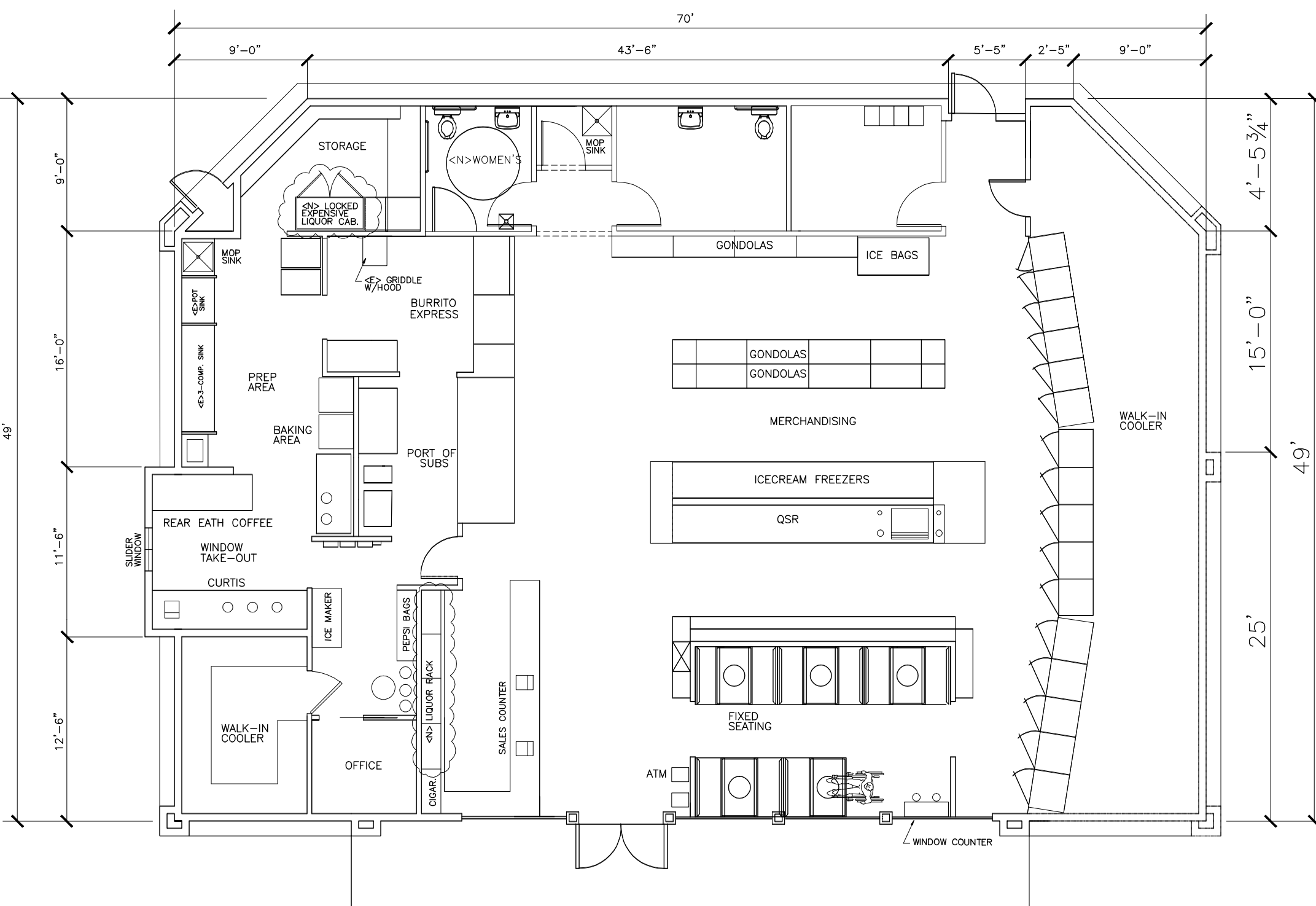
SOUTH ELEVATION  
SCALE 1/4"=1'0"



WEST ELEVATION  
SCALE 1/4"=1'0"



EAST ELEVATION  
SCALE 1/4"=1'0"



FLOOR PLAN  
SCALE 1/8"=1'0"

KEYED NOTES

- 1 METAL ROOFING – WESTERN BUILDING PRODUCTS INC. STANDING SEAM ROOFING PANELS, SL –18, 24 GA. STEEL.
- 2 PLASTER – PLASTER OVER METAL LATH AND PAPER SAND FINISH, PAINTED.
- 3 ALUMINUM STOREFRONT SYSTEM – CENTER GLAZE 1¾" X 4" ALUMINUM STOREFRONT SYSTEM W/ ¼" CLEAR TEMP. GLASS FACTORY FINISHED.
- 4 METAL CAP PARAPET FLASHING – AEP–24 GA. STEEL W/KYNAR FLUOROPOLYMER COATING.
- 5 METAL LOUVERS – PRE. MANUF. LOUVERS AEP–24 GA. STEEL W/500 FLUOROPOLYMER COATING.
- 6 SIGNAGE – STANDARD SURFACE MOUNTED, FOOD STORE SIGN (BY OTHERS.)
- 7 CONTROL JOINTS – TYPICAL HORIZONTAL & VERTICAL CONTROL JOINTS TO SUIT WALL FINISH.
- 8 WEEP SCREED – PROVIDE WEEP SCREEDAS REQUIRED.
- 9 DOWNSPOUT – S.M. GUTTER & DOWNSPOUT.
- 10 METAL DOOR – HOLLOW METAL DOORS & FRAMES, PAINT SEMI-GLOSS ENAMEL FINISH.
- 11 CONC. WALK – 4" THK. CONC. WALK BROOM FINISH W/ EXP. JOINTS AS REQUIRED, SLOPE TO DRAIN.
- 12 SIGNAGE – STANDARD SURFACE MTD. (QSR TO BE ANNOUNCED)
- 13 SIGNAGE – (QSR TO BE ANNOUNCED)
- 14 AWNING 30"H X 18"D X 11'6W

OWNER:  
BEAL PROPERTIES, INC.  
55 SHAW AVE. SUITE #122  
CLOVIS, CA 93612  
PH– (559) 297–6830  
M– (559) 283–6844  
bealpropertiesinc@gmail.com

APPLICANT/TENANT:  
RAJDEEP SANDHU DBA  
PARAMVEER FOOD & FUEL INC.  
4395 W. ASHLAN  
FRESNO, CA 93722  
PH– (559) 776–8125  
sandhu8114@gmail.com

REVISIONS
MAY 17, 2020

PROJECT
JOHNNY QUICK FOOD STORE 4395 W. ASHLAN
LOCATION

DESIGNER
AESTHETICS DRAFTING DESIGNS PLANNING CONSULTING/ENGINEERING RESIDENTIAL COMMERCIAL ELIAS SALIBA ARCHITECT 4000 W. PINE AVE. FRESNO, CA 93722 (559) 278-0478 ELIAS.SALIBA@GMAIL.COM

SHEET CONTENTS
EXTERIOR ELEVATIONS & FLOOR PLAN

SHEET NO.
A1

APPL. NO. P20-01891 EXHIBIT E DATE 07/03/2020  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
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