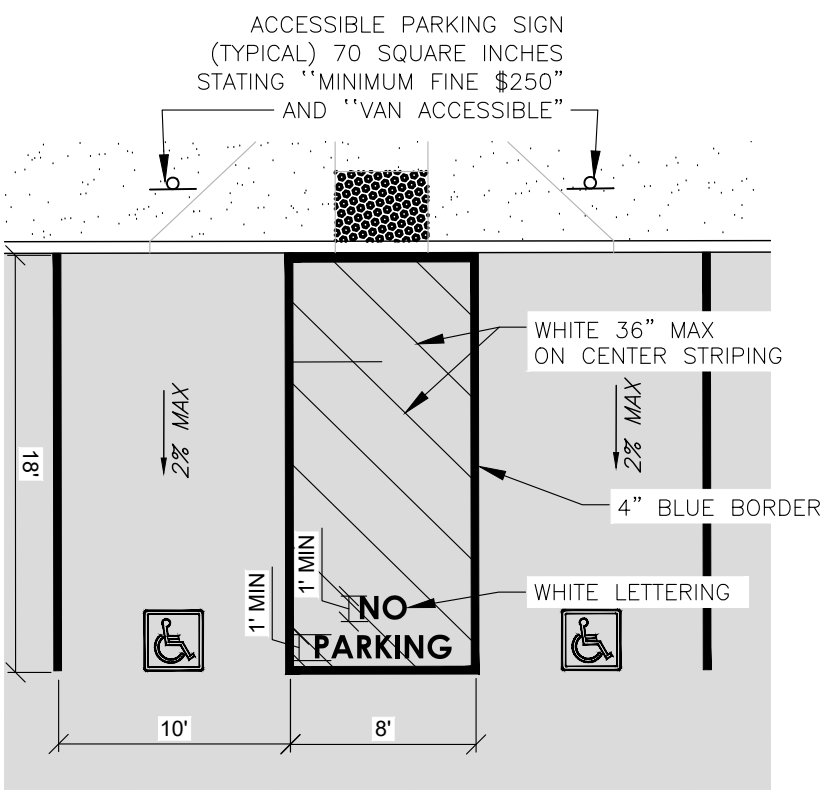


KEYNOTES

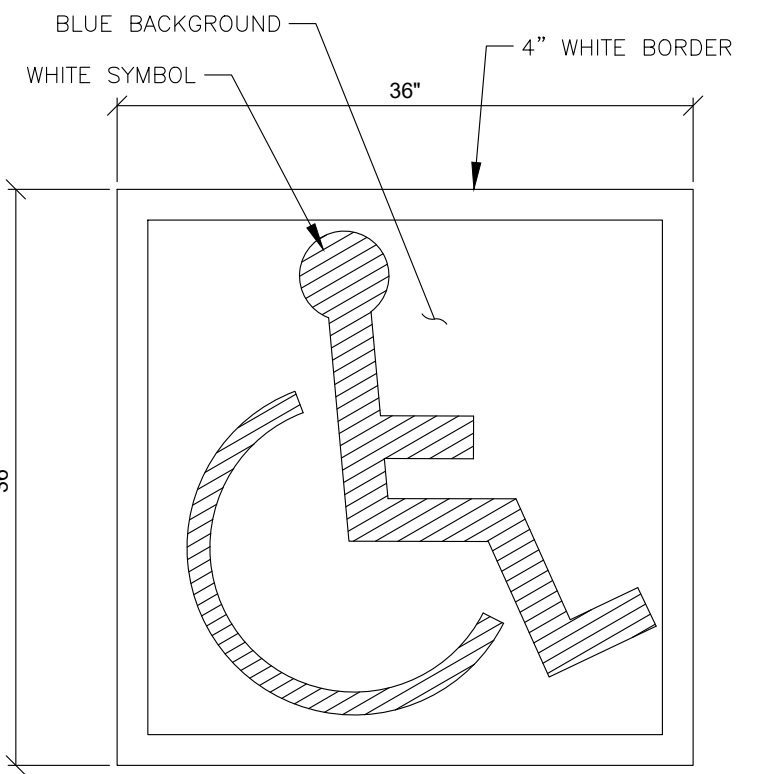
- 1 PROPOSED PAINTED 6" RED CURB FOR FIRE LANE
- 2 PROPOSED VAN ACCESSIBLE PARKING SEE DETAIL A & B
- 3 PROPOSED FIRE HYDRANT
- 4 PROPOSED LIGHT
- 5 PROPOSED ADA PATH OF TRAVEL
- 6 PROPOSED CONCRETE CURB PER CITY OF FRESNO STD. P-9
- 7 PROPOSED AC PAVING PER P.W. STD. P-21, 22, & 23
- 8 PROPOSED MODIFIED CURB RAMP PER CITY OF FRESNO STD. P-29
- 9 PROPOSED LANDSCAPE/IRRIGATION
- 10 PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
- 11 PROPOSED CONCRETE SIDEWALK PER CITY OF FRESNO STD. P-5
- 12 PROPOSED PAINTED PARKING STALL STRIPES
- 13 PROPOSED TRANSFORMER LOCATION
- 14 PROPOSED BICYCLE LOCKERS
- 15 PROPOSED BOLLARDS (TYP)
- 16 PROPOSED AIR/WATER STATION
- 17 PROPOSED PROPANE TANK
- 18 PROPOSED OUTDOOR SEATING AREA
- 19 PROPOSED SIGN REFER TO ARCHITECTURAL PLANS
- 20 PROPOSED DRIVE APPROACH PER CITY OF FRESNO STD. P-2
- 21 PROPOSED STREET LIGHT PER CITY OF FRESNO STD. E-1
- 22 PROPOSED ELECTRIC VEHICLE CHARGING STATION
- 23 PROPOSED PAINTED DIRECTIONAL ARROW
- 24 PROPOSED MENU BOARD WITH TOUCH SCREEN/SELF SERVE KIOSK

EASEMENT LEGEND

- A 10' PUE EASEMENT



A TYPICAL VAN ACCESSIBLE PARKING STALL  
NOT TO SCALE



B INTERNATIONAL SYMBOL OF ACCESSIBILITY  
NOT TO SCALE



Know what's below.  
Call before you dig.

| REVISIONS | NO. | DATE | BY |
|-----------|-----|------|----|
|           |     |      |    |
|           |     |      |    |
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2491 ALLUVIAL AVE  
CLOVIS, CA 93619  
(559) 775-0023  
FAX: (559) 775-0016  
WWW.VICE-ENGR.COM

**VICE**  
VANG INC. CONSULTING ENGINEERS

**GRANTLAND & BARSTOW  
GAS STATION  
SITE PLAN**

CALIFORNIA

CITY OF FRESNO

**DRAWN BY:**  
LSV

**PROJ. ENGR:**  
LSV

**PROJ. MNGR:**  
KYV

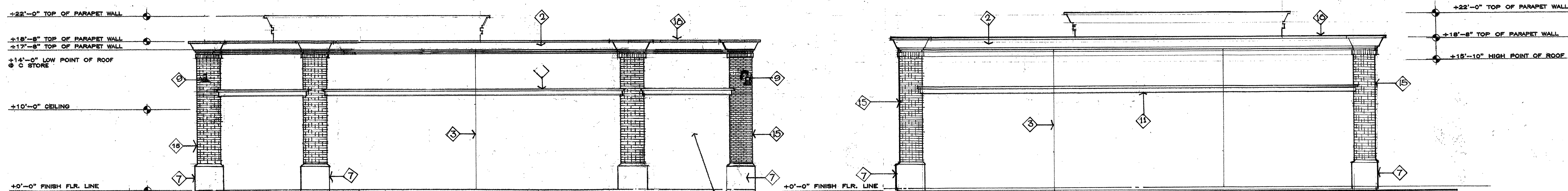
**PREPARED FOR:**  
BEAL  
DEVELOPMENTS, LLC  
1175 SHAW AVE  
#104 PMB 372  
CLOVIS, CA 93612



**SHEET NO.**  
2 / 2

**PROJECT  
NUMBER**  
19-022

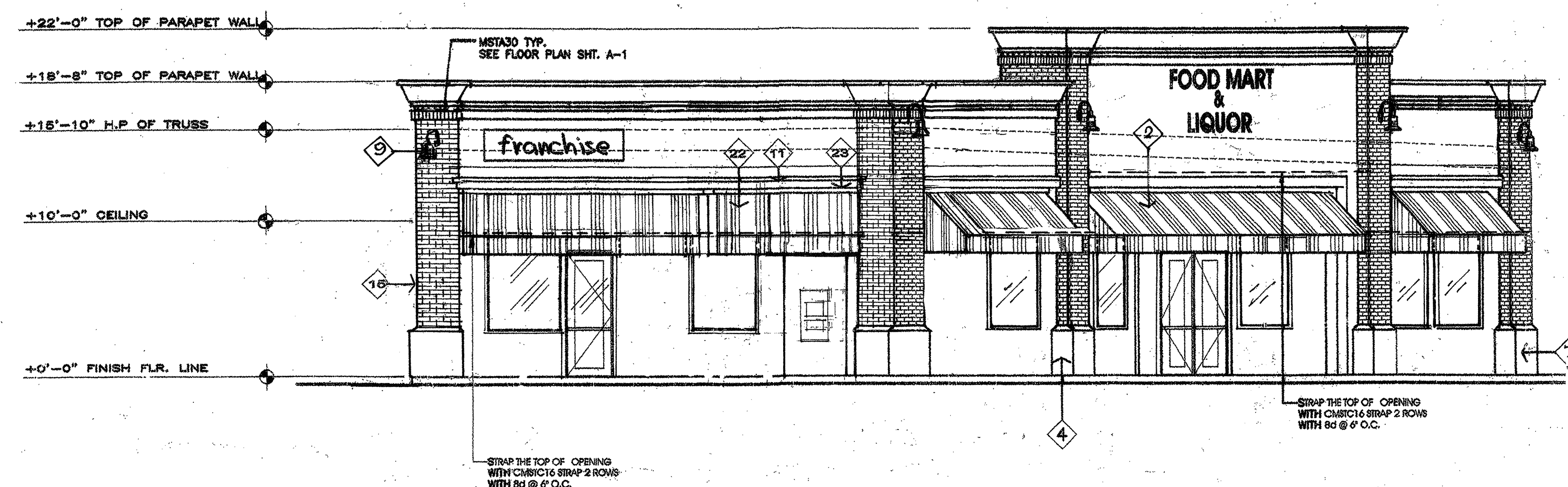




(EAST) ELEVATION

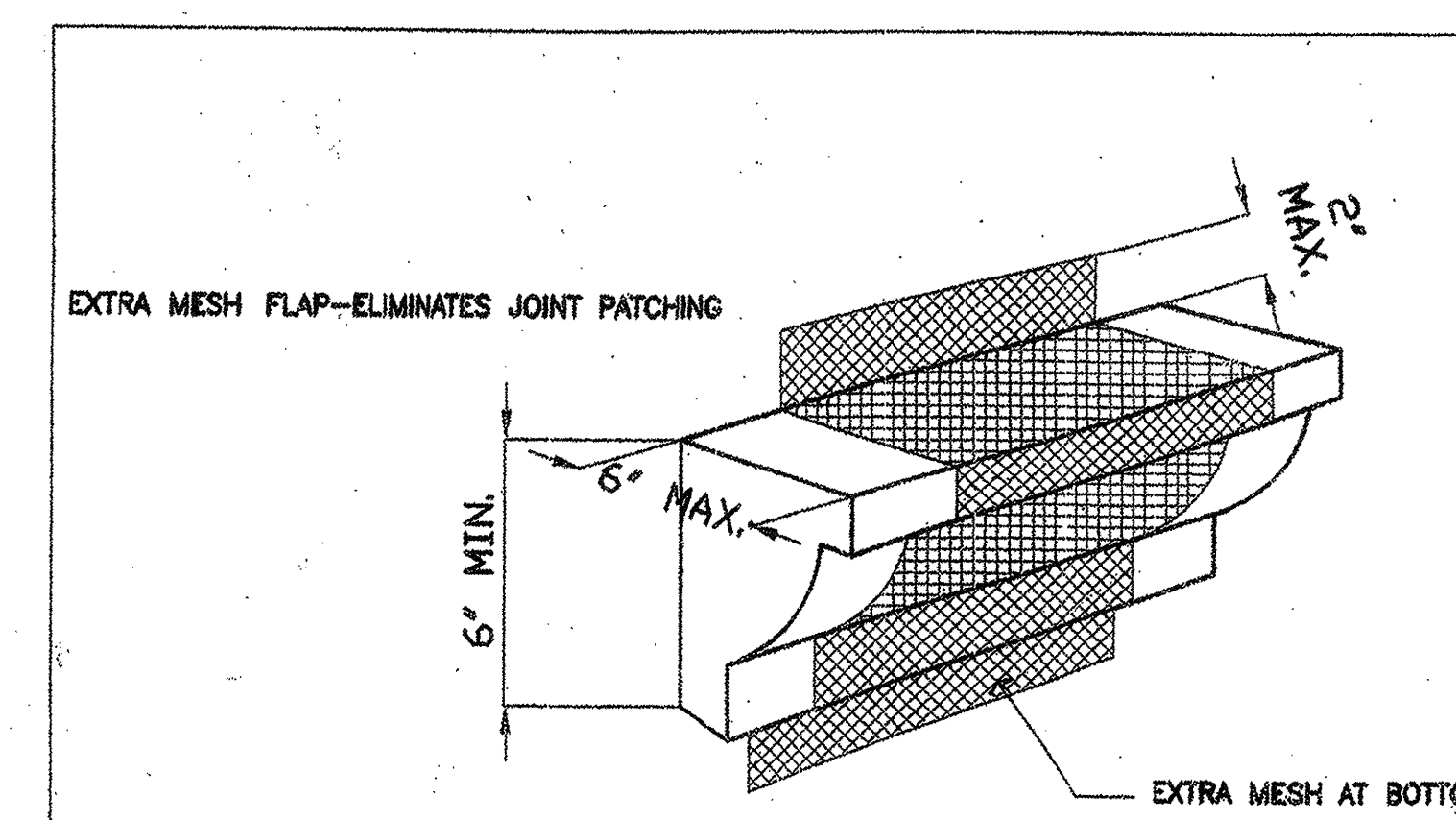
(NORTH) ELEVATION

STUCCO PER CBC 2508  
 7/8" STUCCO O/ PAPER BACKED WIRE PER T-2  
 #11 GA. X 1 1/2" LONG 7/16" HEAD @ 16" O.C.  
 OR #16 GA. STAPLE X 7/8" LEG @ 8" O.C. ALL  
 OVER TWO LAYERS OF TYPE 'D' FELT PER 1402.  
 (WHEN OVER PLYWOOD)  
 USE HI-RIB METAL LATH @ STUCCOED CEILINGS,  
 SOFFITS AND ARCHES, WHEN APPLIES  
 PROVIDE FLASHING AT EXTERIOR OPENINGS  
 PER DETAIL

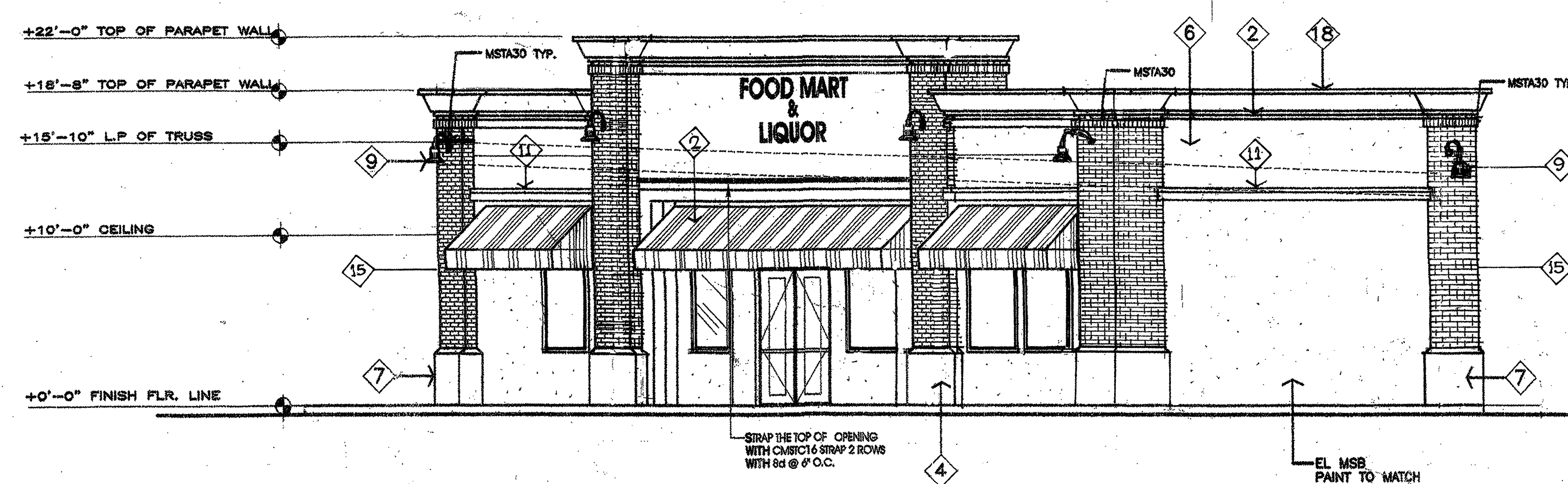


( WEST ) ELEVATION

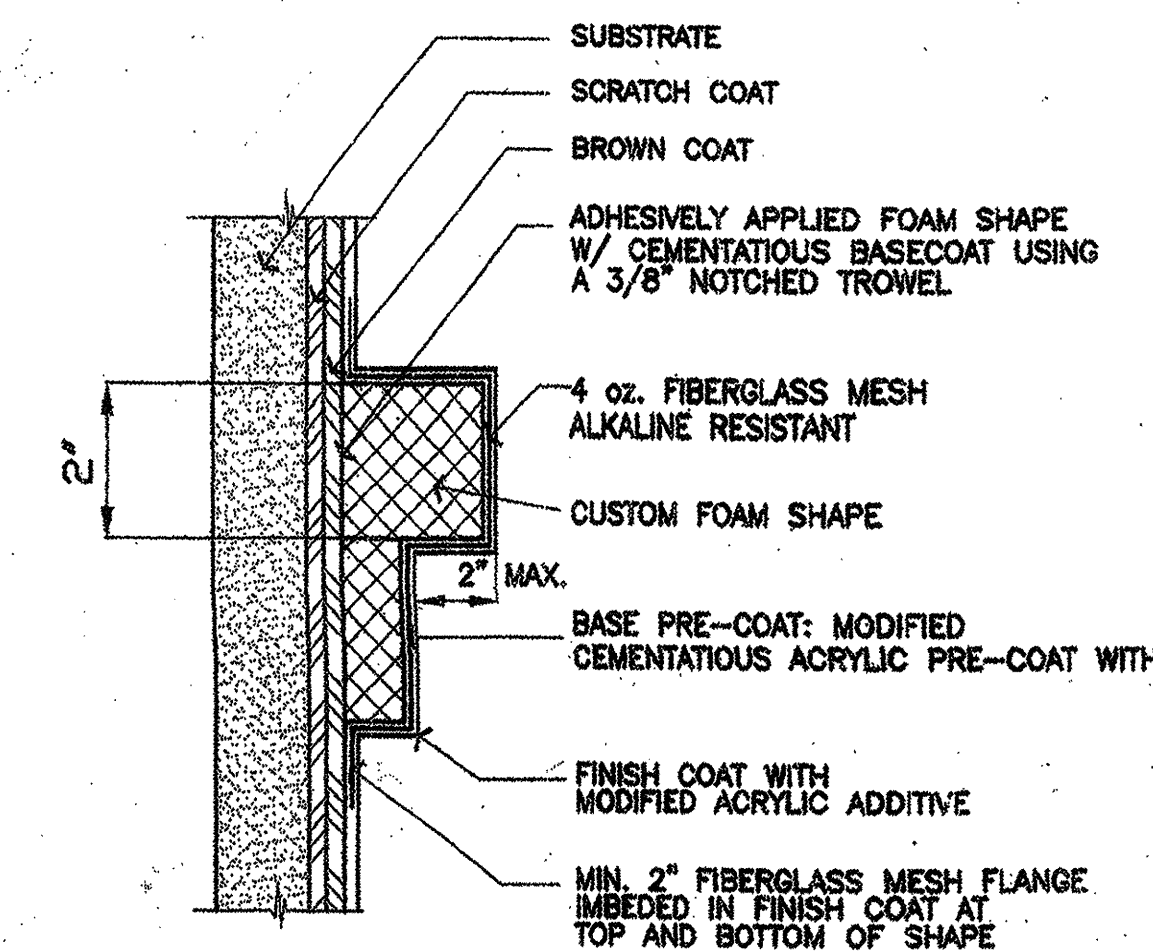
STUCCO:  
 7/8" THK. CEMENT PLASTER 3-COAT SYSTEM PER CBC 2508 (PLUS 7-8-18-1.4 FOR FIRE RATED 1-HR. WALL)  
 OVER EXPANDED METAL OR WOVEN WIRE LATH PER CBC 2506 NO. 16 GA. 'J'-LATH 'D' DBL. PAPER OVER  
 WEATHER RESISTIVE BARRIER (2 LAYERS GRADE 'D' PAPER OVER WOOD SHEATHING)  
 WITH FASTENINGS NO. 11 GA., 1-1/2" LONG, 7/16" HEAD BARRED GALVANIZED  
 NO. 16 GA. STAPLE, 7/8" LEGS, 7/16" WIDE GALVANIZED @ 8" O.C. ALL CONTACT  
 PROVIDE WEEP SCREENS TO CHAPTER 47 REQUIREMENTS.  
 BLUE EAGLE BRAND STUCCO PRODUCTS @ (559) 485-4100  
 COLOR PER LEGEND



2 DECO FOAM APPLICATION  
 A3 DETAIL



(SOUTH) ELEVATION



| EXTERIOR ELEVATIONS LEGEND |   |
|----------------------------|---|
| MATERIAL                   | DESCRIPTION/COLOR   |
| 1                          | CONCRETE SIDEWALK SEE SITE PLAN                                     |
| 2                          | FOAM CORNICE SW6146-UMBER   |
| 3                          | STUCCO EXPANSION JOINT PAINTED TO MATCH ADJACENT SURFACE            |
| 4                          | ALUMINUM STOREFRONT SYSTEM 4' HT. BRONZE ANOD.                      |
| 5                          | TYPICAL WINDOW SEE FLOOR PLAN                                       |
| 6                          | STUCCO WALLS & SOFFIT SW6143-BASKET BEIGE                           |
| 7                          | TILE BASE/STUCCO ACCENT COLOR SW6146-UMBER                          |
| 8                          | STUCCO ACCENT COLOR SW6124-CARDBOARD                                |
| 9                          | WALL MOUNTED LIGHTS TO BE SELECTED                                  |
| 10                         | ALUMINUM REVEAL (PAINTED) SW6143-BASKET BEIGE                       |
| 11                         | FOAM TRIM SW6335-FIRED BRICK  |
| 12                         | BLDG. SIGN LOCATION PER CITY STD'S                                  |
| 13                         | METAL DOOR AND FRAME MATCH SW6124-CARDBOARD                         |
| 14                         | DECORATIVE COLUMNS SW6152-SUPERIOR BRONZE                           |
| 15                         | STONE/VEENER W/ OVERBOROUT INSTALLATION NOT USED                    |
| 16                         | FOAM MEDALLION W/ SMOOTH STUCCO FINISH NOT USED                     |
| 17                         | ILLUMINATED BUILDING ADDRESS SIGN PER CITY STD'S                    |
| 18                         | PARAPET CAPS/ LEADERS/VENTS/MISS PAINTED TO MATCH ADJACENT SURFACES |
| 19                         | STUCCO ACCENT COLOR   |
| 20                         | SLATE VENEER NATURAL COLOR  |
| 21                         | METAL AWNING SW6335-FIRED BRICK                                     |
| 22                         | FABRIC AWNING PYROSTONE FLAME RETARDANT                             |
| 23                         | SHAPED FOAM MOLDING @ FABRIC AWNING SW6335-FIRED BRICK              |

# BLDG. 1 EXTERIOR ELEVATIONS N.T.S.

APPL NO. P19-04593 EXHIBIT E-1 DATE 11/7/19  
 PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

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CONTENTS:  
 DRAWN: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 JOB # 1913

PROJECT: **JOHNNY QUIK FOOD STORE**  
 N. GRANTLAND AVE. & W. BARSTOW AVE.  
 BEAL DEVELOPMENT LLC  
 OWNER  
 PHONE (559) 322-5698  
 (559) 388-0211

SHEET NO.  
**A-2**  
 OF SHEETS



# 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-150 MIN./ PROPERLY MOUNTED).
- WATER HEATER SHALL BE SECURED IN PLACE BY RIGID CONNECTIONS OR A SH-1 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 1/2" WOOD SCREWS INTO 1 1/2" 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/1/4" MIN. STRONG) MOUNTED ON CONTRASTING BACKGROUND. (12" HIGH)
- PROVIDE 2 EXITS FROM THE BUILDING AS REQUIRED PER SEC. 5303 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 EQUALATERAL TRIANGLE "X" THICK WITH EDGES 12" LONG AND VERTICES POINTING UPWARD, AND AND AT THE WOMEN'S SANITARY FACILITIES A CIRCLE "X" THICK WITH 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 ENAMEL DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 30 IN. IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE AT A MINIMUM HEIGHT OF 90" FROM THE BOTTOM OF THE SIGN TO THE PARKING SURFACE. IN ADDITION, THE SURFACE OF EACH SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE SYMBOL OF ACCESSIBILITY IN BLUE PAINT, AT LEAST 3' SQUARE.
- WHERE THE PARKING SPACES ARE ADJACENT TO A BUILDING, SIGN MAY ALSO BE CENTERED ON THE WALL AT THE INTERIOR END OF THE PARKING SPACE AT 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 712 AND 713 OF THE 1994 UNIFORM BUILDING CODE.
- 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 DESIGNATED 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 \_\_\_\_\_ OR \_\_\_\_\_
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- DOORS AND WINDOWS SHALL BE DESIGN TO LIMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPE. MANUFACTURED DOORS AND WINDOWS SHALL HAVE AIR INFILTRATION RATES CERTIFIED WINDOWS, EXTERIOR JOINTS, AND OPENING IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, CASKETS, 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 SMALL OR 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 REUSE 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. SEE THE BACK OF THE BUILDING & SAFETY DIVISION PERMIT CARD FOR FIRE PROTECTION REQUIREMENTS DURING CONSTRUCTION. (FMCS-710.501/ UFC 10.203)
- MANUALLY OPERATED OR SURFACE MOUNTED FLUSH VALVE 10-1/2" A-10-5/8" MIN. (FMCS-710.501) "MAX. 75" TRAVEL DISTANCE. PROVIDE A2-20-BC EXTINGUISHER FOR PUMP STARTER. (COURT. SECTION 27614).
- 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 SHEET UNDEMI QUARRY TILE, OR EPOXY THE FLOOR SHALL HAVE A SEAMLESS COVERING, THAT EXTENDS UP THE WALL 4 INCHES.
- INSTALL FLOOR DRAINS IN THE FOOD PREPARATION, DISHWASHING AREAS, & RESTROOMS, WITH THE FLOOR SLOPE TOWARD DRAINS.
- ALL EQUIPMENT SHALL BE NSF APPROVED.
- THE JANITORIAL SINK MIXING FAUCET MUST BE EQUIPPED WITH A BACKFLOW PROTECTION DEVICE. (COURT. SECTION 27634)
- PROVIDE SOAP AND PAPER TOWEL DISPENSERS ADJACENT TO THE JANITORIAL SINK AND USE THIS SINK ALSO FOR HANDWASHING (COURT. SECTION 27627)
- ALL FOOD SERVICES EQUIPMENT MUST MEET NATIONAL SANITATION FOUNDATION STANDARDS. (COURT. SECTION 27614).
- THE FOOD SERVICE EQUIPMENT AT THE SELF-SERVICE COUNTERS SHALL BE EQUIPPED WITH ACCEPTABLE SHIELDS SUCH AS SNEEZE GUARDS, TIGHT FITTING SECURELY ATTACHED LIDS OR APPROVED MECHANICAL DISPENSERS. (COURT. SECTION 27621).
- PROVIDE SHATTER PROOF LIGHT FIXTURES IN THE FOOD PREPARATION, UTENSILS WASHING AND OPEN FOOD STORAGE AREAS. (COURT. SECTION 27635).
- PROVIDE SELF-CLOSING DOORS FOR THE RESTROOMS AND EXTERIOR DOORS. (COURT. 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/JANITOR'S 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. BROOM FINISH.
- STOREFRONT DOORS- PAIR OF 3008 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, 65 MAX. U VALUE OR EQUAL.
- SIGN- PROVIDE SIGN @ DOOR STATING, "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
- EXTERIOR FINISH- 7/8" STUCCO @ APPROVED MOISTURE BARRIER, O/ 2X6 OF #2 STUDS @ 16" O.C.
- CEILING- PROVIDE WASHABLE CEILING TILES THRU-OUT ENTIRE STORE. (UNLESS OTHERWISE NOTED).
- DROP CEILING- FOR DETAIL REFER TO BUILDING SECTION.
- DISPENSER- 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 SCREENS & 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 .56 OR LESS. (VISTA WALL ARCHITECTURAL PRODUCTS.) SEE BUILDING ENVELOPE REQUIREMENTS (ENERGY CALC.)
- POST MIX- PROVIDE SHELVING 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/ COVED METAL BASE O/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 & FIXTURE FOR SPECS.
- GRAB BAR- PROVIDE 30"x48" TUBULAR SPECIALTIES #20240 OR EQUAL. SEE HANDICAPPED DETAILS & INSTALL PER MANUF.
- 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
- DISPENSER- PROVIDE SOAP DISP. WHERE INDICATED. SEE PLUMB. PLAN. INSTALL PER MANUF. SPECS.
- UNIRAL- PROVIDE UNIRAL WHERE INDICATED. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE PLUMBING PLAN.
- DISPENSER- PROVIDE SOAP DISP. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- PARTITION- PROVIDE F.R.P. COVERED PLYWOOD, OR FIBERGLASS FOR APPROVED SEPARATION BETWEEN JANITOR'S SINK & ALL FOOD PREPARATION AREAS. (SEE PLUMBING PLAN)
- SHELVING- 12" x 6" WOOD SHELVING W/ APPROVED SHELF BRACKET, SCREW INTO STUDS OR WALL BLOCKING. FIELD VERIFY.
- WATER HEATER- PROVIDE W.H. @ APPROVED LOCATION. IF LOCATED IN THE ATTIC, W.H. SHALL BE PROPERLY SECURED AS REQ'D. IF W.H. IS LOCATED IN AN EXT. CLOSET, PROV. 5/8" TYPE "X" SH-1 RK. @ ALL SURFACES INSIDE CLOSET. CEILING HT. TO BE 8'-0" MAX. PROVIDE 144 SQ. IN. VENTILATION AS REQUIRED.
- FAN- PROVIDE 6" MIN. DIA. EXHAUST FAN @ CEILING. SEE EQUIPMENT LAYOUT. FANS ARE PROVIDED TO REMOVE ANY WARM AIR BUILD UP GENERATED BY WARMING OVERHEAT 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/ COVED TILE BASE. 3/8" MIN. RADIUS COWING, 12" @ FLOOR, & 5" @ WALL. (GAS 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. TOP OF CEILING TO CEILING.
- PROV. 1/2" SHT. RK., TAPE & FINISH AS REQ'D. SEAMLESS GREY W/ THE REMAINING WALL PAINTED SEMI-GLOSS WHITE FR. TOP OF CEILING 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 CEILING PAINTED SEMI-GLOSS GREY W/ THE REMAINING WALL PAINTED SEMI-GLOSS WHITE FR. TOP OF CEILING TO CEILING.
- HEADER- 6X 6" HDR. SEE ROOF FRAMING PLAN & BUILDING SECTIONS FOR MORE DETAILS. FIELD VERIFY. R.O.
- MIRROR- TYP. CONCAVE REFLECTIVE MIRROR. INSTALL PER MANUF. SPECS.
- POSTS- 6 X 6" DF #1 POST. SEE FOUNDATION & ROOF FRAMING PLANS FOR MORE DETAILS.
- PROVIDE F.R.P. FROM FIN. FLR. TO CEILING.
- SIGNAGE- PROV. 6" X 8" 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. CONG. 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. FUEL ISLAND. INSTALL PER LOCAL & STATE REQUIREMENTS.
- SEATING- PLYWOOD COURT SERIES "FIXED" SEATING. SEE DETAIL SHEET IF1 FOR MORE DETAIL. INSTALL 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 SHT. IF1. TO BE FRAMED W/ KILN DRIED WOOD. FIN. W/ MINWAX WINTER WHITE #80.
- 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".
- FAÇADE- FOR FRONT COUNTER SPECIFICATIONS, SEE SHEET IF1.
- DOORWAY- FUR 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

- 3/8" PLYWOOD W/ Bd 3/4" O.C. W/ 1/2" DIA. ANCHOR BOLTS @ 32" O.C.
- 3/8" PLYWOOD W/ Bd 3/4" O.C. W/ 1/2" ANCHOR BOLTS @ 48" O.C.

## NOTES:

ALL EXTERIOR WALLS TO BE 2x6 DF#2 OR BETTER. PROVIDE FLY FAN WHICH IS AUTOMATICALLY SWITCHED ON UPON OPENING THE DRIVE THRU (SERVICE) WINDOW THUS 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. 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 8-6

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

ALL WORK SHALL COMPLY W/ THE FOLLOWING CODES: 2016 UNIFORM BUILDING CODE, 2016 UNIFORM PLUMBING CODE, 2016 UNIFORM MECHANICAL CODE, 2016 NATIONAL ELECTRICAL CODE.

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

NO THUMB LATCHES OR KEYS 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.

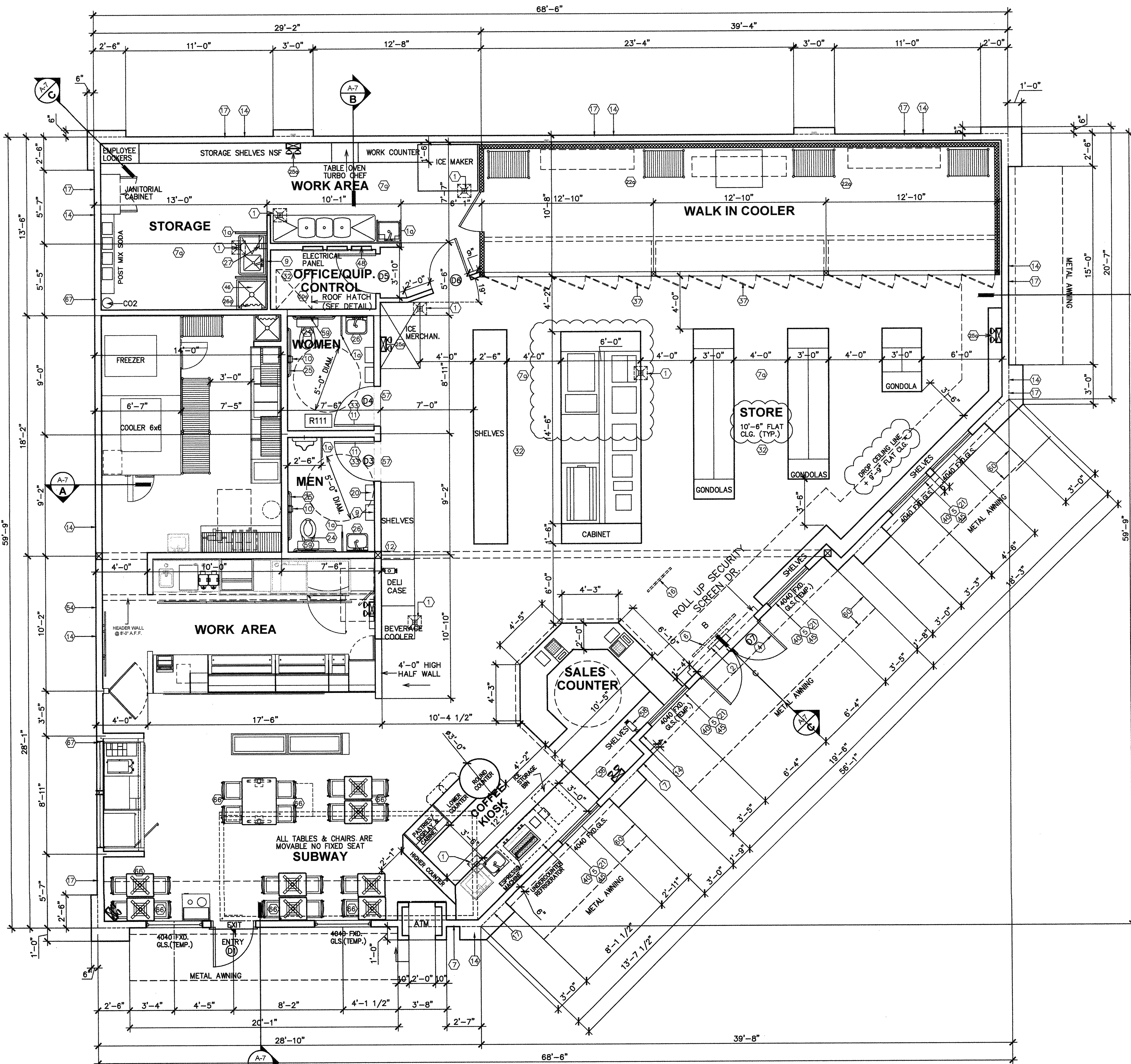
WALL & CEILING MATERIAL SHL. NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN U.B.C. TABLE 8-8

ALL DOORS SHALL BE KEYS 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 BOXES, CONDUIT, OUTLETS, SHALL BE PERMITTED, HOWEVER, NO WIRE SHALL BE PULLED & NO GROUNTS SHALL BE CONNECTED.

NO COOKING ALLOWED.

APPL NO. **P19-04593** EXHIBIT **F-1** DATE **11-7-2020**  
 PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



**BLDG. 1 FLOOR PLAN 3453 SF.**  
 SCALE  
 1/4" = 1' - 0"

THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF BEAL DEVELOPMENT LLC. NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BEAL DEVELOPMENT LLC.

JOHNNY QUIK FOOD STORE  
 N. GRANTLAND AVE. & W. BARSTOW AVE.  
 BEAL DEVELOPMENT LLC

PROJECT: \_\_\_\_\_  
 OWNER: \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_

DATE: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_

CONTENTS: \_\_\_\_\_

1913

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

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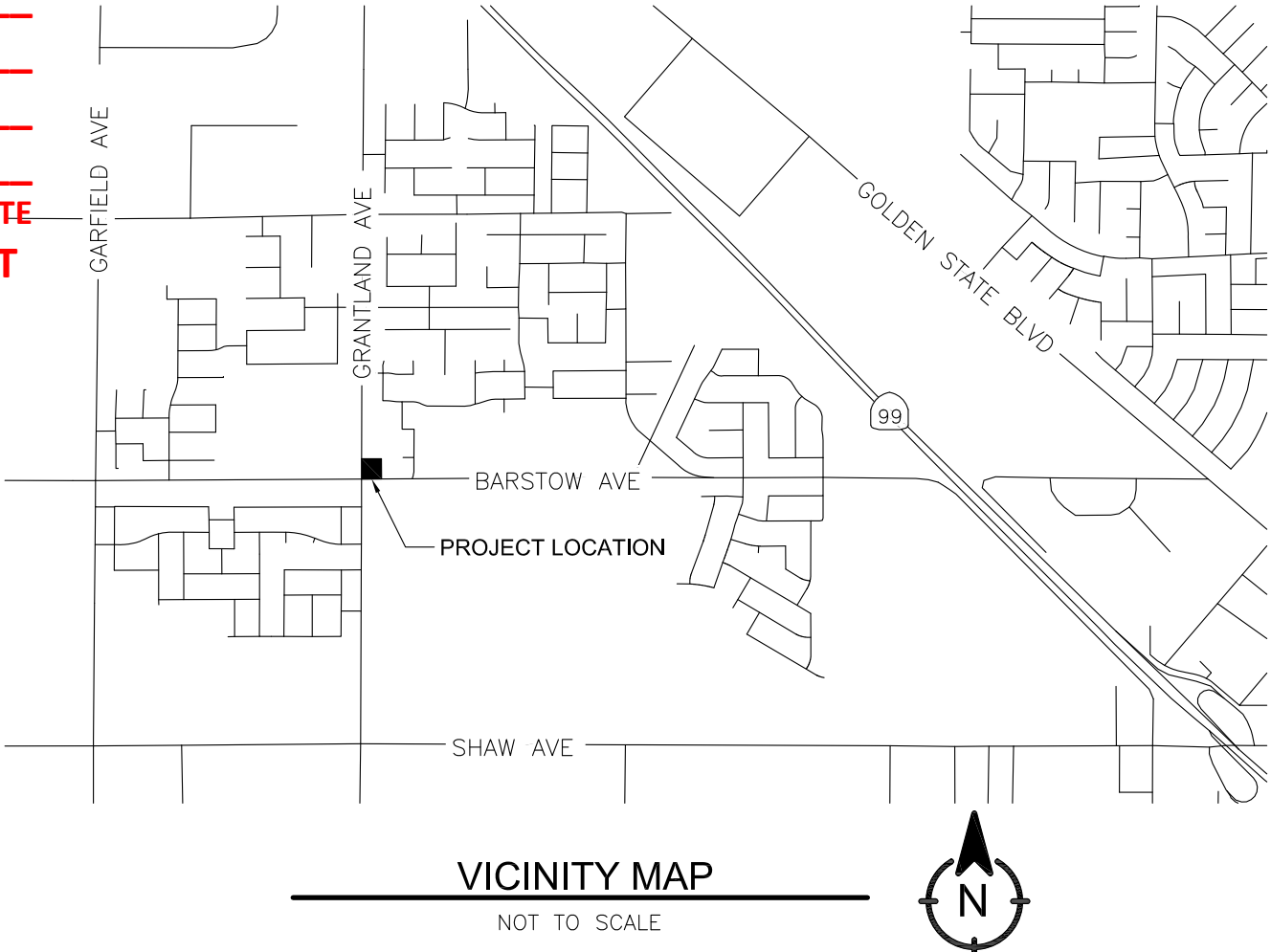
DATE: \_\_\_\_\_



NOTES

1. ALL PLANT MATERIAL SHALL BE APPROVED BY THE CITY'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PRIOR TO ANY PLANTING, A SOILS ANALYSIS SHALL BE PREPARED BY A CERTIFIED SOILS TESTING LAB AND SUBMITTED TO THE CITY'S PUBLIC UTILITIES DEPARTMENT PARKS MANAGER. THE SOILS REPORT SHALL INCLUDE A CHEMICAL AND PERCENT ORGANICS ANALYSIS.
2. FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY'S AUTHORIZED REPRESENTATIVE. FOR RESIDENTIAL SUBDIVISIONS, THE DEVELOPER/CONTRACTOR SHALL FURNISH AND PLANT TWO 15-GALLON TREES FOR EACH FRONT YARD, SELECTED BY THE LOT OWNER FROM THE CITY'S APPROVED STREET TREE LIST. WHERE PARK STRIPS EXIST, ONE OF THE TREES SHALL BE LOCATED IN THE STRIP; TREES ARE TO BE SPACED AS UNIFORMLY AS POSSIBLE.
3. STREET TREES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM DRIVE APPROACHES, WATER AND SEWER SERVICES, STREET FURNITURE SUCH AS FIRE HYDRANTS AND UTILITY BOXES, AND 20 FEET FROM STREET LIGHTS. STREET TREES SHALL BE SPACED ALONG STREETS AS UNIFORMLY AS POSSIBLE.
4. NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE BEEN PROPERLY GRADED AND SOIL PREPARED, AND THE WORK APPROVED BY THE CITY OF CLOVIS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY'S AUTHORIZED REPRESENTATIVE ONE WEEK PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
6. THE CONTRACTOR SHALL TAKE NOTE OF EXISTING UNDERGROUND UTILITIES IN CONFLICT AND SHALL TAKE ALL PRECAUTIONS NECESSARY DURING TREE PLANTING OPERATIONS SO AS NOT TO DAMAGE SAID UTILITIES. COORDINATE UNDERGROUND UTILITY INSPECTION PRIOR TO TREE PLANTING.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
8. THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
9. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, THE CONTRACTOR SHALL CONTACT THE CITY FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE CITY WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE ANY MATERIALS AS DIRECTED.
10. THE CONTRACTOR SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION, STAKING METHOD, PLANT PIT DIMENSION AND BACKFILL REQUIREMENTS.
11. ALL GROUND COVER SHALL EXTEND BENEATH TALLER PLANT MATERIAL.
12. PROVIDE ROOT BARRIERS FOR ALL PROPOSED TREES INDICATED ON THE PLANS.
13. ALL TREES SHALL BE PLANTED THREE (3) FEET AWAY FROM THE CENTER OF SWALES.
14. ALL TREES IN TURF AREAS SHALL RECEIVE ARBOR GUARDS UPON INSTALLATION. REFER TO THE STANDARD SPECIFICATIONS, STANDARD PLANS, AND THE PROJECT PLANS.
15. QUANTITIES ARE LANDSCAPE ESTIMATES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
16. SOIL AMENDMENT, UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS, THE FOLLOWING SOIL AMENDMENT STANDARDS SHALL APPLY: OPTION 1 - A) ROTOTILL SOIL AMENDMENT MIX INTO THE SOIL TO A DEPTH OF 8 TO 12 INCHES. APPLY TO ALL SOIL TYPES. B) SOIL AMENDMENT COMPONENTS/APPLICATION RATE: BLACK HUMUS - 20 CUBIC YARDS PER ACRE; POWDERED AGRICULTURAL GRADE OYSUM (15% CALCIUM MAX.) - 2000 POUND PER ACRE; NUTRISMART 0-5-0 (150 SGN) - 400 POUNDS PER ACRE (AVAILABLE AT WILBUR/ELLIS CO); M-ROOTS (ROOTS, INC.) - 435 POUNDS PER ACRE. C) PRE-MIX ALL SOIL AMENDMENTS PRIOR TO APPLICATION AND TILLING. D) NOTIFY CITY INSPECTOR FOR OBSERVATION OF APPLICATION AND INCORPORATION OF SOIL AMENDMENT; OPTION 2 - A) COLLECT REPRESENTATIVE SOIL SAMPLES (APPROVED BY CITY INSPECTOR). B) PERFORM ANALYSIS ON SAMPLES BY CERTIFIED SOIL TESTING LAB. C) CHEMICAL ANALYSIS AND PERCENT ORGANICS ANALYSIS. C) BASED ON SOILS LAB RESULTS, SUBMIT SOIL AMENDMENT RECOMMENDATION FROM CERTIFIED CROP ADVISOR TO THE PUBLIC UTILITIES DEPARTMENT PARKS MAINTENANCE MANAGER FOR APPROVAL PRIOR TO APPLICATION. D) NOTIFY CITY INSPECTOR FOR OBSERVATION OF APPLICATION AND INCORPORATION OF SOIL AMENDMENT

APPL NO. **P19-04593** EXHIBIT **L-1** DATE **11/7/2020**  
PROJ ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY OF FRESNO PLANNING & DEVELOPMENT DEPT**



Know what's below.  
Call before you dig.

REVISIONS  
NO. DATE BY  
2491 ALLUVIAL AVE  
CLOVIS, CA 93619  
(559) 775-0023  
FAX: (559) 775-0016  
WWW.VICE-ENGR.COM

**VICE**  
VANG INC. CONSULTING ENGINEERS

**GRANTLAND & BARSTOW  
GAS STATION  
CONCEPTUAL LANDSCAPE PLAN**

CALIFORNIA

CITY OF FRESNO

**DRAWN BY:**  
LSV

**PROJ. ENGR:**  
LSV

**PROJ. MNGR:**  
KYV

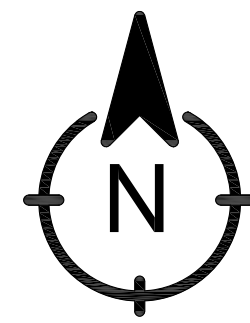
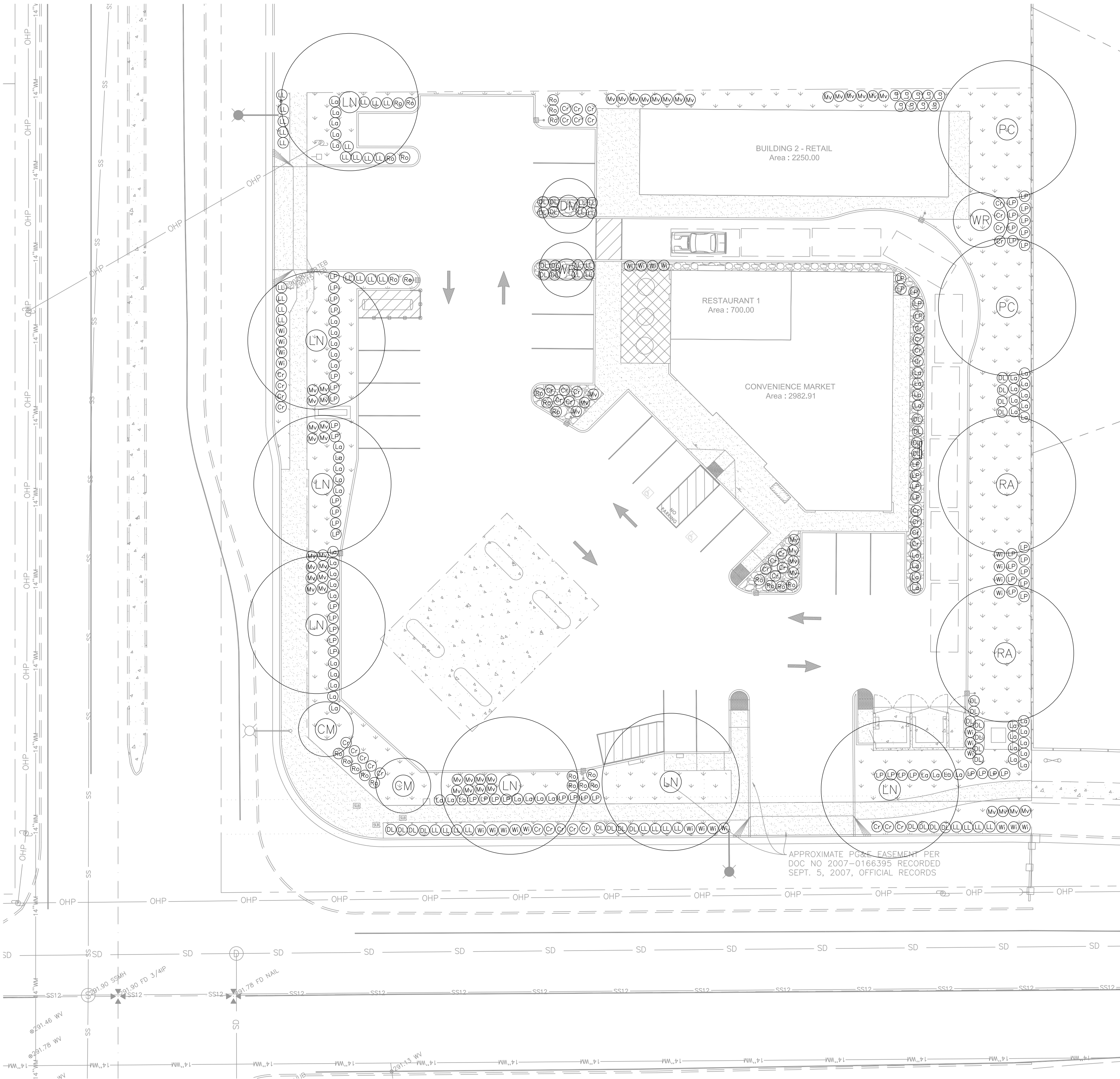
**PREPARED FOR:**  
BEAL  
DEVELOPMENTS, LLC  
1175 SHAW AVE  
#104 PMB 372  
CLOVIS, CA 93612



**SHEET NO.**

**1 / 1**

**PROJECT  
NUMBER**  
**19-022**



20 10 0 20 40  
SCALE IN FEET  
1" = 20'

**SHADE REQUIREMENT**

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

PARKING LOT AREA: 22,972 SF±  
50% TO BE SHADED: 11,486 SF±

SHADE PROVIDED:

LAURUS NOBILIS / SWEET BAY 7 @ 1257 SF±  
ROBINIA X AMBIGUA / PURPLE ROBE LOCUST 2 @ 1257 SF±  
PYRUS CALLERYANA / GALLERY PEAR 1 @ 1257 SF±  
CERCIS OCCIDENTALIS / WESTERN REDBUD 1 @ 201 SF±  
CERCIDIUM / DESERT MUSEUM 1 @ 201 SF±  
LAGERSTROEMIA / CREPE MYRTLE 0 @ 201 SF±

TOTAL SHADE PROVIDED: 12,972 SF±

PERCENT OF SHADE PROVIDED: 56.5% (REQUIRED 50%)

**PLANT LEGEND**

| SYMBOL              | SCIENTIFIC NAME / COMMON NAME          | SIZE   | QTY       |
|---------------------|--|--------|-----------|
| <b>TREES</b>        |  |        |           |
| LN                  | LAURUS NOBILIS / SWEET BAY             | 15 GAL | 7         |
| RA                  | ROBINIA X AMBIGUA / PURPLE ROBE LOCUST | 15 GAL | 2         |
| PC                  | PYRUS CALLERYANA / GALLERY PEAR        | 15 GAL | 2         |
| WR                  | CERCIS OCCIDENTALIS / WESTERN REDBUD   | 15 GAL | 2         |
| DM                  | CERCIDIUM / DESERT MUSEUM              | 15 GAL | 1         |
| CM                  | LAGERSTROEMIA / CREPE MYRTLE           | 15 GAL | 2         |
| <b>SHRUBS</b>       |  |        |           |
| RO                  | ROSA / ICEBERG ROSE                    | 1 GAL  | 26        |
| DL                  | HEMEROCALLIS / DAYLILY                 | 1 GAL  | 35        |
| CR                  | JUNCACEAE / COMMON RUSH                | 1 GAL  | 45        |
| MV                  | GLANDULARIA / MOCK VERVAIN             | 1 GAL  | 49        |
| WI                  | IRIS SETOSA / WILD IRIS                | 1 GAL  | 27        |
| LL                  | LOMANDRA LONGIFOLIA / DWARF MATRUSH    | 1 GAL  | 41        |
| LR                  | LANTANA CAMARA / BANDANA RED           | 5 GAL  | 71        |
| LP                  | LOROPETALUM / CHINESE FRINGE-FLOWER    | 5 GAL  | 61        |
| <b>GROUND COVER</b> |  |        |           |
| *                   | 3" THICK LANDSCAPE MULCH               |        | ±9,619 SF |
| *                   | 3" THICK - 3/4" LANDSCAPE ROCKS        |        | ±1,137 SF |



LN SWEET BAY



RA PURPLE ROBE LOCUST



PC GALLERY PEAR



RO ICEBERG ROSE



DL DAYLILY



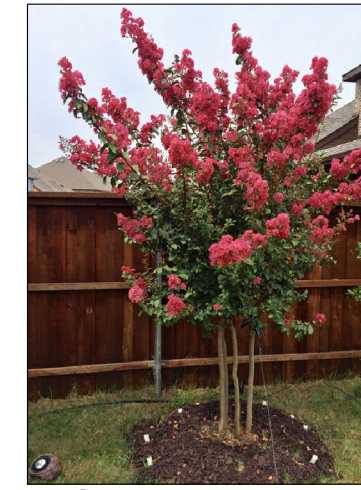
CR COMMON RUSH



WR WESTERN REDBUD



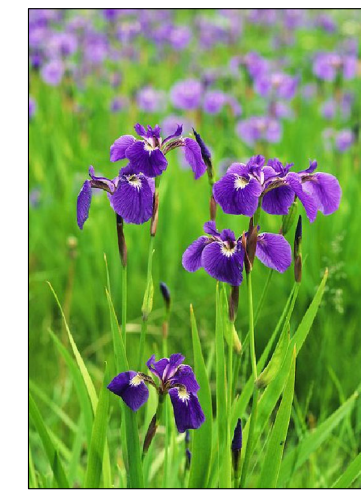
DM DESERT MUSEUM



CM CREPE MYRTLE



MV MOCK VERVAIN



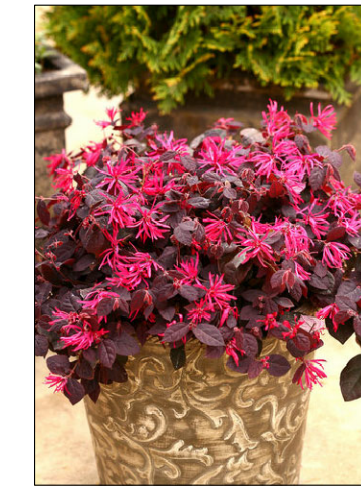
WI WILD IRIS



LL DWARF MATRUSH



LR BANDANA RED



LP CHINESE FRINGE-FLOWER