2. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.

3. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT; HTTP://WWW.FRESNO.GOV/GOVERNMENT/DEPARTMENTDIRECTORY/PUBLICWORKS/DEVELOPERDOORW AY/TECHNICAL+LIBRARY/STANDARDSPECIFICATIONSANDDRAWINGS.HTM

4. DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.

5. 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. INFORMATION AND AN APPLICATION FORM IS AVAILABLE AT THE FOLLOWING WEBSITE:

HTTP://WWW.FRESNO.GOV/GOVERNMENT/DEPARTMENTDIRECTORY/FINANCE/BUSINESSLICENSEAND TAX/BUSINESSTAXAPPLICAITON.HTM

6. ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.

7. 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

8. 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

9. 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.

10.FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.

11.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 FRONTAGES 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.

12.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.

13.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 36.IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE 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.

14.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.

15.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

16.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.

17.FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.

18.THE PARKING LOT DESIGN MUST ACCOMMODATE THE PROVISION OF TREES IN ACCORDANCE WITH THE ATTACHED PARKING LOT SHADING POLICY.

19.A MINIMUM NUMBER OF ACCESSIBLE PARKING STALLS ARE REQUIRED FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE, "DEVELOPMENT REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY."

20.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. (INCLUDE THIS NOTE ON THE SITE PLAN.)

21.ALL ACCESSIBLE 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 ACCESSIBLE PARKING STALLS AND RAMPS. (INCLUDE THIS NOTE ON THE SITE PLAN.)

22.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 DEPARTMENT OF PUBLIC WORKS. DEPICT ALL PROPOSED LIGHTS ON THE SITE PLAN.

23.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.

24.ALL GENERAL PROVISIONS OF SECTION 12-306-I OF THE FMC SHALL APPLY TO ALL PARKING ARFAS. HTTP://LIBRARY.MUNICODE.COM/HTML/14478/LEVEL3/MUCOFR_CH12LAUSPLZO_ART3GE COAPZO.HTML#MUCOFR_CH12LAUSPLZO_ART3GECOAPZO_S12-306PRDEST

25.ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED 47.CITYWIDE DEVELOPMENT IMPACT FEES 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.

26.SIGNS, <u>OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE</u>, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. (INCLUDE THIS NOTE ON THE SITE PLAN.)

NNING/SIGNSANDBANNERS.HTM

27.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 OR ONLINE AT HTTP://WWW.FRESNO.GOV/GOVERNMENT/DEPARTMENTDIRECTORY/PLANNINGANDDEVELOPMENT/PLA

28.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.

29.PERMANENT WINDOW SIGNS OVER SIX SQUARE FEET IN AREA CAN BE SUBMITTED FOR APPROVAL UNDER A SIGN REVIEW APPLICATION.

30.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. HTTP://LIBRARY.MUNICODE.COM/HTML/14478/LEVEL3/MUCOFR_CH10REREPUNUREPRC OUS_ART1NORE.HTML#MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE_S10-

31.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.

32.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 CHARGE 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'.

33.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.)

WHEN A PROJECT INVOLVES ONE ACRE OR MORE OF CONSTRUCTION ACTIVITY (INCLUDING, BUT NOT LIMITED TO, GRADING) THE DEVELOPER IS REQUIRED TO OBTAIN A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION, WITH A NOTICE OF INTENT (NOI) FILED PRIOR TO COMMENCEMENT OF ANY GRADING CONSTRUCTION ACTIVITY. CONTACT THE FRESNO OFFICE 51.SCHOOL FEES OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT 559-445-6281 REGARDING THE REQUIRED NOI AND STORMWATER DISCHARGE PERMIT. ADDITIONAL INFORMATION ON CALIFORNIA'S CONSTRUCTION STORMWATER REGULATION MAY BE OBTAINED FROM THE WATER BOARD VIA THE INTERNET:

WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.SHTML. HELPFUL INFORMATION FOR PREPARING AND IMPLEMENTING STORMWATER POLLUTION PREVENTION PLANS MAY ALSO BE OBTAINED FROM THE CALIFORNIA STORMWATER QUALITY ASSOCIATION VIA ITS WEBSITE, <u>WWW.CASQA.ORG</u>

WHEN A PROJECT INVOLVES SPECIFIED NONRESIDENTIAL ACTIVITIES (CERTAIN COMMERCIAL AND INDUSTRIAL ACTIVITIES), AN ONGOING INDUSTRIAL STORMWATER DISCHARGE PERMIT IS ALSO REQUIRED. CONTACT THE FRESNO OFFICE OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT

559-445-6281 TO FIND OUT WHETHER YOUR PROJECT/BUSINESS REQUIRES AN INDUSTRIAL STORMWATER DISCHARGE PERMIT, AND TO OBTAIN DETAILS ON SECURING THIS PERMIT. ADDITIONAL INFORMATION ON INDUSTRIAL STORMWATER REGULATIONS MAY BE OBTAINED FROM THE FOLLOWING WEBSITE

WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/INDUSTRIAL.SHTML

THE CALIFORNIA STORMWATER QUALITY ASSOCIATION HAS ADDITIONAL INFORMATION ON PREPARING STORMWATER POLLUTION PREVENTION PLANS FOR INDUSTRIAL ACTIVITIES (WWW.CASQA.ORG).

34.SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY. DEPICT ALL MECHANICAL EQUIPMENT ON SITE PLAN AND ELEVATIONS.

35.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.)

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 ARCHAEOLOG ARCHEOLOGICAL 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.) 54.WATER CONNECTION CHARGES: (FMC SECTIONS 6-507 TO 6-513). THE FOLLOWING WATER 37.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.)

38.CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER

39.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.

40.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.

41.0PEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.

42.CROSS-CONNECTION CONTROL. A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED ON THE WATER SERVICE. CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (559) 621- 57.REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS 5300 FOR REQUIREMENTS RELATING TO APPROVED DEVICES, LOCATIONS, TESTING AND ACCEPTANCE. THIS REQUIREMENT MUST BE SATISFIED PRIOR TO FINAL OCCUPANCY.

43.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.

44.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

45.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.

46.NOTICE TO PROJECT APPLICANT: IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(D)(1), THE IMPOSITION OF FEES, DEDICATION, RESERVATIONS OR EXACTIONS 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 EXACTIONS IMPOSED ON THE DEVELOPMENT PROJECT. THIS NOTICE DOES NOT APPLY TO THOSE FEES, DEDICATIONS, RESERVATIONS, OR EXACTIONS 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.

A) 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 ITE GENERATION MANUAL. REFER TO THE ADOPTED MASTER FEE SCHEDULE FOR FEE RATE. THIS FEE SHALL BE PAID AT TIME OF BUILDING PERMIT.

B) FIRE FACILITIES FEE (FMC SECTION 12-4.901 TO 12-4.906) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)

C) POLICE FACILITIES FEE (FMC SECTION 12-4.801 TO 12-4.806) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)

D) PARKS FACILITIES FEE (FMC SECTION 12-4.701 TO 12-4.706) (BASED ON THE NUMBER OF RESIDENTIAL UNITS)

48.CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC SECTION

A) STREET IMPACT FEES SHALL BE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE UNLESS OTHERWISE REQUIRED BY STATE LAW.

B) STREET IMPACT FEES WILL BE A CONDITION ON ALL DEVELOPMENT ENTITLEMENTS GRANTED. C) 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 PLAN LAND USE. D) 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.

E) REUSE BEING MORE INTENSIVE THAT 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.

49.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 REINSTATED 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.

50.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; <u>WWW.FRESNOCOG.ORG</u>. PROVIDE PROOF OF PAYMENT OR EXEMPTION PRIOR TO ISSUANCE OF BUILDING PERMITS

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.

52.FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

A) 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.

B) FMFCD DRAINAGE FEES ARE DUE, IF REQUIRED, PRIOR TO ISSUANCE OF BUILDING PERMITS AND ARE PAYABLE AT THE RATE IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE. UNPAID DRAINAGE FEE OBLIGATIONS THAT WERE UNPAID FOR A PRIOR PROJECT AT THE SITE OF A NEW PROJECT MUST BE SATISFIED BY THE DEVELOPER OF THE NEW PROJECT. DRAINAGE FEES MAY BE PAID AT THE DEVELOPMENT AND RESOURCE MANAGEMENT DFPARTMENT 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.

53.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

A) LATERAL SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100') B) 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 SIMPLE 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)

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

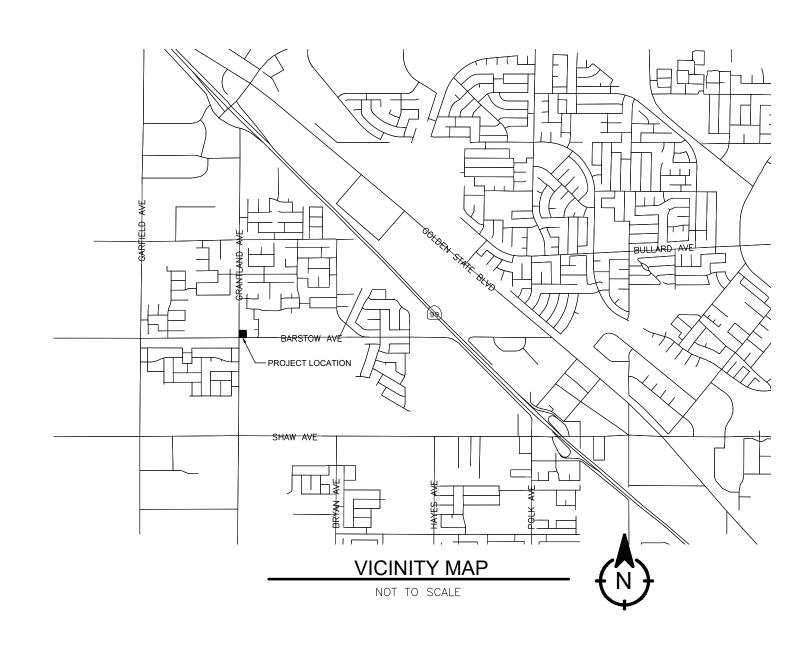
A) FRONTAGE CHARGE (BASED ON PROPERTY FRONTAGE) B) TRANSMISSION GRID MAIN CHARGE (BASED ON ACREAGE) C) TRANSMISSION GRID MAIN BOND DEBT SERVICES CHARGE (BASED ON ACREAGE) D) UGM WATER SUPPLY FEE (BASED ON LIVING UNITS, LIVING UNIT EQUIVALENTS OR ACREAGE) E) WELLHEAD TREATMENT FEE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS) F) RECHARGE FEE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS) G) 1994 BOND DEBT SERVICE CHARGE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS) H) SERVICE CHARGES (BASED ON SERVICE SIZE REQUIRED BY APPLICANT) I) METER CHARGES (BASED ON SERVICE NEED)

55.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.

56.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.

DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.

58.TWO 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



PROJECT DATA

A.P.N. #: 505-280-18

PARCEL ACREAGE = 1.75 AC

LEGAL DESCRIPTION:

ZONING: CC

PROJECT OWNER: BEAL DEVELOPMENTS, LLC

1175 SHAW AVE #104 PMB 372

PARCEL 1 OF PARCEL MAP NO. 2159, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED JULY 31, 1975 IN BOOK 17, PAGE 26 OF PARCEL MAPS, FRESNO COUNTY RECORDS, EXCEPTING THEREFROM ANY PORTION LYING

CLOVIS, CA 93612

BARSTOW AVE

GENERAL PLAN DESIGNATION: COMMERCIAL COMMUNITY

PROJECT SITE AREA = 43,559.38 SF= 1.00 AC

PROPOSED BUILDING AREA: 4,979 SF= 0.11 AC

RESTAURANT PARKING = 1 STALL / 150 SF

RETAIL PARKING = 1 STALL / 450 SF

REQUIRED STALLS = 700 SF / 150 SF = 5 STALLS

REQUIRED STALLS = 5,233 SF / 450 SF = 12 STALLS

EXISTING LIGHT

EXISTING TREE

EXISTING FIRE HYDRANT

PAVED ARFA = 28.411 SF = 0.65 AC

LANDSCAPE = 11,265 SF= 0.26 AC

CONVENIENCE MARKET = 2,983 SF

BUILDING 2 = 2.250 SF

PHONE (559) 326-0340

PROJECT LOCATION: NORTH EAST CORNER OF GRANTLAND AVE AND





VIAL AVE 1 93619 5-0023 775-0016 NGR.COM

191 ALLUVI LOVIS, CA ((559) 775-(X: (559) 77 /W.VICE-EN

9

SHEET INDEX SHEET SHEET

NUMBER DESCRIPTION COVER SITE PLAN

505–280–21 PARCEL 3 OF PM 2159 U BK 17, PAGE 26 505-280-20 BK 17, PAGE 26

236.01' PREPARED FOR: APN 505-280-20 DEVELOPMENTS, LLC 236.01' CLOVIS, CA 93612 505-280-18 PARCEL 1 OF PM 2159

V:\PROJECTS\Z019\19-022 BARSTOW-GRANTLAND GAS STATION\06-PRODUCTION PLANS\19-022 SITE PLAN.DWG

NO. C-63824

DRAWN BY:

LSV

PROJ. ENGR:

LSV

PROJ. MNGR:

KYV

1175 SHAW AVE

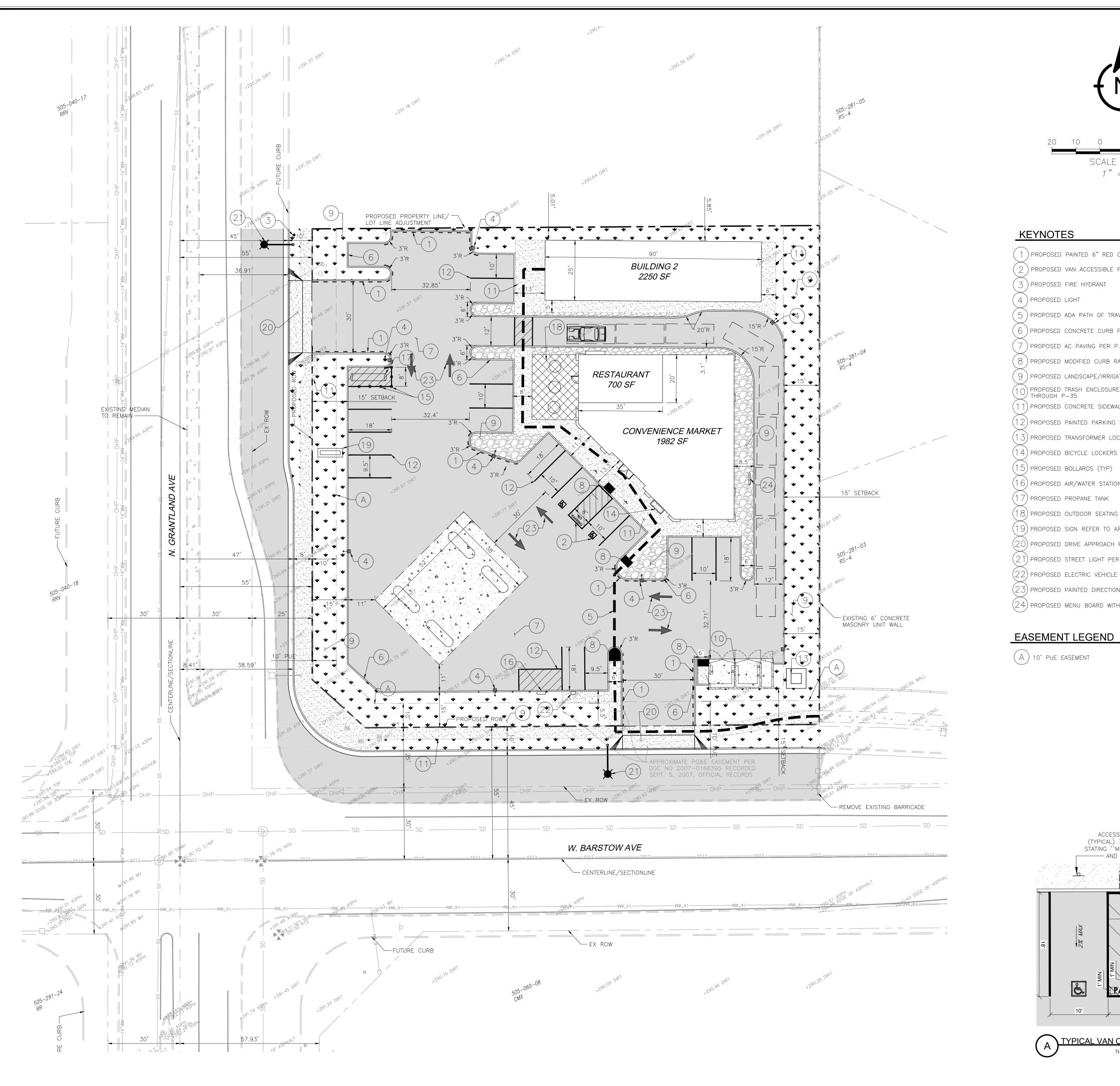
#104 PMB 372

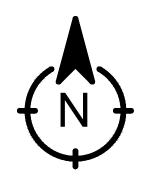
SHEET NO.

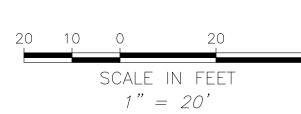
PROJECT

NUMBER 19-022

TOTAL PARKING SPACES REQUIRED= 17 STALLS TOTAL PARKING SPACES PROVIDED= 20 STALLS TOTAL FLOOR AREA = 5,933 SF PARKING SPACE TO FLOOR AREA RATIO = ONE STALL PER 296.7 SF HANDICAP PARKING SPACES PROVIDED= 2 STALLS HANDICAP PARKING SPACES REQUIRED = 2 STALLS EV STALLS REQUIRED = 1 STALL EV STALLS PROVIDED = 1 STALL BICYCLE PARKING SPACES REQUIRED = 2 SPACES BICYCLE PARKING SPACES PROVIDED= 2 SPACES PARCEL 2 OF PM 2159 LEGEND - - - - -PROPOSED 6" RED CURB FOR FIRE LANE PROPOSED 6" CURB PROPOSED 6" CURB & GUTTER PROPOSED ADA PATH OF TRAVEL PROPOSED PARKING STALL STRIPING PROPOSED CONCRETE SIDEWALK PROPOSED AC PAVEMENT UNDEVELOEPD 0.49 AC TO BE MERGED WITH ADJACENT PARCEL PROPOSED PEDESTRIAN CROSS WALK PROPOSED LANDSCAPING & IRRIGATION PROPOSED LIGHT PROPOSED FIRE HYDRANT BK 17, PAGE 26 = = = = EXISTING 6" CURB DEVELOPMENT EXISTING 6" CURB & GUTTER 1.26 AC EXISTING CONCRETE EXISTING PROPERTY LINE _____ EXISTING EASEMENT







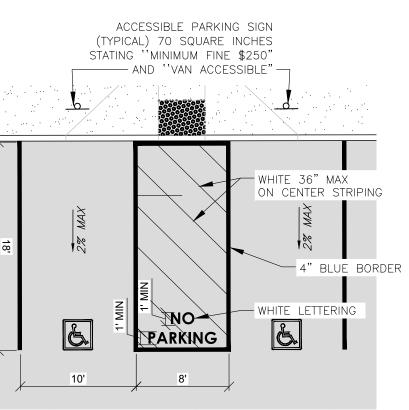


Know what's **below**. **Call before you dig.**

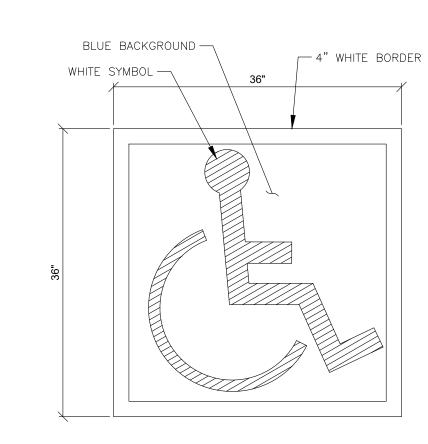
KEYNOTES

- $\left(\begin{array}{c}1\end{array}
 ight)$ 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
- PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33
 THROUGH P-35
- (11) proposed concrete sidewalk per city of fresho 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

A 10' PUE EASEMENT







B INTERNATIONAL SYMBOL OF ACCESSIBILITY

∆ نن ⊬

DRAWN BY: LSV

PROJ. ENGR: LSV

KYV

PREPARED FOR:

PROJ. MNGR:

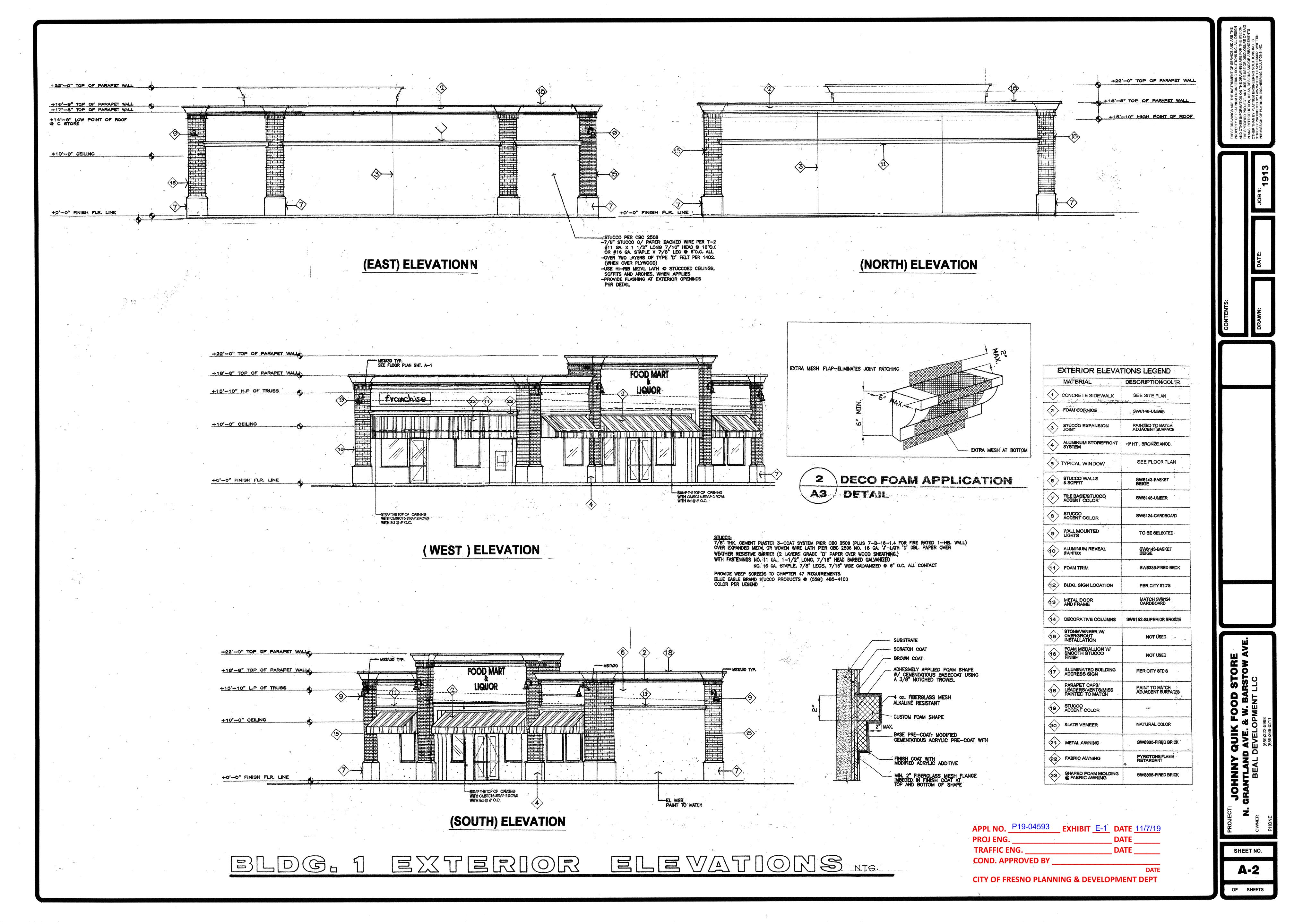
BEAL DEVELOPMENTS, LLC 1 1 75 SHAW AVE #104 PMB 372 CLOVIS, CA 93612



SHEET NO.

PROJECT NUMBER 19-022

V:\PROJECTS\2019\19-022 BARSTOW-GRANTLAND GAS STATION\06-PRODUCTION PLANS\19-022 SITE PLAN.DWG



GENERAL NOTES

- 1. PROVIDE R-19 (NON) FIBERGALSS BATT INSULATION IN ALL EXTERIOR WALLS PER TITLE 24 REQUIRED.
- 2. PROVIDE APPROVED FIRE EXTINGUSHER PER N.F.P.A. #10 (2A-10BC MIN./ PROPERLY MOUNTED. 3. WATER HEATER SHALL BE SECURED IN PLACE BY RIGID CONNECTIONS OR A SHT. MTL. STRAP, WRAPPED AROUND THE WATER HEATER AND SECURED IN PLACE WITH A
- SCREEN INTO 11/2" THK. SOLID WOOD OR EQUAL. THE WATER HEATER (SEE MORE BELOW S. W. SCHEDULE). 4. FUEL STORAGE TANK INSTALLATION AND ANY PERMITS ARE NOT A PART OF THIS THIS PLAN.

MINIMUM OF 2-16d NAILS OR 1-#12 GA x 1½" WOOD

- 5. PROVIDE A STREET VISIBLE SIGN (ADDRESS) ON BUILDING
- (3" HIGH NUMERALS/1/4" MIN. STROKE) MOUNTED ON CONTRASTING BACKGROUND. (12" HIGH)
- PROVIDE 2 EXITS FROM THE BUILDING AS REQUIRED PER SEC. 3303 U.B.C. 7. FOR WALK IN COOLER NOTES SEE MD 1
- 8. INSTALL FRP ON ALL OF THE WALLS IN THE FOOD PREP.

8. INSTALL FRP ON ALL OF THE WALLS IN THE FOOD PREP. AND DISHWASHING AREA.

CABINET

—C02

FREEZER

6'-7"

COOLER 6x

STORAGE

STORAGE SHELVES NSF &

7'-5"

WORK AREA

GLS.(TEMP.)

3'-4"

4'-5"

17'-6"

ALL TABLES & CHAIRS ARE MOVABLE NO FIXED SEAT

- - - - - - - - - 4040-FXD.- - - -

GLS (TEMP.)

SUBWAY

9. ON THE DOORWAYS LEADING TO THE MEN'S SANITARY FACILITIES, AN EQUALATERAL TRIANGLE 1/2" THICK WITH EDGES 12" LONG AND VERTEX POINTING UPWARD. AND 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. 10. ALL BUILDING ENTRANCES THAT ARE ACCESSABLE TO AND USABLE BY THE PHYSICALLY HANDICAPPED PERSONS SHALL BE IDENTIFIED WITH AT LEAST ONE
- 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. II ADDITION. THE SURFACE OF EACH SPACE SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING THE SYMBOLS OF

ACCESSIBILITY IN BLUE PAINT, AT LEAST 3' SQUARE.

WORK COUNTER

MO X MERCHAN.

CASE

BEVERACE

COOLER

4'-0" HIGH

10'-4 1/2"

FLOOR

-HALF WALL

7'-0"

TABLE OVEN

WORK AREA 🐵

ROOF HATCH (SEE DETAIL)

PANEL

R111

57/1

MEN'

→ ICE | MAKER

- 12. PROVIDE SEPARATE STORAGE IN A CABINET CLOSE THE FLOOR FOR ALL INSECTICIDES AND POISONOUS
- 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

WALK IN COOLER

3'-0"

4'-0"

4'-0"

10'-6" FLAT

CLG. (TYP.)

GONDOLAS

PLAN

- 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 A MINIMUM HEIGHT OF 36" ABOVE THE PARKING FINISH GRADE, GROUND OR SIDEWALK 16. 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 FLAMESPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF SECTIONS 1712 AND 1713 OF THE 1994 UNIFORM BUILDING CODE.

23'-4"

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T________

SALES

COUNTER

- 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 2 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
- 22. 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 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
- CONTRACTOR TO VERIFY GRADES, DIMENSIONS, AND OTHER JOB SITE CONDITIONS PRIOR TO COMMENCING
- ALL DAMAGED FOOD PRODUCTS, FOOD PRODUCTS FROM WHICH THEIR LABELS HAVE BEEN REMOVED, SHALL BE SEPARATED AND STORED IN A SEPARATE AREA CLOSE
- 25. 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 ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- 28. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF THE U.B.C. AND ALL APPLICABLE CITY
- BE EXTERIOR GRADE WITH EXTERIOR GLUE. 30. 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 SYRUP TANK AREA.

GONDOLA

3453 SF.

- MANUALLY OPERATED OR SURFACE MOUNTED FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED AT EXIT DOORS. THE UN-LATCHING OF ANY DOOR LEAF (WHEN USED IN FAIRS). SHALL NOT REQUIRE MORE THAN ONE OPERATION. "PINLATCH" ON INACTIVE DOOR LEAF
- (5-point system) 32. RESTROOM DOOR LEVER HEIGHT SHALL 30" TO 44"
- ABOVE FINISH FLOOR WITH 1/2" MAX. THRESHOLD HEIGHT AT ALL DOORS. 33. FRONT AND BACK DOOR, RESTROOM DOORS & COLD BOX DOORS SHALL ALL BE KEYED ALIKE.
- 34. ALL SHELVING MUST BE STAINLESS STEEL OR WIRE
- RACKS (KITCHEN & WALKINS). 35. PROVIDE ONE-COMPARTMENT NON POROUS JANITORIAL
- 36. FIRE HYDRANTS SHALL BE TESTED AND APPROVED, FIRE ACCESS ROADS MADE SERVICEABLE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIAL ON SITE. ALL CONSTRUCTION WORK IS SUBJECT TO A STOP WORK ORDER. IF ACCESS ROADS BECOME IMPASSABLE OF FIRE HYDRANTS INOPERABLE. SEE THE BACK OF THE BUILDING & SAFETY DIVISION PERMIT CARD FOR FIRE PROTECTION REQUIREMENTS DURING CONSTRUCTION. (FMC9-710.501/
- 37. PROVIDE PORTABLE FIRE EXTINGUISHER PER
 NFPA-10,2-A:10-B:C RATED MINIMUM (FMC9-710.501)
 "MAX. 75" TRAVEL DISTANCE. PROVIDE A2: 20-BC
 EXTINGUISHER FOR PUMP ISLAND.
- 38. PROVIDE APPROVED BRAILLE SIGNAGE ON STRIKE SIDE OF TOILET ROOM DOORS CENTERED 60" ABOVE FINISHED
- 39. BRING A SAMPLE OF FLOOR TILES TO ENV. HEALTH DEPARTMENT FOR APPROVAL BEFORE INSTALLATION (RESTROOM & PREP. AREAS). 40. THE FLOOR IN FOOD PREPARATION. DISHWASHING AREAS
- & RESTROOMS SHALL BE EITHER COMMERCIAL SHEET LINDLEM QUARRY TILE, OR EPOXY THE FLOOR SHALL HAVE A SEAMLESS COVERING, THAT EXTENDS UP THE WALL 4 INCHES.
- 41. INSTALL FLOOR DRAINS IN THE FOOD PREPARATION. DISHWASHING AREAS, & RESTROOMS, WITH THE FLOOR SLOPE TOWARD DRAINS.
- 42. ALL EQUIPMENT SHALL BE NSF APPROVED. 43. THE JANITORIAL SINK MIXING FAUCET MUST BE EQUIPPED WITH A BACKFLOW PROTECTION DEVICE. (CURFFL SECTION
- 44. PROVIDE SOAP AND PAPER TOWEL DISPENSERS ADJACENT TO THE JANITORIAL SINK AND USE THIS SINK ALSO FOR HANDWASHING (CURFFL SECTION 27627)
- 45. ALL FOOD SERVICES EQUIPMENT MUST MEET NATIONAL SANITATION FOUNDATION STANDARDS. (CURFFL SECTION
- 46. THE FOOD SERVICE EQUIPMENT AT THE SELF—SERVICE COUNTER MUST EQUIPPED WITH ACCEPTABLE SHIELDS SUCH AS SNEEZE GUARDS, TIGHT FITTING SECURELY ATTACHED LIDS OR APPROVED MECHANICAL DISPENSERS. (CURFFL SECTION 27621).
- 47. PROVIDE SHATTER PROOF LIGHT FIXTURES IN THE FOOD PREPARATION, UTENSILS WASHING AND OPEN FOOD STORAGE AREAS. (CURFFL SECTION 27635)
- 48. PROVIDE SELF-CLOSING DOORS FOR THE RESTROOMS AND EXTERIOR DOORS. (CURFFL SECTION 27626 &

KEY NOTES:

- FLOOR DRAIN-FOR DETAILS & SPECIFICATIONS REFER TO PLUMBING PLAN, & PLUMBING SCHEMATICS, SEE SHEET A1 (DRAWING INDEX)
- 19 METAL PARTITION- PROVIDE METAL PARTITION BETWEEN HANDWASHING SINK/JANITOR'S SINK & ALL FOOD PREPARATION AREAS, PER FRESNO COUNTY HEALTH DEPARTMENT REQUIREMENTS
- 2 ILLUMINATED EXIT SIGN-PROVIDE ILL. EXIT SIGNW/ RESERVE BATTERY BACK UP.SEE ELECTRICAL PLAN.
- 3 CONCRETE SLAB- 4" THICK CONCRETE SLAB W/ CONTROL OR EXPANSION JOINT AS REQUIRED.
- 4 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.
- 6 SIGN- PROVIDE SIGN O DOOR STATING. "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"
- 7 EXTERIOR FINISH- 7/8" STUCCO O/ APPROVED MOISTURE BARRIER. 0/ 2X6 DF #2 STUDS @ 16" O.C.
- 7a CEILING- PROVIDE WASHABLE CEILING TILES THRU-
- OUT ENTIRE STORE. (UNLESS OTHERWISE NOTED.) 8 DROP CEILING- FOR DETAIL REFER TO BUILDING SECTION.
- DISPENSER- PROVIDE PAPER TOWEL DISPENSER PER MANUFACTURER'S SPECIFICATIONS. (CONTINENTAL #990-W OR EQUAL.)
- 10 TOILET PAPER DISPENSER- PROVIDE TOILET PAPER DISPENSER PER MANUFACTURER'S SPECIFICATIONS.
- 11 HCP SIGN-PROVIDE APPROVED HANDICAPPED GRAPHIC SIGNS @ EA. RESTROOM DOOR (MEN & WOMENS.) W/ APPROVED HCP SYMBOLS, SIGNS TO BE CONSTRUCTED BY PERSONELL AUTHORIZED TO DO THE WORK.
- 12 MIRROR- PROVIDE 18"X30" O/ SINK @ EA. RESTROOM. FASTEN TO WALL USING SCREWS & MIRROR HANGERS. (NO GLUE ALLOWED.)
- 13 DOOR CLOSER-PROVIDE DOOR CLOSER WHERE INDICATED W/ 2 OUT OF 3 HINGES HAVING SPRING ACTION.
- 14 EXTERIOR WALLS—PROVIDE 2X6 DF #2 STUDS OR BETTER FOR REQUIRED INSULATION, SEE BUILDING SECTIONS.
- 15 EQUIPMENT- EQUIP. PROVIDED BY SUPPLIER & SHALL BE INSTALLED PER LOCAL, STATE, & NATIONAL CODES, SPECS TO BE RETAINED FOR VERIFICATION.
- 16 SIGN- PROVIDE CEILING MOUNT "NO SMOKING SIGN", & SYMBOL PER COUNTY REQUIREMENTS. SIGN TO BE CLEARLY VISIBLE
- UPON ENTERING STORE. 17 SHEARWALL- FOR SHEARWALL REQUIREMENTS REFER TO THE
- SHEARWALL SCHEDULE @ FLOOR PLAN
- MORE INFORMATION REFER TO BUILDING SECTIONS. 19 LANDING- EXTERIOR DOOR LANDINGS SHALL HAVE A SMOOTH

TRANSITION TO ADJACENT PAVED SURFACES. SEE SITE

& GRADING PLANS. 20 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.

18 SOFFIT- DASHED LINE DENOTES LOCATION OF SOFFIT, FOR

- SEE FOUNDATION PLAN, FOR CHASE LOCATION. 21 FENESTRATION- MAXIMUM U-VALUE FOR ALL TEMPERED GLASS WINDOWS TO BE .55 OR LESS. (VISTAWALL ARCHITECTURAL PRODUCTS.) SEE BUILDING ENVELOPE REQUIREMENTS (ENERGY
- 21a POST MIX- PROVIDE SHELVING FOR POST MIX CONTAINER STORAGE. (PEPSI, 7 UP, ORANGE, ETC.)
- 22 FLOOR FINISH- PROVIDE CERAMIC TILES W/RUBBER TOPSET FORMING A 3/8" RADIUS • THE FLOOR/WALL INTERSECTION, EXTENDING 12" • FLOOR, & 4" TOPSET UP WALL.
- 22a WALK-IN COOLER- FLOOR OF COOLER TO BE SEALED W/
 COVED METAL BASE O/EPOXY FINISH, O/ CONCRETE. SEAL PER
 COUNTY HEALTH DEPT. REQUIREMENTS. 23 LANDINGS- ALL DOOR LANDINGS SHALL HAVE A 1/4" PER
- 24 WATER CLOSET- PROVIDE LOW FLOW COMMERCIAL W.C. AS REO'D. SEE PLUMBING PLAN & FIXTURE FOR SPECS.

FOOT SLOPE AS REQ'D.

- 25 GRAB BAR- PROVIDE 30"X48" TUBULAR SPECIALITIES #Q2040 OR EQUAL, SEE HANDICAPPED DETAILS & INSTALL PER MANUF.
- 250 EMERGENCY LIGHTS LIGHTS TO ACTIVATE UPON POWER FAILURE, +90" MIN ABOVE FINISH FLOOR.
- 26 LAVATORY-PROVIDE LAV. A MIN. OF 18" FROM WALLS & PARTITIONS, SEE FLOOR PLAN & INSTALL PER MANUF. SPECS.
- 27 DISPENSER -PROVIDE SOAP DISP. WHERE INDICATED. SEE PLUMB.
- PLAN, INSTALL PER MANUF, SPECS, 27a URINAL- PROVIDE URINAL WHERE INDICATED. INSTALL PER

26a MOP RACK- PROVIDE MOP RACK TO +5'-6" ABOVE FINISH

- MANUFACTURER'S SPECIFICATIONS. SEE PLUMBING PLAN. 27b DISPENSER- PROVIDE SOAP DISP. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 28 PARTITION- PROVIDE F.R.P. COVERED PLYWOOD, OR FIBERGLASS FOR APPROVED SEPARATION BETWEEN JANITOR'S SINK & ALL FOOD PREPARATION AREAS.
- 29 SHELVING- 1"X 6" WOOD SHELVING W/ APPROVED SHELF BRACKET. SCREW INTO STUDS OR WALL BLOCKING. FIELD VERIFY.
- 29a 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' SHT. RK. @ ALL SURFACES INSIDE CLOSET. CEILING HT. TO BE 7'-0" MAX. PROVIDE 144 SQ. IN. VENTILATION AS REQUIRED.

- (30) FAN-PROVIDE 6" MIN. DIA. EXHAUST FAN 🏼 CEILING. SEE EQUIPMENT LAYOUT, FANS ARE PROVIDED TO REMOVE ANY WARM AIR BUILD UP GENERATED BY WARMING OVENSTHAT 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 COVING. 12" FLOOR, & 5" SIGNAGE - PROVIDE APPROVED BRAILLE SIGNAGE STRIKE SIDE OF RESTROOM DOORS, CENTERED +60"

ABOYE FINISH FLOOR AS REQ'D.

- (34) CONTROL PANEL- PROVIDE PLYWOOD OR APPROVED BACKING MATERIAL FOR HANGING & MOUNTING THE MAIN CONTROL SWITCHES, 4' HIGH x6' WIDE 3/4" PLYWD. O/ SHT. RK., CENTERED 30" ABOVE FINISH FLOOR. (GAS PANEL)
- 35 WALL FINISH PROVIDE 1/2" SHT. RK., TAPE & FINISH AS REO'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. (36) 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 WOW. TO CEILING.
- HEADER- 6X DF.#1 HDR. SEE ROOF FRAMING PLAN & BUILDING SECTIONS FOR MORE DETAILS. FIELD VERIFY. R.O.
- (41) MIRROR TYP, CONCAVE REFLECTIVE MIRROR INSTALL PER MANUF. SPECS.
- POSTS- 6 X DF #1 POST. SEE FOUNDATION & ROOF FRAMING PLANS FOR MORE DETAILS. (43) PROVIDE F.R.P. FROM FIN. FLR. TO CEILING.
- (44) SIGNAGE- PROV. 5" X 5" MIN. HANDICAPPED ACCESSABILITY SIGN @ PRIMARY BUILDING ENTRANCE.
- WINDOW- FEILD VERIFY ROUGH OPENING PRIOR TO INSTALLATION. (VISTA WALL ARCHITECTURAL
- 46 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.
- (48) PANEL- TYPICAL ELECTRICAL PANEL, FOR MORE DETAIL REFER TO ELECTRICAL & POWER PLAN.

LOCAL & STATE REQUIREMENTS.

- SHUT OFF- PROVIDE EMERGENCY SHUT OFF FOR FUEL ISLAND. (FUEL ISLAND TO BE UNDER SEPARATE PERMIT.) 49 ROOF ACCESS— TYP. ROOF ACCESS LADDER. SEE BUILD SECTIONS, & EXT. ELEVATIONS. INSTALL PER
- (50) SEATING- PLYMOLD COURT SERIES 'FIXED' SEATING SEE DETAIL SHEET IF1 FOR MORE DETAIL. INSTALL PER PROVIDES SEATING FOR 22 OCCUPANTS, W/
- WALL/CEILING FINISH- PROVIDE 1/2" SHT, RK., TAPE & FINISH AS REQUIRED, PAINT W/ GLOSS OR SEMI-GLOSS PAINT. (OWNER VERIFY)
- 51 PARTITION PROVIDE 1/2 WALL SURROUND THE SEATING, SEE DETAIL SHT. IF1. TO BE FRAMED W. KILN DRIED WOOD, FIN, W/ MINWAX WINTER WHITE
- (52) SIGN- PROVIDE 12' HIGH ADDRESS SIGN. (VERIFY) (53) PEEP HOLE- PROVIDE PEEP HOLE MIN. +60" ABOVE FINISH FLOOR.
- SHEARWALL PANEL- PROVIDE SPECIFIED PANEL & NAILING BEHIND ALL POP-OUT FRAMING & FURRING.
- IS AVAILABLE UPON REQUEST. (56) FACADE- FOR FRONT COUNTER SPECIFICATIONS, - SEE SHEET IF1. (57) DOORWAY- FURR DOWN HEADER TO 7'-0" •

(55) SIGN- PROVIDE SIGN THAT STATES 'DRINKING WATER

(58) CAMERA- PROVIDE CAMERA W/ VIDEO TAPE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. (VERIFY LOCATION)

- PASSAGE OR DOORWAY.

- (59) TOILET SEAT COVER DISPENSER 60) PRE-FAB METAL CANOPY W/ ADJUSTABLE TENSION BAR ABOVE.
- AIR CURTAIN (FLY FAN) SEE EQUIPMENT LAYOUT MOUNT 6" ABOVE DOOR. 62 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. (65) PROVIDE CIRCUIT FOR AIR/WATER MACHINE
- 66 PROVIDE TABLES & CHAIRS
- 67) PROVIDE 5/8" THK. GYPSUM BOARD TYPE "X" 1 HOUR FIRE WALL RATING

SHEARWALL SCHEDULE /A\ 3/8" PLYWOOD W/ 8d @4" O.C., W/ 1/2" DIAM.

(68) POST MIX. CONTAINER STORAGE (PEPSI ETC.)

WHENEVER DOOR OPEN.

(69) PROVIDE ALARM THAT SOUNDS OFF AUTOMATICALLY

70 PROVIDE SIGN THAT STATE "DRINKING WATER IS AVAILABLE UPON REQUEST".

B\ 3/8" PLYWOOD W/ 8d @ 6" O.C., W/ 1/2" ANCHOR BOLTS @ 48" O.C.

ANCHOR BOLTS @ 32" O.C.

HEALTH DEPT. REQUIREMENTS.)

- ALL EXTERIOR WALLS TO BE 2×6 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
- ANY ADDITIONAL INFO REGARDING Q.S.R EQUIPMENT, SHALL BE SUBMITTED @ A LATER DATE. ANY EQUIP'T SET OF PLANS ARE INVALID & NOT A PART OF THIS
- 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-B. ALL DOORS SHALL BE KEYED THE SAME THRU-OUT THE ENTIRE STORE .

O THUMB LATCHES OR KEYED CYLINDER DEAD

- 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.
- ALLOWED UNLESS OPERATED BY A SINGLE ACTION W/ A LEVER. ALL REAR EXITS SHALL BE PROVIDED W/ PANIC
- DOUBLE EXIT DOORS USED AS PAIRS W/ APPROVED AUTOMATIC FLUSH BOLTS SHALL NOT HAVE DOOR KNOBS OR SURFACE MOUNTED DOOR LATCHES SHALL NOT BE LESS THAN 30", OR MORE THAN 44" ABOVE FINISH FLOOR.
- ALL EXIT DOORS TO BE OPENABLE FROM THE INSIDE WOUT 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)

OFF WHEN DOOR IS OPENED.

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

- MIN. WIDTH OF EXITS REQUIRED = 56 (OCC. CAP.) WIDTH OF OPEN GS = 60" MIN. WALL & CEILING MATERIAL SHL NOT EXCEED THE FLAME SPREAD CLASIFICATIONS IN U.B.C. TABLE 8-B
- ALL DOORS SHALL BE KEYED 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. "J" BOXES CONDUIT, OUTLETS, SHALL BE PERMITTED, HOWEVER, NO WIRE SHALL BE PULLED & NO CIRCUITS SHALL BE CONNECTED. NO COOKING ALLOWED.

APPL NO. P19-04593 EXHIBIT F-1 DATE 11-7-2020 DATE PROJ ENG. TRAFFIC ENG. **COND. APPROVED BY**

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

SHEET NO. **A-1**

OF SHEETS

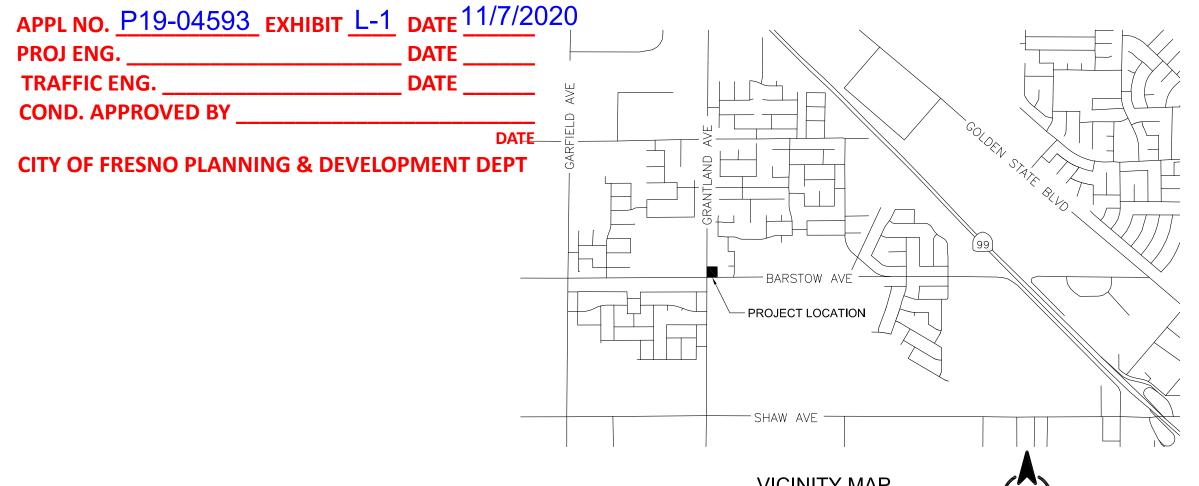
DATE

NOTES

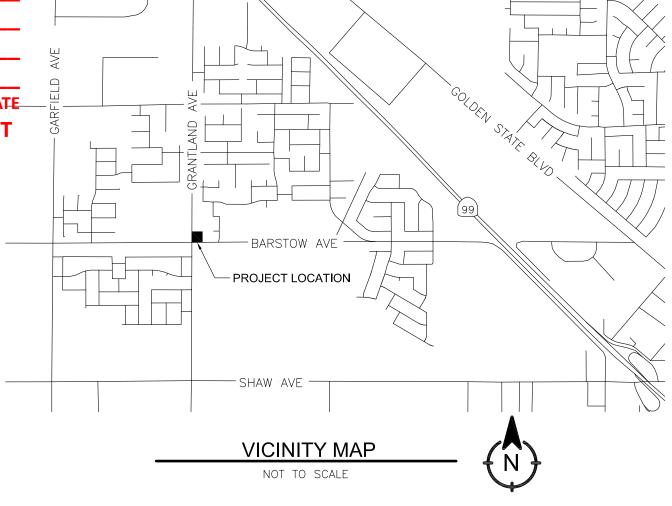
- 1. ALL PLANT MATERIAL SHALL BE APPROVED BY THE CITY'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PRIOR TO ANY PLANTING, A SOILS ANALYSIS SHALL BE PREPARED BY A CERTIFIED SOILS TESTING LAB AND SUBMITTED TO THE CITY'S PUBLIC UTILITIES DEPARTMENT PARKS MANAGER. THE SOILS REPORT
- SHALL INCLUDE A 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
- 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.
- 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

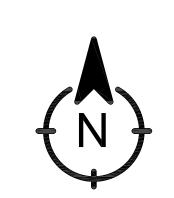
NO PLANTING SHALL BE DONE UNTIL INSTALLATION OF THE IRRIGATION SYSTEM IS COMPLETED, FINAL GRADES HAVE BEEN ESTABLISHED, PLANTING AREAS HAVE

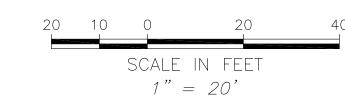
- THE CONTRACTOR SHALL TAKE NOTE OF EXISTING UNDERGROUND UTILITIES IN CONFLICT AND SHALL TAKE ALL PRECAUTIONS NECESSARY DURING TREE PLANTING OPERATIONS SO AS NOT TO DAMAGE SAID UTILITIES. COORDINATE UNDERGROUND UTILITY INSPECTION PRIOR TO TREE PLANTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS. 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 RÈCEIVE ARBOR GUARDS UPON INSTALLATION. REFER TO THE STANDARD SPECIFICATIONS, STANDARD PLANS, AND THE
- 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 GYPSUM (15% CALCIUM MIN.) - 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: 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













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

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

SHADE PROVIDED:

BUILDING 2 - RETAIL Area: 2250.00

CONVENIENCE MARKET Area: 2982.91

RESTAURANT 1 Area: 700.00

> LAURUS NOILIS / SWEET BAY 7 @ 1257 SF± ROBINA X AMBIGUA / PURPLE ROBE LOCUST 2 @ 1257 SF± 1 @ 1257 SF± PYRUS CALLERYANA / CALLERY PEAR 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
TREES			
(N)	LAURUS NOBILIS / SWEET BAY	15 GAL	7
RA	ROBINA X AMBIGUA / PURPLE ROBE LOCUST	15 GAL	2
PC	PYRUS CALLERYANA / CALLERY 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
SHRUBS		·	
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
(L)	LOMANDRA LONGIFOLIA / DWARF MATRUSH	1 GAL	41
La	LANTANA CAMARA / BANDANA RED	5 GAL	71
(P)	LOROPETALUM / CHINESE FRINGE-FLOWER	5 GAL	61
GROUND COV	/ER	•	
Ψ Ψ Ψ Ψ	3"THICK LANDSCAPE MULCH		±9,619 SF
	3" THICK - 3/4" LANDSCAPE ROCKS		±1,137 SF













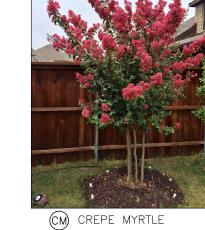
(Cr) COMMON RUSH





(WR) WESTERN REDBUD





V:\PROJECTS\2019\19-022 BARSTOW-GRANTLAND GAS STATION\06-PRODUCTION PLANS\19-022 CONCEPTUAL LANDSCAPE PLAN.DWG



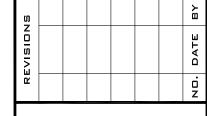
(MV) MOCK VERVAIN



(Wi) WILD IRIS







2491 ALLUVIAL , CLOVIS, CA 936 (559) 775-002 FAX: (559) 775-0 WWW.VICE-ENGR.

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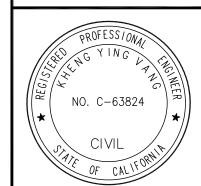
DRAWN BY:

LSV PROJ. ENGR: LSV

PREPARED FOR:

PROJ. MNGR: KYV

DEVELOPMENTS, LLC 1175 SHAW AVE #104 PMB 372 CLOVIS, CA 93612



SHEET NO.

PROJECT NUMBER 19-022



SEPT. 5, 2007, OFFICIAL RECORDS