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REVISIONS

PROPOSED COMMERCIAL PROJECT FOR:

**BOTTOM LINE DEVELOPERS,
BUILDERS & ADVISORS**
FRESNO CALIFORNIA

Date: AUG-2021
Dwn. by: FA
Chk. by: AMG
Scale: 1" = 20'
Job # 2018-013
Sheet

G.1

PROPOSED CONVENIENCE STORE & GAS STATION FOR: BOTTOM LINE DEVELOPERS, BUILDERS & ADVISORS ST. HWY 65 & MARIGOLD STREET LINDSAY CALIFORNIA 93247

PROJECT DATA

OWNER/APPLICANT:	BOTTOM LINE DEVELOPERS, BUILDERS & ADVISORS 1050 SHAW AVE, SUITE 1053 CLOVIS, CA 93638 559-286-6205
SITE ADDRESS:	STATE HWY 65 & MARIGOLD STREET LINDSAY, CA 93247
APN:	208-120-041
CONSTRUCTION TYPE:	VB
PROPOSED USE:	M, B (NON-SPRINKLED CBC SEC. 903.2.1.2) U (NON-SPRINKLED CBC SEC. 903.2.1.2)
PROPOSED BUILDING AREAS:	URBAN MARKET: 4,000 S.F. FUTURE TENANT: 1,500 S.F. GAS CANOPY: 3,317 S.F. TRUCK CANOPY: 1,104 S.F.
ZONING:	M1
LOT SIZE:	2.88 AC (125,545 S.F.)
LOT PORTION TO BE DEVELOP:	1.61 AC (69,991 S.F.)
LOT SIZE REMENDER:	1.27 AC (55,321 S.F.)
LOT COVERAGE:	20.4% (MAX. NONE)
BUILDING HEIGHT:	29' FT. (MAX. 45 FT.)
PARKING REQUIRED:	
PARKING PROVIDED:	17 SPACES PROVIDED - INCLUDES TWO ADA STALL

APPLICABLE CODES

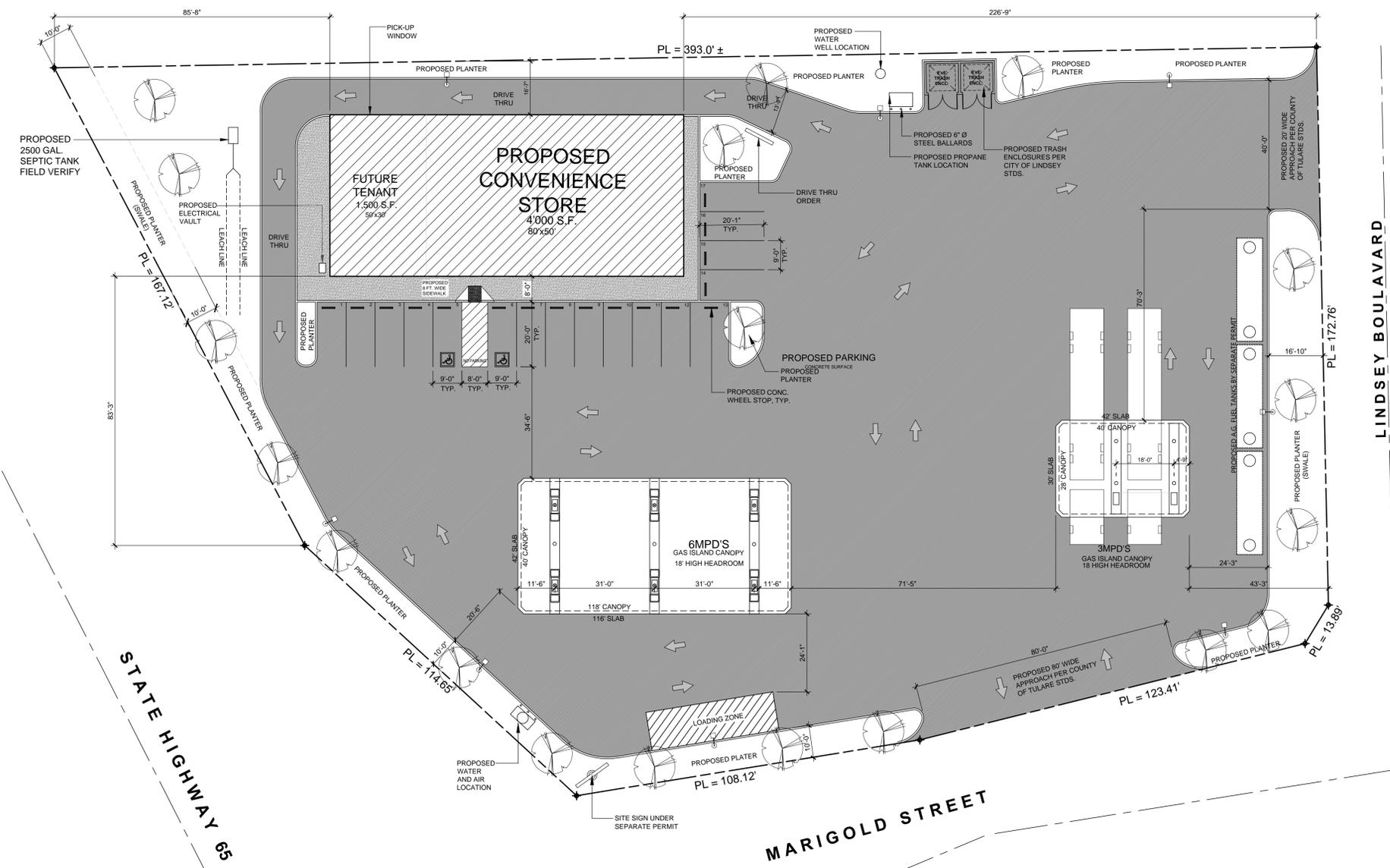
ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE LATEST EDITION THESE CODES, STANDARDS, REFERENCES, ETC. AS ADOPTED AND AMENDED BY AUTHORITY HAVING JURISDICTION AND/OR BE ADJUSTED TO CONFORM WITH ANY AND ALL APPLICABLE CODES. CONTRACTOR AND/OR SUBCONTRACTOR SHALL MAKE THEMSELVES AWARE OF THESE CODES, STANDARDS, REFERENCES, ETC. AND NOTIFY THE OWNER OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND/OR SPECIFICATIONS PRIOR TO ORDERING AND/OR INSTALLATION OF THEIR WORK PRODUCT. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC)
- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ENERGY CODE (CEC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)
- 2019 CALIFORNIA REFERENCED STANDARDS CODE



SUBJECT SITE

VICINITY MAP N.T.S.



CONCEPTUAL LAYOUT