Planning Commission Meeting
Agenda

November 12, 2024
5:30 PM – Regular Meeting
Council Chambers
400 N. Douty St.

Planning Commissioners will meet in-person in the Council Chambers. The meeting will also be live streamed on the City's website: http://livestream.hanford.city/

ROLL CALL:

INVOCATION:

FLAG SALUTE:

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

A. Community Development: Approval of the Minutes of the October 8, 2024 Planning Commission Meeting

PUBLIC HEARING:

A. Community Development: Zone Text Amendment No. 0001-24, a request to conduct a comprehensive amendment to the Hanford Municipal Code Title 17, as directed by the City Council of the City of Hanford. Changes include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally-advised edits.

B. Community Development: Conditional Use Permit No. 0031-24: a request by Tractor Supply to add pet grooming within their existing facility in the C-R Regional Commercial

zone district. The project is located at 1625 W. Hayden Ave. (APN 011-060-056).

DIRECTOR'S COMMENTS:

COMMISSIONERS' ITEMS OF INTEREST:

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents before the meeting. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II} APPEALS: Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of $1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.

Planning Commission Regular Meeting
Minutes
October 8, 2024 5:30 PM
Council Chambers
400 N. Douty St.

ROLL CALL:

Present:	Absent:
Planning Commissioner Richard Douglas Planning Commissioner Gunther Norris Planning Commissioner - Alternate Garry Curtis	Planning Commissioner Dennis Ham Planning Commissioner Bernie Marez Planning Commissioner Jim Nelson

INVOCATION:

Angie Stafford led the invocation.

FLAG SALUTE:

Chair Norris led the flag salute.

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of three minutes is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.

None.

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Motion to Approve

RESULT:	**Passed (UNANIMOUS)**
MOVER:	Planning Commissioner Richard Douglas
SECONDER:	Planning Commissioner Gunther Norris
AYES:	Richard Douglas, Gunther Norris, Garry Curtis
ABSENT:	Dennis Ham, Bernie Marez, Jim Nelson

A. Community Development: Approval of the Minutes of the August 27, 2024 Planning Commission Special Meeting

B. Community Development: Approval of the Minutes of August 27, 2024 Planning Commission Regular Meeting

PUBLIC HEARING:

There were a few questions that were addressed. Chair Norris opened Public Comment.

A. Community Development: Conditional Use Permit No. 0038-24: a request by Blue Door Massage and Spa to locate a massage therapy business in the O-R Office Residential zone district. The project is located at 1208 N. Douty St. (APN 010-107-004).

Chair Norris opened the public hearing and called for the staff report. Associate Planner Manha presented the staff report, recommended approval of CUP 0038-24, and invited questions from the commissioners. Mr. Manha answered questions from Commissioner Curtis.
Chair Norris opened public comment for this public hearing.
Public Comment:
IN FAVOR
Joleen Jameson - resident of Hanford, customer of Blue Door Massage.
Ayla Tidwell - business owner. Answered questions from Commissioner Curtis. Business owner also spoke about services and business practices.
OPPOSSED:
None.

Commissioner Curtis raised concern regarding the business's proximity to a school. Director Waters explained municipal code requirements are met.
Commissioner Douglas made motion to approve item, seconded by Chair Norris. Commissioner Curtis voted against it. Motion failed.
City Attorney Ty Mizote explained that it should be reconsidered.
Re-voted failed again.

Motion to Approve

RESULT:	**Failed**
MOVER:	Planning Commissioner Richard Douglas
SECONDER:	Planning Commissioner Norris
AYES:	Richard Douglas, Gunther Norris
NAYS:	Garry Curtis
ABSENT:	Dennis Ham, Bernie Marez, Jim Nelson

DIRECTOR'S COMMENTS:

None.

COMMISSIONERS' ITEMS OF INTEREST:

At this time, any Commissioner may ask a question for clarification of matters within the Planning Commission's jurisdiction, make an announcement, or report briefly on activities in their role as a Planning Commissioner. In addition, subject to the Planning Commissioner's Handbook, Commissioners may request staff to report back to the Planning Commission at a subsequent meeting concerning any matter within the Commissioner's jurisdiction (GC 54954.2).

None.

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available to public inspection in the Planning Division Office located at 317 N. Douty Street, Hanford, California 93230, during normal business hours. Such documents are also available at the city's website, www.cityofhanfordca.com subject to staff's ability to post documents before the meeting. If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Division's office, 559-585-2580, 317 N. Douty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II} APPEALS: Any action of the Planning Commission, which is a final project decision, may be appealed to the City Council by the applicant or any adversely affected person. To file an appeal, an appeal application and filing fee of $1,000.00 must be submitted to the Community Development Department, 317 N. Douty Street, Hanford, California, within ten (10) days following the date of the final decision of the Planning Commission.

Chair Norris adjourned the meeting at 5:53 p.m.

CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, November 12, 2024

PROJECT: Zone Text Amendment No. 0007-24: a request to conduct a comprehensive amendment to the Hanford Municipal Code Title 17, as directed by the City Council of the City of Hanford. Changes include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits.

LOCATION: Citywide

PLANNER: Gabrielle Myers, Senior Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-19, recommending approval of Zone Text Amendment No. 0007-24 to the City Council.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2024-19, recommending approval of Zone Text Amendment No. 0007-24 to the City Council.

PROJECT DESCRIPTION

Zone Text Amendment No. 0007-24 is a request to conduct a comprehensive amendment to the Hanford Municipal Code Title 17, as directed by the City Council of the City of Hanford. Changes include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits.

See the proposed edits in **Attachment 1.**

Note: deletions appear in ~~strikeout~~, additions appear in ***highlighted bold text.***

Notes:

Changes Made:

1. Deletions of outdated references
    a. Removal of reference to design guidelines
    b. Removal of references to the East Downtown Overlay District
    c. Removed reference to accessory or ancillary Office use; medical, dental, or optometry, that the Community Development Director determines is customarily associated with, and subordinance to, a primary permitted use, since office sizes in various square footage limits were added to the land use table

2. Clarifications of Requirements
    a. Added information regarding the Airport Land Use Compatibility Plan as it relates to the Airport Protection Zone District
    b. Added clarification regarding how multi-family units are counted (per site not per building)
    c. Added clarification to the land use table that duplexes shall only be permitted on corner lots in single-family zone district, if the requirements of Government Code Section 65852.21 are satisfied
    d. Added clarification to the land use table that multi-family dwellings of four or less units may be allowed with a CUP only when located on a corner lot in the R-L zones
    e. Noted that a Home Occupation permit is required for Cottage Food Operation, changed from A to P
    f. Noted that expansion of existing nonconforming residential use is identified in 17.90.070
    g. Noted the definition of guest house is without a kitchen
    h. Noted home occupations require a home occupation permit
    i. Noted the keeping of household pets is limited through Section 6.12.010
    j. Added regulations for temporary construction living quarters, noting the living quarters must be a manufactured dwelling unit on permanent foundation with a six-month limit
    k. Noted mini-warehouse or self-storage facility regulations to be located on a parcel with frontage on an arterial or collector street
    l. Noted site plan may be required for various uses, even if shown as P
    m. Deleted reference to marijuana cultivation, changed to cannabis cultivation, manufacture, distribution, transportation, microbusiness, non-storefront dispensaries and laboratory testing, consistent with approved definition/land use category
    n. Changed outdoor advertising structure to billboard (renumbering required)
    o. Added event space to the club, lodge, or private meeting hall land use category/definition
    p. Added library, museum, or cultural facility as a permitted use in PF
    q. Added public safety facility or station as a permitted use in C-S and I-H
    r. Added reference to Section 17.60.140 of the HMC, as it pertains to Automobile and pick-up sales, new and used and used only
    s. Added clarification regarding Food Produce Stands, that they are only permitted where produce is grown on the site
    t. Renamed Marijuana Dispensary or Sales to Cannabis Retail/Dispensary
    u. Retail sales solely via internet, direct mail, or telephone - change to permitted, subject to a home occ where in conjunction with residential use, since this type of use would be permitted as a home occ.
    v. Added Manufactured home on permanent foundation as a permitted use in mixed-use zones where residential is permitted, as required by law.
    w. Added clarification to the mobile home park land use description – noting two or more mobile homes or manufactured dwellings on a site require a 5-acre minimum.
    x. Added information to the land use standards that multi-family dwellings in mixed-use are permitted at a ratio of one unit per 1,500 sq. ft. of site area (consistent with the High-Density Residential density allowance)
    y. Added medical spas as a service land use, permitted in the zones which permit office C-N, C-R, C-S, MX-N, MX-C, MX-D, O-R, and O
    z. Added motor vehicle window tinting as a permitted use in C-S, C-H, I-L, and I-H and a conditionally permitted use in MX-C

aa. Changed recycling, small collection facility (CRV only) from a permitted use to a permitted use with an administrative approval (to allow for staff review through an AA instead of Site Plan Review)
bb. Deletion of the requirement on corner lots to locate the driveway on the side of the lot adjacent to the interior lot line, since this is not always the ideal location from an access standpoint (R-L)
cc. Added clarification that pool setbacks are measured from the water's edge
dd. In R-L, noted required parking spaces may not be provided within any front, side, or rear building setback area, except for uncovered driveways. Deleted J. to eliminate redundancy - Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.
ee. Added reference to the fencing section 17.50.110 for the residential zones
ff. In C-S, C-H, and O deleted off-street parking requirement B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped., because parking can't have a five-foot setback when 17.54.090(B) states that parking can't be located in the front or street side setbacks, which are both 15 feet. The 15 ft. would take precedence over the 5 ft., since it's the more restrictive standard, per 17.02.100(A).
gg. Added reference to Section 17.50.160 for measurement of setbacks
hh. Added reference to Section 17.50.170 for exceptions to setbacks.
ii. added reference to Section 17.50.180 for measurement of height.
jj. added reference to Section 17.50.190 for exceptions to height.
kk. added various definitions that were missing from 17.96 and .98

3. Language to capture State law:
   a. SB9
   b. ADU/JADU Updates
   c. Senate Bill No. 234 permitting day care between 9 and 14 children in residential zone districts as a permitted use
   d. Changed electric vehicle charging stations to a permitted use,. In accordance with AB 1236
   e. Added manufactured home on permanent foundation as an A in R-M and R-H, as required by State law
   f. Added a note that Federal and State agencies are exempt from zoning restrictions, as it relates to Government Offices; local, state, or federal
   g. R-L: Per Government Code Section 65852.21, multi-family dwellings proposed for any single-family zone district comprised of no more than two residential units shall be a by-right permitted use and considered ministerially if the requirements of that statute are satisfied. Multi-family dwellings of three or four units may be allowed with a conditional use permit only when located on a corner lot (R-L-5 only).
   h. Eliminated restrictions for second dwelling units on lots less than 5,000 sq. ft. in R-L and R-M
   i. Garage conversion allowances
4. Council – directed changes/Land Use Table Additions/Deletions
   a. Regarding measurement of height
   b. ADUs as a permitted use without Administrative Approval (site plan still required)

Commented [TM1]: In light of the projected housing shortfall identified through the Housing Element update, should multifamily dwellings be allowed in R-L zone districts in addition to R-L-5?

Commented [GM2R1]: We did a more finite inventory update to ensure we do have adequate opportunity

c. Added auditoriums as a permitted use in C-H, similar to allowed zones for convention or conference center
d. Added theater, live or movie, with incidental alcohol sales as a conditionally permitted use where theaters, live or movie are permitted (C-R and MX-D); noted an ABC Type 41 or 47 license is required
e. Added Manufacturing and Processing Uses to the Land Use Table and definitions:
    i. Agricultural Technology: P in C-S, I-L, I-H
    ii. Beverage Production: P in C-S, I-L, I-H
    iii. Blacksmith or metal products fabrication: C in C-S, P in I-L, I-H
    iv. Boat building and repair: P in C-S, I-L, and I-H
    v. Chemical products manufacturing: CUP in I-H
    vi. Clothing production: CUP in C-S, P in I-L, I-H
    vii. Concrete and cement production: C in I-H
    viii. Electrical equipment or component manufacturing: C in C-S, P in I-L and I-
    ix. Fabric Product Manufacturing/Textile Production: C in C-S, P in I-L and I-H
    x. Food and Beverage Manufacturing (large scale): P in I-L, I-H
    xi. Furniture and cabinet shops: C in C-S, P in I-L, I-H
    xii. Glass production: C in C-S, P in I-L, I-H
    xiii. Jewelry Manufacturing P in C-S, I-L, I-H
    xiv. Lumber and wood product manufacturing: C in C-S, P in I-L, I-H
    xv. Machinery Manufacturing (no punch presses or drop hammers over 20 tons): C in C-S and P in I-L, I-H
    xvi. Machinery Manufacturing with punch presses or drop hammers over 20 tons: C in I-L, I-H
    xvii. Monument or tombstone works: C in C-S and P in I-L, I-H
    xviii. Motor vehicle manufacturing: P in I-L and I-H
    xix. Paint Manufacturing: CUP in I-H
    xx. Pharmaceutical manufacturing: P in I-L and I-H
    xxi. Plastics and rubber products: P in I-L and I-H
    xxii. Printing and publishing: P in C-S, I-L, and I-H
    xxiii. Structural clay and pottery productions: C in C-S, P in I-L and I-H
    xxiv. Surgical and medical instrument manufacturing: C in C-S, P in I-L and I-H
    xxv. Telecommunication component manufacturing: C in C-S, P in I-L and I-H
    xxvi. Tire recapping, retreading, and rebuilding: C in I-L, P in I-H
    xxvii. Removed the live/work facility land use and definition to only permit residential where expressly permitted; mixed use permitted where both are allowed
    xxviii. Removed the residential dwelling locate in the same building with office or commercial use and definition to only permit residential where expressly permitted; mixed use permitted where both are allowed
    xxix. Added automobile and/or motorcycle parts (retail); no installation as a permitted use in all commercial and mixed-use zones
f. Tobacco or smoke shop- Added distance requirements from schools, sensitive uses and other tobacco or smoke shops; added as a permitted use in C-H, changed from a permitted use to a conditionally permitted use in MX-C and eliminated from the MX-D district

g. In residential zones, permitted pool equipment to be located a minimum of 3 feet from the property line or block wall
h. In R-M and R-H, added for multi-family development projects providing 10 units or more, required parking spaces, covered and uncovered, may be located a minimum of five (5) feet from any rear or side property line and 10 feet from a street-side property line.
i. Added tandem parking allowances/restrictions to Chapter 17.54.110.
j. Deleted reference to causing complaints from neighbors from the Storage and Repair of Vehicles section, because the storage of covered cars should be legal or illegal in all neighborhoods on a consistent basis. Legality should be depend on whether a malcontent resides in a neighborhood.
k. Added feather signs as illegal signage, removed reference from temporary signage allowances for feather signs
l. Added requirements for a 36" block wall for shielding vehicle glare from drive-thrus

5. City Attorney recommended changes to:
   a. Eliminate discretion from the site plan review process, to ensure ministerial criteria for evaluation (throughout)
   b. Eliminated Section 17.30.100 C. Exterior alterations or additions to buildings shall be minimized to the extent possible, since this implies discretion in the review process.
   c. Eliminated portion of Section 17.52.040 C. and 17.52.050 B. The Community Development Director or the City Engineer may determine other requirements for the contents of construction landscape and irrigation plans, to ensure that discretionary action is not take for a ministerial activity
   d. 17.52.060 Landscape Standards A. 3. Eliminated that an alternative type of barrier may be approved by the Community Development Director, so as to eliminate discretionary action.
   e. 17.54.040 Parking Space Requirements, eliminated the authority of the Site Plan Review Committee to require additional parking for various uses
   f. The master sign program was made consistently ministerial
   g. Added Temporary Uses as a non-discretionary application type
   h. Changed the site plan review process and administrative approval process to eliminate discretionary action/Committee
   i. Make changes to the Code Enforcement section to detail appeals/process

PROJECT EVALUATION

The changes proposed were initiated by staff, based on internal conflicts with the zoning ordinance, the need for clarification and addition of reference, grammatical clean-ups, land use addition recommendations (reviewed by council in study sessions), edits for conformance with State law, and changes advised by legal counsel.

Staff presented two rounds of proposed municipal code edits to the City Council during study sessions held on:

1. December 5, 2023 Study Session
   https://hanfordca.portal.civicclerk.com/event/1026/files/agenda/2996

2. July 2, 2024 Study Session
   https://hanfordca.portal.civicclerk.com/event/1997/files/agenda/3185

ZONING ORDINANCE EXCERPTS

17.02.060 Relationship to the General Plan.

The zoning ordinance is the primary tool used to implement the goals and policies contained within the General Plan. All matters governed by this title shall substantially conform to the purposes, intent or provisions of the General Plan. Any recommendations for zone changes, if found to be not in conformance with the General Plan and its phrasing, shall not be permitted unless it is also found that the General Plan is in error or in need of change.

17.08.050 Addition of a use to land use tables.

Upon an application or on its own initiative and pursuant to Chapter 17.86, the City Council may add a use to the land use tables established in this chapter if the Council makes all of the following findings:

A. That the addition of the use to the land use table will be in accordance with the purposes of this title and of the zone district or districts in which the use will be permitted;

B. That the use has similar basic characteristics as the present uses allowed in the district;

C. That the use will not generate a noticeably greater amount of odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence or hazard than the amount normally created by any of the other uses permitted in the district or districts in which the use will be permitted;

D. That the establishment of the use in the zone district or districts in which it will be permitted will not be detrimental to the public health, safety or welfare.

17.86.030 Findings.

A. Before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

   1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;

   2. The amendment would not be detrimental to the public health, safety, or welfare of the community;

   3. The amendment would maintain the appropriate balance of land uses within the City;

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

B. A zone change or text amendment may be denied if the reviewing authority finds one (1) or more of the findings in this section cannot be made.

FINDINGS FOR APPROVAL

In accordance with Section 17.86.030, before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance;

   Analysis: The changes proposed to the HMC include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits. That each amendment request has been evaluated for consistency with the General Plan and recommended for approval if deemed consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community;

   Analysis: That the changes proposed are minor in nature or extrapolate on an already permitted overall use to provide further clarification. The amendments proposed have been evaluated to ensure the changes will not be detrimental to the public health, safety, or welfare of the community.

3. That the amendment would maintain the appropriate balance of land uses within the City; and

   Analysis: That jobs-housing balance is achieved, by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposed text amendments recommended for approval are all consistent with the General Plan and will not affect the City's ability to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

   Analysis: The comprehensive edits to the Zoning Ordinance include various land use changes, definition changes and updates, regulation changes, spelling and grammar

edits, as well as legally advised edits consistent with the General Plan and Zoning Ordinance. The amendments proposing changes to land uses were based on existing land use categories and similar uses within zones. The anticipated land uses proposed through the zoning ordinance in their respective zone districts will be compatible with existing and future surrounding uses.

ENVIRONMENTAL REVIEW

The proposed zone text amendment is exempt under Section 15061(b) (3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed project is a text amendment that is not associated with a physical development, therefore there are no physical impacts that will result from the project.

PUBLIC COMMENT

Noticing of the project was published in the newspaper on October 25, 2024. Since the zone text amendments affect the entire city, which would result in a mailout exceeding 1,000 property owners, individual notice was not mailed to property owners, in accordance with Section 17.70.100 Notice Requirements of the Hanford Municipal Code:

C. In the event that the number of owners of property to whom notice may be sent pursuant to subsection B of this section would result in more than one thousand (1,000) notices, notice may alternatively be given at least ten (10) days prior to the hearing by either of the following procedures:

1. By placing a display advertisement of at least one-fourth (1/4) page in a newspaper having general circulation within the area affected by the proposed ordinance or amendment; or

2. By placing a written notice with any generalized mailing sent by the City to property owners in the area affected by the proposed ordinance or amendment, such as billings for City services.

No comments have been received as of the date of preparation of this report.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2021-21, recommending approval of Zone Text Amendment No. 2021-01 to the City Council.

RESOLUTION NO. 2024-1901

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF ZONE TEXT AMENDMENT NO. 2024-01,0007-24, A REQUEST TO CONDUCT A COMPREHENSIVE AMENDMENT TO THE HANFORD MUNICIPAL CODE TITLE 17, AS DIRECTED BY THE CITY COUNCIL OF THE CITY OF HANFORD. CHANGES INCLUDE VARIOUS LAND USE CHANGES, DEFINITION CHANGES AND UPDATES, REGULATION CHANGES, SPELLING AND GRAMMAR EDITS, AS WELL AS LEGALLY ADVISED EDITS, A REQUEST BY THE CITY OF HANFORD TO AMEND TITLE 17, SECTION 17.56.230 WALL MURAL PLACEMENT AND DESIGN CRITERIA; TO THE CITY COUNCIL OF THE CITY OF HANFORD.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on January 23, 2024,November 12, 2024 on motion of Commissioner DEVINE ,, seconded by Commissioner DOUGLAS, and duly carried, the following resolution was adopted:

WHEREAS, a proposal to amend Title 17,conduct a comprehensive amendment to the Hanford Municipal Code Title 17, as directed by the City Council of the City of Hanford. Changes include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits Section 17.56.230 – Wall mural placement and design criteria of the Hanford Municipal Code by adding sections in order to remove the content-based requirements from the City's mural ordinance and replace it with criteria that outlines the application process, allows the City to adopt a mural policy, and prohibits murals that are obscene or classified as commercial advertisements, as attached in **Exhibit A**, and **B**, was presented to the Planning Commission; and

WHEREAS, on January 23, 2024November 12, 2024, the Planning Commission of the City of Hanford conducted a public hearing, in accordance with Section 17.70.070 of the Hanford Municipal Code pertaining to Zone Text Amendment 2024-010007-24, and,

WHEREAS, comprehensive zoning regulations on the use of land and property lie within the City's police powers; and,

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of January 23November 12,, 2024; and,

WHEREAS, Section 15061(b)(3) of the California Environmental Quality Act Guidelines categorically exempts the proposed project under the "General Rule"; and

THEREFORE, BE IT RESOLVED, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing on January 23, 2024 ,November 12, 2024, the Planning Commission hereby is able to make the following recommendation in accordance with the required findings in Section 17.86.030:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance;

Analysis: The changes proposed to the HMC include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally

advised edits. That each amendment request has been evaluated for consistency with the General Plan and recommended for approval if deemed consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community;

Analysis: That the changes proposed are minor in nature or extrapolate on an already permitted overall use to provide further clarification. The amendments proposed have been evaluated to ensure the changes will not be detrimental to the public health, safety, or welfare of the community.

3. That the amendment would maintain the appropriate balance of land uses within the City; and

Analysis: That jobs-housing balance is achieved, by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs-rich area. The proposed text amendments recommended for approval are all consistent with the General Plan and will not affect the City's ability to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: The comprehensive edits to the Zoning Ordinance include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits consistent with the General Plan and Zoning Ordinance. The amendments proposing changes to land uses were based on existing land use categories and similar uses within zones. The anticipated land uses proposed through the zoning ordinance in their respective zone districts will be compatible with existing and future surrounding uses.

~~The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;~~

~~ANALYSIS: That according to General Plan Policy E8, the City of Hanford shall support local arts and cultural activities that can contribute to the local economy, enrich residents' lives, and strengthen a sense of community. The revision of Section 17.56.230 of the Hanford Municipal Code is consistent with the policies of the General Plan, as it continues the support of local arts activities that may enrich residents' lives and strengthen a sense of community.~~

~~The amendment would not be detrimental to the public health, safety, or welfare of the community;~~

~~ANALYSIS: That the revision of Section 17.56.230 of the Hanford Municipal Code is not detrimental to the public health, safety, or welfare of the community.~~

~~The amendment would maintain the appropriate balance of land uses within the City;~~

~~ANALYSIS: That the amendment will not affect the balance of land uses within the City of Hanford. The zone text amendment pertains to mural regulations, only.~~

~~The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;~~

~~ANALYSIS: That the zone text amendment applies to wall murals in all zone districts and will not propose a change in land uses.~~

~~1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance;~~

~~2. That the amendment would not be detrimental to the public health, safety, or welfare of the community;~~

~~3. That the amendment would maintain the appropriate balance of land uses within the City; and~~

~~4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.~~

BE IT FURTHER RESOLVED that pursuant to Section 17.70 of the City of Hanford Zoning Ordinance, the Planning Commission forward to the City Council a recommendation that Zone Text Amendment No. ~~2024-01~~0007-24, be approved.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the ~~23rd~~ 12th day of ~~January~~November 2024, by the following vote:

AYES: Commissioners ~~DEVINE, DOUGLAS, CURTIS, HAM, NORRIS~~
NOES: Commissioners ~~NONE~~
ABSTAIN: Commissioners ~~NONE~~
ABSENT: Commissioners ~~NONE~~

I, **Jason Waters,** Acting Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **12th~~23rd~~ day of ~~January~~ November 2024.**

Jason Waters, Secretary

17.56.230 Wall mural placement and design criteria.

The Community Development Director is authorized to implement and administer a city mural policy and application process for private structures, as adopted by the city council by resolution, which establishes requirements for murals on private structures.

- Allowed Murals. An application which meets all of the following criteria, and which is not otherwise prohibited by this Chapter, will be allowed:
  - Submission of a complete mural application;
  - Compliance with all the requirements of the adopted mural policy and all requirements of this Code;
  - Located within the City's MX-D zone;
  - Payment of any fees required for a mural permit.
- Prohibited Murals. The following murals are prohibited:
  - Murals containing statements, words, symbols, or characters of an obscene nature; and
  - Murals that contain commercial advertisements or contain words and/or images which specifically identify or reflect the business, products and/or services provided by any business service or economic activity.
- This ordinance shall not apply to spaces not visible from the street or other public or private property.

Mural Policy and Guidelines

Thank you for your interest in creating a mural in Hanford. To effectively implement a successful mural program, which will ensure consistency and aesthetic value in the community, it is important that applicants adhere to the following guidelines. The application process and guidelines that follow are intended to provide mural applicants with a reasonable process that will safeguard the interests of the community.

Mural Review Process

Murals which are non-commercial, contain no advertising copy, and which do not function as an advertisement are allowed, subject to review by the Community Development Department.

Design Criteria

The Department will verify that the proposed mural:

- Conforms with City ordinances that prohibit indecency or obscenity in public;
- Is not an advertisement or commercial in nature; however, this will in no way limit or restrict the artist's right to include speech and/or artistic expression in a mural that is not commercial as defined above;
- Is being painted with the written authorization of the property owner; and
- Is located within the City's MX-D Downtown Mixed Use zone district.

The City's Community Development Department will issue a permit to the applicant if their Mural Application meets the Design Criteria. The Community Development Department may recommend design revisions and require applicants to resubmit if the design criteria are not met.

Appeals

In the event that the applicant fails to receive approval for the submitted mural design they may appeal this decision to the City Council, in accordance with HMC 1.08. (application and fees apply).

Timeframe

In determining the timeframe for the approval process, applicants should allow sufficient time for the mural proposal to be reviewed two times, in the event a recommendation is made by staff for a design revision. Typically, requests for approval should be received no later than 90 days prior to actual implementation of design.

Mural Application

The Mural Application shall contain the following:

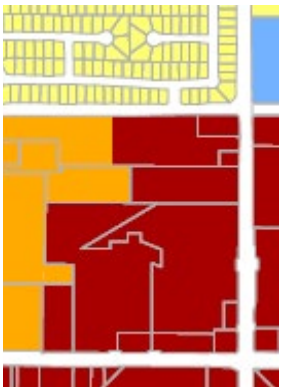
- A rendering or photo of the proposed mural at a 1:12 scale [1 inch = 1 foot] minimum
- Specifications regarding the mural (location, size, type of paint/media, type of graffiti-proofing);
- Signed authorization to paint mural from property owner;

~~Expected timeframe for completion;~~
~~Application for Encroachment Permit and/or Historic Resource Permit, if necessary.~~

~~PLEASE NOTE: Once the mural has been approved, the artist may not make additional changes to the design without Community Development Department approval.~~

Zoning Ordinance

City of Hanford



Effective June 1, 2017

Last Printed 07/11/2017

CITY OF HANFORD
MUNICIPAL CODE
TITLE 17

ZONING ORDINANCE

Title 17
ZONING

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Chapter 17.02
GENERAL PROVISIONS

Sections:

17.02.010 Adoption.
17.02.020 Purposes and objectives.
17.02.030 Short title.
17.02.040 Components.
17.02.050 Authority.
17.02.060 Relationship to the general plan.
17.02.070 Relationship to specific plans.
17.02.080 Relationship to design guidelines.
17.02.090 Relationship to other titles of the municipal code.
17.02.100 Conflict between regulations.
17.02.110 Application.

17.02.010 Adoption.

There is adopted, as provided in this title, a zoning ordinance for the city of Hanford, state of California, which is a part of the Hanford Municipal Code.

17.02.020 Purposes and objectives.

The zoning ordinance is adopted to preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare of the citizens of Hanford. More specifically, the zoning ordinance is adopted to achieve the following objectives:

A. To provide a zoning map and associated regulations to guide the physical development of the city in such a manner as to progressively achieve the general arrangement of the land uses described and depicted in the Hanford General Plan;

B. To foster a wholesome, serviceable and attractive living environment, the beneficial development of areas that exhibit conflicting patterns of use, and the stability of existing land uses that conform with the objectives, policies, principles and standards of the General Plan;

C. To prevent excessive population densities and the overcrowding of land with structures;

D. To promote a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities;

E. To protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city’s economic base;

F. To protect and enhance real property values and the city's natural assets;

G. To ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with the objectives and policies of the General Plan; and

H. To provide and protect open space in accordance with the policies of the Open Space Element of the General Plan;

17.02.030 Short title.

This title shall be known as the "zoning ordinance." The words "code" and "ordinance" as used in this title shall have the same meaning.

17.02.040 Components.

The zoning ordinance shall consist of a zoning map designating certain districts and a set of regulations controlling the uses of land; the density of population; the uses and locations of structures; and the height and bulk of structures. It shall also consist of the open spaces about structures; the appearance of certain uses and structures; the areas and dimensions of sites; the location, size and illumination of signs; and number of design off-street parking and off-street loading facilities.

17.02.050 Authority.

This title is adopted pursuant to the provisions of the Planning and Zoning Law, Title 7 of Government Code of the State of California.

17.02.060 Relationship to the general plan.

The zoning ordinance is the primary tool used to implement the goals and policies contained within the General Plan. All matters governed by this title shall substantially conform to the purposes, intent or provisions of the General Plan. Any recommendations for zone changes, if found to be not in conformance with the General Plan and its phrasing, shall not be permitted unless it is also found that the General Plan is in error or in need of change. In this situation, the General Plan must also be amended to maintain consistency between the General Plan and the zoning ordinance.

17.02.070 Relationship to specific plans.

Specific plans are designed to meet the requirements of the State Government Code and the General Plan. All uses, buildings, or structures located within a specific plan area shall comply with the provisions of the applicable specific plan. Where such provisions conflict with the zoning ordinance, the requirements of the adopted specific plan shall take precedence over the zoning ordinance. In instances where the specific plan is silent, the zoning ordinance shall prevail.

~~**17.02.080 Relationship to design guidelines.**~~

~~Design guidelines are intended to supplement the general design and development regulations located in the zoning ordinance. Conformance to the design guidelines is strongly encouraged, but not mandatory. The design guidelines represent the City's preferences and provide examples of appropriate, quality design that positively contribute to the character of the community, but they are not intended to preclude alternatives or restrict imagination. In the event there is a conflict between the zoning ordinance and the design guidelines, the regulations in the zoning ordinance shall prevail.~~

17.02.090 Relationship to other titles of the municipal code.

No provision of this title is intended to abrogate, repeal, annul, impair or interfere with any existing ordinance of the City. Where this title imposes greater restrictions or regulations than are imposed or required by an existing ordinance, deed restriction, covenant, easement or agreement between parties, this title shall control.

17.02.100 Conflict between regulations.

Any conflicts between requirements of this title, or between this title and other regulations, shall be resolved as follows:

A. In the event of any conflict between the provisions of this title, the most restrictive requirement shall control.

B. In the event of any conflict between the requirements of this title and standards adopted as part of any specific plan, the requirements of the specific plan shall control.

C. In the event of any conflict between requirements of this title and other regulations of the City, the most restrictive requirement shall control, as determined by the City.

D. It is not intended that the requirements of this title shall interfere with, repeal, abrogate or annul any easement, covenant, or other agreement that existed when this zoning ordinance became effective. This zoning ordinance applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than an applicable private agreement or restriction, without affecting the applicability of any agreement or restriction. The City shall not enforce any private covenant or agreement unless it is a party to the covenant or agreement. Where a requirement of a private covenant or agreement directly conflicts with a requirement in this title, the City shall enforce the requirements of this title.

17.02.110 Application.

To the extent permitted by applicable law, this title shall apply to all property, whether owned by private persons, firms, corporations or organizations; by the United States of America or any of its agencies; by the state or any of its agencies or political subdivisions; by any county or city, including the City of Hanford, or any of its agencies; or by any authority or district organized under the laws of the state, except for exemptions specifically allowed by state and federal laws or amendments thereto.

Chapter 17.04
CONSTRUCTION AND TERMINOLOGY

Sections:

17.04.010 Construction.
17.04.020 General terminology of persons and entities.
17.04.030 Rules of interpretation.
17.04.040 Record of interpretations.
17.04.050 Rules of measurement.
17.04.060 Multiple decisions.

17.04.010 Construction.

The following rules of construction shall apply in this title, unless inconsistent with the plain meaning of the context of this chapter:

A. The present tense includes the past and future tenses; and the future tense includes the present.

B. Words used in the singular shall include the plural, and words used in the plural shall include the singular.

C. In the event there is any conflict or inconsistency between the heading of a chapter, section or subsection of this title and the context thereof, such heading shall not be deemed to affect the scope, meaning or intent of such context.

D. The words “shall,” “will,” “is to,” and “are to” are always mandatory. “Should” is not mandatory but is strongly recommended; and “may” is permissive. “Shall not” and “may not” are always restrictive.

E. The words “zone district,” “zoning district,” and “zone” shall have the same meaning.

F. Whenever a number of days are specified in this title, or in any permit, condition of approval, or notice issued or given as provided in this title, the number of days shall be construed as calendar days, unless business days are specified. Time limits will extend to the following business day where the last of the specified number of days falls on a day that the city is not open for business, except as otherwise provided for by other state and federal laws, regulations, and agencies.

G. Whenever a time limit in this title is specified in months, the number of months shall be deemed to be consecutive months.

H. When a provision of this title refers to a requirement elsewhere, the subject of the cross reference is assumed to be another chapter, Section, or subsection of this title, or another provision within the same Section or chapter, unless the title of another document is provided.

I. The provisions of this title are held to be minimum requirements, except where they are expressly stated to be otherwise.

17.04.020 General terminology of persons and entities.

A. "Applicant" means the property owner or his/her authorized agent or contractor who is requesting approval of a project.

B. "Building Official" means the Building Official of the City of Hanford, or his/her designee.

C. "City" means the City of Hanford, California.

D. "City Council" and "Council" mean the City Council of the City of Hanford.

E. "City Engineer" means the City Engineer of the City of Hanford, or his/her designee.

F. "Community Development Director" means the Community Development Director of the City of Hanford, or his/her designee.

G. "Planning Commission" means the Planning Commission of the City of Hanford, duly appointed in accordance with Section 2.20.030 of the Hanford Municipal Code.

H. "Person" means person, firm, corporation, or organization.

17.04.030 Rules of interpretation.

A. The Community Development Director shall have the responsibility and authority on a staff level to interpret the meaning and applicability of all provisions and requirements of this title.

B. A request for an interpretation or determination shall be filed with the Community Development Director and shall include all information required by the City.

C. The Community Development Director has the option of forwarding any determination of the meaning or applicability of any provision of this title directly to the Planning Commission for consideration.

D. The issuance of an interpretation shall include findings stating the basis for the interpretation. The basis for an interpretation may include technological changes or new industry standards. The issuance of an interpretation shall also include a finding documenting the consistency of the interpretation with the General Plan, and any applicable Specific Plan.

E. Any affected person may appeal the interpretation of the Community Development Director or the Planning Commission to the City Council. If appealed, a hearing officer designated by the City Council shall then make the final interpretation.

17.04.040 Record of interpretations.

A. Interpretations shall be written and shall quote the provisions of this title being interpreted, and the applicability in the particular or general circumstances that caused the need for the interpretation.

B. The Community Development Director shall maintain a complete record of all interpretations indexed by the number of the chapter or section that is the subject of the interpretation.

17.04.050 Rules of measurement.

A. For all measurements and calculations, the applicant shall be responsible for supplying drawings accurately illustrating the measurements that apply to a project. These drawings shall be drawn to scale and shall include sufficient detail to allow easy verification upon inspection by the City.

B. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement shall be made at the closest or shortest distance between the two objects.

C. Distances are measured along a horizontal plane unless otherwise specified.

D. Measurements involving a structure are made to the closest wall of the structure, unless otherwise specified.

E. When measuring the distance between two different uses, the measurement shall be made from closest lot line to lot line.

F. When measuring height, the measurement shall be the vertical distance from the highest point to the ground level directly below, except as otherwise specified.

G. Where there is a grade difference on either side of a fence or wall, the **height of the structure shall be measured vertically from the average elevation of the ground surface covered by the structure to the highest point of the structure; provided, however, the provisions of this section shall not apply to the height of any structure necessary for public safety or as required by any law or regulation of the state or an agency thereof.**

H. Minimum lot width shall be measured at the front setback line, or from the front property line if there is no required setback, as determined by the zoning of the lot.

I. Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

J. Required yard space shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the City Council, required front yards shall be measured from the precise street plan line.

17.04.060 Multiple decisions.

Where a project requires multiple decisions by the Planning Commission and City Council, the Planning Commission decisions on such project shall not be final, but shall be advisory to the City Council, which shall be vested with the final decision making powers pertaining to the project.

Chapter 17.06
ZONE DISTRICTS AND ZONING MAP

Sections:

17.06.010 Purpose.
17.06.020 Applicability.
17.06.030 Establishment of zone districts.
17.06.040 Establishment of zoning map.
17.06.050 Interpretation of zone boundary lines.
17.06.060 Zone changes.
17.06.070 Prezoning.
17.06.080 Right-of-way abandonment.

17.06.010 Purpose.

The purpose of this chapter is to establish zone districts and a zoning map to classify, regulate, restrict and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings and to regulate the area of yards and other open spaces about buildings, and to regulate the density of population.

17.06.020 Applicability.

The zoning districts are applicable in all areas of the City.

17.06.030 Establishment of Zone Districts.

A. Base zone districts establish the basic land use and property development regulations applicable to all property within the City, as provided in Section 17.02.110. Overlay zone districts provide additional regulations that are to be exercised over certain lands within the combining zone to meet special community health, safety, welfare, environmental or development objectives described by the General Plan or a specific plan. Overlay district regulations apply in addition to base district regulations and other regulations of this chapter.

B. The base zones are hereby established as follows:

1. Low Density Residential – 12,000 square foot minimum site area, abbreviated as R-L-12;
2. Low Density Residential – 8,000 square foot minimum site area, abbreviated as R-L-8;
3. Low Density Residential – 5,000 square foot minimum site area, abbreviated as R-L-5;
4. Medium Density Residential, abbreviated as R-M.
5. High Density Residential, abbreviated as R-H.
6. Neighborhood Commercial, abbreviated as C-N.

7. Regional Commercial, abbreviated as C-R.
8. Service Commercial, abbreviated as C-S.
9. Highway Commercial, abbreviated as C-H.
10. Neighborhood Mixed Use, abbreviated as MX-N.
11. Corridor Mixed Use, abbreviated as MX-C.
12. Downtown Mixed Use, abbreviated as MX-D.
13. Office Residential, abbreviated as OR.
14. Office, abbreviated as O.
15. Light Industrial, abbreviated as I-L.
16. Heavy Industrial, abbreviated as I-H.
17. Public Facilities, abbreviated as PF.
18. Airport Protection, abbreviated as AP.
19. Conservation, abbreviated as CO.

C. The overlay zone districts are hereby established as follows:

1. Airport Overlay District
2. Historic Overlay District

17.06.040 Establishment of zoning map.

A. In order to ensure that comprehensive zoning regulations may be applied uniformly to all incorporated territory upon adoption of this title, a zoning map is hereby established to delineate the location and boundaries of zone districts within the City. The zoning map is incorporated into this title by this reference with the same force and effect as if the boundaries, together with any notations, references, and information shown on the zoning map were specifically stated and described in this title.

B. The zoning map, together with such additional maps as may be adopted in accordance with the provisions of this title, shall be collectively known as the "City of Hanford Zoning Map."

C. The official copy of the zoning map shall be kept, maintained, and made available to the public by the Hanford Community Development Department. The zoning map may be maintained in hard copy and/or electronic formats.

D. All property within incorporated territory shall be delineated within a zoning district on the zoning map.

E. The location of zoning districts on the zoning map shall be consistent with the applicable policies and land use set forth in the General Plan.

17.06.050 Interpretation of zone boundary lines.

Whenever any uncertainty exists as to the boundary line between two zoning districts shown on the zoning map the following interpretations shall control:

A. Where a boundary line is indicated as following a street, alley, railroad right-of-way, drainage channel, or other watercourse, the center line of such street, alley, railroad right-of-way, drainage channel, or other watercourse shall be considered to be the boundary line.

B. Where a boundary line is indicated as following a lot line or property line, the boundary line shall be construed as following such lot line or property line.

C. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property line, the zone boundary line shall be determined by the use of the scale designated on the city's zone plan map.

D. Where further uncertainty exists, the Planning Commission, upon a written application from the owner of the property in question or on its own motion, shall determine the location of the zone boundary in question, giving due consideration to the location indicated on the city's zone plan map, the purposes and objectives of the zoning ordinance, and the applicable policies set forth in the General Plan.

17.06.060 Zone changes.

Changes to the zoning map shall be approved by ordinance of the City Council in accordance with Chapter 17.86.

17.06.070 Prezoning.

Territories proposed for annexation into the city shall be prezoned concurrent with the City Council initiation of annexation proceedings, in accordance with Chapter 17.86.

17.06.080 Right-of-way abandonment.

When a public street, alley or railroad right-of-way is abandoned, the abandoned territory shall immediately, and without any further action by the city, be assigned the zoning that is classified the same as the adjacent territory.

Chapter 17.08
LAND USE TABLES

Sections:

17.08.010 Land use restriction.
17.08.020 Residential land use table.
17.08.030 Commercial, office, and industrial land use table.
17.08.040 Addition of a use to land use tables.

17.08.010 Land use restriction.

No structure, or any part thereof, shall be erected, enlarged, or reduced, nor shall any site or structure be used, designated, or intended to be used for any purpose or in any manner other than as included among the uses listed in the land use tables in this chapter as permitted, administratively permitted, or conditionally permitted in the zone district in which such structure, land, or site is located, except as otherwise authorized by this title.

17.08.020 Residential land use table.

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the R-L-12, R-L-8, R-L-5, R-M, and R-H zones.

B. A "P" means that the use is permitted by right in that zone. A "C" means the use requires a conditional use permit in that zone. An "A" means the use requires an administrative use permit in that zone. A "T" means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone. **Site Plan Review may be required, subject to the Applicability provisions set forth in Section 17.72.020.**

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Residential Uses; and Other Uses. Use of the word "or" can mean either or both uses.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

E. Land within the Airport Protection Zone District shall also be subject to the standards found in the Airport Land Use Compatibility Plan.

Table 17.08.020

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
	Residential Uses						
1	Assisted living, skilled nursing, or hospice facility	C	C	C	C	C	
2	Bed and breakfast inn				C		17.60.040
3	Boarding house or rooming house			C	C	C	
4	Emergency shelter				C	C	
5	Employee housing for six (6) or fewer employees	P	P	P	P	P	
6	Hotel or motel						
7	Manufactured home on permanent foundation	A	A	A	A	A	17.60.090
8	Mobilehome, not within a mobilehome park						17.60.090

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
9	Mobilehome park (two or more mobile homes or manufactured dwellings on a site; 5 acre minimum)				C		17.60.100
10	Multi-family dwelling, two (2) units per building (duplex)	P	P	P	P	P	17.10.020 – **only permitted in single-family zone districts if the requirements of Government Code Section 65852.21 are satisfied**
11	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)			C	P	P	17.10.020 – **only permitted on corner lots in R-L-5**
12	Multi-family dwelling, five (5) or more units per ~~building~~**/site**				P	P	
13	Recreational vehicle park			C	C		

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
14	Residential care facility, up to six (6) persons	P	P	P	P	P	
15	Residential care facility, seven (7) or more persons	C	C	C	C	C	
16	Single-family dwelling, attached			P	P	P	
17	Single-family dwelling, detached	P	P	P	P	P	
18	Single-room occupancy (SRO)					C	
19	Supportive housing	P	P	P	P	P	
20	Transitional housing	P	P	P	P	P	
	Residential Accessory and Support Uses						
30	Accessory dwelling unit	P	P	P	P	P	17.60.030, **subject to State Law regulations;**
31	Building ancillary to the main residential use	P	P	P	P	P	

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
32	Cottage food operation	**P**	**P**	**P**	**P**	**P**	17.60.050 – **Home Occupation Permit Required**
33	Expansion of existing nonconforming residential use	C	C	C	C	C	**17.90.070**
34	Guest house	P	P	P			**Without a kitchen**
35	Home occupation	P	P	P	P	P	17.78 – **Home Occupation Permit Required**
36	Keeping of household pets	P	P	P	P	P	**§ 6.12.010 limits the number of pets a household may maintain**
37	Raising of fruit, vegetables, and horticultural specialties for personal use	P	P	P	P	P	

Residential Zone Use Table

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Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
38	Temporary caretaker's dwelling	T	T	T	T	T	
39	Temporary materials storage yard	T	T	T	T	T	
40	Temporary residential sales office	T	T	T	T	T	
41	Temporary construction living quarters	A	A	A	A	A	**must be manufactured dwelling unit on permanent foundation; six month limit**
42	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	
	Other Uses						
50	Community center or facility	C	C	C	C	C	
51	Day care, up to eight (8) children	P	P	P	P	P	17.60.060

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
52	Day care, nine (9) to fourteen (14) children	P	P	P	P	P	17.60.060; SB 234
, 53	Day care, over fourteen (14) children	C	C	C	C	C	17.60.060
54	Gas and electric transmission lines, electrical transmission and distribution substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	
55	Golf course or country club	C	C	C			
56	Mini-warehouse or self-storage facility			C			17.60.095 on a parcel which has frontage on and adequate main access to an arterial or collector street
57	Park or playground	P	P	P	P	P	
58	Religious institution or facility	C	C	C	C	C	

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
59	School, private (kindergarten to 12th grade)	C	C	C			
60	School, public (kindergarten to 12th grade)	P	P	P			
61	Storm drainage basin, with without a park	P	P	P	P	P	
62	Land uses listed in the Commercial, Office, and Industrial Zone Use Table (Section 17.08.030) that are not listed in this Residential Zone Use Table						

17.08.030 Commercial, Office, and Industrial Zone Use Table

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the C-N, C-R, C-S, C-H, MX-N, MX-C, MX-D, O-R, O, I-L, I-H, AP, PF, and CO zones.

B. A "P" means that the use is permitted by right in that zone. A "C" means the use requires a conditional use permit in that zone. An "A" means the use requires an administrative use permit in that zone. A "T" means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone. **Site Plan Review may be required, subject to the Applicability provisions set forth in Section 17.72.020.**

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Eating and Drinking Establishment Uses; Education, Religious, and Assembly Uses; Manufacturing and Processing Uses; Office and Medical Uses; Public and Quasi-Public Uses; Recreation Uses; Residential Uses; Retail Uses; Service Uses; Transportation and Storage Uses; and Other Uses.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

E. Land within the Airport Protection Zone District shall also be subject to the standards found in the Airport Land Use Compatibility Plan.

Table 17.08.030

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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Blank = Use is Not Allowed

	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
	Accessory and Support Uses															
A1	Automated teller machine (ATM)	P	P	P	P	P	P	P		P	P	P		P		

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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Blank = Use is Not Allowed

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
A2	Caretaker residence or quarters					A	A	A	A		A	A	A			
A3	Cottage food operation					**P**	**P**	**P**	**P**							17.60.050 – **Home Occupation Permit Required**
A4	Day care primarily for children of employees on the same site as a permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P		17.60.060
A5	Drive-thru pick-up window, not in conjunction with a restaurant	P	P	P	P	P	P	C								17.60.070
A6	Electric vehicle charging station	**P**	**P**	**P**	**P**	**P**	**P**	**P**		**P**	**P**	**P**		**P**		AB 1236
A7	Food service primarily for employees on the same site as a permitted use	P	P	P	P	P	P	P		P	P	P	P	P		
A8	Games of skill or amusement, eight (8) or less	P	P	P	P	P	P	P			P			P		

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
A9	Games of skill or amusement, more than eight (8)	C	C	C	C	C	C	C			C			C		
A10	Home occupation					P	P	P	P				P			17.78 – Home Occupation Permit Required
A11	Keeping of household pets					P	P	P	P				P			Title 6
A12	Keeping of large animals as pets												P			Title 6
~~A13~~	~~Marijuana cultivation~~											~~C~~				~~See Chapters 5.56 and 17.69~~
A14	Mobile vending or food truck	T	T	T	T	T	T	T		T	T	T				See Chapter 5.64; CUP required for placement exceeding six (6) months
A15	~~Outdoor advertising structure~~ **Billboard**															

Commercial, Office, and Industrial Use Table

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
A16	Outdoor storage ancillary to and on the same site as a permitted use	P	P	P	P	P	P	P			P	P	P	P		17.60.120
A17	Temporary materials and/or equipment storage yard	T	T	T	T	T	T	T		T	T	T	T	P		
A18	Temporary sales office (including parking lot)	T	T	T	T	T	T	T	T	T	T	T				
A19	Vending machines	A	A	A	A	A	A	A		A	A	A	A	A		17.60.150
A20	~~Accessory or ancillary Office use; medical, dental, or optometry, that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.~~	~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
A21	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Eating and Drinking Establishment Uses															
B1	Artisan food and beverage production and sales	P	P	P	P	P	P	P			P					
B2	Bar, nightclub, or lounge		C	C	C		C	C								
B3	Brewpub	C	P	P	C	C	P	P								
B4	Microbrewery		C	P	C		C	C								
B5	Restaurant, full service	P	P	P	P	P	P	P								
B6	Restaurant, limited service with drive-thru pickup window	P	P	P	P	P	P	P								**17.60.070**

Commercial, Office, and Industrial Use Table

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
B7	Restaurant, limited service without drive-thru pickup window	P	P	P	P	P	P	P								
	Education, Religious and Assembly Uses															
C1	Auditorium				**P**		P	P						P		
C2	Card room			C												
C3	Club, lodge, **event space,** or private meeting hall			P			P	P								
C4	Carnival or circus		T	T	T		T	T								
C5	College or university, public or private		C	C			C	C						P		
C6	Convention or conference center				P		P	P						**P**		
C7	Funeral home or mortuary			P			C		P	C						
C8	Library, museum, or cultural facility						P	P						**P**		
C9	Pool hall or billiard parlor			C			C									

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
C10	Religious institution or facility			P			C	C		C	C					
C11	School, private (kindergarten to 12th grade)													C		
C12	School, public (kindergarten to 12th grade)													P		
C13	School; charter, trade, vocational, art, business, or professional		C	P			C	C	C	C	C			P		
C14	Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	P	P	P		P	P	P		P	P					
C15	Theater, live or movie		P					P								
	Theater, live or movie with incidental alcohol sales		C					C								ABC Type 41 or 47 required
	Manufacturing and Processing Uses															
D1	Agricultural crop production											P	P	P	P	

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
D2	Agricultural products packing, packaging, preparing or processing										C	P	C			
D3	**Agricultural technology**			**P**							**P**	**P**				
~~D3~~ **D4**	Animal raising												P			
D5	**Beverage Production**			**P**							**P**	**P**				
D6	**Blacksmiths or metal products manufacturing**			**C**							**P**	**P**				
D7	**Boat building and repair**			**P**							**P**	**P**				
D8	Cannabis cultivation											C				See chapters 5.56 and 17.69
D9	Cannabis distribution										C	C				See chapters 5.56 and 17.69
D10	Cannabis manufacturing											C				See chapters 5.56 and 17.69

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
D11	Cannabis testing										C	C				See chapters 5.56 and 17.69
D12	**Chemical products manufacturing**											**C**				
D13	**Clothing production**			**C**							**P**	**P**				
D14	**Concrete and cement production**											**C**				
D15	**Electrical equipment or component manufacturing**			**C**							**P**	**P**				
D16	**Fabric product manufacturing**			**C**							**P**	**P**				
D17	**Food and beverage manufacturing (large scale)**										**P**	**P**				
D18	**Furniture and cabinet shops**			**C**							**P**	**P**				
D19	**Glass production**			**C**							**P**	**P**				
D20	Hazardous waste facility											C				

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
~~D5~~ D21	Industrial or manufacturing facility, general											P				
~~D6~~ D22	Industrial or manufacturing, intensive											C				
D23	Industrial or manufacturing facility, limited										P	P				
~~D7~~ D24	**Jewelry manufacturing**			P							P	P				
D25	**Lumber and wood product manufacturing**			C							P	P				
D26	**Machinery manufacturing, no punch presses or drop hammers over 20 tons**			C							P	P				
D27	**Machinery manufacturing, with punch presses or drop hammers over 20 tons**										C	C				
D28	Cannabis manufacture transportation, distribution or lab testing											C				See Chapters 5.56 and 17.69

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
D29	Meat packing **without** slaughterhouse											C				
D30	Mining, quarry, or sand and gravel excavation											C	C			
~~D10~~ D31	**Monument and tombstone works**			**C**							**P**	**P**				
D32	**Motor vehicle manufacturing**										**P**	**P**				
D33	**Paint manufacturing**											**C**				
D34	**Pharmaceutical manufacturing**										**P**	**P**				
D35	**Plastics and rubber products**										**P**	**P**				
D36	**Printing and publishing (large-scale)**			**P**							**P**	**P**				
D37	Research and development facility			P	C					P	P	C				
D38	**Structural clay and pottery production**			**C**							**P**	**P**				
D39	**Surgical and medical instrument manufacturing**			**C**							**P**	**P**				

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
D40	**Telecommunication component manufacturing**			**C**							**P**	**P**				
D41	**Tire recapping retreading, and rebuilding**										**C**	**P**				
	Office and Medical Uses															
E1	Business support service		P	P			P	P	P	P						
E2	Call center		C		C					C						
E3	Communications broadcasting or media studio			P			C	P		P	C					
E4	Laboratory; general, medical or dental			P	C		P	C		P	C					
E5	Hospital, general or psychiatric									P				P		
E6	Office; medical, dental, or optometry	~~P~~		~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~						
	Under 2,000 sq. ft.	**P**	**P**	**P**		**P**	**P**	**P**	**P**	**P**						

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
	2,000 – 6,000 sq. ft	**P**	**C**	**P**		**P**	**P**	**P**	**P**	**P**						
	Over 6,000 sq. ft.	**P**		**P**		**P**	**P**	**P**	**P**	**P**						
E7	Office; professional or commercial	~~P~~		~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~						
	Under 2,000 sq. ft.	**P**	**P**	**P**		**P**	**P**	**P**	**P**	**P**						
	2,000 – 6,000 sq. ft	**P**	**C**	**P**		**P**	**P**	**P**	**P**	**P**						
	Over 6,000 sq. ft.	**P**		**P**		**P**	**P**	**P**	**P**	**P**						
E8	Pharmacy	P	P	P		P	P	P		P						
	Urgent care center or other walk-in clinic	P	C	C		P	P	P		P						
	Public and Quasi-Public Uses															
F1	Cemetery													P		
F2	Community center or facility	P		P		P	P	P								
F3	Community garden			P		P	P	P		P			P	P		

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
F4	Day care, up to eight (8) persons					P	P	P	P							17.60.060
F5	Day care, nine (9) to fourteen (14) persons			C		A	A	A	A							17.60.060
F6	Day care, over fourteen (14) persons			C		C	C	C	C							17.60.060
F7	Electrical distribution and transmission and substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
F8	Fairgrounds													P		
F9	Government office; local, state, or federal		C					P		P				P		**Federal and State agencies exempt from zoning**
F10	Post office						P	P		P				P		

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
F11	Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard										C	P	P	P		
F12	Public safety facility or station	P	P	P	P	P	P	P			P	P	P	P		
F13	Social service office, assistance center, or guidance center							P		C						
F14	Storm drainage basin, with or without a park	P	P	P	P	P	P			P	P	P	P	P	P	
F15	Wireless communication facility (WCF)		C	P	P		C	C		C	P	P		P		17.68
	Recreation Uses															
G1	Athletic complex or ball field													P		
G2	Commercial recreation facility, indoor	C	C	P	P	C	P	C			C					
G3	Commercial recreation facility, outdoor				C						C	C	C	C		
G4	Golf course or country club												C	C		

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
G5	Health or fitness facility, large		C	P	C		P	P		C						
G6	Health or fitness facility, small	P	P	P	P	P	P	P		P	C					
G7	Park or playground						P						P	P		
	Residential Uses															
H1	Assisted living, skilled nursing, or hospice facility					C	C	C	C							
H2	Bed and breakfast inn				C		C	C	C							17.60.040
H3	Boarding or rooming house				C	C	P	P								
H4	Emergency shelter								P					P		
H5	Employee housing for six (6) or fewer employees					P	P	P	P							
H6	Hotel or motel		C	C	P		P	P								
~~H7~~	~~Live/work facility~~			~~P~~		~~P~~	~~P~~	~~P~~	~~P~~							

Commercial, Office, and Industrial Use Table

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
H7	**Manufactured home on permanent foundation**					**P**	**P**	**P**	**P**				**P**			
H8	Mobile home park **(two or more mobile homes or manufactured dwellings on a site; 5 acre minimum)**															17.60.100
H9	Multi-family dwelling, two (2) units per ~~building~~ **site** (duplex)					P	P	P	P							**Permitted at a ratio of one unit per 1,500 sq. ft. of site area**
H10	Multi-family dwelling, three (3) or four (4) units per ~~building~~ **site** (triplex or fourplex)					P	P	P	C							**Permitted at a ratio of one unit per 1,500 sq. ft. of site area**
H11	Multi-family dwelling, five (5) or more units per ~~building~~ **site**					P	P	P								**Permitted at a ratio of one unit per 1,500 sq. ft. of site area**

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
H**12**	Recreational vehicle park				C						C					
H**13**	Residential care facility					P	P	P	P							
~~H14~~	~~Residential dwelling located in same building with office or commercial use~~			~~C~~		~~P~~	~~P~~	~~P~~	~~P~~				~~P~~			
H**15**	Single-family dwelling, attached					P	P	P								
H**16**	Single-family dwelling, detached					P	P	P	P				P			
H**17**	Single-room occupancy (SRO)						P	P	P							
H**18**	Supportive housing					P	P	P	P				P			
H**19**	Transitional housing					P	P	P	P				P			
	Retail Uses															
I1	Adult entertainment establishment		A	A			A									17.62
I2	Auction or sales house			P			P	P								

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
I3	Auction or sales yard			C							C					
I4	Automobile and pick-up sales, new and used			P	P			P								17.60.140
I5	Automobile and pick-up sales, used only			P	P											17.60.140
I6	**Automobile and/or motorcycle parts (retail), no installation**	**P**	**P**	**P**	**P**	**P**	**P**	**P**								
I7	Boat, recreational vehicle (RV), and truck sales			P	C											
I8	Building materials and supply or home improvement store		P	P			P	P			C					
I9	Cannabis storefront dispensary or sales							C								See Chapters 5.56 and 17.69
I10	Convenience store, with or without fuel sales	P	P	P	P	P	P	P			C					
I11	Farm or construction equipment sales or service			P	C											**Definition Needed**

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
I12	Farmers market		~~A~~ T	~~A~~ T				~~A~~ T						~~A~~ T		
I13	Feed and seed store			P							P					
I14	Food market	P	P	P	P	P	P	P								
I15	Food produce stand	A	A	A	A	A	A			A	A	A	A	A		Limited to produce grown on the site
I16	Fuel sales, fleet or cardlock			P	P						P	P		P		
I17	Fuel sales, retail	P	P	P	P	P	P	P			C					
I18	Furniture store		P				P	P								
I21	Garden shop		P	P			P	P								
I22	Landscape nursery			P			C				C	C	C			
I20	Liquor store	P	P	P	P	P	P	P								
I21	Manufactured home sales yard			C									C			

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
~~I22~~	~~Marijuana dispensary or sales~~							C								See Chapters 5.56 and 17.69
I22	News, magazine or flower stand, outdoor				C			P								
I23	Optical retailers		P				P	P								
I24	Pawn shop			P				P								
I25	Pet store	P	P	P		P	P	P								
I26	Retail sales store	P	P	P	P	P	P	P								Also see Lines I16, I17, and I18 related to sales of furniture
I27	Retail sales solely via internet, direct mail, or telephone			P		**P**	P	**P**	~~C~~ **P**	~~C~~ **P**						**17.78 Home Occupation Permit Required in conjunction with residential use**

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
I28	Secondhand or thrift store			P				P								
I29	Swap meet or flea market			C							C	C		C		
I30	Tobacco or smoke shop		C	P	**P**		~~P~~ **C**	~~P~~								**Regulations:** **17.60 distances from schools and sensitive uses 600 ft.;** **600 ft. from other smoke shops**
	Service Uses															
J1	Ambulance service			P			P			C						
J2	Bank or credit union, main branch							P								

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
J3	Bank or credit union, secondary branch	P				P	P	P								
J4	Barber shop, hair salon, nail care, massage therapy establishment, or day spa	P	P	P	P	P	P	P	C	C	C					
J5	Car wash, automatic or full service	C	C	P	P	C	P									
J6	Car wash, self-service			C	C		C									
J7	Carpet cleaning and dyeing			P			C				P					
J8	Construction materials recycling											C		P		
J9	Copy, printing, or mailing service	P	P	P	P	P	P	P		P	P					
J10	Crematorium or columbarium			C			C				C					
J11	Dry cleaning or laundromat	P		P	P	P	P	P								
J12	Equipment rental yard			P							P					
J13	Exterminator or pest control service			P			P	C			P	P				

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
J14	Food catering			P			P	P	C							
J15	Fortunetelling			P							P					
J16	Fuel distributing			P							P	P				
J17	Kennel or animal boarding			P	P		C				C					
J18	Linen, diaper, or uniform supply service			P							P	P				
J19	**Medical Spa**	**P**	**P**	**P**		**P**	**P**	**P**	**P**	**P**						
J19	Motor vehicle repair or service, major			P	P		C				P	P				
J20	Motor vehicle repair or service, minor		C	P	P		P	C			P					
J21	**Motor vehicle window tinting**			**P**	**P**		**C**				**P**	**P**				
J22	Payday lenders or check cashing establishment			C			C	C								
J23	Pet grooming	C	C	P		C	P	C								
J24	Photography studio	P	P	P		P	P	P	C	P						

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
J25	Recycling, small collection facility (CRV only)	~~P~~ A	~~P~~ A	~~P~~ A	~~P~~ A	~~P~~ A	~~P~~ A	~~P~~ A			~~P~~ A			~~P~~ A		
J26	Recycling, large collection facility			C							P	P		P		
J27	Recycling, processing or sorting facility										C	C				
J28	Repair shop, large appliance or equipment			P			P	C								
J29	Repair shop, small appliance or equipment	C		P		C	P	P	C							
J30	Shooting range, indoor			C							C		C	C		
J31	Shooting range, outdoor															
J32	Specialty construction or trade service			P							P	P				
J33	Tailoring or clothing alterations	P		P		P	P	P	P							
J34	Tattooing or body art			C			C	P								
J35	Veterinary clinic or office		C	P			C			P						

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
J36	Veterinary hospital										C		C			
	Transportation and Storage Uses															
K1	Airport or heliport												P	P		
K2	Bus, transit, or train station							P						P		
K3	Cold storage or ice house			C							P	P	P			
K4	Food locker			P							P		P	P		
K5	Junk yard, wrecking yard, or salvage facility											C				
K6	Mini-warehouse or self-storage facility			P	C		C				C					
K7	Parking facility, off-site		C	C				C		C						
K8	Truck stop or travel center				C											
K9	Trucking or transportation terminal											P				
K10	Vehicle impound yard			C							P	P				

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
K11	Warehouse or distribution center										P	P				
	Other Uses															
L1	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that is permitted in the same zone	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
L2	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires an administrative use permit in the same zone	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
L3	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires a conditional use permit in the same zone	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

17.08.050 Addition of a use to land use tables.

Upon an application or on its own initiative and pursuant to Chapter 17.86, the City Council may add a use to the land use tables established in this chapter if the Council makes all of the following findings:

A. That the addition of the use to the land use table will be consistent with the purposes of this title and of the zone district or districts in which the use will be permitted;

B. That the use has similar basic characteristics as the present uses allowed in the district;

C. That the use will not generate a noticeably greater amount of odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence or hazard than the amount normally created by any of the other uses permitted in the district or districts in which the use will be permitted.

D. That the establishment of the use in the zone district or districts in which it will be permitted will not be detrimental to the public health, safety or welfare;

Chapter 17.10
LOW DENSITY RESIDENTIAL ZONES

Sections:

17.10.010 Application.
17.10.020 Permitted uses.
17.10.030 Lot area.
17.10.040 Lot dimensions.
17.10.050 Dwelling units per lot.
17.10.060 Coverage.
17.10.070 Building setback areas.
17.10.080 Distance between structures.
17.10.090 Height of structures.
17.10.100 Lot area less than 5,000 square feet.
17.10.110 Driveways.
17.10.120 Accessory structures.
17.10.130 Other setback standards.
17.10.140 Off-street parking.
17.10.150 Usable open space.
17.10.160 Landscaping.
17.10.170 Screening, fences, and walls.
17.10.180 Signs.
17.30.190 General provisions and standards.

17.10.010 Application.

This chapter shall apply to all land within the Low Density Residential (R-L-5, R-L-8, and R-L-12) zones.

17.10.020 Permitted uses.

A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

B. Per Government Code Section 65852.21, multi-family dwellings proposed for any single-family zone district comprised of no more than two residential units shall be a by-right permitted use and considered ministerially if the requirements of that statute are satisfied. Multi-family dwellings of three or four units may be allowed with a conditional use permit only when located on a corner lot (R-L-5 only).

17.10.030 Lot area.

A. The minimum lot area shall be as follows:

1. In the R-L-5 zone, 5,000 square feet, except as prescribed in Section 17.10.100.

2. In the R-L-8 zone, 8,000 square feet.

3. In the R-L-12 zone, 12,000 square feet.

17.10.040 Lot dimensions.

A. The minimum lot frontage shall be 40 feet.

B. The average lot width shall be:

1. In the R-L-5 zone, 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.

2. In the R-L-8 zone, 70 feet for interior lots and 75 feet for corner lots.

3. In the R-L-12 zone, 80 feet for interior lots and 90 feet for corner lots.

C. The minimum lot depth shall be:

1. In the R-L-5 zone, 90 feet, except as prescribed in Section 17.10.100.

2. In the R-L-8 zone, 95 feet.

3. In the R-L-12 zone, 100 feet.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.10.050 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section 17.60.030.

17.10.060 Coverage.

The maximum coverage of a lot in the R-L-12 zone shall be 50%.

The maximum coverage of a lot in the R-L-5 and R-L-8 zones shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

17.10.070 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

B. No structure shall be placed within a building setback area.

C. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.

D. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

E. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

F. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

G. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

G. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.10.080 Distances between structures.

The minimum distance between structures shall be 10 feet, except as provided by the building code.

17.10.090 Height of structures.

A. The maximum structure height shall be 35 feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.10.100 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.10.030, lots in the R-L-5 zone may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

~~1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted~~

2. Not more than one hundred fifty (150) lots less than 5,000 square feet may be approved per tentative subdivision map.

3. Streets shall be constructed to public street standards.

4. All structures shall be constructed on site.

5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.

6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.

7. The primary frontage of the main structure shall include the primary entrance and at least one window.

8. Required covered parking spaces shall be in garages. Carports are prohibited.

9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.

10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.

11. In order to create a diverse residential streetscape, there shall be a minimum two-(2) foot-setback stagger between adjacent lots.

12. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.

B. Lots with less than 5,000 square feet shall have the following minimum dimensions and building setback areas:

1. The minimum lot depth shall be seventy (70) feet.

2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.

3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.

4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.

5. The minimum interior side yard building setback area shall be five (5) feet.

6. The minimum corner side yard building setback area shall be ten (10) feet.

7. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

8. The maximum building height shall be thirty-five (35) feet.

9. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.

C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

17.10.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty (40) percent of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty (50) percent of the front building setback area.

~~B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.~~

C. On key lots, the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.10.120 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.10.130 Other setback standards.

A. Mechanical equipment shall be located a minimum of ~~five (5)~~ **three (3) feet from a side or rear lot line, except where there is a landscape easement with a block wall on the side or rear of the property, then the setback shall be taken from the block wall instead of the lot line.**

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines, **measured from the water's edge,** where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.10.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided within any front, side, or rear building setback area, **except for uncovered driveways.**

D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

F. No recreational vehicle or trailer shall be used as a residence.

G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

~~J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.~~

17.10.150 Usable open space.

Each lot shall provide for a usable open space area of a minimum 400 square feet that is a minimum fifteen (15) feet wide.

17.10.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street tree~~, or two (2) street trees on corner lots,~~ a minimum fifteen (15) gallon size, shall be planted on all lots less than 6,000 square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars ($50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars ($50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars ($50.00) for the required tree at the twelve (12) foot line.

17.10.170 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110 and** 17.50.120.

17.10.180 Signs.

Signs placed in the R-L zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.10.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.12
MEDIUM DENSITY RESIDENTIAL ZONE

Sections:

17.12.010 Application.
17.12.020 Permitted uses.
17.12.030 Lot area.
17.12.040 Lot dimensions.
17.12.050 Site area per dwelling unit.
17.12.060 Coverage.
17.12.070 Building setback areas.
17.12.080 Distance between structures.
17.12.090 Height of structures.
17.12.100 Lot area less than 5,000 square feet.
17.12.110 Driveways.
17.12.120 Accessory structures.
17.12.130 Other setback standards.
17.12.140 Off-street parking.
17.12.150 Usable open space.
17.12.160 Landscaping.
17.12.170 Screening, fences, and walls.
17.12.180 Signs.
17.12.190 General provisions and standards.

17.12.010 Application.

This chapter shall apply to all land within the Medium Density Residential (R-M) zone.

17.12.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.12.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet, except as prescribed in Section 17.12.100.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

17.12.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

B. The **average** lot width shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots, except as prescribed in Section 17.1**2**.100.

C. The minimum lot depth shall be ninety (90) feet, except as prescribed in Section 17.1**2**.100.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.12.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet.

17.12.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.12.70 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.

C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

G. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.12.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.12.090 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.12.100 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.12.030, lots may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

~~1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted.~~

2. Not more than one hundred fifty (150) lots less than five thousand (5,000) square feet may be approved per tentative subdivision map.

3. Streets shall be constructed to public street standards.

4. All structures shall be constructed on site.

5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.

6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.

7. The primary frontage of the main structure shall include the primary entrance and at least one window.

8. Required covered parking spaces shall be in garages. Carports are prohibited.

9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.

10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.

11. In order to create a diverse residential streetscape, there shall be a minimum two-(2) foot-stagger between adjacent lots.

12. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.

B. Lots with less than 5,000 square feet shall have the following minimum dimensions and building setback areas:

1. The minimum lot depth shall be seventy (70) feet.

2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.

3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.

4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.

5. The minimum interior side yard building setback area shall be five (5) feet.

6. The minimum corner side yard building setback area shall be ten (10) feet.

7. The maximum building height shall be thirty-five (35) feet.

8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.

C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

17.12.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

~~B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.~~

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.12.120 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.12.130 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines **where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge.**

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.12.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided within any front, side, or rear building setback area, **except for uncovered driveways. For multi-family development projects providing 10 units or more, required parking spaces, covered and uncovered, may be located a minimum of five (5) feet from any rear or side property line and 10 feet from a street-side property line.**

~~D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.~~

E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

G. No recreational vehicle or trailer shall be used as a residence.

H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited.

~~K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.~~

17.12.150 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.12.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street tree, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars ($50.00) for each required tree shall be collected when a building permit is requested. When

the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars ($50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars ($50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.12.170 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110 and** 17.50.120.

17.12.180 Signs.

Signs placed in the R-M zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.12.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.14
HIGH DENSITY RESIDENTIAL ZONE

Sections:

17.14.010 Application.
17.14.020 Permitted uses.
17.14.030 Lot area.
17.14.040 Lot dimensions.
17.14.050 Site area per dwelling unit.
17.14.060 Coverage.
17.14.070 Building setback areas.
17.14.080 Distance between structures.
17.14.090 Height of structures.
17.14.100 Driveways.
17.14.110 Accessory structures.
17.14.120 Other setback standards.
17.14.130 Off-street parking.
17.14.140 Usable open space.
17.14.150 Landscaping.
17.14.160 Screening, fences, and walls.
17.14.170 Signs.
17.14.180 General provisions and standards.

17.14.010 Application.

This chapter shall apply to all land within the High Density Residential (R-H) zone.

17.14.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.14.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

17.14.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

B. The minimum lot width shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots.

C. The minimum lot depth shall be ninety (90) feet.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.14.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be fifteen hundred (1,500) square feet.

17.14.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.14.70 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.

C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

G. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.14.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.14.090 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.14.100 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty (40) percent of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty (50) percent of the front building setback area.

~~B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.~~

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.14.110 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.14.120 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines **where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge.**

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.14.130 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided within any front, side, or rear building setback area, **except for uncovered driveways. For multi-family development projects providing 10 units or more, required parking spaces, covered and uncovered, may be located a minimum of five (5) feet from any rear or side property line and 10 feet from a street-side property line.**

~~D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.~~

E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

G. No recreational vehicle or trailer shall be used as a residence.

H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

~~K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.~~

17.14.140 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.14.150 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas, all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots six thousand (6,000) square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars ($50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars ($50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars ($50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two

(2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.14.160 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110 and** 17.50.120.

17.14.170 Signs.

Signs placed in the R-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.14.180 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.16
NEIGHBORHOOD COMMERCIAL ZONE

Sections:

17.16.010 Application.
17.16.020 Permitted uses.
17.16.030 Site area.
17.16.040 Lot dimensions.
17.16.050 Coverage.
17.16.060 Building setback areas.
17.16.070 Distance between structures.
17.16.080 Height of structures.
17.16.090 Driveways.
17.16.100 Off-street parking.
17.16.110 Usable open space.
17.16.120 Landscaping.
17.16.130 Screening, fences, and walls.
17.16.140 Signs.
17.16.150 General provisions and standards.

17.16.010 Application.

This chapter shall apply to all land within the Neighborhood Commercial (C-N) zone.

17.16.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.16.030 Site area.

A. The minimum site area shall be three (3) acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office.

B. Existing sites of less than three (3) acres may be developed in accordance with the specifications of this section.

17.16.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.16.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.16.60 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.16.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.16.080 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.16.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.16.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.16.110 Usable open space.

New developments shall provide a common outdoor, shaded sitting area for use by customers,. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

17.16.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in **the required** setback area ~~not less than fifteen (15) feet~~ from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.16.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Chapter 17.50.1**10.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within an any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.16.140 Signs.

Signs placed in the C-N zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.16.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.18
REGIONAL COMMERCIAL ZONE

Sections:

17.18.010 Application.
17.18.020 Permitted uses.
17.18.030 Site area.
17.18.040 Lot dimensions.
17.18.050 Coverage.
17.18.060 Building setback areas.
17.18.070 Distance between structures.
17.18.080 Height of structures.
17.18.090 Driveways.
17.18.100 Off-street parking.
17.18.110 Usable open space.
17.18.120 Landscaping.
17.18.130 Screening, fences, and walls.
17.18.140 Signs.
17.18.150 General provisions and standards.

17.18.010 Application.

This chapter shall apply to all land within the Regional Commercial (C-R) zone.

17.18.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.18.030 Site area.

A. The minimum site area shall be ten (10) acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office.

B. Existing sites of less than ten (10) acres may be developed in accordance with the specifications of this section.

17.18.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.18.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.18.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.18.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.18.080 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.18.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.18.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.18.110 Usable open space.

New developments shall provide a common outdoor, shaded sitting area for use by customers,. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

17.18.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in **the required** setback area ~~not less than fifteen (15) feet~~ from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.18.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.**110.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within an any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.18.140 Signs.

Signs placed in the C-R zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.18.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. The first phase of development of a new site shall include a structure of at least twenty thousand (20,000) square feet occupied by a single business.

C. New pad lots along the street frontages of Lacey Boulevard and 12th Avenue shall not be created and developed prior to lots without street frontage within the same site.

D. Existing pad lots may be designed and developed with parking lots and building orientation that will eventually merge with larger adjacent developments as if developed as a pad lot of a larger site development.

E. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

F. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.20
SERVICE COMMERCIAL ZONE

Sections:

17.20.010 Application.
17.20.020 Permitted uses.
17.20.030 Site area.
17.20.040 Lot dimensions.
17.20.050 Coverage.
17.20.060 Building setback areas.
17.20.070 Distance between structures.
17.20.080 Height of structures.
17.20.090 Driveways.
17.20.100 Off-street parking.
17.20.110 Usable open space.
17.20.120 Landscaping.
17.20.130 Screening, fences, and walls.
17.20.140 Signs.
17.20.150 General provisions and standards.

17.20.010 Application.

This chapter shall apply to all land within the Service Commercial (C-S) zone.

17.20.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.20.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.20.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.20.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.20.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of fifteen (15) feet, except that in C-S zones bounded by State Route 198, 10th Avenue, 11th Avenue, and Sixth Street there is no minimum front building setback area requirement.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.20.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.20.080 Height of structures.

A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.20.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.20.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

~~B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.~~

C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.20.110 Usable open space.

There is no minimum requirement for usable open space.

17.20.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in **the required** setback area ~~**not less than fifteen (15) feet**~~ from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.20.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.1**10.**

B. A block wall with a ~~minimum~~ height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet ~~minimum~~ in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.20.140 Signs.

Signs placed in the C-S zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.20.150 General provisions and standards.

A. No business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.22
HIGHWAY COMMERCIAL ZONE

Sections:

17.22.010 Application.
17.22.020 Permitted uses.
17.22.030 Site area.
17.22.040 Lot dimensions.
17.22.050 Coverage.
17.22.060 Building setback areas.
17.22.070 Distance between structures.
17.22.080 Height of structures.
17.22.090 Driveways.
17.22.100 Off-street parking.
17.22.110 Usable open space.
17.22.120 Landscaping.
17.22.130 Screening, fences, and walls.
17.22.140 Signs.
17.22.150 General provisions and standards.

17.22.010 Application.

This chapter shall apply to all land within the Highway Commercial (C-H) zone.

17.22.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.22.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.22.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.22.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.22.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.22.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.22.080 Height of structures.

A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.22.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.22.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

~~B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.~~

C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.22.110 Usable open space.

There is no minimum requirement for usable open space.

17.22.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in **the required** setback area ~~**not less than fifteen (15) feet**~~ from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.22.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.1**10.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, ~~except as may be modified under site plan review~~. Such storage shall not be visible above the fence or wall.

17.22.140 Signs.

Signs placed in the C-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.22.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.24
NEIGHBORHOOD MIXED USE ZONE

Sections:

17.24.010 Application.
17.24.020 Permitted uses.
17.24.030 Site area.
17.24.040 Lot dimensions.
17.24.050 Coverage.
17.24.060 Building setback areas.
17.24.070 Distance between structures.
17.24.080 Height of structures.
17.24.090 Driveways.
17.24.100 Off-street parking.
17.24.110 Usable open space.
17.24.120 Landscaping.
17.24.130 Screening, fences, and walls.
17.24.140 Signs.
17.24.150 General provisions and standards.

17.24.010 Application.

This chapter shall apply to all land within the Neighborhood Mixed Use (MX-N) zone.

17.24.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.24.030 Site area.

A. The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

B. Between twenty-five percent (25%) and seventy-five percent (75%) of the contiguously zoned parcels in an MX-N zone shall be reserved for residential use.

17.24.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.24.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.24.60 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.24.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.24.080 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.24.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.24.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.24.110 Usable open space.

A. New commercial developments shall provide a common outdoor, shaded sitting area for use by customers.The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.24.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in **the required** setback area ~~**not less than fifteen (15) feet**~~ from a lot line adjoining a street.

Landscaping shall be provided and permanently maintained in **the required** setback area~~**. not less than ten (10) feet**~~ from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.24.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.**110.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height~~, except as may be modified under site plan review~~. Such storage shall not be visible above the fence or wall.

17.24.140 Signs.

Signs placed in the MX-N zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.24.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Neighborhood zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-N zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum ten (10) foot wide pedestrian path of travel between commercial sites and all residential sites within the MX-N zone.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.26
CORRIDOR MIXED USE ZONE

Sections:

17.26.010 Application.
17.26.020 Permitted uses.
17.26.030 Site area.
17.26.040 Lot dimensions.
17.26.050 Coverage.
17.26.060 Building setback areas.
17.26.070 Distance between structures.
17.26.080 Height of structures.
17.26.090 Driveways.
17.26.100 Off-street parking.
17.26.110 Usable open space.
17.26.120 Landscaping.
17.26.130 Screening, fences, and walls.
17.26.140 Signs.
17.26.150 General provisions and standards.

17.26.010 Application.

This chapter shall apply to all land within the Corridor Mixed Use (MX-C) zone.

17.26.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.26.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.26.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.26.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.26.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.26.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.26.080 Height of structures.

A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.26.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.26.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.26.110 Usable open space.

A. New commercial developments with a site area over one (1) acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development

site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.26.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.26.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height,. Such storage shall not be visible above the fence or wall.

17.26.140 Signs.

Signs placed in the MX-C zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.26.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Corridor zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-C zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six (6) foot wide pedestrian path of travel between site entrances and the public sidewalk.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.28
DOWNTOWN MIXED-USE ZONE

Sections:

17.28.010 Application.
17.28.020 Permitted uses.
17.28.030 Site area.
17.28.040 Lot dimensions.
17.28.050 Coverage.
17.28.060 Building setback areas.
17.28.070 Distance between structures.
17.28.080 Height of structures.
17.28.090 Driveways.
17.28.100 Off-street parking.
17.28.110 Usable open space.
17.28.120 Landscaping.
17.28.130 Screening, fences, and walls.
17.28.140 Signs.
17.28.150 General provisions and standards.

17.28.010 Application.

This chapter shall apply to all land within the Downtown Mixed Use (MX-D) zone.

17.28.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.28.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.28.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.28.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.28.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. There is no front building setback area.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.28.070 Distances between structures.

All distances allowed by the building code are allowed.

17.28.080 Height of structures.

A. The maximum structure height shall be one hundred (100) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.28.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.28.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.28.110 Usable open space.

There is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval.

17.28.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, **except where the setback area is covered by structures, parking, or driveways.**

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.28.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.**110.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height~~, except as may be modified under site plan review~~. Such storage shall not be visible above the fence or wall.

17.28.140 Signs.

Signs placed in the MX-D zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.28.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Downtown zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six (6) foot wide pedestrian path of travel between site entrances and the public sidewalk.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.30
OFFICE RESIDENTIAL ZONE

Sections:

17.30.010 Application.
17.30.020 Permitted uses.
17.30.030 Lot area.
17.30.040 Lot dimensions.
17.30.050 Site area per dwelling unit.
17.30.060 Coverage.
17.30.070 Building setbacks.
17.30.080 Distance between structures.
17.30.090 Height of structures.
17.30.100 Conversion to non-residential use.
17.30.110 Driveways.
17.30.120 Accessory structures.
17.30.130 Other setback standards.
17.30.140 Off-street parking.
17.30.150 Usable open space.
17.30.160 Landscaping.
17.30.170 Screening, fences, and walls.
17.30.180 Signs.
17.30.190 General provisions and standards.

17.30.010 Application.

This chapter shall apply to all land within the Office Residential (OR) zone.

17.30.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.30.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

17.30.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

B. The minimum lot width shall be fifty (50) feet for interior lots and 60 feet for corner lots.

C. The minimum lot depth shall be ninety (90) feet.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.30.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet.

17.30.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.30.070 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.

C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The rear building setback area may be reduced to a minimum of five (5) if the lot is **permanently** converted to non-residential use and the rear lot line is adjacent to an alley.

F. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

G. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

H. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.30.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.30.090 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.30.100 Conversion to non-residential use.

When an existing building that has been used as a residence is partially or fully converted to non-residential use, the following standards shall apply:

A. No exterior alterations or additions shall be permitted that significantly alters the original architectural style of the building.

~~B. Exterior alterations or additions to buildings shall be minimized to the extent possible.~~

17.30.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

~~B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.~~

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.30.120 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.30.130 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines, **where the lot has a landscape easement with a block wall on the rear or side, the setback shall be taken from the inside of the wall to the water's edge.**

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.30.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front or side building setback area. There rear of the lot may be used for parking for non-residential uses where there is access from an alley.

D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

F. No recreational vehicle or trailer shall be used as a residence.

G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.30.150 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.30.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred (100) percent of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty (40) percent of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots six thousand (6,000) square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street tree, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted

as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars ($50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars ($50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars ($50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.30.170 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with **Section 17.50.110. and** 17.50.120.

17.30.180 Signs.

Signs placed in the OR zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.30.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.32
OFFICE ZONE

Sections:

17.32.010 Application.
17.32.020 Permitted uses.
17.32.030 Site area.
17.32.040 Lot dimensions.
17.32.050 Coverage.
17.32.060 Building setback areas.
17.32.070 Distance between structures.
17.32.080 Height of structures.
17.32.090 Driveways.
17.32.100 Off-street parking.
17.32.110 Usable open space.
17.32.120 Landscaping.
17.32.130 Screening, fences, and walls.
17.32.140 Signs.
17.32.150 General provisions and standards.

17.32.010 Application.

This chapter shall apply to all land within the Office (O) zone.

17.32.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.32.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.32.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.32.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.32.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.32.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.32.080 Height of structures.

A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.32.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.32.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

~~B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.~~

C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.32.110 Usable open space.

There is no minimum requirement for usable open space.

17.32.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.32.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110. and** 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height,. Such storage shall not be visible above the fence or wall.

17.32.140 Signs.

Signs placed in the O zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.32.150 General provisions and standards.

A. No business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.34
LIGHT INDUSTRIAL ZONE

Sections:

17.34.010 Application.
17.34.020 Permitted uses.
17.34.030 Site area.
17.34.040 Lot dimensions.
17.34.050 Coverage.
17.34.060 Building setback areas.
17.34.070 Distance between structures.
17.34.080 Height of structures.
17.34.090 Driveways.
17.34.100 Off-street parking.
17.34.110 Usable open space.
17.34.120 Landscaping.
17.34.130 Screening, fences, and walls.
17.34.140 Signs.
17.34.150 General provisions and standards.

17.34.010 Application.

This chapter shall apply to all land within the Light Industrial (I-L) zone.

17.34.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.34.030 Site area.

A. The minimum site area for lots south of Houston Avenue shall be twenty thousand (20,000 square feet, unless a conditional use permit for smaller lots is approved, in accordance with Chapter 17.80.

B. The minimum site area for lots north of Houston Avenue shall be six thousand (6,000) square feet.

17.34.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.34.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.34.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of ten (10) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.34.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.34.080 Height of structures.

A. The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.34.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Gated entrances shall be set back at least one hundred (100) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.34.100 Off-street parking.

Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.34.110 Usable open space.

There is no minimum requirement for usable open space.

17.34.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in **the required** setback area~~. not less than ten (10) feet~~ from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.34.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.**110.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height~~, except as may be modified under site plan review~~. Such storage shall not be visible above the fence or wall.

17.34.140 Signs.

Signs placed in the I-L zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.34.150 General provisions and standards.

A. No business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

~~C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.~~

D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.

H. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.36
HEAVY INDUSTRIAL ZONE

Sections:

17.36.010 Application.
17.36.020 Permitted uses.
17.36.030 Site area.
17.36.040 Lot dimensions.
17.36.050 Coverage.
17.36.060 Building setback areas.
17.36.070 Distance between structures.
17.36.080 Height of structures.
17.36.090 Driveways.
17.36.100 Off-street parking.
17.36.110 Usable open space.
17.36.120 Landscaping.
17.36.130 Screening, fences, and walls.
17.36.140 Signs.
17.36.150 General provisions and standards.

17.36.010 Application.

This chapter shall apply to all land within the Heavy Industrial (I-H) zone.

17.36.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.36.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet.

17.36.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas **is recorded** with the Kings County recorder's office.

17.36.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.36.60 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of ten (10) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street **or** an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.36.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.36.080 Height of structures.

A. The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.36.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Gated entrances shall be set back at least one hundred (100) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.36.100 Off-street parking.

Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.36.110 Usable open space.

There is no minimum requirement for usable open space.

17.36.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in **the required** setback area ~~not less than ten (10) feet~~ from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.36.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.**110.**

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height~~, except as may be modified under site plan review~~. Such storage shall not be visible above the fence or wall.

17.36.140 Signs.

Signs placed in the I-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.36.150 General provisions and standards.

A. No business, service, or process that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

~~C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.~~

D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.

H. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.38
PUBLIC FACILITIES ZONE

Sections:

17.38.010 Application.
17.38.020 Permitted uses.
17.38.030 Site area.
17.38.040 Lot dimensions.
17.38.050 Coverage.
17.38.060 Building setback areas.
17.38.070 Distance between structures.
17.38.080 Height of structures.
17.38.090 Driveways.
17.38.100 Accessory structures.
17.38.110 Off-street parking.
17.38.120 Usable open space.
17.38.130 Landscaping.
17.38.140 Screening, fences, and walls.
17.38.150 Signs.
17.38.160 General provisions and standards.

17.38.010 Application.

This chapter shall apply to all land within the Public Facilities (PF) zone.

17.38.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.38.030 Site area.

There is no minimum lot area.

17.38.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet.

17.38.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.38.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be twenty (20) feet from the front lot line.

C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

G. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.38.070 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.38.080 Height of structures.

A. The maximum structure height shall be fifty (50) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.38.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Gated entrances shall be set back at least fifty (50) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.38.100 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.38.110 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Required parking spaces may not be provided in within any front, side, or rear building setback area.

17.38.120 Usable open space.

There is no required usable open space.

17.38.130 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas, all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.38.140 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110 and** 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height~~, except as may be modified under site plan review.~~ Such storage shall not be visible above the fence or wall.

17.38.150 Signs.

Signs placed in the PF zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed by a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56

17.38.160 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.40
AIRPORT PROTECTION ZONE

Sections:

17.40.010 Application.
17.40.020 Permitted uses.
17.40.030 Lot area.
17.40.040 Lot dimensions.
17.40.050 Dwelling units per lot.
17.40.060 Coverage.
17.40.070 Building setback areas.
17.40.080 Distance between structures.
17.40.090 Height of structures.
17.40.100 Driveways.
17.40.110 Accessory structures.
17.40.120 Other setback standards.
17.40.130 Off-street parking.
17.40.140 Usable open space.
17.40.150 Landscaping.
17.40.160 Screening, fences, and walls.
17.40.170 Signs.
17.40.180 General provisions and standards.

17.40.010 Application.

This chapter shall apply to all land within the Airport Protection (AP) zone.

17.40.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.40.030 Lot area.

There is no minimum lot area.

17.40.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

B. The minimum lot width shall be eighty (80) feet for interior lots and ninety (90) feet for corner lots.

C. The minimum lot depth shall be one hundred (100) feet.

17.40.050 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or conditional use in accordance with Chapter 17.80, or approved as a second dwelling unit in accordance with Section 17.60.030.

17.40.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.40.070 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be twenty (20) feet from the front lot line.

C. The rear building setback shall be twenty-five (25) feet from the rear lot line.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.40.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.40.090 Height of structures.

A. The maximum structure height shall be thirty-five (35) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.40.100 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

~~B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.~~

17.40.110 Accessory structures.

Accessory structures may be located within a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.40.120 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.40.130 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front, side, or rear building setback area.

D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood.

F. No recreational vehicle or trailer shall be used as a residence.

G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.40.140 Usable open space.

There is no required usable open space.

17.40.150 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas, all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.40.160 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section **17.50.110.**

17.40.170 Signs.

Signs placed in the AP zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.40.180 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.42
CONSERVATION ZONE

Sections:

17.42.010 Application.
17.42.020 Permitted uses.
17.42.030 Lot area.
17.42.040 Lot dimensions.
17.42.050 Coverage.
17.42.060 Building setback areas.
17.42.070 Distance between structures.
17.42.080 Height of structures.
17.42.090 Driveways.
17.42.100 Other setback standards.
17.42.110 Off-street parking.
17.42.120 Usable open space.
17.42.130 Landscaping.
17.42.140 Screening, fences, and walls.
17.42.150 Signs.
17.42.160 General provisions and standards.

17.42.010 Application.

This chapter shall apply to all land within the Conservation (CO) zone.

17.42.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.42.030 Lot area.

There is no minimum lot area.

17.42.040 Lot dimensions.

There are no minimum lot dimensions.

17.42.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.42.060 Building setback areas.

A. Setbacks shall be measured as prescribed in Section 17.50.160.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be twenty-five (25) feet from the front lot line.

C. The rear building setback shall be twenty-five (25) feet from the rear lot line.

D. The side building setback area shall be twenty-five (25) feet from a street side property line.

E. Exceptions shall be allowed as prescribed in Section 17.50.170.

17.42.070 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.42.080 Height of structures.

A. The maximum structure height shall be twenty (20) feet.

B. Height shall be measured as prescribed in Section 17.50.180.

C. Exceptions shall be allowed as prescribed in Section 17.50.190.

17.42.090 Driveways.

Driveways should be minimized to protect the maximum amount of open space. Driveways shall be the minimum width and length necessary to support the use, as determined by the Community Development Director.

17.42.100 Other setback standards.

Mechanical equipment shall be located a minimum of twenty-five (25) feet from any lot line.

17.42.110 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. No parking spaces **shall** be provided within any front, side, or rear building setback area.

17.42.120 Usable open space.

There is no required usable open space.

17.42.130 Landscaping.

Areas around buildings and parking areas that are disturbed shall be landscaped with natural landscape plants and materials that blend in with the natural environment on the site.

17.42.140 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.**110.**

17.42.150 Signs.

Signs placed in the CO zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed by a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.42.160 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Chapter 17.44
AIRPORT OVERLAY ZONE

Sections:

17.44.010 Application.
17.44.020 Permitted uses.
17.44.030 Definitions.
17.44.040 Airport height zones.
17.44.050 Airport height limitations.
17.44.060 Markings and lights.
17.44.070 Nonconforming structures and trees.

17.44.010 Application.

A. This chapter shall apply to all land within the Airport Overlay zone, as defined on the Zoning Map.

B. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.44.020 Permitted uses.

A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

B. No use may create electrical interference with navigational signals for radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport.

C. Uses shall be further restricted by this chapter and the policies and requirements of the Kings County Airport Land Use Compatibility Plan, and applicable requirements of the Federal Aviation Administration (FAA.).

17.44.030 Definitions.

For the purposes of this chapter, the following words and phrases when used in this chapter are defined as follows:

A. “Airport” means the Hanford Municipal Airport.

B. “Airport elevation” means the highest point of the airport’s usable landing area measured in feet from the sea level (two hundred forty-five (245) feet).

C. “Approach surface” means the surface longitudinally centered on the extended runway center line, extending outward and upward from the end of the primary surface at a slope of twenty (20) to one. In plan, the perimeter of the approach surface coincides with the perimeter of the approach zone.

D. “Conical surface” means a surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) to one for a horizontal distance of four thousand (4,000) feet.

E. “Hazard to air navigation” means a height obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

F. “Height” means, for the purpose of determining the height limits in all zones set forth in this chapter and shown on the airport zoning map, the datum mean sea level elevation, unless otherwise specified.

G. “Horizontal surface” means a horizontal plane one hundred fifty (150) feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.

H. “Kings County Airport Land Use Compatibility Plan” means the document so named and dated February 1994, as adopted and amended by the City.

I. “Nonconforming use” means any preexisting structure, object of natural growth or use of land which is inconsistent with the provisions of this chapter or an amendment thereto.

J. “Nonprecision instrument runway” means a runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight in nonprecision instrument approach procedure has been approved or planned.

K. “Obstruction” means any structure, growth or other object, including a mobile object, that exceeds a height limit set forth in Section 17.44.050.

L. “Primary surface” means a surface longitudinally centered on a runway. The primary surface extends two hundred (200) feet beyond each end of that runway. The width of the primary surface is five hundred (500) feet. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway center line.

M. “Runway” means a defined area on the airport prepared for the landing and takeoff of aircraft along its length.

N. “Structure” means an object, including a mobile object, constructed or installed by man, including but without limitation, buildings, towers, cranes, smokestacks, earth formations, and overhead transmission lines.

O. “Transitional surface” means a surface which extends outward at a ninety (90) degree angle to the runway center line and the runway center line extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces.

P. "Tree" means any object of natural growth.

Q. "Utility runway" means a runway that is constructed for, and intended to be used by, propeller driven aircraft of twelve thousand five hundred (12,500) pounds maximum gross weight and less.

R. "Visual runway" means a runway intended solely for the operation of aircraft using visual approach procedures.

17.44.040 Airport height zones.

A. There are hereby created and established airport zones that include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they relate to the airport. Such zones are shown on the Hanford Airport "Airspace Plan" of the Kings County Airport Land Use Compatibility Plan, which is on file in the Community Development Department of the City.

B. All structure heights within the Airport Overlay zone are subject to the policies and requirements of the Kings County Airport Land Use Compatibility Plan. A use located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation.

C. The airport height zones are defined as follows:

1. Utility Runway Visual Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of one thousand two hundred fifty (1,250) feet at a horizontal distance of five thousand (5,000) feet from the primary surface. Its center line is the continuation of the center line of the runway.

2. Utility Runway, Nonprecision Instrument Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of two thousand (2,000) feet at a horizontal distance five thousand (5,000) feet from the primary surface.

3. Transitional Zones. The transitional zones are the areas beneath the transitional surfaces.

4. Horizontal Zone. The horizontal zone is established by swinging arcs of five thousand (5,000) feet radii for runways designated as utility or visual from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

5. Conical Zone. The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward there from a horizontal distance of four thousand (4,000) feet.

17.44.050 Airport height limitations.

A. No structure shall be erected, altered, maintained or no object of natural growth shall be allowed to penetrate into any airport height zone created by this chapter.

B. No nonconforming use, structure or object of natural growth shall be modified or permitted to grow such that the nonconformity is expanded or increased beyond that existing on the date of the adoption of this chapter.

17.44.060 Markings and lights.

Markings and lights, as determined necessary by the City Engineer and the Building Official to achieve the purposes of this chapter and the Kings County Airport Land Use Compatibility Plan, shall be installed, operated and maintained at the property owner's expense such.

17.44.070 Nonconforming structures and trees.

A. The regulations prescribed by this chapter shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree below their existing height on the date of the adoption of this chapter, or otherwise interfere with the continuance of any use of said structure.

B. Notwithstanding the provisions of subsection A of this section, the owner of any existing structure or tree not conforming to the provisions of this chapter shall permit the installation, operation and maintenance thereon of such markers and lights, as shall be deemed necessary by the City Engineer and Building Official to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the City.

Chapter 17.46
RESERVED

Chapter 17.48
HISTORIC OVERLAY ZONE

Sections:

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17.48.010 Application.
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17.48.005 Purpose.

The council finds the protection, enhancement, preservation and use of structures in districts of historic, architectural and engineering significance located within the city to be of cultural and aesthetic benefit to the community. It is further found that respect of the heritage of the city will

enhance the economic, cultural and aesthetic standing of the city. The purpose of this chapter is to promote the general welfare of the public through:

A. The protection, enhancement, preservation and use of structures which represent past eras, events and persons important in history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;

B. The development and maintenance of complementary settings and environment for such structures and/or districts;

C. The enhancement of property values; the stabilization of neighborhoods and areas of the city; the increase of economic and financial benefits to the city and its property owners and inhabitants; and the promotion of visitor trade and interest;

D. The preservation and encouragement of a city of varied architectural styles reflecting the cultural, social, economic, political and architectural phases of its history;

E. The educational and cultural enrichment of this and future generations by fostering knowledge of our heritage; and

F. The promotion and encouragement of continued private ownership and utilization of such structures so that the objectives set forth in this section can be attained under this policy.

17.48.010 Application.

A. This chapter shall apply to the area identified as "Historic Overlay Zone" as defined on the Zoning Map. The Historic Overlay zone is a geographically definable area, possessing a significant concentration and continuity of sites, building, structures, or objects unified by past events and aesthetically by plan and physical development.

B. This chapter shall also apply to all buildings and sites designated by the City Council as a historic building or historic site.

C. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.48.020 Permitted uses.

Uses shall be permitted or not permitted, conditional permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

17.48.030 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases used in this chapter are defined as follows:

"Alteration" means any exterior change or modification, through public or private action, of any property located within a designated historic district or site or a designated historical building, including exterior changes to or the modification of a structure, architectural details or visual characteristics, such as paint color and surface texture, grading, surface paving, new structures,

removal of trees and other natural features, disturbance of archeological sites or areas, and the placement or removal of any exterior objects, such as signs, plaques, light fixtures, street furniture affixed to the pavement, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of the property.

"Contributing building" means a structure within a historic district which ~~structure~~ retains scale, mass and other architectural characteristics to the degree that it contributes to the sense of time and place of the immediate area and the district. The building may have individual architectural significance or may be one of a grouping of background buildings that jointly contribute to the character of the immediate area and the district. Contributing buildings may reflect interim modifications if those modifications do not irreparably detract from the character of the building or if the modifications reflect an architectural style or particular era important to the development of the city. Contributing buildings shall also include structures that have a strong historical tie to activities, events, or individuals important in the development of the city.

"Designated historic feature" means any improvement which has special historical, cultural, aesthetic or architectural character, interest or value as part of the development, heritage or history of the city, the state or the nation and which has been designated as such pursuant to the provisions of this chapter.

"Designated historic site" means a parcel of property, or part thereof, on which a designated historic building is situated, and any abutting parcel or part thereof constituting part of the parcel of property on which the designated historic building is situated, and which has been designated a designated historic site pursuant to the provisions of this chapter.

"Exterior architectural feature" means the architectural elements embodying the style, design, general arrangement and components of all of the outer surfaces of an improvement, including without limitation, the kind, color and texture of the building materials, and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such improvement.

"Historic district" means the area within the Historic Overlay zone, as defined on the Zoning Map.

"Improvement" means any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical improvement of real property, or any part of such improvement.

"Noncontributing building" means a structure within a historic district which, in its present condition, does not contribute to the sense of time and place of the immediate area and the district. "Noncontributing building" may include those buildings constructed after the time period featured in a historic district or buildings in which the historical characteristics have been irreparably modified. "Noncontributing building" may also include buildings which, while noncontributing at present, may become contributing through the application of appropriate design criteria.

"Preservation" means the identification, study, protection, restoration, rehabilitation or enhancement of historical resources.

17.48.040 Regulation of Improvements.

No improvement or exterior architectural feature of any improvement shall be constructed or altered or enlarged which is located in the Historic Overlay District or identified as a historic site outside the District unless a permit is issued pursuant to the terms of this chapter. The section shall

not apply to any interior alteration which has no effect on the condition or appearance of any exterior architectural feature of an improvement. No structure listed on a State or National Register shall be moved or demolished unless a permit is issued pursuant to the terms of this chapter.

17.48.050 Designation of historic districts, buildings and sites.

A. For the purposes of this chapter, an improvement may be designated a historic building and property may be designated as a historic site by the City Council pursuant to this section if any one of the following criteria is met:

1. Historical and Cultural Significance.

a. The structure, property or district proposed for designation is representative of a distinct historical period, type, style, region or way of life;

b. The structure, property or district proposed for designation is, or contains, a type of building or buildings which was once common but is now rare;

c. The structure, property or district proposed for designation was connected with someone renowned or important or a local personality;

d. The structure, property or district proposed for designation is connected with a business or use which was once common but is now rare;

e. The structure, property or district proposed for designation represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced his era;

f. The structure, property or district proposed for designation is the site of an important historic event or is associated with events which have made a meaningful contribution to the nation, state or community; or

g. The structure, property or district proposed for designation has a high potential of yielding information of archeological interest.

2. Historic, Architectural and Engineering Significance.

a. The structure, property or district proposed for designation exemplifies a particular architectural style or way of life important to the city;

b. The structure, property or district proposed for designation exemplifies the best remaining architectural type of a neighborhood; or

c. The construction materials or engineering methods used in the structure or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.

3. Neighborhood and Geographic Setting.

a. The structure materially benefits the historic character of the neighborhood;

b. The unique location or singular physical characteristic of the structure or district proposed for designation represents an established and familiar visual feature of the neighborhood, community or city;

d. The preservation of a structure is essential to the integrity of the district.

B. Historic buildings or sites shall be designated by the City Council in the following manner:

1. Any person may request the designation of an improvement as a historic building or site by submitting an application for such designation to the Community Development Department. The Community Development Department or the City Council may also initiate such proceedings on its own motion.

2. The Community Development Department shall conduct a study of the proposed designation and make a preliminary determination, based on such documentation and other information as it may require, whether the building site or district should be considered for historic designation. If the Community Development Department determines that the application merits consideration, it shall schedule a public hearing before the City Council within sixty (60) days of such determination.

3. The decision of the Community Development Department that the building, site or district should not be considered for historic designation may be appealed to the City Council in accordance with the provisions of Section 17.48.090.

4. Notice of the date, place, time and purpose of the public hearing shall be given by first-class mail to the applicants, owners and occupants of each building site or district at least ten days prior to the date of the public hearing, using the name and address of such owners as shown on the latest equalized assessment rolls, and shall be advertised once in a daily newspaper of general circulation at least ten days prior to the public hearing.

5. At the conclusion of the public hearing, but in no event more than thirty (30) days after the date set for the public hearing the City Council may approve in whole or in part, or deny in whole or in part, the application. The decision of the City Council shall be in writing and submitted to the applicant.

6. Failure to send any notice by mail to any property owner whose address is not shown on the latest equalized assessment rolls shall not invalidate any proceeding in connection with the proposed designation. The Community Development Department and City Council may also give such other notice as they may deem desirable and practicable.

C. Determinations of Contributing and Noncontributing Buildings. In conjunction with the designation of an historic district, the Community Development Department shall recommend and the City Council shall designate all buildings within the proposed district as either contributing or noncontributing.

17.48.055 Ordinary maintenance and repairs.

A. Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property subject to this chapter if the maintenance or repair does not involve a change in the design, material, color or external appearance thereof.

B. This chapter shall not prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when the Building Official certified to the City Council that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the Historical Building Code of the State of California.

C. No permit shall be required for ordinary maintenance and repairs as defined in this section.

17.48.060 Minor improvement permits.

A permit for minor improvements including, without limitation, such as repainting in accordance with a color palette approved by the City Council or replacement of minor landscaping features, may be issued by the Community Development Director.

17.48.070 Historic resource permits.

A. A historic resource permit shall be required for any alteration of the exterior features of a building within a designated historic district, or a designated historic building or site, or to construct a new building or improvements upon property within a designated historic district except as otherwise provided in this Chapter 17.48. The City Council shall determine whether a historic resources permit shall be issued. A permit shall not be required for ordinary maintenance and repairs as defined in this section.

B. Permit Procedures. An application for a historic resource permit shall be made on a form prescribed by the Community Development Department and shall be accompanied by the fees established by resolution of the City Council. The application shall include the information required by Section **17.70.040** for site plan review, complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building or structure on the site, and such other information as may be required by the community development department. If applicable, the application shall include the information required by Chapter **17.80** (permit for conditional uses) and Chapter **17.82** (planned unit development).

Applications for permits requiring City Council approval shall be placed on the next regular meeting of the City Council. The City Council may approve, approve with conditions, or deny the permit.

17.48.080 Deviation from standards.

The Community Development Department or City Council are granted the authority to approve deviations from the provisions of this title if the Community Development Director or City Council finds that the deviation is necessary to achieve the purposes of this chapter and that the deviation will not adversely affect the public health, safety and general welfare of the citizens of Hanford.

17.48.090 Appeals.

A. Within ten days following the date of a decision by the Community Development Department, the decision may be appealed to the City Council by the applicant or any other party adversely affected by the decision of the Community Development Department.

B. An appeal application and required fee shall be filed with the Community Development Department and shall state specifically the basis for the appeal.

C. Within sixty (60) days after the date of receipt by the Community Development Department of the appeal application and fee, the City Council shall hear the appeal. A time period greater than sixty (60) days may be agreed upon by the appellant and the city. The Community Development Department shall give a ten-day written notice to the appellant of the time and meeting place of the hearing of the appeal.

D. Upon the conclusion of the hearing by the City Council, the City Council may render its decision immediately or may continue its decision until its next regular meeting. The City Council

shall declare its findings and may sustain, modify, reject or overrule the decision of the Community Development Department.

17.48.100 Building permits.

Before a building permit shall be issued for any structure, improvement or building proposed as part of the approved historic resource permit application, the building department shall secure written approval from the Community Development Department that the proposed improvements are in conformity with an approved historic resource permit. Before a building, improvement or structure may be occupied, the Community Development Department shall notify the ~~chief building inspector~~ **Building Official** that the site and such building improvement or structure thereon have been developed in conformity with an approved historic resource permit.

17.48.110 Lapse of permits.

A. An historic resource permit shall lapse and become void one year following the date on which the permit became effective, unless the conditions of approval specify a lesser or greater time or unless, prior to such expiration date, a building permit is issued by the ~~chief building inspector~~ **Building Official** and construction is commenced and diligently pursued toward completion on the site which was the subject of the historic resource permit application.

B. A permit may be renewed for an additional period of one year or for a lesser or greater period provided that, prior to the expiration of the time period granted, an application for renewal of the permit is filed with the Community Development Department. The Community Development Department may approve, approve with conditions, or deny an application for the renewal of a permit.

17.48.120 Revocation.

A. Should the holder of a historic resources permit violate any provision of this title or any condition of approval of the historic resources permit, the historic resources permit shall be automatically suspended.

B. The Community Development Department shall provide the holder of the historic resources permit with written notice of the suspension, which notice shall identify the reasons for the suspension and may instruct the holder of the historic resources permit to immediately terminate any and all activities, including, without limitation, construction or renovation work being performed pursuant to the historic resources permit.

C. Within thirty (30) days of the date of the automatic suspension of the historic resources permit, the City Council shall hold a hearing and receive evidence whether the historic resources permit should be reinstated, revoked or whether additional conditions or restrictions should be placed upon the historic resources permit or other actions should be taken by the holder of the historic resources permit in order to ensure compliance with the provisions of the historic resources permit and this title.

17.48.130 Permits to run with the land.

A historic resource permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application.

17.48.140 Penalties for improvements without permits.

When any improvements are made or installed to a building, improvement, or structure where a historic resource permit is required but not obtained, the owner of the site and occupant of the building, improvements or structure thereon shall be subject to completing the application process and a penalty fee of double the standard processing fee.

17.48.150 Design criteria.

A. The design criteria set forth in this section are intended to provide a guidance to both the City Council and Community Development Department and property owners regarding the improvements to structures, buildings, improvements or sites designated as historic or located in historic districts. The design criteria set forth in this section shall be used in evaluating applications for historic resource permits and for other related issues as determined by the Community Development Department.

1. Contributing Buildings. The design criteria shall be used to insure the preservation and enhancement of the historical and architectural characteristics of the historic structures through restoration of those structures. The restoration of a structure to their exact former appearance shall be permitted but not required.

2. Noncontributing Buildings Constructed Prior to 1935. The design criteria shall be used to ensure that modifications or alterations do not increase the noncontributing characteristics of the structure. The application of the design criteria to rehabilitate or renovate a structure to become a contributing building shall be encouraged.

3. Noncontributing Buildings Constructed After 1935. The design criteria shall be used to ensure that modifications or alterations to nonconforming structures do not increase the nonconforming characteristics of the structure or do not add to the intrusive character of the structure.

4. New Construction. The design criteria shall be used for new construction to achieve compatibility and harmony with surrounding structures and the historic district.

B. Design Guidelines. The following design guidelines are to be used to formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of this chapter. The guidelines apply to buildings of all occupancy and construction types, sizes and materials and to all permanent and temporary construction on the exterior of historic buildings as well as new attached or adjacent construction.

1. Every reasonable effort shall be made to use the building, structure or site for its originally intended purpose or for a compatible use which requires minimum alteration of the building, structure or site.

2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

3. All buildings, structures and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. Such changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be preserved.

6. Deteriorated architectural features shall be repaired, rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. The repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the historic building materials shall not be used.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any building, structure or site.

9. Contemporary design for alterations and additions to existing buildings, structures or sites shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, materials and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

11. Interior features of historical significance, such as stairways, light wells, pressed metal ceilings, ornate woodwork, and the like should be integrated into the design of any adaptive use.

C. Rehabilitation Standards. The provisions of this subsection are intended to provide reasonable design for the rehabilitation of historic buildings so that the basic historic and architectural presentation of the buildings is retained and enhanced.

1. Storefronts.

a. Where original old store fronts remain, their appearance should not be altered. Such store fronts should be repaired and preserved. Where store fronts have been altered, the original design should be determined by examining photographs from the period and by investigating any original architectural fabric which remains beneath the changes. As much original material and detail should be retained in the rehabilitation as possible. Retention of cast iron elements is particularly important for structural and waterproofing reasons. Wood or stone steps, stone sills, and other elements which contribute to the character of store front entries should be preserved.

b. Where most of the existing architectural design dates from an interim remodeling and where such remodeling adds to the historical character of the historic district, rehabilitation may conform to the period of such remodeling and not to the original design.

c. Where the original design cannot be determined or where financial considerations preclude full-scale rehabilitation of a store front which has already been altered, a design which is not a

pure rehabilitation but which is in keeping with the design of the rest of the building may be appropriate. The general proportions, materials, colors, rhythm of solids to voids, repetition of design elements, and directional expression (the effect of verticality or horizontally common to the street) should be followed in designing new store fronts. The use of materials not in existence when a store front was built should be discouraged in its rehabilitation.

d. The architectural integrity of a buildings storefront in the historic district should be preserved. Accessories, such as light fixtures, which do not imitate the designs of these eras should be prohibited. Designs appropriate to the years during which the buildings in the historic district were constructed should be encouraged.

e. Canvas awnings are traditional to the historic district and are an acceptable element of store fronts. The size and scale of awnings should be appropriate to the building to which they are attached, based on photographic and documentary evidence. Color choice should be made with discretion. Metal awnings, glass awnings and glass canopies are not in keeping with the prevailing character of the historic district and may be prohibited. To avoid obscuring building elements on the upper stories, canopies and awnings should not be permitted above the ground floor unless documented by photographic evidence.

f. Wooden balconies, canopies and porches are traditional to some buildings within the historic district and are an acceptable element of store fronts where such features can be appropriately documented. The recreation of such elements should be carefully considered to ensure that they are a faithful reproduction of original features, based on photographic and documentary evidence. Interim building modifications which in themselves represent an important historic era or architectural style in the development of the area should not, however, be obscured or destroyed in the rebuilding of such features.

2. Windows and Doors.

a. Where they still exist, the original sills, lintels, frames, sash, muntins, and glass of windows and transoms should be preserved. The original doorway elements, including sills, lintels, frames and the doors, should also be retained. When they must be replaced, the replacements should duplicate the originals in design and materials.

b. Glass in windows, doors and transoms should be clear, except where documentary evidence indicates the original use of colored glass. Plastic materials should not be used in place of glass. Any existing small paned transoms should not be obscured on the exterior.

c. The original proportions of wall openings should be retained. The blocking of any existing opening to accommodate standard sash and glass sizes, to hide ceilings lowered beneath the tops of existing windows, or for any other reason should not be allowed.

d. Decorative wood or metal lintels, brackets and any other window or doorway trim should be preserved and should be restored where possible.

e. In rehabilitation, the original number of panes in glassed areas should be used.

3. Cornices.

a. Cornices should be restored to their original appearance, using original materials where possible and duplications of the original where necessary. Original materials were wood, plaster or metal.

b. In some instances, duplication of the original cornice using contemporary materials may be necessary, although the use of materials in existence when the original was constructed is the preferred treatment.

c. Where the use of the original materials is not feasible, surviving cornice elements should be retained and repaired. An alternative to full-scale rehabilitation may be the construction of a new cornice of contemporary but sympathetic design in the same design relation to the rest of the building as the original cornice.

d. Where possible, brick corbels should be restored and treated in the same manner as brick wall surfaces.

e. Gutters, downspouts and flashings should be inconspicuous.

4. Roofs.

a. Roofs retaining their original shapes should be maintained. In some cases, where roof shapes have been altered, restoration to original appearance may be possible.

b. Contemporary roofing materials shall be acceptable. Where roofs are visible, roofing materials should be dark. Flashings should be unobtrusive.

c. Pseudo-mansard roofs applied to store fronts should only be considered when photographic evidence indicates the prior existence of such features and should be reconstructed to be consistent with such prior features.

5. Building Materials.

a. Brick.

i. Brick is a dominant building material in the historic district. Brick should be treated and maintained in a manner which will preserve it and should not be treated in a manner which will deface it or accelerate deterioration. Brick should not be covered by synthetic brick or stone, or wood shingles, by wood or aluminum siding, or by synthetic materials of any other kind.

ii. Sandblasting accelerates the deterioration of brick and should not be used. Sandblasting gouges the mortar joints between bricks, admitting water which freezes, expands and breaks the bricks.

iii. Brick may be cleaned by applying mild chemical solvents, by scrubbing with stiff nonferrous brushes, or by spraying with water under high pressure.

iv. Brick which has already been sandblasted should be treated with clear silicone every two or four years to repel water. However, treating with silicone is not the equivalent of retaining the original glaze.

v. When repointing is necessary to replace deteriorated mortar or to stop water damage, loose mortar should be raked out to a depth of approximately one-half inch to one inch in both vertical and horizontal joints and the brick washed to remove small particles which remain. Joints should not be sawed.

vi. When deteriorating brick must be replaced, replacements should match the old brick in color, texture, size and coursing technique. Mortar should be painted to match existing joints. Replacement brick should be laid in the same bond as the original.

vii. Repainting shall be preferable to cleaning brick which has previously been painted. Painting brick which has not previously been painted is an appropriate way to unify a facade for which the original brick color, size, texture, coursing technique, and mortar appearance cannot be matched in repair work and in which such inconsistency is visually disruptive.

viii. Many of the buildings in the historic district have been stuccoed. Stucco is very difficult to remove from brick, especially soft brick, and therefore its removal is not recommended. Although stucco may be removed laboriously by use of a hammer and chisel, the chisel marks often mark the brick. If wire mesh was attached to the brick to hold the stucco, the mesh may be pulled from the surface of the brick to remove the stucco.

b. Wood. Wood is not common as a primary structural material in the historic district. Wood frame accessory features, such as skylights, however, should be retained as they constitute important elements of the buildings and offer unique opportunities for variation in mass, color and texture. Restoration techniques should be as gentle as possible and should not include sandblasting. Where the replacement of wooden exterior features or portions of such features is necessary, the new structure should be constructed to resemble, as closely as possible, the original structure.

c. Metals. Architectural metals are utilized as an exterior structural element in several buildings within the historic district. They constitute an important architectural feature and should be preserved. Cast iron store front frames should be treated sensitively and covered with a protective paint or sealer. Pressed metal cornice and trim elements should likewise be protected.

D. New Construction Standards. The construction standards proposed in this subsection are based on a combination of existing and historical design elements common to the historic district building materials common and identify the downtown Hanford commercial buildings. The standards will help to assure that new design, while contemporary, will be compatible with the existing building character. The building design shall be consistent with the historical design elements found on adjacent buildings and the total character of the streetscape.

1. “Wild West” theme construction typified by false front architecture embellished with gingerbread-style detail, board-and-batten siding, and bright colors are not appropriate and shall not be an acceptable building motif.

2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line facing the street.

3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings shall be prohibited.

4. New buildings should be constructed to within ten percent of the average height of the existing adjacent buildings. The maximum height of any new building should be fifty (50) feet. The minimum height should be twenty (20) feet. Sidewalk level commercial spaces should have a minimum ceiling height of ten feet from the floor.

5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used in the city. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetics and metal siding shall be prohibited.

6. A new facade should be rectangular in shape and its proportions (width in relation to height) should be consistent or compatible with the proportions of adjacent historic buildings. The

principal directional expression of new facades may be horizontal or vertical. Facades of one-story buildings should be organized into three horizontal or vertical bands: store front, solid wall space above the store front, and cornice with or without parapet. Two-story buildings should be organized into three or four horizontal bands: store front, horizontal band (optional), second floor, and cornice (with or without parapet). Such bands should align with those of adjacent buildings.

7. Facades should be organized into three, four or five bays. The directional expression of windows and doors should be vertical, though several vertical elements may be combined to form a horizontal opening.

8. New construction details should approximate the character of historic details found in the historic district. The reproduction of historic building details shall be discouraged, except where the reconstruction of historic buildings may be appropriate.

9. New store fronts should approximate the character of those built in the past within the historic district: the double doors of some of the oldest buildings, the recessed entries with flanking showcases of the 1880-1940 period, and others which can be photographically documented. Store fronts with recessed entries should be divided into three bands: a transom band, a band of display windows, and a small spandrel or paneled band under display windows. Proportions of store fronts should be consistent with those of historical store fronts. Store fronts should be ten feet high, including the transom band. Metal store front elements should not leave exposed the natural color of the metal. Dark anodized finishes shall be preferred, as are colors traditionally used in the historic district.

10. Awnings or triangular sidewalk roofs attached above street level store fronts should be encouraged.

11. False fronts or parapet walls should conceal roofs from the public view. Mansard, free form, and geometric roof shapes shall be prohibited.

12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.

13. Those sections of the rehabilitation standards set forth in subsection C of this section discussing store front design, canopies, and awnings shall also apply to new construction.

E. General Building Standards. The standards set forth in this subsection should be applied to all alterations or new construction in the historic district.

1. Color.

a. Exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape.

b. Where wood or metal surfaces of windows, doors, porches and details, other than cornices, are to be painted, the following colors shall be used: During the early twentieth century, muted colors and earth colors were favored. They included gray, dark brown, dark green, blue gray, beige, brick red, and terra cotta. A slightly grayish-white paint, was frequently used for major surface areas and for details. This grayish-white is an appropriate choice for window sash and frames and for other details. In some instances, black or dark gray may be appropriate for the fixed window

or door frame. If the original color of a cornice cannot be determined, grayish-white, buff or sandstone color are preferred choices.

c. Where brick has been painted, repainting in a color which approximates that of the natural brick is appropriate. Mortar joints might also be suggested in a color approximating the natural color of the mortar (not a pure white). Depending on the paint history of a building, grayish-white paint may be an acceptable alternative for the facade. Where brick was unpainted and remains unpainted, the use of paint on the exterior shall be discouraged, since unpainted brick is a strong design tradition in the historic district.

d. Paint colors which were not produced or used during the early twentieth century should be discouraged in the historic district. Bright, new colors are to be avoided, even when used sparingly.

2. Signs.

a. General Requirements. Signs shall be designed to contribute to the quality of the historic commercial environment. Within the historic district, each business shall be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered onto the window glass or the glass in the doors. Signs in the historic district shall be pedestrian oriented in size and shape. Graphics shall be simple and bold. Signs shall be flush with the wall since they usually complement architectural elements more effectively than projecting sign. Wall mounted can or cabinet type internally illuminated wall signs are not permitted. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) shall be encouraged. Paper signs attached to the interiors or exteriors of store windows shall be discouraged, except where temporary presentation for public notice requires such treatment. The height of new signs shall not extend above the window sills of the second floor. Signs on one-story buildings shall not project above the cornice line, and all roof-mounted signs shall be precluded.

b. Area of Permanent Signs.

i. Each ground floor tenant may have a maximum of one square foot of signage for each linear foot of business establishment on his primary frontage (that portion of the building occupied by the business which faces a street and contains the main entrance), with a twenty-five (25) square foot minimum sign area, regardless of the width of such primary frontage.

ii. Each ground floor tenant may have a maximum of one-half square foot of signage for each linear foot of secondary frontage (that portion of the building occupied by the business and facing an alley, street, adjacent building, parking lot, or the like).

iii. Each ground floor tenant may have one sign located at each entrance attached below the marquee or canopy which shall not exceed six square feet per sign face and with a minimum ground clearance of seven feet above the sidewalk grade. Such sign shall not count against the maximum sign area allowed for a business frontage.

iv. Each basement and second and third story tenant may have painted window signs at a maximum of thirty (30) percent of the businesses' total window area on a given frontage.

v. Each basement and second and third story tenant may also use the awning skin above his businesses' windows for signage based on thirty (30) percent of the window area.

vi. Basement and second and third story tenants may use a maximum of fifty (50) percent of the entrance door area (the street entrance leading up to the second story) for a directory type sign to be placed on the door or on the wall beside the door.

vii. Where second stories are occupied by only one tenant, the tenant may use the skirt of the awning above the entrance door (the street entrance leading up to the second story) for signage.

viii. Multi-tenant buildings or businesses within a row of buildings shall be permitted a directory type sign located on a building with each business allowed up to an eight-inch by thirty-six (36) inch sign per directory. Such a sign will not count against the maximum sign allowance for the business frontages.

ix. Pole signs shall not be permitted except under special circumstances where a sign on a building is not appropriate and where such is approved by the Community Development Department.

c. Temporary signs.

i. Each building tenant may use one of the following two types of temporary signs, but not both at the same time:

(A) Basement, ground and second and third story tenants may use a maximum of twenty-five (25) percent of their total window area along a single frontage for temporary signage. Such promotional or sale signs shall only be used for a period of seven consecutive days per month with at least a thirty (30) day period between sign displays. Such signs shall be of professional quality.

(B) Each building tenant shall be permitted to use one portable sign only on Fridays and Saturdays which sign is a maximum of three and one-half feet high and two feet wide. Such signs shall be placed immediately adjacent to the building and not next to the curb or anywhere else in the sidewalk area. Portable signs shall be removed and placed inside the business each afternoon or early evening on Fridays and Saturdays before the business closes.

ii. Commercial banner type signs on buildings or store fronts shall be prohibited except for grand openings and community events. Such signs shall only be used for a period of fourteen (14) days and then be removed. Such signs shall be of professional quality. Except for dealerships of cars, trucks, motorcycles, recreational vehicles and boats, and temporary parking lots sales which require outdoor display, canvas, plastic, cloth, paper or other types of banners or streamers suspended across private property, buildings or structures shall not be permitted. “Grand Opening” banners are permitted as stated above.

d. Brand Names or Product Signs. Registered trademarks, the portrayal of specific commodities, or signs advertising an individual brand of products shall not exceed ten percent of the total sign area. If the trademark or commodity represents the principal activity conducted, a maximum of twenty-five (25) percent of the total sign area for trademark use.

f. Sign Approval Process. All signs prior to their use and installation shall require a permit and shall be approved for consistency with this chapter.

g. Deviations from Sign Standards. The community development department or the City Council are granted the authority to approve deviations from the provisions of this section as allowed pursuant to Section 17.48.080.

3. Roof-Mounted Equipment. Roof-mounted equipment should be located so that it is not generally visible from the adjoining streets or alleys and does not detract from the lines of the building.

4. Energy Conservation. The conservation of energy should be considered in the review of building rehabilitations so that within the historical context of a building the conservation of energy resources is maximized.

5. Additional Design Criteria. The City Council may adopt, by resolution, such additional design criteria as may be desirable to further implement and clarify this section. Such criteria shall be consistent with the purposes and intent of this chapter.

6. Other Provisions. The following rules and regulations are incorporated by this reference into the design criteria set forth in this section:

a. The Secretary of the Interior Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings;

b. California Code of Regulations, Title 14, Part 8: State Historical Building Code.

17.48.160 Demolition of historic structures.

A. Notices Required. The demolition, wholly or partially, of a contributing building in a historic district or a designated historic building shall be prohibited unless the property owner of such structure gives the Community Development Department one hundred eighty (180) days' prior written notice that such demolition is planned for such structure. Subject to the provisions of subsection B of this section, no application to the city for a permit to carry out such demolition shall be accepted during said one hundred eighty (180) day notice period. Following the receipt of such notice, the City Council may take such steps as it determines are necessary to preserve the structure concerned. The City Council, among other things, may:

1. Seek local trusts and other financial sources which may be willing to purchase the structure for restoration;

2. Publicize, with the owner's consent, the availability of the structure for purchase for restoration purposes;

3. Make offer concerning the acquisition of development rights or facade easements and the imposition or negotiation of other restrictions for the preservation of the structure;

4. Investigate possible sites for the relocation of the structure; and

5. Direct city staff to purchase the structure pursuant to a development plan where it does not appear that private preservation is feasible.

6. Deny the demolition request.

B. Waivers of Notices.

1. The City Council, upon the request of the property owner, may waive the requirement of one hundred eighty (180) days' prior written notice if the action planned for the structure involves:

a. An emergency repair to, or removing an unsafe condition of, the structure; or

b. The relocation of the structure to a site approved by the City Council; or

c. Relief of extreme financial hardship to the owner of the structure as set forth in Section 17.48.190.

2. A request by a property owner for the waiver of a notice shall be considered by the City Council at its next regular meeting after the filing of such request in writing with the Community Development Department; however, if the request is filed within ten days of the next regular meeting of the City Council, the request shall be placed on the agenda of the City Council's second regular meeting following the filing of the request.

17.48.170 Substandard buildings.

The Building Official or the Fire Marshal shall notify the Community Development Department whenever such official declares a designated historic building or structure within a historic district to be a substandard or dangerous building.

Upon the receipt of notice from the Building Official or the Fire Marshal, the City Council shall evaluate the historic and architectural merit of the structure and shall provide recommendations to the Building Official within thirty (30) days.

17.48.180 Duty to keep in good repair.

The owner, occupant or other person in actual charge of a designated historic building or site, structure or building in an historic district shall keep in good repair all of the exterior portions of such site, improvement, building or structure, and all interior portions thereof whose maintenance is necessary to prevent the deterioration and decay of any exterior architectural feature.

17.48.190 Evidence of hardship.

The City Council may approve an application for a permit to carry out any proposed work in an historic district or on a historic site, structure or building if the applicant presents clear and convincing evidence of facts demonstrating, to the satisfaction of the City Council, that denial or the application will cause immediate and substantial hardship on the applicant because of conditions peculiar to the particular building, structure or site or other feature involved, and that the approval of the application will be consistent with the purposes of this title. If a hardship is found to exist under this section, the City Council shall make written findings to that effect.

Chapter 17.50
DEVELOPMENT STANDARDS

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17.50.010 Purpose and applicability.

The purpose of this chapter is to establish development standards in order to preserve, protect, and promote the public health, safety, and general welfare of the city, and to minimize environmental impacts and land use conflicts.

17.50.020 Applicability.

This chapter shall apply to uses within all zone districts, unless specifically stated otherwise.

17.50.025 Nuisance.

~~No use shall create a~~ **N**uisance **conditions caused by** noise, odor, dust, mud, smoke, steam, vibration, light or other similar causes **are prohibited.**

17.50.030 Waste materials.

Waste materials that are associated with any use that cause fumes or dust, that may be a fire hazard, or that are edible by, or otherwise attractive to, rodents or insects, shall be stored in closed containers.

17.50.040 Air pollution.

No use shall cause the emission of any smoke, ash, dust, fumes, vapors, gases or other forms of air pollution exceeding regulatory limits that, or other forms of air pollution that can cause excessive soiling on any other parcel. No emission shall be permitted that exceeds the requirements of the San Joaquin Valley Air Pollution Control District or the requirements of any air quality plan adopted by the City of Hanford.

17.50.050 Odorous gases and matter.

No use shall be permitted which emits odorous gases or other odorous matter in such quantities as to be dangerous, harmful, noxious, or otherwise objectionable at a level that is detectable with or without the aid of instruments at or beyond the project site boundary.

17.50.060 Discharge of materials.

No use shall discharge at any point into any public or private street, public sewer, storm drain, private stream, body of water, or into the ground, any material that can contaminate any water supply, interfere with bacteriological processes in sewerage treatment, or otherwise cause the emission of dangerous or offensive elements, except according to the standards approved by the California Department of Public Health, or any other federal, state or local government agency.

17.50.070 Ground vibration.

No use shall be permitted to cause a steady state, earth-borne oscillation beyond the project site. Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempt from this requirement.

17.50.080 Combustibles and explosives.

The use, handling, storage, and transportation of combustibles and explosives shall comply with the Uniform Fire Code and California Code of Regulations Title 19.

17.50.090 Trash collection areas.

A. Suitable area shall be provided on-site for collection of trash and recyclable materials for all multi-family residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.

B. All uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

17.50.100 Rooftop equipment.

All elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

17.50.110 Fences and walls.

A. No fence or wall shall be placed within the public right-of-way.

B. A masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit;

C. No hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

D. The provisions of this title regarding fences or walls shall not apply to a fence or wall necessary for public safety or as required by any law or regulation of the state, or any agency thereof.

17.50.120 Fence and wall locations in residential, office, and public facilities zones.

Fences and walls in the R-L, R-M, R-H, OR, O and PF zone districts shall be constructed or installed in accordance with the following:

A. Along a rear lot line not exceeding seven feet in height;

B. Along an interior side lot line not exceeding seven (7) feet in height beginning at ten (10) feet from the front lot line;

C. On a corner lot along the street side lot line not exceeding seven (7) feet in height beginning at twenty-five (25) feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five (5) feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five (5) foot street side building setback area;

D. On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six (6) foot high fence is to be placed ten feet behind the front property line. The street corner forty-five (45) degree angle line of sight is to be maintained as described in Subsection H below. When the front of the house fronts the street side lot line a fence exceeding three (3) or four (4) feet in height as described in Subsection E and F below is to be set back ten (10) feet from the street side lot line;

E. Along a front lot line not exceeding three (3) feet in height;

F. Along a front lot line not exceeding four (4) feet in height when the upper one (1) foot is fifty (50) percent or more open;

G. Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use;

H. A six-foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.

17.50.125 Temporary fences.

The use of temporary fences is allowed subject to the following requirements:

A. A temporary fence shall be constructed of chain link or other such material approved by the Community Development Director and shall not be permanently affixed to the site.

B. A temporary fence shall be located on the site in such a manner as not to impede pedestrian or automobile traffic adjacent to the site.

C. A temporary fence placed to secure a construction, rehabilitation or demolition project on the site shall be removed when the project is completed.

D. A temporary fence placed for a reason other than to secure a construction, rehabilitation or demolition project on the site shall be removed after ninety (90) days unless a temporary use permit is issued in accordance with Chapter 17.76 that allows a longer period of time.

17.50.130 Tents, tarps, and other coverings.

No front or side building setback area in the R-L, R-M, OR, or O zone district shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

A. Standard window and door awnings

B. Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

C. Tarps for roof and building repairs shall be prohibited, except for emergency repairs. Additionally, the use of tarps for temporary canopies, enclosures, and/or awnings is prohibited in any front yard area visible from any public right of way.

17.50.140 Outdoor lighting standards.

A. Purpose. The purpose of this section is to establish standards for the types, construction, installation and use of outdoor electrically powered illuminating devices and systems in order to conserve energy, preserve the natural environment, and provide nighttime safety and security, while not materially interfering with the use and enjoyment of property.

B. Definitions. For purposes of this section, unless otherwise defined, the following words and phrases when used in this section shall have the following meaning:

1. “Automatic timing device” means device which automatically turns on and off outdoor light fixtures or circuits.

2. “Canopy light fixture” means an outdoor lighting fixture attached to or recessed within a canopy ceiling.

3. “Direct illumination” means illumination resulting from light emitted directly from a lamp or luminaire, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.

4. “Fully shielded fixture” means an outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane as determined by photometric test or certified by the manufacturer. A light fixture mounted under a canopy or other structure such that the canopy or surrounding structure effectively shields the light in the same manner is also considered fully shielded for the purposes of this definition.

5. “Light glare” means the reflections of light sources which reduce the contrast between detail and background within the visual area.

6. “Light trespass” means any form of artificial illumination emanating from a light fixture or illuminated sign that penetrates other property and creates a nuisance.

7. “Lumen” means that unit used to measure the actual amount of light which is produced by an outdoor light fixture.

8. “Luminous tube lighting” means gas-filled tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used, e.g., neon, argon, etc.

9. “Outdoor light fixture” means an electrically powered illuminating device which is permanently installed outdoors, including, but not limited to, devices used to illuminate any site, structure, or sign.

10. “Temporary lighting” means lighting which does not conform to the provisions of this section and which will not be used for more than one continuous thirty (30) day period within one calendar year. Temporary lighting is intended for uses, which by their nature are of limited duration; e.g. holiday decorations, civic events, special events, construction projects, emergencies or similar situations. The thirty (30) day time limitations may be extended by the city on a case-by-case basis for unusual or special circumstances.

11. “Unshielded” means fixtures lacking any means to restrict the emitted light to below the horizontal plane.

C. Exemptions. The outdoor lighting fixtures listed below are exempt from the provisions of this section:

1. Outdoor lighting fixtures which were lawfully installed prior to the enactment of these standards and do not create a nuisance.

2. Luminous tube lighting. Gas-filled tubing e.g., neon, argon, etc.

3. Temporary lighting, as defined in subsection B.

4. Public outdoor recreational facilities, airport, roadway and navigation lighting installed and maintained by a public agency or public utility.

5. Outdoor light fixtures producing light by the combustion of fossil fuels, such as liquid fuel lanterns or gas lamps.

6. Low voltage holiday decorations and landscape/walkway lighting.

7. Ornamental lighting within the street right-of-way when approved by the city.

8. Lights emitting infrared radiation used for remote security surveillance systems.

9. Emergency Lighting by Emergency Services. Searchlights, floodlights, laser source lights, strobe or flashing lights, or any similar high intensity lights are permitted when used in emergencies by police, fire, medical, or utility personnel or at their direction.

10. Solar-powered Lighting. Solar-powered lights of 5 watts or less per fixture used in residential landscaping applications and to illuminate walkways are exempt from applicable lamp type and shielding standards and are excluded from the total lumen calculations for the site.

D. General Outdoor Lighting Standards. The following requirements and standards shall apply in all zone districts for the installation and use of outdoor lighting fixtures.

1. All lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

2. No lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

3. Building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

4. Canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.

5. The height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:

a. Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district; and

b. Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district; and

c. Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district; and

d. Fifty (50) feet in height when located in the **C-R** Regional Commercial zone or freestanding light fixtures for public outdoor recreational facilities, **when not located within 150 feet of any residential zone**.

E. Specific Outdoor Lighting Standards. In addition to the general outdoor lighting standards stated in Subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the R-L, R-M, R-H, and OR zone districts:

1. Mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

2. Freestanding light fixtures, including freestanding parking lot light fixtures, shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

F. Commercial Outdoor Lighting Standards. In addition to the requirements identified in Subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

1. All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.

2. Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.

3. Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

G. Submission of Plans and Evidence. For parking lots and commercial developments, the submission of lighting plans and evidence of compliance with these lighting requirements are required, and shall include the following:

1. Description of outdoor light fixtures, including component specifications such as lamp reflectors, lens style, angle of light cutoff, supports, poles, and include manufacturers' catalog specifications.

2. Locations and description of all outdoor light fixture and hours of their operation.

17.50.150 Through lots.

A front yard shall be provided on each frontage of a through lot, except where a waiver of access to one of the frontages applies.

17.50.160 Measurement of building setback areas.

A. Required building setback areas shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the City Council, the required front building setback area shall be measured from the precise street plan line, and no provision of this title shall be construed to permit a structure, use, or other improvement to extend beyond such precise plan line.

B. Where a site abuts on a street having only a portion of its required width dedicated or reserved for street purposes, the site area and required building setback areas shall be measured from a line representing the boundary of the additional width required for street purposes abutting the site.

C. Where a site abuts a public alley, required building setback areas shall be measured from the center line of the alley, except that garages and carports with alley access shall be located a minimum of twenty-five (25) feet from the opposite side of the alley where access opening is parallel to the alley right-of-way line requiring a ninety (90) degree turn.

17.50.170 Exceptions in building setback area limitations.

A. Architectural features, including without limitation, sills, chimneys, fireplaces, cornices and eaves, may extend into a required side building setback area, a required rear building setback area, or a space between structures, not more than thirty-six (36) inches, and may extend into a required front building setback area not more than six (6) feet; provided, that where an architectural feature

extends more than twenty-four (24) inches into a required side building setback area, such extension shall meet all fire and building code requirements. No building or projection thereof may extend into a public easement or right-of-way**, except awnings in the MX-D Downtown Mixed Use Zone District, or except awnings in the Historic District, with approval of a Historic Resources Permit.**

B. Open, unenclosed, uncovered metal fire escapes and depressed ramps or stairways may project into any required yard or space between buildings not more than four feet; and planter boxes attached to a building may be extended into a required front building setback area by not more than three (3) feet.

C. Fences, walls, hedges, garden structures, walks, driveways and retaining walls may occupy any required building setback area or other open space, subject to the limitations prescribed in this title.

D. When more than sixty (60) percent of the linear frontage of lots improved with residential buildings within any street block is comprised of lots with less than the minimum front building setback requirements, the minimum front building setback for newly constructed residential buildings in such block shall be the average of the actual front building setback of all the lots in such block improved with residential buildings; counting those that have front building setbacks greater than the minimum front building setback requirement of the zone district as having the minimum requirement.

17.50.180 Measurement of height.

The height of a structure shall be measured vertically from the average elevation of the ground surface covered by the structure to the highest point of the structure; provided, however, the provisions of this section shall not apply to the height of any structure necessary for public safety or as required by any law or regulation of the state or an agency thereof.

17.50.190 Exceptions to height limitations.

Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, air-conditioning equipment, or similar equipment required to operate and maintain buildings, and fire and parapet walls, skylights, towers, spires, cupolas, road signs (where permitted), flagpoles, chimneys, smokestacks, television and radio masts, or similar structures may be erected above the height limit, but shall not be allowed for the purpose of providing additional floor space.

17.50.200 Property maintenance.

It is a public nuisance for any person owning, leasing, renting, occupying, or having possession of any real property to maintain said real property in a manner in which any of the following conditions are found to exist:

A. The real property or any buildings, structures, or improvements located thereon which violate one or more of the following:

1. The California Building Standards Code, California Code of Regulations, Title 24, any and all amendments, thereto, published by the California Building Standards Commission;

2. Any provision of the Hanford Municipal Code;

3. Any other law or regulation;, ~~such violations including, without limitation, violations that create a fire hazard, endanger human life, or are hazards to the public health, safety and general welfare of the citizens of the city, including without limitation, real property, structures or other improvements that are in disrepair or are not properly maintained as determined by the Code Enforcement Officer;~~

B. Outdoor storage of personal property of any type or design in any unscreened/unfenced areas fronting on any alley, street, or other public right-of-way;

C. The parking of vehicles in yards or landscaped areas;

D. Real property or structures or improvements thereon not properly maintained so as to constitute a fire hazard by reason of weeds, grass, rank overgrowth, or accumulations of debris or which could harbor rats or other vermin, create unsightly appearance, or create conditions which are detrimental to neighboring properties;

E. Broken windows or other structural defects in the real property or any structures or improvements thereon which create hazardous conditions and invite trespassing and malicious mischief including unsafe structural supports, boarded doorways and windows, dry rot, termites, and similar hazards;

F. Clothes lines within front yard areas, or other unscreened/unfenced yard areas;

G. Garbage cans and garbage receptacles stored within the front yards and which are visible from the public street or neighboring properties. Except that, the Code Enforcement Officer may determine that circumstances involving the property or its occupants make it difficult or impossible to place the garbage cans and receptacles out of public view. If the Code Enforcement Officer makes such a determination, the Code Enforcement Officer shall designate a location on the property for the storage of the garbage cans and receptacles even though such location may allow the garbage cans and receptacles to be visible from the public street or neighboring properties;

H. Failure to maintain any wall, fence, or hedge as to constitute a hazard to persons or property or which create an unsightly appearance;

I. Failure to maintain required landscaping and trees and/or removal, destruction or severe pruning of required landscaping or trees.

J. Installation of newspaper/magazine racks, overnight/postal drop boxes or other items of personal property in the public right-of-way without first obtaining an encroachment permit from the city and/or failure to properly maintain said items.

K. Conditions that create a fire hazard, endanger human life, or are hazards to public health, safety or general welfare of the citizens of the city, including without limitation, real property, structures or other improvements that are in disrepair or are not properly maintained as determined by the Code Enforcement Officer.

L. Failure to address graffiti for longer than forty-eight (48) hours from the time that graffiti is placed on a surface.

M. Construction equipment, buses, limousines, tow trucks, flatbed trucks, grading equipment, tractors, tractor trailers, trailers, and any commercial vehicle over twenty-two feet (22') long or eight feet (8') in height or ninety inches (90") wide, supplies, materials, or

machinery of any type or description, parked or stored upon any street or property within a residential zone. "Commercial vehicle," for the purposes of this section, shall be defined as any motorized or nonmotorized vehicle used or maintained to transport property or goods for profit, or persons for hire or compensation.
N. Portable basketball hoops placed, stored, or left unattended on a public sidewalk, public street, or any portion of the City right-of-way.

O. Failure to satisfy the following requirement for address numbers: Approved numbers or address signage shall be placed and maintained on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background and shall not be less than 4" in height. House numbers shall not be obstructed in any fashion.

17.50.210 Housing density bonus and other incentives.

A. The purpose and intent of this section is to implement Chapter 4.3 Density Bonuses and Other Incentives, Section 65915, et seq., of the California Government Code, **as amended**, for the development of affordable housing and senior housing developments, which are incorporated herein by this reference.

B. This section shall apply to residential projects providing moderate, low and very low income housing and/or senior housing developments pursuant to the provisions and definitions of Chapter 4.3, Section 65915, et seq., of the California Government Code, **as amended. Should provisions of this chapter conflict with state law, the latter shall control.**

C. Projects which meet the requirements set forth in this section shall qualify for a density bonus and an applicable number of concessions or incentives unless the City Council adopts a written finding, based upon substantial evidence that any one of the following exists:

1. The concession or incentive is not required to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set at the required affordable levels, as specified in Government Code Section 65915(c); or

2. The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households; or

3. The disapproval of the project or imposition of conditions is required in order to comply with specific state or federal law and there is no feasible method to comply without rendering the development unaffordable to very low and low-income households; or

4. The development project is inconsistent with the city's General Plan land use designation as it existed on the date the application was deemed complete, and the city has adopted a housing element in compliance with state law.

D. Project financial report. The applicant shall show in the form of a project financial report (financial pro forma) that the density bonus is necessary to make the housing units economically

feasible, and the city may retain a consultant, at developer's sole cost, to review the project financial report and advise the city on the report. Where development and zoning standards exist which would otherwise inhibit the utilization of the density bonus on specific sites, the city may waive or modify the standards consistent with the provisions of this section.

E. Procedures.

1. Density Bonus/Incentives Review. Density bonus/incentive review by the Planning Commission shall only be required for projects involving Planning Commission approval. If no legislative entitlement is required, the community development department staff shall have final approval authority on density bonus and incentives. Appeals of a Planning Commission decision must be in accordance with Chapter 17.70 of the Hanford Municipal Code. If a rezone or General Plan amendment is part of the project, the Planning Commission shall make a recommendation on the density bonus and incentives requested, but the City Council shall have final approval authority as part of the total project. Any special conditions of the city zoning ordinance pertaining to the project, and/or applicable development standards of the ~~downtown area~~ **Historic District or Sites**shall also apply.

2. Regulatory Agreement. The city and applicant shall execute a regulatory agreement, ensuring compliance of the project with all applicable provisions and affordability restrictions as required under this section, State law, or other applicable affordable housing requirements, as well as equity sharing requirements if applicable. The regulatory agreement shall be recorded as a deed restriction with the Kings County recorder's office running with the land and be binding upon all future owners, developers, and/or successors-in-interest. The regulatory agreement shall be recorded prior to the approval of a final map, or, where a map is not being processed, prior to the issuance of building permits for the parcel or units. Resale of ~~moderate income~~ units shall be governed by Government Code Section 65915(c)(2). The regulatory agreement shall**, in addition to any provisions required by statute**, include at least the following:

a. The total number of units approved for the housing development, including the number of target units;

b. A description of the household income group to be accommodated by the housing development, and the standards for determining the corresponding affordable rent or affordable sales price and housing costs;

c. The location, unit sizes, in square feet, and number of bedrooms of target units;

d. Tenure of use restrictions for target units of at least **forty-five** (**45**) or fifty-five (55) years, in compliance with applicable laws;

e. A schedule for completion and occupancy of target units;

f. A description of the additional incentive(s) being provided by the city;

g. A description of remedies for breach of the regulatory agreement by the owners, developers, and/or successors-in-interest of the project; and

h. Other provisions to ensure implementation and compliance with this section.

3. Additional Conditions. In addition, reasonable conditions may be imposed to assure continued availability of such housing as very low, low or moderate income housing, or, for senior housing developments as defined in Civil Code Sections 51.3 and 51.12.

4. **Rented** units shall be affordable at a rent that does not exceed current Housing and Urban Development (HUD) income limits for target-income households for the county adjusted for household size.

5. Subject to the terms of an equity-sharing agreement, owner-occupied units shall be sold and resold only to eligible target-income households.

6. The owner(s) shall maintain and keep on file documentation for the income level for each tenant occupying the target units.

7. The owner(s) shall provide the city any additional information required by the city to ensure the long-term affordability of the target units by eligible households.

8. The city shall have the right to inspect the owner's project-related records at any reasonable time and shall be entitled to audit the owner's records once a year.

9. The city may establish fees associated with the setting up and monitoring of target units.

10. All ownership target units shall be occupied by their purchasers; no renting or leasing shall be allowed.

Chapter 17.52
LANDSCAPE STANDARDS

17.52.010 Purpose.
17.52.020 Applicability.
17.52.030 Landscape concept plan.
17.52.040 Construction landscape and irrigation plans.
17.52.050 Landscape area requirements.
17.52.060 Landscape standards.

17.52.010 Purpose.

The purpose of this chapter is to:

A. Enhance the appearance of all development by providing standards relating to the quality, quantity, and functional aspects of landscaping and landscape screening;

B. Protect public health, safety, and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, screening incompatible land uses, preserving the integrity of existing residential neighborhoods, and enhancing pedestrian and vehicular traffic and safety; and,

C. Decrease the use of water for landscaping purposes by requiring the efficient irrigation system design, appropriate plant materials, and regular maintenance of landscaped areas.

D. Meet the requirements of the latest adopted Model Water Efficient Landscape Ordinance**. If the provisions of this chapter conflict with the then-current Model Water Efficient Landscape Ordinance, the more stringent provisions shall apply.**

17.52.020 Applicability.

A. All projects shall provide and maintain landscaping in compliance with the provisions of this chapter.

B. Landscape plans, and plans for the ornamental use of water, including fountains and ponds, shall be submitted for review for compliance with the requirements of this chapter. Landscaping shall not be installed until the applicant receives approval of the final landscape plan. Changes to the approved landscape plans that affect the character or quantity of the plant material or irrigation system design are required to be resubmitted for review and approval before installation.

17.52.030 Landscape concept plan.

A. **Through the** Site Plan Review ~~Committee~~ **process, the city** may require a landscape concept plan as part of an application for a site plan review permit, conditional use permit, tentative subdivision map, or other permit or plan.

B. A landscape concept plan shall meet the intent of this **chapter** by exhibiting a design layout that demonstrates the desired landscaping program in terms of function, location, size/scale, and similar attributes. The concept plan shall provide the applicable review authority with a clear understanding of the landscaping program before the preparation of detailed construction landscape and irrigation plans.

17.52.040 Construction landscape and irrigation plans.

A. When construction landscape and irrigation plans for on-site landscaping are required, they shall be submitted in conjunction with a building permit or subdivision improvement plans.

B. Landscape and irrigation plans shall be prepared by a State Licensed Landscape Architect, Licensed Landscape Contractor or a landscape professional determined to be competent by the Community Development Director.

C. Construction landscape and irrigation plans shall comply with the latest State Model Water Efficient Landscape Ordinance. ~~The Community Development Director or the City Engineer may determine other requirements for the contents of construction landscape and irrigation plans.~~

17.52.050 Landscape area requirements.

Landscaping shall be provided in the locations specified in this section:

A. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped.

B. All areas of a project site not intended for a specific use, including pad sites held for future development shall be landscaped ~~unless it is determined by the Community Development Director that landscaping is not necessary to fulfill the purposes of this chapter~~.

C. Parking areas shall be landscaped in compliance with Chapter 17.54.

17.52.060 Landscape standards.

Landscape areas and materials shall be designed, installed, and properly maintained in compliance with the following:

A. General design standards. The following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans.

1. Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.

2. Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.

3. Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb. ~~An alternative type of barrier may be approved by the Community Development Director.~~

4. Concrete mow strips, when used, shall be a minimum of four (4) inches in width.

5. Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.

6. Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.

7. Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

B. Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

1. The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.

2. The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.

3. The size of groundcover at planting shall be one (1) gallon or larger.

4. Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.

5. Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

17.52.070 Maintenance of landscaped areas.

A required landscaped area shall be planted with live and healthy plant materials suitable for screening and/or ornamenting the site. Landscaped areas **established after the adoption of this section** shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscape Ordinance.

Chapter 17.54
PARKING AND LOADING STANDARDS

Sections:

17.54.010 Purpose.
17.54.020 Application.
17.54.030 General location and use of parking areas.
17.54.040 Number of parking spaces required.
17.54.050 Exceptions to required number of spaces.
17.54.060 Joint use of parking.
17.54.070 Common parking areas.
17.54.080 In-lieu payments for uses within the central parking and business improvement area.
17.54.090 Location of parking spaces.
17.54.100 Standards for off-street parking facilities.
17.54.110 Parking space dimensions.
17.54.120 Off-street loading facilities required.
17.54.130 Standards for off-street loading facilities.
17.54.140 Replacement of off-street parking and off-street loading facilities.
17.54.150 [Reserved.]
17.54.160 Screening and fencing.
17.54.180 Landscaping.
17.54.190 Parking for bicycle and low-emission vehicles.
17.54.200 Parking of recreational vehicles and trailers.
17.54.210 Storage and repair of vehicles.
17.54.220 Use of garages and carports.
17.54.230 Garage conversions.

17.54.010 Purpose.

In order to attempt to reduce traffic congestion and a shortage of curb spaces, off-street parking and off-street loading facilities shall be required as a part of new land uses and major alterations and enlargements of existing land uses. Off-street parking and loading areas are intended to be laid out in a manner which will ensure their usefulness, protect the public safety, and where appropriate, insulate surrounding land uses from their impact.

17.54.020 Application.

The parking and loading standards in this chapter shall apply to all zone districts, unless otherwise specified.

17.54.030 General location and use of parking areas.

The land areas set aside for parking to meet the provisions of this chapter shall be usable and accessible for the type of off-street parking that is required. Off-street vehicle parking is restricted to only approved off-street parking facilities as designed and developed in accordance with this chapter.

17.54.040 Number of parking spaces required.

A. At the time of the initial occupancy of a site or any existing structure, or of the construction of a building, or of a major alteration or enlargement of a site or building or a change in the use of property that requires additional parking spaces, the number of off-street parking facilities for automobiles shall be provided in accordance with Table 17.54.040.

B. For the purposes of this section, square feet shall mean the gross square feet of a building. Employees shall mean the expected number of employees determined at the time a building permit issued or a use commences.

C. If, in the application of the requirements of this section, a fractional number is obtained, one parking space shall be provided for a fraction of one-half or more, and no parking space shall be required for a fraction of less than one-half.

Table 17.54.040

Number of Parking Spaces	
Land Use	**Parking Space Requirement**
Assisted living, skilled nursing, or hospice facility; residential care facility	1 space per dwelling unit or 1 space for every 4 beds
Single-family dwelling	2 spaces per dwelling unit; at least 1 space shall be covered (garage or carport)
Multi-family dwelling, Studio or SRO (no bedroom)	1 space per dwelling unit
Multi-family dwelling, 1-bedroom	1.5 spaces per dwelling unit; at least 50% of the spaces shall be covered parking
Multi-family dwelling, 2-bedroom	1.75 spaces per dwelling unit; 50% of the spaces shall be covered parking

Number of Parking Spaces	
Land Use	**Parking Space Requirement**
Multi-family dwelling, 3 or more bedrooms	2 spaces per dwelling unit; 50% of the spaces shall be covered parking
Single- or multi-family dwelling specifically for seniors 55 years of age or older	1 space per dwelling unit or 1 space for every 4 beds
Boarding house or rooming house, lodging	1 space per 2 beds
Motel, hotel, or bed and breakfast inn	1 space per guest room, plus 1 space per employee
Live/work facility	1.5 spaces per dwelling unit
Integrated shopping center	1 space per 350 square feet
Retail store	1 space per 300 square feet
Retail store selling large items in showroom; food locker	1 space per 600 square feet
Bank	1 space per 300 square feet
Indoor commercial recreation facility	1 space per 300 square feet
Health or fitness facility, small	1 space per 300 square feet
Restaurant, bar, nightclub, lounge, brewpub, microbrewery	1 space per 150 square feet
Artisan food and beverage production and sales	1 space per 300 square feet
All office and medical uses, except call center, hospital, and pharmacy	1 space per 250 square feet
Call center	1 space per 200 square feet
Hospital	1 space per 3 beds plus 1 space for every 2 employees of the maximum working shift, including doctors
Pharmacy	1 space per 300 square feet

Number of Parking Spaces	
Land Use	**Parking Space Requirement**
Government office; social service office, assistance center, or guidance center	1 space per 250 square feet
All service commercial uses	1 space per 300 square feet
Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	1 space per 500 square feet
All Manufacturing and processing uses except agricultural food production and animal raising; cold storage or ice house	1 space per 1,000 square feet
Mini-warehouse or self-storage	1 space per 250 square feet of office space plus 1 space per caretaker residence
Commercial and industrial uses conducted primarily outside of buildings, including junk yard, wrecking yard, or salvage facility, and vehicle impound yard	1 space for each 2 employees of the maximum working shift
Auditorium; card room; club, lodge, or private meeting hall; funeral home or mortuary; religious institution or facility, theater; community center or facility	1 space per 50 square feet of floor area used for seating if seats are not fixed, 1 space per 4 seats, or 1 space per 8 feet of bench or pew seats
All Recreation uses except indoor commercial recreation facility, small health or fitness facility, and park or playground	1 space per 2 employees of the maximum working shift ~~plus the number of additional spaces required by Site Plan Review based on trip generation.~~
School, public, private, or charter (kindergarten to 8th grade)	1 space per employee
School, public, private, or charter (9th to 12th grade)	1 space per employee plus 1 space per 10 students (planned enrollment)
School; trade, vocational, art, business, or professional	1 space per employee plus 10 spaces per classroom
College or university	1 space per employee plus 1 space per 5 students (planned enrollment)

Number of Parking Spaces	
Land Use	**Parking Space Requirement**
Day care	1 space per employee plus on-site drop-off area
Library, museum, cemetery, fairgrounds, public building and grounds other than offices and educational uses	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by Site Plan Review based on trip generation
Mobilehome park, recreational vehicle park	1 space per 2 employees of the maximum working shift ~~plus the number of additional spaces required by Site Plan Review based on trip generation~~
Airport, heliport, bus, transit, or train station, truck stop or travel center, trucking or transportation terminal, emergency shelter, warehouse or distribution center	1 space per employee of the maximum working shift ~~plus the number of additional spaces required by Site Plan Review based on trip generation~~
Post office; public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard; public safety facility or station	1 space per employee of the maximum working shift ~~plus the number of additional spaces required by Site Plan Review based on trip generation~~
Adult entertainment establishment	As per the most similar specified use ~~as determined by Site Plan Review~~
Uses not specifically described in this table	As per the most similar specified use ~~as determined by Site Plan Review~~

17.54.050 Exceptions to required number of spaces.

A. No additional parking spaces shall be required for a change in use or a building enlargement of less than 1,000 square feet in an existing building located within the Historic Overlay Zone.

B. In the event a change in use requires an increase of two (2) or less off-street parking spaces, no additional parking spaces shall be required.

C. No additional off-street parking facilities shall be required solely because of the remodeling of an existing use or building, unless there is a change in use or increase in floor area or other unit of measurement as the result of such remodeling.

D. The total requirements for off-street parking facilities for a mixed-use development shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as specifically allowed in this chapter.

E. Parking lots with forty (40) or more spaces may substitute standard parking spaces with motorcycle spaces if they are located within one hundred fifty (150) feet of a building entry. One standard space may be replaced with a motorcycle space for each forty (40) required spaces, up to a maximum of two-and-one-half (2.5) percent of the total number of parking spaces.

F. No existing land use or structure shall be deemed to be a nonconforming use solely because of the lack of off-street parking or off-street loading facilities prescribed in this chapter.

17.54.060 Joint use of parking.

The Community Development Director, upon a written application by the owner or lessee of any property, may authorize the joint use of parking facilities for the following uses or activities when all of the following are met:

A. No more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily daytime will be provided by the parking facilities of a primarily nighttime use, or alternatively, no more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily nighttime use may be provided by the parking facilities of a primarily daytime use. Banks, offices, retail stores, all manufacturing uses, and similar uses are considered typical daytime uses. Theaters, bars and auditoriums are considered nighttime uses.

B. The building or use for which an application is made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within two hundred (200) feet of such parking facility.

C. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.

D. If the building, structures, or improvements requiring the parking spaces is located on a different lot or parcel from the property upon which the required parking spaces are located, the owner(s) of the properties shall enter into an agreement, in a form approved by the city. The agreement shall name the city as a third-party beneficiary and shall state that the purpose of the agreement is to satisfy the requirements of this chapter. The agreement shall also state that it creates a covenant that shall run with the land and that the parties thereto will maintain the required parking spaces upon the property where the parking spaces are located so long as the city requires such parking spaces for the building, structure or improvement. The agreement shall also state that the parking spaces will be used only by persons using the properties which are identified in the agreement and for no other purpose without the express prior written consent of the city. The agreement shall be recorded against title to both properties identified in the agreement so as to become an encumbrance against title to both properties.

17.54.070 Common parking areas.

Common parking areas for uses that are not integrated shopping centers may be provided in lieu of the individual requirements contained in this chapter, but the plans for such facilities shall be approved by the Community Development Director as to size, shape and relationship to the sites

to be served. The total number of such off-street parking spaces shall be reduced by fifteen (15) percent if the site has three thousand (3,000) square feet or more of building floor space.

17.54.080 In-lieu payments for uses within the central parking and business improvement area.

In lieu of furnishing the parking spaces and facilities required by the provisions of this section for uses within the Central Parking and Business Improvement District, the city may require the applicant, as a condition of approval of any project which is subject to the provisions of this section, to satisfy said provision by the use of one of the following alternatives:

A. The payment to the city of an amount of money, equal to fifty percent (50%) of the value of each parking space required by the provision of this chapter for the specific use which value shall be fixed every two (2) years by resolution of the City Council based upon a cost analysis of developing municipal off-street parking facilities as determined by the City Engineer. The payment of such amount shall constitute full compliance with the provisions of this section. Payment of such amount shall be made prior to occupancy.

B. Off-street parking spaces and facilities can be constructed **to the extent permitted by** physical limitations of the property available for such purpose, **with** the payment of money to the city in accordance with the provisions of Subsection A of this section for the remainder of the off-street parking spaces and facilities required by this chapter.

17.54.090 Location of parking spaces.

A. Off-street parking and off-street loading shall be located on the same site as the use for which they are required or on an adjoining site, except that within the Central Parking and Business Improvement District may locate required off-street parking within six hundred (600) feet of the use for which the spaces are required, measured by the shortest route of pedestrian access.

B. All parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, except that vehicles may park on a paved driveway in the front building setback area. This requirement applies to both covered and uncovered parking areas.

C. In the Historic Overlay District, new parking spaces shall not be located between the main building and a public street.

17.54.100 Standards for off-street parking facilities.

Off-street parking facilities shall conform to the following standards and be approved by Site Plan Review ~~Committee~~ in accordance with Chapter 17.**6**~~**6**~~**70**:

A. All parking areas shall have ingress and egress to and from a street or alley as required by the city's standard specifications.

B. Sufficient room for turning and maneuvering vehicles shall be provided on the site.

C. Developed parking areas are to be utilized by all vehicles associated with or visiting the site.

D. The parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.

E. Entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by ~~the~~ **through** Site Plan Review. ~~Committee.~~

F. Parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.

G. No commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

H. Parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.

I. Parking areas shall be designed to the city's standard specifications and approval by the city engineer.

J. In all R-L zones and in the R-M, R-H, and OR zones a front setback area and a street side setback area of a corner lot shall not to be paved or used for parking except for an access driveway leading to an allowed parking area beyond the front or street side setback area.

K. In all R-L zones and in the R-M, R-H, and OR zones, a paved driveway perpendicular to the street is permitted if the total width of the existing paving and new paving does not exceed forty percent (40%) of the lot frontage along the street.

L. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved areas of these driveways shall not exceed fifty percent (50%) of the front yard landscaped area.

17.54.110 Parking space dimensions.

A. A standard parking space shall not be less than eighteen and one-half (18.5) feet in length and nine (9) feet in width, exclusive of aisles and access drives.

B. A compact parking space shall not be less than sixteen (16) feet in length and eight (8) feet in width, and marked for compact cars.

C. Up to thirty percent (30%) of all parking spaces in a parking lot or parking structure may be compact parking spaces. In parking lots, there shall be no more than four (4) compact spaces adjacent to each other.

D. The dimensions, design, and construction of parking spaces reserved for handicapped access shall meet the latest adopted California Uniform Building Code.

E. Motorcycle spaces shall be a minimum size of four (4) feet by eight (8) feet.

F. Tandem parking may be provided for residential land uses with the following restrictions:

1. Tandem parking shall not be more than two (2) cars in depth

2. Both tandem spaces shall serve the same dwelling unit.

3. For multi-family residential dwellings, tandem parking may be provided to meet up to fifty (50) percent of the required parking spaces.

17.54.120 Off-street loading facilities required.

At least one off-street loading space shall be provided in connection with a building having a gross floor area of ten thousand (10,000) square feet or more and intended for a use that typically receives or delivers goods. This requirement shall not apply to a building adjacent to a public alley. Site Plan Review ~~Committee~~ may waive this requirement for buildings located within the Historic Overlay District.

17.54.130 Standards for off-street loading facilities.

Off-street loading facilities shall conform to the following standards:

A. Clearance. Each loading berth shall have a length, width, and overhead clearance sufficient to accommodate fully the maximum expected size of vehicles used in loading or unloading operations.

B. Turning and maneuvering. Sufficient room for the turning and maneuvering of vehicles shall be provided on the site.

C. Entrances and exits. Entrances and exits shall be provided at locations approved by the City Engineer.

D. Paving, drainage, and grading. The loading area, access drives and aisles shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to city standards and the approval of the City Engineer.

E. Bumper rails and other barriers. Bumper rails or other barriers shall be provided where needed for safety or to protect property as determined by through Site Plan Review.

F. Lighting. If the loading area is illuminated, lighting shall be deflected away from abutting sites so as not to cause annoying glare to such sites.

G. Location. Loading areas not permitted in front yards. A loading area shall not be located in a required front setback area. A loading area may be located in a required side or rear setback area.

H. Restriction of use. No commercial repair work, washing or servicing of vehicles shall be conducted in an off-street loading area.

17.54.140 Replacement of off-street parking and off-street loading facilities.

No off-street parking, or off-street loading facility provided per this chapter shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the requirements of this chapter.

17.54.160 Screening and fencing.

Where an off-street parking area located in a commercial or mixed use zone district adjoins a residential zone district or the O or OR zone district, a solid wall or fence, approximately seven (7) feet in height shall be located at the property line common to such districts, except in a required front setback area. The ~~Site Plan Review Committee may reduce the~~ required height or type of screening **may be reduced through Site Plan Review** if ~~they find that~~ the standard screening requirement is not necessary to protect the residential zone district from light, noise, and safety impacts.

17.54.180 Landscaping.

In the O and OR zone districts, and in all commercial, mixed use, and industrial zone districts, not less than five (5) percent of the interior square footage of a parking area shall be landscaped with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four (4) lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.

17.54.190 Parking for bicycle and low-emission vehicles.

Parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code.

17.54.200 Parking of recreational vehicles and trailers.

A. In any residential zone district and in the OR zone district, no recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport. If a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

B. All recreational vehicles or trailers visible from the street are to be maintained so as not to detract from the neighborhood.

17.54.210 Storage and repair of vehicles.

A. In any residential district and in the OR zone district, all motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, ~~cause complaints from neighbors~~ or violate any section of this title.

B. Repair of vehicles owned by the residents of the property and storage of parts shall be within an enclosed garage, or carport if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and within the front and street side setback areas.

17.54.220 Use of garages and carports.

In any residential zone district and in the OR zone district, garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited, except where a garage or carport is converted for living space in accordance with Section 17.54.230.

17.54.230 Garage conversions.

A. It is the purpose of this section to allow, in certain cases and subject to specific design requirements, the conversion of garages and carports for living space in circumstances where the

provisions of Section 17.54.040 cannot be met post-conversion. Such conversion is deemed acceptable if the following requirements are met:

1. The site is ~~being used~~ **zoned** as a single-family **or mixed use,** ~~detached, residence with a minimum lot size of five thousand (5,000) square feet~~

~~2. The area converted shall be used as part of the main dwelling and shall not be used as a separate dwelling unit or accessory dwelling unit;~~

The area converted shall be subject to all applicable building code requirements;

~~3. The site shall be owner occupied and that such ownership shall have been in effect for a minimum of twelve (12) months prior to approval of a conversion under this section;~~

4. The garage door shall either be removed from the structure, or a wall shall be constructed behind the pre-existing garage door with the garage door remaining in place. The exterior elevation of the conversion shall be compatible in design with the existing dwelling;

5. If the garage door is removed, some type of buffering, such as removal of a portion of the parking area for a planter area, shall be provided between the carport or garage and the remaining parking area;

6. The remaining parking area shall have two parking spaces, each space having a minimum width of nine (9) feet and a minimum depth of eighteen (18) feet from the property line.

B. Through the Site Plan Review process, the City shall approve or deny garage conversion requests based upon the requirements in this section and applicable state statutes governing accessory dwelling units. Interested individuals may appeal the decision in accordance with the appeal provisions in Chapter 17.70. Review shall be limited to compliance with the specified requirements.

Chapter 17.56
SIGNS AND OUTDOOR ADVERTISING STRUCTURES

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17.56.010 Purpose.

A. The purpose of this chapter is to regulate signs as an information system that preserves and enhances the aesthetic character and environmental values of Hanford, its residential neighborhoods, its downtown, and commercial/industrial areas, while also providing an effective means for members of the public to express themselves through the display of signs. These regulations recognize the importance of business activity to the economic vitality of the City as well as the need to protect the visual environment. Specifically, these regulations are intended to implement the General Plan and to:

1. Provide minimum standards to safeguard life, health, property, public welfare, and traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of signs and sign structures;

2. Preserve and enhance the visual attractiveness of the City for residents, businesses, and visitors;

3. Protect and enhance property values and community appearance by encouraging signs that are compatible with the architectural style, character, and scale of the building to which they relate and with adjacent buildings and businesses;

4. Restrict signs that may create visual clutter or a nuisance to nearby properties, violate privacy, create hazards or unreasonable distractions for pedestrians and drivers;

5. Provide adequate opportunity for the exercise of the free speech by display of a message or image on a sign, while balancing that opportunity with other community and public interests;

6. Ensure that commercial signs are accessory or auxiliary to a principal business or establishment on the same premises, rather than functioning as general advertising for hire; and

7. Prohibit signs that may cause traffic or pedestrian safety hazards or interfere with ingress and egress.

B. It is the City's policy to regulate signs in a constitutional manner that is content neutral as to noncommercial messages which are within the protections of the First Amendment to the U.S. Constitution and the corollary provisions of the California Constitution.

17.56.020 Applicability and severability.

This chapter regulates signs that are located or mounted on private property within the jurisdictional boundaries of Hanford. The provisions in this Chapter apply in all Zoning Districts within the City. No sign within the regulatory scope of this Chapter shall be erected or maintained anywhere in the City except in conformity with this Chapter. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause term or word in this chapter is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the chapter.

17.56.030 No discrimination against noncommercial speech.

Subject to the property owner's consent, a noncommercial message of any type may be substituted, in whole or in part, for any commercial message or any other noncommercial message provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision

prevails over any more specific provision to the contrary within this title. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

17.56.040 Exempt signs.

A. The following signs are exempt from the permit requirements of this chapter and do not count toward the total sign area limit for a site, provided that they conform to applicable standards:

1. One nameplate per residence or business premises, mounted on a wall and not exceeding two (2) square feet in area, identifying the owner and/or address of the property.

2. Barber poles, not exceeding 18 inches in height, located in a non-residential zone district and containing no lettering.

3. Signs on vehicles, provided that the message pertains to the establishment of which the vehicle is an instrument or tool, and the sign does not utilize changeable copy or special illumination.

4. Holiday and cultural observance decorations on private property that do not include commercial advertising. This exemption includes strings of lights associated with a holiday decoration.

5. Official notices issued by a court or public agency and posted in the performance of a public duty; notices posted by a utility or other quasi-public agency; signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic; noncommercial bus stop signs erected by a public transit agency, or other signs required or authorized by law. This exemption also covers signs and banners for special civic events erected by the City, which may be displayed in public rights-of-way.

6. Signs that are located entirely within a building or enclosed structure and are not visible from the public right-of-way.

7. Signs located on a private area of a lot that is not accessible by the general public, such as a backyard, and are not visible from the public right-of-way.

8. Signs and menu display boards fixed to mobile vending carts, up to a maximum of eight (8) square feet of sign area, plus a menu display board.

9. Signs that are part of a vending machine.

10. Temporary signs that conform to the standards of Chapter 17.56.

11. Signs mounted on carrier vehicles such as buses, taxicabs, and limousines that legally pass through the City.

12. Window signs that conform to the standards of Chapter 17.56.

13. Directional Signage without advertisement. Limited to the freestanding sign regulations.

B. Exempt signs that have electrical connections or engineered supports shall obtain the appropriate building permit, as required by the California Building Code.

17.56.050 Prohibited signs.

A. The following signs shall be prohibited in all zones:

1. Signs illuminated with red, green, or amber light placed in such a position that it could reasonably be perceived to interfere with, or be confused with any official traffic control device, traffic signal, or official directional guide sign.

2. Signs placed within thirty (30) feet of the intersecting curb lines of a street, except for signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic.

3. Signs so located as to prevent free ingress and egress from any door, window, or fire escape;

4. Outdoor advertising structures located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.

5. Signs extending above or beyond the face of the building, the fascia of the roof, the peak of a pitched roof, or the parapet line of a flat roof.

6. Glaring, flashing, sparkling, glittering, twinkling, or shimmering signs.

7. Signs with open letters that can be viewed from the reverse side.

8. Streamers, balloons, blimps, or other floating, inflatable, or hanging devices secured with a rope or string, unless specifically permitted with a temporary use permit.

9. Signs located, placed, or erected in or upon any public right-of-way, except as specifically allowed by this chapter.

10. Signs located, placed or attached upon any tree, utility pole, or fence, except as specifically allowed by this chapter.

11. Signs placed on private property without permission of the property owner.

12. Nonconforming signs and sign structures associated with an activity, business, product or service that has not been sold, produced, provided or conducted on the premises for a period of ninety (90) days;

13. Signs that revolve or are animated, except public service signs, such as time and temperature units and barber poles;

14. Signs containing statements, words, symbols, or characters of an obscene nature;

15. Signs emitting sound;

16. Murals that contain commercial speech.

17. Signs located within five (5) feet of a fire hydrant, street sign, or traffic signal.

18. Can or cabinet signs.

19. Feather signs.

17.56.060 Permits required.

A. No sign shall be erected, altered, reconstructed, or relocated without a sign permit. A permit is not required for ordinary maintenance and repairs to signs and for temporary signs on private

property that conform to the standards of this chapter. The Community Development Director will review all applications for sign permits for consistency with this chapter.

B. Signs that project over or extend into a public street or sidewalk shall also require approval of an encroachment permit by the City Engineer pursuant to the provisions of Title 12 of the Municipal Code.

C. Consent of the property owner or business owner is required before any sign permit may be approved.

17.56.070 Sign design principles.

A. The following sign design principles ~~should~~ **shall** be used as criteria for review and approval of sign permits and master sign programs.

1. Architectural Compatibility. A sign, including its supporting structure, if any, should be designed as an integral design element of a building's architecture and be architecturally compatible, including color and scale, with any building to which the sign is to be attached and with surrounding structures. A sign that covers a window or that spills over "natural" boundaries or architectural features and obliterates parts of upper floors of buildings is detrimental to visual order and will not be permitted. Common indicators of compatibility include quality sign design and construction, proportional size and scale; and use of materials, shapes and colors that complement the building's architectural style and the surrounding environment.

2. Legibility. The size and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, should be selected based on the average distance and average travel speed of the viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors chosen for the sign text and/or graphics should have sufficient contrast with the sign background in order to be easily read during both day and night. Symbols and logos can be used in place of words. Substantial contrast should be provided between the color and materials of the background and the letters or symbols to make the sign easier to read.

3. Readability. A sign message should be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign.

4. Visibility. A sign should be conspicuous and readily distinguishable from its surroundings so a viewer can easily see the information it communicates.

5. Placement. Often, a building's architectural details create logical places for signage. Signs should not cover or interrupt architectural details or ornaments of a building's façade. On buildings with a monolithic or plain façade, signs can establish or continue appropriate design rhythm, scale and proportion. Well-designed and well-located retail signs create visual interest and continuity with other storefronts on the same or adjacent buildings.

6. Materials. Signs shall be made of sturdy, durable materials. Paper, cardboard, or other material subject to rapid deterioration can only be used for signs that comply with applicable requirements for temporary signs in Section 17.56. Fabric signs are restricted to awnings, ~~canopies~~, flags, and temporary signs.

B. Sign permits or master sign programs that are determined by the Community Development Director to be ~~substantially~~ inconsistent with these sign design principles ~~may~~ **shall** be denied.

17.56.080 Rules for sign measurement.

A. For the purposes of this chapter, lot frontage shall be calculated as follows:

1. If a lot fronts on two streets, both frontages may be used to determine the allowable sign area.

2. If a lot fronts on three or more streets, the length of only two contiguous sides shall be added together to determine allowable sign area.

B. The building frontage shall be the building facade in which main customer access is provided to the establishment. A building's frontage is considered continuous if projections or recesses in the building facade do not exceed fifteen (15) feet in any direction. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

C. The area of an individual sign shall be calculated as follows.

1. Sign area shall include the entire area within a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures such as sign bases and columns are not included in sign area provided that they contain no lettering or graphics except for addresses or required tags.

2. Where two faces of a double-faced sign are located two (2) feet or less from one another at all points, or located at an interior angle of forty-five (45) degrees or less from one another, the sign area shall be calculated as the area of one (1) face. Where the two (2) faces are not equal in size, the larger sign face shall be used. Where two (2) faces of a double-faced sign are located more than two (2) feet or forty-five (45) degrees from one another, both sign faces shall be counted toward sign area.

3. On a three-faced sign, where at least one interior angle is forty-five (45) degrees or less, the sign area shall be calculated as the largest and the smallest face shall. In all other situations involving a sign with three or more sides, sign area shall be calculated as the sum of all faces.

4. Three-Dimensional Signs. Signs that consist of, or have attached to them, one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), may have a sign area that is the sum of two adjacent sides of the smallest cube that will encompass the sign.

D. The height of a sign shall be calculated as follows.

1. The height of a sign that is not a freestanding sign shall be the vertical distance measured from the ground level directly beneath the sign to the highest point at the top of the sign, including any structural or architectural components of the sign.

2. The height of a freestanding sign shall be measured as the vertical distance from grade at the edge of the right-of-way along which a freestanding sign is placed to the highest point of the freestanding sign, including any structural or architectural components of the sign. When the grade at the edge of the right-of-way is higher than the site on which the sign is placed, that portion of the sign below the grade at the edge of the right-of-way shall not be included in determining the

freestanding sign's overall height. Freestanding signs oriented towards a freeway shall be measured from the site's finished grade or pad, whichever is lower.

E. Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.

F. For the purpose of determining the allowed number and size of signs, an integrated shopping center shall be considered as one site.

17.56.090 Sign regulations on developed sites by zone district.

For the purpose of this section, signs are grouped into four types: building signs, freestanding signs, temporary building signs, and temporary freestanding signs.

This section establishes standards for the number of signs, size of signs, placement of signs, and illumination of signs for developed sites based on the zone district in which the signs are located. Table 17.56.090(A) establishes specific regulations by zone district for building signs, and freestanding signs. Table 17.56.090(B) establishes specific regulations by zone district for temporary building signs, and temporary freestanding signs. Signs shall not be placed on private property except in conformance with Table 17.56.090(A) and Table 17.56.090(B).

Table 17.56.090(A)

Number and Size of Permanent Signs by Zone		
Zone District	**Building Signs**	**Freestanding Signs**
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per residence maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.
AP, R-M, and R-H zones with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
OR zone	1 sign per site. 8 sq.ft. maximum size per sign. Placement a maximum 8 feet high.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum.

Number and Size of Permanent Signs by Zone		
Zone District	**Building Signs**	**Freestanding Signs**
	External illumination only.	External illumination only.
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq.ft. per 1 lineal foot up to a maximum 350 sq.ft. along primary frontage. 50 sq.ft. allowed regardless of frontage length. Secondary building frontage: 1 sq.ft. per lineal foot up to a maximum 200 sq.ft. per secondary frontage. 35 sq.ft. allowed regardless of frontage length. Sites within 100 feet of State Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	1 sign per establishment maximum. 40 sq.ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq.ft. Maximum height not greater than 1.5 times the average height of the building.

Number and Size of Permanent Signs by Zone		
Zone District	**Building Signs**	**Freestanding Signs**
I-L, and I-H zones	No limit to number of signs per business establishment. 500 sq.ft. maximum sign surface area per sign. 1,000 sq.ft. maximum sign surface area cumulative of all signs. 1 sq.ft. per lineal foot of property line adjoining a street, or 100 sq.ft. per acre of site area in use, whichever is greater, to a maximum of 600 sq. ft. of sign face.	1 sign per frontage maximum. 40 sq.ft. maximum sign face size. 10 feet high maximum. Sites within 100 feet of State Route 198 may increase the maximum height to 50 feet.
MX-D zone	2 sq.ft. per 1 lineal foot of building frontage up to 100 sq.ft. on primary frontage. 1 sq.ft. per 1 lineal foot up to 100 sq.ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.
PF zone	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
CO zone	1 sign per building maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.

Table 17.56.090(B)

Number and Size of Temporary Signs by Zone		
Zone District	**Temporary Building Signs**	**Temporary Freestanding Signs**
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 10 feet high. No illumination.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
AP, R-M, and R-H zones with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
OR zone	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 10 feet high. No illumination.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
C-N, C-R, C-S, C-H, MX-N, MX-C, O, I-L, and I-H zones	1 sign per establishment. 10 sq.ft. plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	1 sign per site, plus 1 additional sign for every 300 lineal feet of street frontage, rounded down to the nearest whole number. One half of signs, 32 sq.ft. maximum sign size. Other half of signs, 16 sq.ft. maximum sign size. 8 feet high maximum if more than 3 feet wide. 12 feet high maximum if 3 feet wide or less. No illumination. Sites within 100 feet of State Route 198 may increase the maximum size per sign to 50 sq.ft. and may

Number and Size of Temporary Signs by Zone		
Zone District	**Temporary Building Signs**	**Temporary Freestanding Signs**
		increase the maximum height to 30 feet.
MX-D zone	1 sign per establishment. 10 sq.ft. per establishment, plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage. No illumination.	1 sign per site. 10 sq.ft. maximum sign size. If placed on sidewalk the sign shall allow for a minimum 4-foot wide path of travel. No illumination. Freestanding banners are not allowed.
PF zone	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
CO zone	None allowed.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.

17.56.100 Sign regulations on undeveloped or developing sites.

A. Undeveloped sites shall be allowed a maximum one temporary freestanding sign of a maximum size of 32 square feet. Illumination of the sign is prohibited.

B. Developing sites, i.e. construction sites, shall be allowed a maximum two temporary freestanding signs of a maximum size of thirty-two (32) square feet each. Illumination is prohibited. Temporary signs that are not visible from any public right-of-way shall not be counted in the maximum number or size of signs.

C. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed one temporary sign of a maximum size of thirty-two (32) square feet. Illumination of

the sign is prohibited. The sign shall not be made or constructed from cloth, bunting, plastic, paper or similar material. The sign may be mounted on a building, or may be a freestanding temporary sign of a maximum height of twelve (12) feet. Additional temporary signs, temporary freestanding signs, and flags may be maintained within the boundaries of a residential subdivision provided that they are not visible from outside the residential subdivision and do not create a safety hazard by obstructing the clear view of pedestrian and vehicular traffic.

17.56.110 Offsite temporary signs for residential subdivisions.

A. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed up to four (4) offsite temporary freestanding signs with a size not to exceed thirty-two (32) square feet and a height not to exceed eight (8) feet may be permitted per residential subdivision. Signs shall be located on private, non-residential zoned parcels, or on private, residential zoned parcels that are part of an undeveloped residential subdivision (as defined in section 1 hereof) and that are unoccupied, vacant and otherwise free from any structures or buildings. Signs shall not be made or constructed from cloth, bunting, plastic, paper or similar material. Banners and flags with or without an advertising message shall not be permitted offsite.

B. In addition to any sign permitted pursuant to Subsection A. above, up to four (4) nonilluminated offsite temporary freestanding signs in an A-frame configuration, with a size not to exceed twelve (12) square feet per face or four (4) feet in height, may be permitted per residential subdivision. A-frame signs shall be located on private, non-residential property or on public property behind any existing sidewalks, and in such a manner so as to not to create a safety hazard by obstructing the clear view of, or otherwise hinder or impede, pedestrian and vehicular traffic. A-frame signs may only be displayed during the operating hours for the residential subdivision sales office, and may be located no further than one thousand five hundred (1,500) feet from the subject residential subdivision entry. A-frame signs may be allowed on residential zoned parcels within an undeveloped residential that is unoccupied, vacant and otherwise free from any structures or buildings.

C. No more than one offsite temporary subdivision sign per parcel shall be allowed.

17.56.120 Flags and flagpoles.

A. Flags on flagpoles shall not count toward the maximum sign area.

B. Flagpoles shall not be located within any required side or rear building setback areas. Flagpoles may be mounted on the ground or on the roof or wall of a building.

C. The maximum height of a flagpole shall be as follows:

1. Flagpoles located in a C-R, C-S, C-H, MX-C, I-L, or I-H zones shall have a maximum height of fifty (50) feet or a maximum height equal to twice the distance from the base of the pole to the closest lot line, to a maximum of one hundred (100) feet, whichever is greater.

2. Flagpoles located in the R-L, R-M, R-H, OR, AP, CO zones shall have a maximum height of thirty (30) feet, mounted on the ground.

3. Flagpoles located in the C-N, MX-N, O, and PF zones shall have a maximum height of fifty (50) feet.

4. Flagpoles located in the MX-D zone shall have a maximum height of fifty (50) feet or a maximum height of thirty (30) feet plus the height of a building upon which it is mounted, whichever is greater.

D. The maximum width (hoist) of an individual flag on a ground-mounted or roof-mounted flagpole shall be equal to 20% of the height of the flagpole upon which it is located. The maximum length (fly) of an individual shall be twice the allowed width (hoist.)

D. The maximum width (hoist) of an individual flag on a wall-mounted flagpole shall be a maximum six (6) feet by twelve (12) feet.

17.56.130 Search lights and klieg lights.

17. Search lights and klieg lights are prohibited, except when used for public safety purposes or when specifically approved with a temporary use permit for a special event.

17.56.140 Signs in public rights-of-way.

The following signs are allowed in the public right-of-way:

A. Building signs in the MX-D zone that project into the public right-of-way, provided that the width of the projecting sign is a maximum of three (3) feet, and that the bottom of the sign is seven (7) feet above the sidewalk or finished grade below it.

B. Building signs located on or under awnings in the MX-D zone that meet the provisions of this chapter.

C. Temporary freestanding signs placed on the sidewalk in the MX-D zone that meet the provisions of this chapter and when a minimum 4-foot wide clear path of travel is provided.

17.56.150 Temporary sign standards.

A. Temporary freestanding signs in non-residential zones shall not be located:

1. In any public right-of-way;

2. In parking lot driving lanes, aisles or spaces;

3. On multi-use trails or sidewalks if they would block a four-foot wide pedestrian path of travel;

4. At any location where they would block pedestrian access;

5. Within one hundred (100) feet on either side, or in front of a permanent freestanding sign;

6. Within twenty (20) feet from any other temporary freestanding sign; or

7. Within thirty (30) feet from a drive approach (driveway entrance) or intersection of two streets.

B. Temporary building signs shall be removed after a period of thirty (30) days. After removal, no temporary building sign may be placed on the site for a period of thirty (30) days.

~~C. Feather banners and temporary freestanding signs placed on a sidewalk in accordance with this chapter shall be removed between one hour before and one hour after the site's establishment is open to the public.~~

D. Banners shall not be used as permanent signs.

E. Banners ~~and feather banners~~ shall be constructed of durable, weather-resistant materials not subject to rapid deterioration or fading, and shall be professional in appearance. Acceptable materials include but are not limited to vinyl, nylon reinforced vinyl, polyethylene or polyester-like materials, or durable fabric.

F. Temporary freestanding signs shall be affixed to supporting structures made of a durable, rigid material such as, without limitation, wood, plastic or metal. Feather banners must be secured and stabilized so as to withstand wind gusts, or be removed during windy conditions. Freestanding signs placed on sidewalks in conformance with this chapter are exempt from this subsection if they have a weight and mass that makes them not inadvertently movable.

17.56.160 Size of signs on windows.

Permanent signs affixed to windows shall not cover more than forty (40) percent of each window. They shall not be counted toward the maximum allowable sign size.

17.56.170 Signs with non-electronic changeable copy.

Non-electronic changeable copy shall represent no more than twenty (20) percent of the total allowable sign area. Changeable copy shall not be changed more than once every twenty-four (24) hours.

17.56.180 Signs with electronic changeable copy.

A. Electronic copy is allowed as a display medium on freestanding signs in the commercial or mixed use zone districts upon issuance of a Conditional Use Permit, issued pursuant to Chapter 17.80.

B. Signs with electronic changeable copy shall meet the following standards:

1. The electronic sign face shall be directed in a manner that is not visible from the front or side of residential properties located in a residential zone district.

2. The electronic sign face shall be an integral part of the remainder of the sign area.

3. Electronic copy shall be limited to no more than thirty (30) lumens output, measured at ten (10) feet from the sign face.

4. No portion of the electronic sign face shall change more frequently than once every six (6) seconds.

5. The electronic sign shall not emit any audible sound, buzz, or noise.

6. The electronic sign shall be operative only during the hours of operation of the associated business establishment.

7. Sign copy or electronic picture displays shall be limited to advertising related to the use(s) on the premises on which the freestanding sign is located, except for message substitution, as allowed in Section 17.56.030.

8. No change of lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions.

9. No display shall create a potential distraction to drivers by virtue of the frequency of changes of images (i.e. the time between images expressed in seconds), and the Planning Commission may

impose limitations on the number of images that can be displayed over a specified time period for reasons of traffic safety.

17.56.190 Illumination of signs.

The illumination of signs, from either an internal or external source, must be designed to avoid negative impacts on surrounding rights-of-way and properties. The following standards apply to all illuminated signs:

A. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential uses in a direct line of sight to the sign. Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare.

B. Internally illuminated signs shall be designed with an opaque, semi-opaque, or matte finish background on the sign face.

C. Light sources for externally illuminated signs shall meet the following standards:

1. Light sources shall be so arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.

2. Low pressure sodium lighting is the preferred light source to minimize undesirable light into the night sky.

3. High pressure sodium, metal halide, fluorescent, quartz, LED, and incandescent light sources shall be fully shielded.

4. Metal halide and fluorescent light sources shall be filtered. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.

5. Mercury vapor light sources shall be prohibited.

17.56.200 Concealed electrical systems.

External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed.

17.56.210 [Reserved.]

17.56.220 Master sign program.

A. The purpose of the master sign program provisions is to provide a coordinated and flexible design approach to signage for Hanford's commercial shopping districts and office parks. A master sign program is required for any site that contains more than three (3) commercial establishments.

B. A master sign program shall be reviewed by the Community Development Director as an administrative use permit. ~~The Planning Commission shall approve a master sign program when it is proposed with a development project that requires a conditional use permit.~~

C. A master sign program shall not be used to grant of a special privilege nor provide more visibility or exposure than is available to similarly situated properties.

D. Master sign programs shall feature a unified and coordinated approach to the materials, color, size, type, placement and general design of signs proposed for a project or property.

~~E. Reasonable conditions of approval may be imposed to achieve the purposes of this section and ensure internal sign design consistency on the site.~~

F. After approval of a master sign program, no sign shall be erected, placed, painted, or maintained, except in conformance with such program, and such program shall be enforced in the same way as any provision in this section.

G. The master sign program and all conditions of approval shall be attached to the lease agreements for all leasable space subject to the master sign program.

H. Approval of a master sign program does not waive the permit requirements for individual signs that are subject to the program.

I. The Community Development Director may approve minor amendments to a master sign program that are in substantial conformance with the original approval. All other amendments, including amendments to conditions of approval, shall be processed as a new application. Proposed amendments shall include written concurrence by the property owner.

17.56.230 Wall mural placement and design criteria.

The purpose of regulating murals is to ensure the continued visual aesthetic of the community, by allowing for compatible artistic and creative expression through murals in appropriate locations and designs. The review criteria seek to establish guidance as to the compatibility and appropriateness of the theme, location and design of murals, with minimal intrusion into artistic expression and/or the substantive, personal or political expressive content of the artwork.

A. Wall Mural Definition. “Wall mural” or “mural” means an art form consisting of paint applied to a wall surface depicting a scene, personal experience or observation. A wall mural is to be public art, not for the purpose of identifying, advertising or drawing attention to a particular business, service or economic activity. For the purpose of regulation, hand painted signs on walls that contain commercial speech are considered signs and are not considered murals. Wall painting that has not been approved through a mural permit is considered graffiti.

B. Maximum Number of Murals per Site. One mural per structure. In unique circumstances, whereby the design of the mural(s) and structure are enhanced by additional murals, more than one (1) mural per structure may be approved.

C. No Advertising. Words and/or images may not be incorporated within the mural which specifically identifies or reflects the business, products and/or services provided by any business service or economic activity.

D. Placement. Wall murals must be painted directly onto an exterior wall surface. Wall murals may not be prefabricated and thereafter mounted onto a building. Wall murals may occupy an entire single wall on which the mural is applied. The wall mural must be architecturally incorporated into the building so that it does not appear to be a sign attached to the building or have the appearance that the structure is ancillary to the mural. The wall mural may not be mounted on the building roof or extend above the cornice of a flat roof or above the roof eave of a gable or mansard roof. A mural may not be painted onto an unpainted historic surface, such as brick.

E. Timing. A wall mural must be completed within ninety (90) days after the date painting commences. The final anti-graffiti protective clear-coat must be applied within this ninety (90) day period. Time extensions may be granted by the Community Development Director in thirty (30) day increments up to a maximum of sixty (60) days upon a showing of good cause.

F. Lighting. Wall murals shall not be illuminated unless such lighting is incidentally and indirectly illuminated from surrounding street and building lighting.

G. Ownership/Maintenance. Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner's responsibility to remove the wall mural if it is not maintained as required. Proper maintenance shall include periodic painting so that the wall mural does not exhibit chipping, peeling or fading and other required maintenance as identified in conditions of approval issued by the Community Development Director. Wall murals not maintained at all times as required shall be deemed a nuisance. In addition to its other remedies, the City shall have the right to require removal of the wall mural and if the wall mural is not removed within the time period designated by the City, the City shall have the right to remove the wall mural at the property owner's expense.

H. Application and Permitting Process. No person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance of a wall mural permit issued by the City Council. An application for a wall mural permit shall be submitted on the form prescribed by the Community Development Director and shall include a colored detailed drawing or sketch of the mural plus any other information as prescribed on the application form. The application must be made by the owner of the structure or include the written consent of the owner of the structure consenting to the painting of the wall mural on the structure consistent with the mural identified in the application. Applications for wall murals located within the Central Parking and Business Improvement District will be submitted to the Main Street Hanford Design Review Committee for a recommendation.

I. Design Criteria. An application for a wall mural permit must satisfy the following criteria:

~~1. The subject matter of the wall mural shall be of historical significance regarding the growth and development of the City of Hanford and its surrounding environs. Wall murals can also include buildings, land or seascapes, crop or farm animal depictions or mechanical history depictions.~~

~~2. The colors used in the wall mural shall be complimentary and harmonious with exterior colors of the structure and consistent with historical color pallet. Fluorescent colors are not in keeping with the historical color pallet.~~

~~3. The paint and/or materials to be used and applied on the structure shall be appropriate for use in an outdoor locale for an artistic rendition and shall be of a permanent or long lasting variety.~~

~~4. The proposed wall mural shall exhibit exceptional design quality and incorporate high quality materials that enhance the overall development and appearance of the site.~~

~~5. The proposed wall mural shall be well integrated with the buildings and other elements of the property and be harmonious with surrounding historic character.~~

~~6. The proposed wall mural, by its design, construction and location, shall not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the City's unique character and quality of life.~~

~~7. The wall mural shall be designed and painted by, or supervised by, someone with sufficient knowledge in the design of such projects and the application of paints for such projects.~~

8. Have a plan for painting the mural that ensures the safety of painters and the public, and that does not impede public access. In the event that the safety plan submitted is not being adhered to, and the City has identified a safety risk to either the artist and/or the public, the City has the right to stop work until such time that safety issues or concerns are addressed by the artist.

9. To the extent feasible, the mural shall be vandal and graffiti resistant by using an approved graffiti/UV coating.

J. Conditions of Approval. The City Council shall identify conditions of approval to the issuance of a wall mural permit.

K. Hold Harmless. As a condition of approval of any wall mural permit, the applicant, the owner of the structure and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural. (Ord. 20-04 § 5, 2020; Ord. 17-04, 2017)

17.56.240 Variances and minor deviations.

A variance or a minor deviation to the standards in this chapter may be granted in accordance with Chapter 17.70 and Chapter 17.84.

17.56.250 Nonconforming signs.

A sign or outdoor advertising display of any character lawfully occupying a site prior to the adoption of this zoning code or on the effective date of applicable amendments to the zoning code which as a result of the adoption or amendment to the zoning code does not conform with the standards for subject matter, location, size, lighting or movement prescribed for the district in which it is located, shall be deemed to be a nonconforming sign or outdoor advertising structure and may be displayed and maintained in said district, except as otherwise provided in this section.

17.56.260 Maintenance of signs.

A. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading and similar damage that inevitably occurs as a result of normal wear and aging.

B. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.

C. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.

D. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

17.56.270 Hazardous signs.

Whenever any sign, by virtue of its physical nature and condition, poses an immediate and serious threat to the public safety, the same may be removed by City personnel, or its physical deficiency cured, to the extent necessary to protect the public safety. The cost of such removal or repair shall be assessed against the sign owner.

17.56.280 Abandoned or obsolete signs.

An on-premise sign advertising an activity, business, service or product must be removed within ninety (90) days following the actual discontinuance of the activity, business, service or product. If the sign is not so removed, the Community Development Director may have the sign removed in accordance with the public nuisance abatement provisions of this title. A sign structure is not required to be removed, however, the sign face shall be removed or replaced with a blank face or other sign face consistent with this chapter.

17.56.290 Illegal signs.

Any sign, banner, or sign structure not erected, constructed or located in conformance with this chapter and not classified as a legal nonconforming sign is an illegal sign and is subject to abatement in accordance with the public nuisance abatement procedures of Chapter 17.94.

17.56.300 Enforcement.

Signs which do not conform to the provisions of this chapter and are erected after its effective date and signs erected after the effective date of this chapter without obtaining a permit that is required are declared to be unlawful and a public nuisance. All signs declared to be unlawful by this chapter and all persons erecting or maintaining them shall be subject to the provisions of Chapter 17.94. The Community Development Director shall take necessary actions or proceedings for the abatement, removal and enjoinment pursuant to Chapter 17.94. The remedies provided for in this section are cumulative and nonexclusive.

17.56.310 Definitions.

As used in this chapter, the following terms are defined in this section. The images are intended to illustrate some of the sign types that are defined in this section.

"A-Frame sign" means a sign made of wood, plastic or other lightweight and rigid material having the capability to stand on its own support(s) and being portable and movable.

"Animated sign" means a sign with action or motion, whether by flashing lights, color changes, wind, rotation, movement of any parts of the sign or letters or parts of the sign structure, or other motion.

"Awning" means a shelter supported entirely from the exterior wall of a building and composed of a collapsible **or non-collapsible** frame covered completely with nonrigid material.

"Banner" means any flexible material, such as cloth, plastic, vinyl, paper, cardboard or thin metal, with or without a "message", attached outdoors to a building, structure or mounting device, or attached indoors to a building, structure or mounting device so as to be visible from the exterior of a building, or structure. This definition includes a pennant, flag, or bunting.

“Billboard” means a sign which directs attention to a business, community service or entertainment not exclusively related to the premises where such sign is located.

"Business premises" means a specific business occupancy within a building or upon a parcel of land, typically having a specific address and discrete entrance(s) and exit(s) so as to maintain a specific business identity and location.

“Can or cabinet sign” means a sign that contains all the text and/or logo symbols within a single enclosed box-shaped cabinet where the translucent face of the sign can be interchanged to change the sign message without having to remodel the cabinet. It is mounted to a wall or other surface and illuminated from within the cabinet.

"Changeable copy" refers to the display of a message that can change by means of moveable letters, slats, lights, light emitting diodes, or moveable background material.

"Erect" means and includes erect, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post, maintain and display.

"Externally illuminated sign" means a sign which has light cast on its surface from an artificial exterior source installed for the purpose of illuminating the sign.

"Flag" is a form of "banner" that is mounted and displayed outdoors on a pole.

"Freestanding sign" means a sign which is permanently supported on the ground by one or more uprights, braces, poles, or other similar structural components that are not attached to any building. This category includes both monument and pole signs.

"Frontage, building" means the distance between the two most distant corners of a building measured in a straight line along the building face.

"Frontage, street" means the distance between the two most distant corners of a site along a single street measured in a line along the street curb, including drive approaches, but excluding curb returns at street intersections.

"Height" means the distance measured vertically from grade to the highest point or portion of the object to be measured.

"Internally illuminated sign" means any sign whose illumination originates from within the structure of the sign and the source of which is not visible from the exterior of the sign.

"Install" or "installation" means the act by which a sign is constructed or placed on land or a structure, or the act of attaching, painting, printing, producing, or reproducing, or using any other method or process by which a visual message is presented or placed upon a surface.

"Message" means any form of visual communication presented on any type of media. It is not material whether the communication has any logical, practical, literary, or artistic significance or not. It includes any form or combination of letters, graphics, symbols or designs. The term is not intended to include mono-color paint applied to the exterior, trim, fascia, or other architectural elements of a building for protection against the elements.

"Monument sign" means a low-profile freestanding sign supported by a structural base or other solid structural features other than support poles and may contain signage on more than one side.

"Mural" means a sign painted on the exterior wall of a building consisting of graphics or images, either alone or in combination with letters.

"Off-site" or "off-site sign" refers to a sign or banner that promotes or advertises goods, services or activities located or offered on a business premises or parcel that is separate from the parcel where the sign is located, even if the two sites or parcels are contiguous to each other.

"On-site" or "on-site sign" refers to a sign or banner that promotes or advertises goods, services, or activity located or offered on the business premises or parcel of property where the sign is located.

"Outdoors" means a location on undeveloped property or to the exterior of a building or structure.

"Outdoor advertising" refers to the placement of a message on signs or banners located outdoors, or located indoors in a manner such that the message is visible from the exterior of a building or structure.

"Outdoor advertising structure" means a structure erected or maintained for the main purpose displaying commercial outdoor advertising, and located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.

“Painted Sign” refers to a sign that comprises only paint applied on a building or structure.

"Parapet wall" means an exterior wall which extends vertically above the roof line.

"Parcels" or "property" or similar references or descriptions shall refer to **a parcel of land under one ownership that has been legally subdivided or combined and is shown as a single parcel on the latest recorded map in the Kings County recorder's office.**

"Pedestrian access" means a doorway which has been designed for the primary use of the patrons or customers of that particular use.

"Permanent sign" means a sign that is solidly attached to a building, structure, or the ground by means of mounting brackets, bolts, welds, or other combination of attachment methods, thereby rendering the sign non-moveable or difficult to reposition without the use of machinery, cutting devices, or mechanical devices. See also "temporary sign."

"Placed" includes constructing, erecting, posting, painting, printing, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing, or making visible in any manner whatsoever.

"Pole sign" means a permanently mounted, freestanding sign which is supported above the ground by one or more uprights, braces, poles, or other similar structural components.

"Roof line" means the highest point of a parapet wall or the main roof structure or a highest point of a parapet wall other than such architectural features as cupolas, pylons, projections or raised portions of the roof.

“Rooftop or roof-mounted sign” means a sign that extends above the ridgeline of the roof of a building or a sign attached to any portion of the roof of a building. Rooftop or roof-mounted signs are not allowed.

"Sign" means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

"Sign area" means the geometric area of a sign including all elements such as board or frames, perforated or a solid background, ornamental embellishments, arrows or other sign media. For the purposes of a freestanding sign the structural elements necessary to support the sign are included in the sign area.

"Sign copy" means any words, letters, numbers, figures, designs, or other symbolic representations incorporated into a sign face and/or its structure with the purpose of attracting attention to the subject matter.

"Sign face" means the panel surface of a sign which carries the advertising, information, or identification message.

"Sign structure" means any structure which supports or is capable of supporting any sign. A sign structure may or may not be an integral part of a building. For the purpose of a freestanding sign, the sign structure shall include the aggregate area of the sign including the sign copy and all structural elements of the sign.

"Structural alteration" means any change to the sign structure.

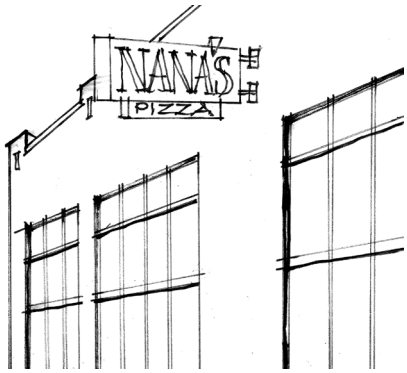
"Temporary sign" means a sign that is easily moveable and which is not attached to a building, structure, or the ground in such a manner as to be rendered a permanent sign.

17.56.320 Illustrations of signs.

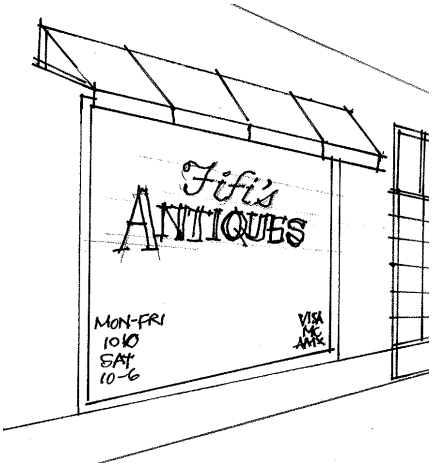
The following illustrations may be used to visualize the various types of signs regulated in this chapter. This section shall not have any regulatory effect.

Building Sign

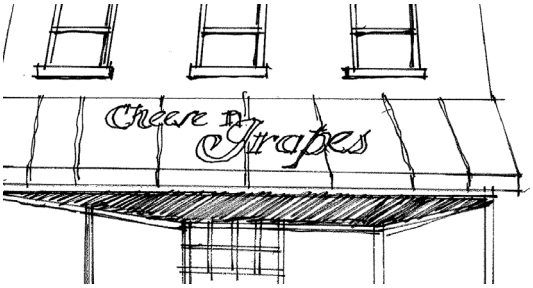
Hanging Sign



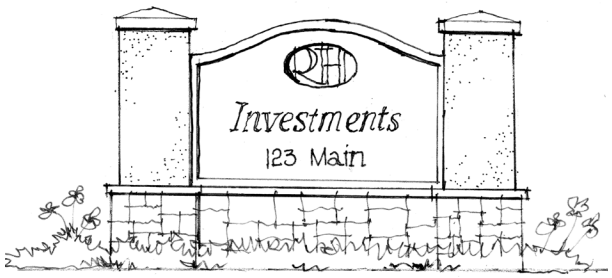
Building Sign Projecting over-Right of-Way



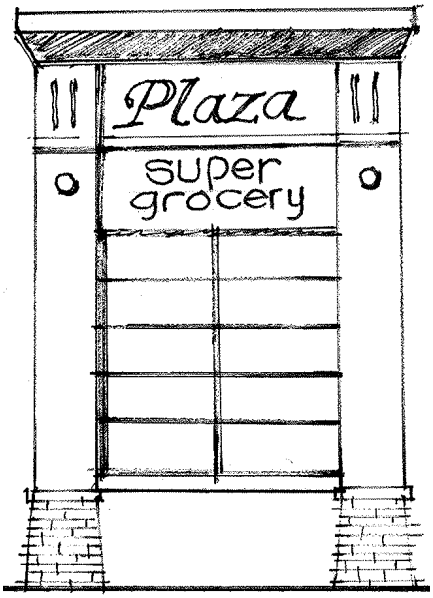
Permanent Sign Affixed to Window



Permanent Sign Affixed to Awning



Monument Sign (Freestanding Sign)



Pylon Sign (Freestanding Sign)

Chapter 17.60
SPECIFIC LAND USE STANDARDS

Sections:

17.60.010 Purpose.
17.60.020 Applicability.
17.60.030 Accessory dwelling units.
17.60.040 Bed and breakfast inns.
17.60.050 Cottage food operations.
17.60.060 Day care centers.
17.60.070 Drive-thru pick-up windows.
17.60.080 Garage or yard sales.
17.60.090 Manufactured housing.
17.60.095 Mini-warehouses or self-storage facilities.
17.60.100 Mobilehome parks.
17.60.110 Outdoor dining areas.
17.60.120 Outdoor storage areas.
17.60.130 [Reserved]
17.60.140 Sale of new and used automobiles and trucks.
17.60.150 Vending machines.

17.60.010 Purpose.

This section requires certain development and operational standards for specific land uses within the city to preserve, protect and promote the public health and safety and to promote orderly growth and aesthetically pleasing urban development.

17.60.020 Applicability.

Specific land uses covered by this chapter shall conform with the provisions of the section(s) applicable to the specific use, in addition to other applicable provisions of this title, including the standards of the zone district where the use is located.

17.60.030 Accessory dwelling units and junior accessory dwelling units

This section is intended to meet the requirements of Government Code Section 66310 et seq. in providing for the ministerial approval of accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs") within the City of Hanford. The standards established by this section shall be interpreted and applied in conformity with the standards set forth in

Government Code Section 66310 et seq., as either may be amended from time to time. Except as specifically set forth herein and in State law, ADUs and JADUs regulated pursuant to this chapter shall meet all of the objective requirements of the zone district in which they are located and all Fire and Building Code requirements. To the extent there is a conflict between the provisions of this section and the then-current provisions of Government Code Section 66310 et seq., the provisions of Government Code Section 66310 et seq. shall apply.

A. Accessory Dwelling Units.

1. Designated Areas.

a. ADUs are permitted on lots that are zoned to allow single-family or multifamily dwelling residential use and include a proposed or existing primary dwelling. An ADU may not be constructed unless a primary residence exists or will be constructed in conjunction with the ADU.

b. ADUs are not permitted in zone districts where residential uses are not allowed. For purposes of this section, mixed-use zones shall be treated as residential zone districts; provided however, ADUs may not be established in non-livable spaces of the non-residential portions of mixed-use developments.

2. Types of ADUs.

a. An ADU on a site with a single-family or multifamily dwelling may be either:

i. Attached to the proposed or existing primary dwelling, with an exterior entrance separate from the primary dwelling;

ii. Located within the proposed or existing primary dwelling as converted space, including attached garages, storage areas, or similar uses, or an accessory structure; or

iii. Detached from the proposed or existing primary dwelling, including detached garages.

b. Notwithstanding other requirements of this section, any of the following shall be ministerially approved and not be subject to other specified zoning standards of this section including lot coverage, setbacks, and unit sizes, but must meet building code and health and safety requirements:

i. One (1) ADU and one (1) JADU per lot with a proposed or existing single-family dwelling if all of the following apply:

(A). The ADU is within the proposed space of the single-family dwelling or existing space of the single-family dwelling or accessory structure and may include an expansion of not more than one hundred fifty (150) square feet beyond the same physical dimensions of the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodate ingress and egress;

(B). The space has exterior access from the proposed or existing single-family dwelling;

(C). The side and rear setbacks are sufficient for fire and safety; and

(D). The JADU complies with the requirements of Section 17.60.030(B).

ii. One (1) detached, new construction ADU that does not exceed four (4) foot side and rear yard setbacks, a total floor area of not more than eight hundred (800) square feet, and a height as provided in Section 17.60.030(A)(6) for a lot with a proposed or existing single-family dwelling. The ADU may be combined with a JADU.

iii. Multiple ADUs within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings. At least one (1) ADU within an existing multifamily dwelling shall be permitted, with the maximum number of ADUs limited to twenty-five percent (25%) of the existing multifamily dwelling units. All interior ADUs must be converted from non-livable space.

iv. Not more than two (2) detached ADUs with a proposed or existing multifamily dwelling, subject to a height as provided in Section 17.60.030(A)(6) and side and rear setbacks of no more than four (4) feet.

3. Number of Units.

A. A minimum of one (1) ADU shall be permitted per lot zoned to allow single-family or multifamily dwelling residential use with a proposed or existing primary dwelling. Additional units shall be permitted per lot only as stated in this section.

4. Size Requirements.

A. The minimum size shall be one hundred fifty (150) square feet, permitted as an efficiency unit.

B. Conversions of existing space have no maximum size limit. Any expansion, other than an expansion over one hundred fifty (150) square feet to accommodate ingress and egress, is limited to the maximum size requirements as stated in Sections 17.60.030(A)(4)(c), (d), and (e).

C. An attached ADU may not exceed either fifty percent (50%) of the living area of the primary dwelling or eight hundred fifty (850) square feet (one thousand (1,000) square feet for an ADU with more than one (1) bedroom), whichever is greater.

D. A detached ADU shall not exceed one thousand, two hundred (1,200) square feet, except as specified under Section 17.60.030(A)(2)(b).

E. A structure containing an ADU shall be no larger than the primary residence on site. This shall not be required for the following:

i. An ADU in compliance with Section 17.60.030(A)(2)(b).

ii. A studio or one (1) bedroom ADU with a maximum size of eight hundred fifty (850) square feet of livable space.

iii. An ADU with more than one (1) bedroom and a maximum size of one thousand (1,000) square feet of livable space.

5. Building setback areas.

A. All ADUs shall comply with the following setback requirements, unless any of the following are met:

i. No setback or distance between structures is required for an ADU which meets the requirements of Section 17.60.030(A)(2)(b).

ii. No setback is required for an ADU constructed in the same location and to the same dimensions as an existing structure that is converted to an ADU or to a portion of an ADU.

iii. Front setback and distance between detached structures requirements cannot preclude an ADU of at least eight hundred (800) square feet with four (4) foot side and rear yard setbacks.

iv. The underlying zone district permits a lesser setback area.

B. The side and rear setback areas shall be four (4) feet from all side and rear lot lines.

C. The front setback area shall comply with the requirements of the underlying zone district.

D. The minimum distance between detached structures shall be ten (10) feet, except as provided by the California Building Standards Code.

6. Height.

A. The maximum structure height shall conform with the following:

i. Sixteen (16) feet for a detached ADU on a lot with a proposed or existing single-family or multifamily dwelling.

ii. Eighteen (18) feet for a detached ADU on a lot with a proposed or existing single-family or multifamily dwelling that is within one-half (1/2) mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Public Resources Code Section 21155. An additional two (2) feet in height shall be allowed to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

iii. Eighteen (18) feet for a detached ADU on a lot with a proposed or existing multifamily, multistory dwelling.

iv. Twenty-five (25) feet or the height limitation in the underlying zone district to the primary residence, whichever is lower, for an ADU that is attached to a primary dwelling; provided however, this provision shall not allow an ADU that exceeds two (2) stories.

7. Parking.

A. A maximum of one (1) additional off-street parking space shall be provided per ADU or per bedroom in an ADU, whichever is less. Off-street parking shall be permitted in setback areas in locations determined by the City or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible due to specific site or regional topographical or fire and life safety conditions. The parking requirement shall be waived in any of the following instances:

i. The ADU is located within one-half (1/2) mile walking distance of public transit.

ii. The ADU is located within an architecturally and historically significant historic district.

iii. The ADU is within the proposed or existing primary residence or an accessory structure.

iv. When on-street parking permits are required but not offered to the occupant of the ADU.

v. When there is a car share vehicle located within one (1) block of the ADU.

vi. When a permit application for an ADU is submitted with a permit application to create a new single-family dwelling or a new multifamily dwelling on the same lot, provided that the ADU or the parcel satisfies any of the five preceding criteria identified in this subsection (A)(7).

B. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, such off-street parking spaces need not be replaced.

8. For the purposes of this section, a structure with two or more attached dwellings on a single lot is considered a multifamily dwelling structure. Multiple detached single-unit dwellings on the same lot are not considered multifamily dwellings.

9. These standards shall not include requirements for minimum lot size in order to establish an ADU.

10. An ADU shall not be denied based on any maximum density requirement or standard.

11. Any limits on lot coverage, floor area ratio, and open space for either attached or detached ADUs shall not preclude an ADU of at least eight hundred (800) square feet with four (4) foot side and rear yard setbacks to be constructed in compliance with all other local development standards.

12. A detached or attached ADU is encouraged to be located to the side or rear of the primary residence with doorway access to the side or rear of the site.

13. ADUs and JADUs should be designed and constructed to blend with the primary residence and be architecturally similar to and consistent with the primary dwelling's design, construction, height, roofing, siding materials, and color.

14. The correction of nonconforming zoning conditions shall not be required as a condition of approval for the creation of an ADU.

15. Except as provided in Government Code Section 66341, an ADU may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence. This section shall not be interpreted to permit the separate conveyance of an ADU as a condominium as outlined in Government Code Section 66342.

16. The rental of an ADU shall be for a term longer than thirty (30) days.

17. ADUs and JADUs, and the availability to construct ADUs and JADUs, will be counted for purposes of identifying adequate sites for housing in the City's housing element of the

adopted General Plan, as provided in Government Code Section 65583.1(a), and to address the City's share of the regional housing need, as provided in Government Code Section 65583.1(d).

B. Junior Accessory Dwelling Units.

1. One (1) JADU shall be allowed per residential lot zoned for single-family residences with a proposed or existing single-family residence on site.

2. A JADU must be constructed within the walls of the proposed or existing single-family dwelling. For purposes of this subsection, enclosed uses within the residence, including attached garages, are considered a part of the single-family residence.

3. A JADU shall not exceed five hundred (500) square feet.

4. A JADU shall not require additional parking or the correction of nonconforming zoning conditions as a condition of approval.

5. A JADU shall include separate and permanent provisions for living, sleeping, eating, cooking and shall either have its own separate bathroom or may share a bathroom with the primary residence.

6. A JADU shall have a separate entrance from the proposed or existing single-family residence. If a JADU does not include a separate bathroom, the JADU shall include a separate entrance from the main entrance to the structure, with an interior entry to the main living area.

7. A JADU shall have an efficiency kitchen, which shall include all of the following:

a. A cooking facility with appliances; and

b. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.

8. Either the primary residence or the JADU shall be occupied by the owner of the property. Owner-occupancy shall not be required if the owner is another governmental agency, land trust, or housing organization.

9. As a condition of approval for the creation of a JADU, the owner of the property at which the JADU is created shall record a deed restriction which includes both of the following:

a. A prohibition on the sale of the JADU separate from the sale of the single-family residence, including a statement that the deed restriction may be enforced against future purchasers; and

b. A restriction on the size and attributes set forth in Government Code Sections 66333 through 66339, as may be amended.

C. For the purposes of this section, "primary dwelling" and "primary residence" mean a single-family dwelling or a multifamily dwelling residential building and exclude ADUs and JADUs.

D. For the purposes of this section, "public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways,

and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

17.60.040 Bed and breakfast inns.

A. Bed and breakfast inns shall be limited to a maximum six (6) rooms for rent per site. No person who is paying rent in exchange for lodging shall occupy a guest room on the premises for more than fourteen (14) consecutive nights;

B. Food service at bed and breakfast inns shall be allowed for registered guests only, unless the use also qualifies as a restaurant.

C. The scale and appearance of the bed and breakfast inn shall remain primarily residential in character. All buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences.

17.60.050 Cottage food operations.

A. Cottage foods operations operating in accordance with AB1616 shall be considered a home occupation and shall obtain a home occupation permit in accordance with Chapter 17.78 prior to commencement of the use.

B. Notwithstanding the provisions of Chapter 17.78, a cottage food operation is allowed to employ one full-time equivalent employee on site.

C. Notwithstanding the provisions of Chapter 17.78, a cottage food operation may sell food produced on-site directly to consumers at the site.

D. A cottage food operation shall be conducted in the residence's existing kitchen.

E. An approved home occupation permit shall not be effective until the appropriate permit is obtained from the Kings County Health Department and shall automatically expire and be null and void if County permit or approval expires, is disapproved, or is revoked.

17.60.060 Day care centers.

A. A loading and unloading area shall be provided to accommodate no less than two (2) vehicles.

B. The loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

17.60.070 Drive-thru pick-up windows.

A. All uses with a drive-thru pick-up window shall meet the following standards:

1. Drive-thru lanes shall be located outside of all building setback areas and all required landscaped areas.

2. Drive-thru lanes shall be designed, located, and constructed in a manner that avoids trapping vehicle emissions in a confined space.

3. Drive-thru lanes shall be located a minimum of fifty (50) feet from existing residential uses and from residential zone districts and must be separated from residential areas by buildings, ~~extensively landscaped areas~~, or decorative block walls.

4. Drive-thru lanes shall be constructed with the necessary vehicle stacking capacity so that vehicles using the drive-thru lane do not overflow into the on-site parking aisles or public streets.

5. Drive-thru lanes shall be shielded in a manner ~~approved by the city~~ to eliminate vehicle headlight glare into adjoining land and on-coming traffic approaching the drive-thru site property, **including through provision of a 36" masonry block wall.**

6. The installation of a drive-thru pick-up window and associated improvements shall not reduce the number of required parking spaces below the minimum zoning requirement for parking upon the drive-thru site property.

7. Drive-thru lanes shall not be located adjacent to outdoor patio or eating areas.

8. Drive-thru lanes shall not block or interfere with access to parking lot spaces, and shall function independent of parking lots aisles.

9. Drive-thru lanes shall not extend onto adjoining property unless the owner of the drive-thru site property obtains a written easement or other irrevocable right from the adjoining landowner to construct improvements upon and use the adjoining property for the drive-thru use including, without limitations, the stacking of vehicles and the right to maintain, repair, replace and remove such improvements. The written document shall be executed by the owner of the drive-thru site property and the owner of the adjoining property and recorded against title to the adjoining property prior to commencement of construction of improvements upon the drive-thru site property.

10. A use with a single drive-thru lane shall accommodate a minimum of six (6) vehicle stacking spaces per lane with a minimum of four (4) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.

11. A use with drive-thru lanes on each side of the store (two (2) lanes) shall accommodate a minimum of four (4) vehicle stacking spaces per lane with a minimum of two (2) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker in each drive-thru lane. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.

12. Speaker noise levels measured at the property line shall not exceed applicable city noise standards.

~~A. In addition to the development standards for all uses with drive-thru pick-up windows uses, a restaurant with a drive-thru pick-up window shall be located on a parcel at least one-half acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than one-half (0.5) acre in size.~~

B. In addition to the development standards for all uses with drive-thru pick-up windows and the development standards for restaurants with drive-thru pick-up windows, the following development standards are required for all uses with drive-thru pick-up windows in the Neighborhood Commercial zone district:

1. Unless otherwise restricted by a conditional use permit issued in accordance with Chapter 17.80, hours of operation of the drive-thru use shall be limited to 6:30 a.m. and 10:00 p.m. on weekdays and weekends.

2. All buildings and drive-thru lanes shall be located a minimum of one hundred fifty (150) feet from residentially zoned property or property designated for residential uses pursuant to the General Plan.

17.60.080 Garage or yard sales.

A. The sale of personal possessions in outdoor areas or from the garage of a dwelling within an R-L, R-M, R-H, or OR zone district shall be limited to no more than two such sales per year. Commonly referred to as garage sales, such each sale shall be limited to two consecutive days and unsold possessions shall be removed from the public view and stored within the premises.

B. Materials to be sold shall be personal possessions. No materials shall be offered for sale that have been acquired solely for the purposes of the garage sale.

C. The driveway, yard, or other space used for the purposes of the sale shall be restored to its normal residential character at the conclusion of the sale, including removal of all signs.

17.60.090 Manufactured housing.

The provisions of this section shall apply to all manufactured homes not located in an approved mobile home park:

A. No manufactured home shall be installed that was manufactured more than ten (10) years from the date of application for a building permit for installation.

B. All manufactured homes shall meet the following site or architectural standards:

1. Garages and Carports. A minimum of a one-car garage or carport shall be provided for every manufactured house. The parking requirements of Chapter 17.54 shall also apply.

2. Minimum Width and Floor Area. The width and floor area of a manufactured housing unit shall be the average of other residences in the zone district in which it is located.

3. Roof Overhangs. All manufactured housing units and garages shall have a pitched roof with a minimum sixteen (16) inch roof overhang on each of the perimeter walls such that the overhang is architecturally integrated into the design of the dwelling unit.

4. Roofing Materials. All manufactured housing units and garages and carports located on the lot shall have a roof constituted of asphalt composition, clay, tile, concrete or metal tile or panels, slate or built-up asphaltic-gravel materials.

5. Siding Materials. All manufactured housing units and garages located on the lot shall have similar exterior siding materials consisting of wood, masonry, concrete, stucco, Masonite, or metal lap. The exterior siding material shall extend to the ground level, except that when a solid concrete or masonry perimeter foundation is used, the siding material need not extend below the top of the foundation.

6. Foundations. All manufactured housing units and garages and carports shall be placed on a permanent foundation which meets the applicable building code requirements and/or the provisions of Section 18551 of the State Health and Safety Code such that the floor elevation of the dwelling is reasonably compatible with the floor elevations of the surrounding dwelling units.

7. Utility connections. The mobile home electrical, gas, water and drain connections shall be made permanent in a manner applicable to permanent buildings. Gas shut-off valves, meters and regulators shall not be located beneath the manufactured homes.

8. Deviations. The community development department may approve deviations from one or more of the standards of this subsection on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.

C. Surrender of Registration. Subsequent to applying for a building permit, and prior to the occupancy of a mobilehome or manufactured home on a permanent foundation, a certification of occupancy is to be issued by the building official pursuant to Section 18551 of the State Health and Safety Code. Thereafter, any vehicle license plate, certificate of ownership, and certificate of registration issued by a state agency shall be surrendered back to the issuing state agency. Any mobile/manufactured home on a permanent foundation shall bear a state insignia or federal label pursuant to Section 18550 of the State Health and Safety Code.

17.60.095 Mini-warehouses or self-storage facilities.

A mini-warehouse or self-storage facility in the R-L-5 zone shall only be located on a parcel that has frontage on and adequate main access to an arterial or collector street.

17.60.100 Mobilehome parks.

A. With the exception of a mobilehome utilized as an accessory dwelling unit that satisfies the requirements of Section 17.60.090 above, no mobilehome shall be parked, occupied or used for any purposes, including without limitation living or sleeping purposes, unless the mobilehome is located within a licensed mobilehome park, except that a mobilehome may be used for the following temporary purposes outside of a mobilehome park: as an office for a construction project, circus or carnival; as a residence of a watchman on the site of a construction project or an industrial facility to provide temporary living quarters for personnel in accordance with the provisions of Chapter 17.76.

B. The site area standards for a mobilehome park shall be as follows:

1. The minimum area of a mobilehome park shall be five (5) acres. If the area of the mobilehome park is greater than five (5) acres, the first phase of mobilehome park development shall not be less than five (5) acres and shall include all required recreational and service amenities.

2. The maximum density shall be eight (8) mobilehome sites per gross acre.

3. Each mobilehome site shall be not less than three thousand (3,000) square feet in area, including pad, parking, private access, landscaping and private storage area.

4. No mobilehome site shall be less than thirty (30) feet in width.

B. The following clearance and setback area requirements shall apply to mobilehome parks. No mobilehome shall be located in any required building setback area, except that tow bars may extend into such setback area.

1. The front and rear building setback areas for the site shall be a minimum of twenty (20) feet.

2. The side building setback areas for the site shall be a minimum of ten (10) feet.

3. The front, rear, and interior side setback areas for a mobilehome site shall be a minimum of ten (10) feet.

4. The street side setback areas (including driveways interior to the site) for a mobilehome site shall be a minimum of five (5) feet.

C. The following requirements for patios and pads shall apply to mobilehome parks.

1. Each mobilehome site shall have a hard-surfaced patio area of not less than two hundred (200) square feet. A permanent porch greater than twenty (20) square feet in area may be counted as a part of the required patio area.

2. Each mobilehome site shall have a support pad of concrete or asphalt concrete laid over a compacted surface base which, in combination, are adequate to support the mobilehome on a level plane.

D. The following requirements for parking shall apply to mobilehome parks.

1. Not less than two (2) off-street paved parking spaces shall be provided within each mobilehome site, one of which may be tandem to the other.

2. Not less than one (1) guest parking space shall be provided for each mobilehome site at a location central to each four (4) contiguous mobilehome sites; provided, however, guest parking shall not be required for mobilehome sites along a mobilehome park collector street constructed to the width prescribed in subsection E of this section.

3. Parking shall be provided for central recreation buildings, park offices, and other similar buildings at a ratio of one parking space for each four hundred (400) square feet of gross floor space.

4. Supplemental parking for pleasure boats, recreation vehicles, and unoccupied travel trailers shall be provided at a ratio of one parking space for each ten (10) mobilehome sites and shall be used only by the mobilehome park tenants. Such parking shall be clustered, easily accessible via interior drives, and shall be screened from view by means of a solid ornamental fence or wall and landscaping.

5. All parking areas and spaces shall be designed and constructed in accordance with the provisions of Chapter 17.54.

E. The following requirements for on-site streets shall apply to mobilehome parks.

1. Entrance streets shall be located to assure safe access to and from the public street system.

2. Minor streets within the mobilehome park shall be a minimum of thirty-two (32) feet of paved width, and collector streets shall be a minimum of forty (40) feet of paved width. Construction and paving of the streets shall be in accordance with city standards.

3. Drainage along the street shall be constructed to provide adequate drainage. Construction of concrete curbs, gutters, and sidewalks shall be in accordance with city standards.

4. Parallel parking shall be permitted on both sides of collector streets and on only one side of a minor street. Such on-street parking shall be in addition to the off-street parking requirements of this chapter.

F. Driveways for individual mobilehome sites, street signs, interior street lighting, storm drainage facilities, and water and sewer systems shall be installed subject to the approval of the City Engineer and in accordance with city standards.

G. All public utilities shall be installed underground, including electrical, telephone, street lighting cable, community television antenna connections, and ducts for cable television. A community television antenna and cable television with underground ducts and connections to each mobilehome site shall be provided.

H. The following requirements for recreation areas and pedestrian ways shall apply to mobilehome parks.

1. Common recreation areas in an aggregate total equal to ten (10) percent of the gross area of the mobilehome park shall be provided at a location or locations which are easily accessible and convenient to park residents. The calculation of the common recreation areas shall not include yard areas, pedestrian ways, management offices, laundry and tenant storage areas, and parking areas.

2. Recreation areas shall be landscaped and maintained with all landscaped areas irrigated by an automatic underground sprinkler system.

3. Pedestrian walkways shall be provided throughout the mobilehome park connecting all mobilehome sites with each other and with common recreation areas. Such pedestrian walkways shall be provided where possible at locations away from the interior street system to avoid conflicts in pedestrian and vehicle traffic.

4. Common recreation areas may include parks and open space, playgrounds, clubhouses, community centers, and similar recreational uses.

I. Mobilehome parks shall provide permanently maintained landscaped areas and site screening as follows:

1. A landscaped border along the front setback area and along the rear setback area if it is adjacent to a public street;

2. An ornamental wall or fencing, seven (7) feet in height along all interior side property lines and along all rear property lines that do not abut a public street; and

3. An ornamental screen wall or fencing seven (7) feet in height along the street side yard and street front yard setback lines.

J. Each mobilehome park shall provide the following additional facilities:

1. A laundry building for clothes washing and drying;

2. Trash enclosures at locations along the interior street system and integrated with the guest parking areas and which are convenient for all residents and for access by municipal refuse trucks.

K. At the time of the placement on the site, all mobilehomes shall be fitted with appropriate skirts to obscure stands, pads and undercarriage equipment.

L. Mobilehomes may be displayed and sold within a mobilehome park similar to the sale of model homes within a residential subdivision, provided such mobilehomes are not sold for delivery to any location other than within the park in which sold and are at all times placed on mobilehome

sites and connected to all utility services. No more than four (4) mobilehomes shall be offered for sale at any one time by a single owner, and advertising for such sales shall be limited to one non-illuminated sign not exceeding four (4) square feet in area on the site of each mobilehome offered for sale.

17.60.110 Outdoor dining areas.

A. The purpose of this section is to promote increased business and pedestrian traffic by providing safe and visually appealing opportunities to create outdoor dining areas in certain commercial zone districts.

B. The following definitions shall apply to this section:

1. "Outdoor dining area" means the use of portions of public sidewalks, public rights-of-way and sidewalk areas within a shopping center as identified in this chapter and/or on-site open space used by a dining establishment or drinking establishment for the serving and consumption of food and/or beverages. Pass through window and sidewalk counter service is also allowed when an outdoor dining area is provided pursuant to this section.

2. "Dining establishment" means a structure whose principal use is the serving of food to the general public, including, without limitation, a restaurant, candy shop, ice cream shop, bakery, sandwich shop, coffee shop/house, delicatessen, pizza parlor, hotdog/hamburger/taco/salad bar stand and the like and where the sale of any alcoholic beverage is an accessory use.

3. "Drinking establishment" means a structure whose primary use is the serving of alcoholic beverages to the general public and the serving of food is an accessory use.

C. Where Permissible. All outdoor dining areas must be located and operated adjacent to and incidental to the operation of a dining establishment or drinking establishment. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of a dining establishment and must not encroach upon adjacent sidewalk or public right-of-way. Subject to the provisions of this section on-site open space areas may also be used as an outdoor dining area.

D. Required Sidewalk Width. Use of the sidewalk area for an outdoor dining area is permitted only where the sidewalk is wide enough to allow for a minimum of four (4) consecutive feet of sidewalk width at every point in front of the dining establishment which is clear and unimpeded for pedestrian and wheelchair traffic. Such clearance requirement shall be in addition to any applicable federal or state accessibility mandates.

E. Alcoholic Beverages. The service of alcoholic beverages and its consumption by customers in an outdoor dining area shall be restricted as follows:

1. The outdoor dining area must be immediately adjacent to and abutting the dining establishment or drinking establishment.

2. The outdoor dining area, when serving alcohol and when permitted by this section to be located on a sidewalk, must be clearly delineated from pedestrian traffic with a minimum thirty (30) inch to a maximum thirty-six (36) inch tall removable open style railing, fence or roped boundary or plants and flowers in ornamental planter boxes and pots that are architecturally compatible with the structure housing the dining establishment.

3. The operator shall post a written notice to customers as approved by the city which states that the drinking or carrying of an alcoholic beverage is prohibited and unlawful outside of the outdoor dining area.

4. The service of the alcoholic beverages in the outdoor dining area must be licensed by the California Department of Alcoholic Beverage Control and comply with all licensing requirements.

5. For drinking establishments, the service and consumption of alcoholic beverages is restricted to only on-site outdoor areas enclosed by a six (6) foot tall solid wall or fence architecturally compatible with the structure housing the drinking establishment.

F. Health Standards. Prior to serving any food or beverage in an outdoor dining area, the outdoor dining area must be inspected and approved by the Kings County Health Department. All exterior surfaces within the outdoor dining area shall be kept clean at all times. Restrooms shall be provided in the adjoining dining establishment or drinking establishment. The operator shall maintain the outdoor dining area, including without limitation, the sidewalk surface and furniture and adjacent areas, in a clean and safe condition at all times.

G. Hours of Operation. Hours of operation for outdoor dining areas are to coincide with those of the dining establishment, or drinking establishment, or the hours of operation set by the Alcohol Beverage Control license if alcohol is served, whichever is more restrictive.

H. Special Closures. The city shall have the right at any time, and from time to time to prohibit the use of the public sidewalk and public right-of-way as an outdoor dining area. Such closure may arise from, but are not limited to, scheduled festivals and similar events, parades, marches, repairs to the street or sidewalk, from emergencies occurring in the area, or for public health and/or safety reasons.

I. Permit Issuance, Findings, and Conditions. In order to operate an outdoor dining area, a person must obtain an outdoor dining area permit issued by the Community Development Director. The application for an outdoor dining permit shall be processed as an administrative use permit as provided in Chapter 17.74. The application for the outdoor dining permit shall be accompanied by a filing fee established by the city and an accurate drawing showing the configuration of the outdoor dining area, including without limitation, table placement and the method of separating the outdoor dining area from pedestrian traffic. The following conditions must be satisfied before an outdoor dining permit can be issued:

1. The proposed operation of the outdoor dining area satisfies all of the applicable provisions of this section.

2. An outdoor dining area located on a public sidewalk or public right-of-way shall have the same floor elevation as the sidewalk or right-of-way area.

3. No signage is allowed in the outdoor dining area except for one menu display sign no larger than four (4) square feet per face. Signs with more than two (2) faces are prohibited. Only plain unmarked umbrellas may be used in an outdoor dining area. Professionally designed temporary special for the day sign may be permitted up to a total of two (2) square feet in area.

4. The applicant shall execute an indemnity agreement in a form provided by the city pursuant to which the applicant agrees to indemnify, defend and hold the city and its officials, officers, employees and agents harmless from any and all claims, damages, costs, including reasonable

attorney fees, and losses arising from, or in any way related to the applicant's operation of the outdoor dining area.

5. If any portion of the outdoor dining area is located in the public sidewalk or public right-of-way, the applicant shall maintain, at all times during which the outdoor dining permit is in effect, a policy of general comprehensive liability insurance with limits as approved by the city and insuring against injury or death of a person and for claims of property damage resulting from the applicant's use of its outdoor dining area. The city and its officials, officers, employees and agents shall be named as additional insured under such insurance policy, and the applicant shall cause its insurer to waive the right of subrogation with respect to the City and its officials, officers, employees, and agent. The applicant will deliver to the City endorsements to the applicant's insurance policy as evidence of the satisfaction of these insurance requirements.

6. Such other conditions as the city may deem necessary, including, without limitation, conditions to ensure the public safety, to protect public improvements and provide aesthetic improvements.

7. No merchandise of any kind shall be displayed in the outdoor dining area except as specifically allowed by the outdoor dining permit.

J. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable. All outdoor furniture must be of commercial quality to withstand the wear of outdoor use; plastic tables and chairs are not permitted. Umbrellas must be secured with a minimum base of not less than sixty (60) pounds.

K. Term. An outdoor dining permit is personal to the applicant and may not be transferred, assigned or conveyed to any other person. An outdoor dining permit shall terminate on the date the applicant no longer operates the outdoor dining area or discontinues the use of the outdoor dining area for a continuous twelve (12) month period. If a dispute arises as to the date of termination, the decision of the city as to the date of termination shall be final and binding upon the applicant.

L. Violation/Revocation. The Community Development Director shall provide written notice to an applicant of any violation of its outdoor dining permit. Such written notice shall identify the violations of the outdoor dining permit and any provisions of this section. The applicant shall have seven (7) days from the date of such written notice to cure the violations identified in the written notice. If the violations are not cured to the satisfaction of the community development department within said seven (7) day period, the applicant's outdoor dining permit shall automatically terminate without further action by the city and the applicant shall immediately discontinue use of the outdoor dining area. If the city, in its sole discretion, determines that the continued operation of an outdoor dining area is an immediate threat to the health or safety of any citizen of the city, the community development department may immediately, and without written notice and opportunity to cure, revoke an outdoor dining permit. If an outdoor dining permit is terminated or revoked, the city shall not process an application for an outdoor dining permit for that same manager/owner of the premises for a period of six (6) months from the date of termination or revocation.

M. Appeal Procedures. A decision of the community development department pertaining to the outdoor dining application or permit may be appealed in accordance with the provisions of Chapter 17.70.

O. Enforcement. The Community Development Director, Code Enforcement Officer, police department or other person authorized by the City Manager, shall be authorized to enforce provisions of this section and to take such action as may be necessary to ensure compliance with this section.

17.60.120 Outdoor storage areas.

Outdoor storage of materials or equipment that occupies a volume of more than sixty (60) cubic feet and is visible from any abutting public street or abuts property used for residential purposes, must meet the following standards. This section does not apply to temporary storage, such as storage during construction.

A. Outdoor storage areas shall be enclosed by a view-obscuring fence or wall at least six (6) feet in height. All gates provided for ingress and egress in any required fence or wall shall be at least six feet in height and shall be of view-obscuring construction.

B. Materials shall be stacked in outdoor storage areas to a height no greater than that of any building, wall, fence, or gate enclosing the storage area. This subsection shall not apply to a junk yard, wrecking yard, or salvage facility.

C. No storage shall be permitted in any required front or side yard setbacks adjacent to a public street or highway.

17.60.130 [Reserved]

17.60.140 Sale of new and used automobiles and trucks.

In all zone districts, the off-site sale of new and used automobiles and trucks is prohibited. New and used automobile and truck sales shall be conducted only at the permanent property address listed for the dealership on its Department of Motor Vehicles dealer license.

17.60.150 Vending machines.

The preferred location for vending machines is inside buildings. Vending machines installed outdoors shall meet the following requirements:

A. Outdoor vending machines shall be located along the face of a building or against a structure designed to accommodate them.

B. A minimum walkway of four (4) feet is required in front of all outdoor vending machines.

C. Outdoor vending machine shall not be installed in the public right-of-way or immediately adjacent such that it would cause customers to stand in the right-of-way in order to use the machine.

D. Outdoor vending machines shall be an ancillary use to an approved primary use and may not be located on an unimproved lot.

E. Outdoor vending machines shall not be placed in a location that will block parking areas or create an unsafe situation.

F. Vending machines are permitted to cover up to a maximum of ten (10) percent of the length of the primary building frontage, or twenty (20) feet, whichever is less.

G. Vending machine installations shall not have exposed conduits, piping or overhead utility connections.

H. All outdoor machines shall be maintained in a clean and attractive condition.

I. Any graffiti on an outdoor vending machine shall be removed within twenty-four (24) hours.

J. If the outdoor machine is removed the area shall be cleaned and restored, including the removal of any conduits or other connection hardware.

Chapter 17.62
ADULT ENTERTAINMENT ESTABLISHMENTS

Sections:

17.62.010 Purpose and intent.
17.62.020 Definitions.
17.62.030 Prohibitions.
17.62.040 Measure of distance.
17.62.050 Development and maintenance standards.
17.62.060 Application.
17.62.070 Other regulations, permits or licenses.
17.62.080 Protection of minors.
17.62.090 Private viewing rooms.
17.62.100 Regulations governing existing adult entertainment establishments.

17.62.010 Purpose and intent.

A. It is the purpose of this chapter to establish reasonable and uniform regulations to prevent the concentration of adult entertainment establishments, as defined herein, within the city.

B. It is the intent of this title that these regulations be utilized to prevent secondary effects associated with adult entertainment establishments, including, without limitation, problems of blight and deterioration which accompany and are brought about by the concentration of adult entertainment establishments.

17.62.020 Definitions.

A. It is the purpose of this section to provide clear and concise definitions of those words, terms and phrases most commonly utilized in the regulations and provisions of this chapter in order to assist in the uniform interpretation of said regulations and provisions and to insure uniformity in their application.

B. It is intended that the following words, terms and phrases, whenever used in this chapter, shall be construed as defined in the following subsections, unless from the context a different meaning is specifically defined and more particularly directed to the use of such words, terms and phrases:

“Adult bookstore” means an establishment that devotes more than fifteen (15) percent of the total floor area of the premises for the display or sale of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video recordings, slides, video or audio tapes, records, or forms of visual or audio representations

that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or

2. Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.

"Adult cabaret" means an establishment that regularly features live performances that are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas and/or which regularly features films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

"Adult drive-in theater" means an open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation of motion pictures, films, theatrical productions and other forms of visual productions, for any form of consideration, to persons in motor vehicles or on outdoor seats, and presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons.

"Adult mini-motion picture theater" means an establishment, with a capacity of more than five (5) but less than fifty (50) persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

"Adult model studio" means any establishment open to the public where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed so similarly depicted by persons, other than the proprietor, paying such consideration or gratuity. This definition does not include any school of art that is operated by an individual, firm, association, partnership, corporation or institution that meets the requirements established in the Education Code of the State of California for the issuance or conferring of, and is in fact authorized thereunder to issue and confer a diploma.

"Adult motel" means a motel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

"Adult motion picture arcade (peep shows)" means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

"Adult motion picture theater" means an establishment, with a capacity of fifty (50) or more persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or

similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

"Adult theater" means a theater, concert hall, auditorium or similar establishment, either indoor or outdoor in nature which, for any form of consideration, regularly features live performances which are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified sexual activities or by exposure of specified anatomical areas for observation by patrons.

"Body painting studio" means an establishment or business that provides the service of applying paint or other substance whether transparent or nontransparent to or on the human body when such body is wholly or partially nude in terms of specified anatomical areas.

"Establishing an adult entertainment business," as used in this chapter, means and includes any of the following:

1. The opening or commencement of any such business as a new business;

2. The conversion of an existing business, whether or not an adult entertainment business, to any of the adult entertainment businesses defined in this chapter;

3. The addition of any of the adult entertainment businesses defined herein to any other existing adult entertainment business; or

4. The relocation of any such business.

"General bookstore" means an establishment engaged in the buying, selling and/or trading of new and/or used books, manuscripts, and periodicals of general interest. A general bookstore does not include an establishment that is encompassed by the definition of adult bookstore.

"General motion picture theater" means a building or part of a building intended to be used for the specific purposes of presenting entertainment as defined in this chapter, or displaying motion pictures, slides or closed circuit television pictures before an individual or assemblage of persons, whether such assemblage be of a public, restricted or private nature, except a home or private dwelling where no fee, by way of an admission charge, is charged; provided, however, that any such presentations are not distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the plot or story line.

"Headshop" means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances. Such a place is an adult entertainment establishment. This definition does not limit licensed pharmacies in selling and displaying paraphernalia, that is, medicinal equipment prescribed by licensed medical practitioners.

"Legitimate or live theater" means a theater, concert hall, auditorium or similar establishment which, for any fee or consideration, regularly features live performances which are not

distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the primary purpose of the performance.

~~"Massage parlor" means an establishment where, for any form of consideration, massage, alcohol tub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the state of California. This definition does not include an athletic club, health club, pool, gymnasium, reducing salon, spa or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.~~

"Private viewing room" means an area separated from the sales or display area of the establishment by a curtain, wall, door, shade or similar obstruction thus allowing ~~establishment by a curtain, wall, door, shade or similar obstruction thus allowing~~ the private viewing of video tapes, movies, transparencies, films or projectable motion picture by customers at the establishments.

"Religious institution" means any church, synagogue, mosque, temple or building that is used primarily for religious worship and related religious activities.

"Sale and display of paraphernalia and literature commonly associated with the use of narcotics and controlled substances (headshop)" means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances. Such a place is an adult entertainment establishment. This definition does not limit licensed pharmacies in selling and displaying paraphernalia, that is, medicinal equipment prescribed by licensed medical practitioners.

"School" means an institution of learning for minors, whether public or private, which offers instruction in those courses of study required by the California Education Code of which is maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school, or any special institution of learning under the jurisdiction of the State Department of Education, but it does not include a vocation or professional institution or an institution of higher education, including a community college.

"Sexual encounter establishment" means an establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas. This definition does not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the state of California engages in sexual therapy.

For the purposes of this chapter, "sexual encounter establishment" shall include a rap parlor and other similar establishments.

"Specified anatomical areas" means and includes any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a horizontal line immediately above the top of the areolae; or

2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Buttocks are defined as the portion of the human body in which the gluteal muscles, including the gluteus maximus, gluteus medius, and gluteus minimus, are located.

"Specified sexual activities" means and includes any of the following:

1. The fondling or other touching of human genitals, pubic region, buttocks, anus, or female breasts;

2. Sex acts, normal or perverted, actual or simulated; or

3. Masturbation, actual or simulated; or

4. Excretory functions as part of or in connection with any of the activities set forth in this subsection.

"Transfer of ownership or control," as used in this chapter, means and includes any of the following:

1. The sale, lease or sublease of an adult entertainment business; or

2. The transfer of securities which constitute a controlling interest in such business, whether by sale, exchange or similar means; or

3. The conveyance of a gift or other similar legal device which transfers the ownership or control of such business, except for transfer by bequest or other operation of law upon the death of the person possessing such ownership or control.

"Video cassette sales and rentals—adult" means the same as "adult bookstore."

"Video games—adult" means coin-operated electronic game machines having visual displays and animation that depict in any manner, any sort of activity characterized by exposure of specified anatomical areas or specified sexual activities.

17.62.030 Prohibitions.

A. No person or entity shall own, establish, operate, control or enlarge, or cause or permit the establishment, operation, enlargement or transfer of ownership or control, except pursuant to Section 17.62.060, of any of the following adult entertainment establishments unless such adult entertainment establishment is greater than five hundred (500) feet from another adult entertainment establishment or greater than one thousand (1,000) feet from any religious institution, school or park located within the city or greater than five hundred (500) feet from any residentially zoned property (including office residential) **and mixed use zones** located in the city, measured from property lines:

1. Adult bookstore;

2. Adult motion picture theater;

3. Adult mini-motion picture arcade (peep shows);

4. Adult arcade;

5. Adult drive-in theater;

6. Adult cabaret;

7. Adult motel;

8. Adult theater;

9. Adult model studio;

10. Body painting studio;

~~11. Massage parlor;~~

11. Adult video games;

12. Adult video cassette sales and rentals;

13. Sexual encounter establishment;

14. Headshop: or ~~"Sale and display of paraphernalia and literature commonly associated with the use of narcotics and controlled substances (headshops)" means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances.~~

15. Any other business which involves specified sexual activities or display of specified anatomical areas.

B. An establishment listed in this section shall not be established, operated, enlarged or transferred unless the zone district in which the site or proposed site is located permits such a use. The conduct of such establishment and the use of premises shall otherwise comply with this Title 17 and all other applicable regulations.

C. All adult entertainment establishments as listed in subsection A of this section shall only be permitted within any CC, SC or RC zone district provided the minimum distance requirements as set forth in subsection A of this section are met and also upon the prior issuance of a conditional use permit.

17.62.040 Measure of distance.

The required minimum distance between any two adult entertainment businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each such business. The distance between any adult entertainment business and any religious institution, school, public park or residentially zoned land shall be measured in a straight line, without regard to intervening structures, from the closest property line of the adult entertainment business to the closest property line of the religious institution, school, public park or residential zone.

17.62.050 Development and maintenance standards.

All adult entertainment premises hereafter commenced shall, in addition to compliance with this title, be made to comply with the following specific requirements:

A. Signs. In addition to the requirements of Chapter 17.56, all sign permits shall be subject to the following regulations:

1. Each adult business shall be allowed one permanent sign, the area of which shall not exceed one square foot for each linear foot of building frontage on which the sign is to be placed. In no case can the sign exceed fifty (50) square feet in area.

2. Temporary signs of any kind are not permitted.

3. Except for theater signs, changeable copy signs are not permitted.

4. No sign shall depict or describe any specified anatomical areas or specified sexual activities.

B. Exterior Painting. Buildings and structures shall be painted or surfaced with colors or textures that are similar to neighboring buildings or structures as determined by the community development department. Buildings and structures shall not be painted or surfaced with any design that would simulate a sign or advertising message.

C. Advertisements, displays of merchandise, signs or any other exhibit depicting adult entertainment activities placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such buildings or premises.

D. No outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to an adult entertainment use is allowed.

E. Upon order of the city manager, graffiti appearing on any exterior surface of a building or premises, which graffiti is within public view, shall be removed and that surface shall be restored within seventy-two (72) hours of notification to the owner or person in charge of the premises.

F. No consumption of alcohol shall be allowed in conjunction with, or on the premises of, any adult entertainment establishment as defined in this chapter.

17.62.060 Application.

Notwithstanding any other provision of this code to the contrary, the provisions of this chapter shall be applicable to all land within the city.

17.62.070 Other regulations, permits or licenses.

The provisions of this chapter do not waive or modify any other provision of this municipal code.

17.62.080 Protection of minors.

The operation of adult entertainment establishments shall prohibit the admission of minors.

17.62.090 Private viewing rooms.

It is unlawful for any person or entity that is subject to the regulations of this chapter, and that sells or rents prerecorded video tapes, movies, transparencies, films, projectable motion pictures or equipment used for showing any or all of these items, to offer or allow the viewing of these materials in private viewing rooms, as defined in Section 17.62.020.

17.62.100 Regulations governing existing adult entertainment establishments.

An adult entertainment establishment hereinafter permitted and legally operating as a conforming use is not rendered a nonconforming use by the location of a religious institution, school or public park within one thousand (1,000) feet or a residential (including office residential) zone within five hundred (500) feet of the adult entertainment establishment. This provision does not apply after a permit has expired, been suspended or revoked.

Chapter 17.68
WIRELESS COMMUNICATION FACILITIES AND TOWERS

Sections:

17.68.010 Purpose and application.
17.68.020 Definitions.
17.68.030 Principle or accessory use.
17.68.040 Measurement of setbacks.
17.68.050 Effect on Nonconforming uses.
17.68.060 General standards.
17.68.070 Co-location of facilities.
17.68.080 Exemptions.
17.68.090 Permitted and conditional uses.
17.68.100 Application process.
17.68.110 Appeals.
17.68.120 Review criteria.
17.68.130 Federal and state regulations.
17.68.140 Removal of abandoned antennas, towers, supporting equipment and structures.

17.68.010 Purpose and application.

The purpose of this chapter is to promote and maintain the purposes and objectives of the city of Hanford zoning ordinance; to ensure the co-location of new and existing tower and antenna sites whenever possible; to ensure the location of towers and antennas are in areas where the adverse impact on the community is minimal; to ensure that towers and antennas are designed in a way that minimizes the adverse visual impact on the community; and to protect the public safety and general welfare of the community.

17.68.020 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases when used in this chapter are defined as follows:

“Antenna” means a system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic signals, including but not limited to, radio waves and microwaves.

"Antenna, amateur radio" means a ground, building, or tower-mounted antenna operated by a federally licensed amateur radio operator as part of the Amateur Radio Service and as designated by the Federal Communications Commission (FCC).

"Antenna array" means one or more rods, panels, discs or similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antenna (rod), directional antenna (panel) and parabolic antenna (disc). The antenna array does not include the support structure as defined below.

"Antenna, building mounted" means: an antenna that is mounted to a building or rooftop equipment screen, and that transmits or receives electromagnetic signals.

"Antenna, direct broadcast satellite service (DBS)" means an antenna that is typically a small home receiving dish designed to receive direct broadcast from a satellite.

"Antenna, multipoint distribution services (MDS)" means an antenna designed to receive video programming services via multipoint distribution services, including multipoint multichannel distribution services, instructional television fixed services, and local multipoint distribution services.

"Antenna structure" means an antenna array and its associated support structure, such as a mast or tower, (but not to include a suspended simple wire antenna) that is used for the purpose of transmitting and/or receiving electromagnetic signals, including but not limited to radio waves and microwaves.

"Antenna structure, freestanding" means an antenna structure or mast that is not attached to a building, fence or other structure. Freestanding antenna structures include, without limitation, communications towers, wooden utility poles, standard or decorative concrete and steel monopoles. If the total height of the structure, including the antenna, exceeds twenty (20) feet, it shall be treated as a monopole.

"Antenna structure, monopole" An antenna structure, often tubular in shape, made of metal, reinforced concrete, or wood which is at least twenty (20) feet in height.

"Attached wireless communication facility (attached WCF)" means an antenna array that is attached to an existing building or structure (attachment structure), which structures shall include, but not be limited to, utility poles, signs, water towers, with any accompanying pole or device (attachment device) which attaches the antenna array to the existing building or structure and associated connection cables, and an equipment facility which may be located either inside or outside of the attachment structure.

"Co-locate or co-location" means use of a common WCF or common site by two or more wireless license holders or by one wireless license holder for more than one type of communications technology and/or placement of a WCF on a structure owned or operated by a utility or other public entity.

"Equipment facility" means any structure used to contain ancillary equipment for a WCF which includes cabinets, shelters, a buildout of an existing structure, pedestals, and other similar structures.

"FAA" means the Federal Aviation Administration.

"FCC" means the Federal Communications Commission.

"Height" means the distance measured from ground level to the highest point on the WCF, including the antenna array.

"Pre-existing towers and antennas" means any tower or antenna for which a permit has been properly issued prior to the effective date of the ordinance codified in this chapter.

"Provider" means a person, as defined in Section 1.04.130 of the Hanford Municipal Code, pursuant to the provisions of this chapter.

"Tower" means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. This definition includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like.

"Wireless communication facility (WCF)" Any unstaffed facility for the transmission and/or reception of wireless telecommunications services, usually consisting of an antenna array, connection cables, and equipment facility, and a support structure to achieve the necessary elevation.

17.68.030 Principle or accessory use.

A. Antennas and towers may be considered either principle or accessory uses. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.

17.68.040 Measurement of setbacks.

For purposes of determining compliance with development standards in this title, including but not limited to setback requirements, lot coverage requirements, and other applicable requirements, the dimensions of the entire lot shall be considered, even though the antennas or towers may be located on leased areas within such lots.

17.68.050 Effect on Nonconforming uses.

Towers that are constructed, and antennas that are installed, in accordance with the provisions of this chapter shall not be deemed to constitute the expansion of a nonconforming use or structure.

17.68.060 General standards.

The following requirements and standards shall apply to the construction and installation of all new wireless communication facilities (WCF):

A. All standards set forth in this chapter;

B. Any applicable Federal, State and local laws, regulation and ordinances;

C. All applicable provisions of the Hanford Municipal Code, Hanford Zoning Ordinance, public works improvements standards, and all applicable fees that are not in conflict with the provisions of this chapter;

D. The Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, and Uniform Fire Code, where applicable; and

E. All FCC rules, regulations, and standards.

17.68.070 Co-location of facilities.

A. When technically and economically feasible, a new wireless communication facility (WCF) shall be attached to an existing structure (attached WCF), shall co-locate with another WCF, or create sites that will accommodate future co-location of other WCFs in the future.

B. Any site plan review application proposed in accordance with Chapter 17.72 proposing the construction of a new WCF with a supporting structure shall specifically identify the actions taken by the applicant to locate, construct and operate the new WCF at a co-location. If co-location is not feasible, the application shall specifically identify the locations considered and the reasons why such locations are unacceptable for the construction and operation of the new WCF.

17.68.080 Exemptions.

A. The following wireless communications facilities (WCF) shall be exempt from the requirements of Section 17.68.090, and a building permit is not required.

1. Construction of an antenna under a permit issued by the California Public Utilities Commission (CPUC) or a permit issued in accordance with the rules and regulations of the Federal Communications Commission (FCC) that specifically allows for the construction of the antenna.

2. Direct broadcast satellite (DBS) antennas, multipoint distribution services (MDS) antennas and television broadcast service (TVBS) antennas that are 1 meter (3 feet 3 3/8 inches) or less in diameter or in diagonal measurement, are located entirely on-site, and are not located within the front setback area of the lot on which they are located. This locational requirement is necessary to ensure that such antenna installations do not become attractive nuisances and/or result in safety hazards.

B. The following wireless communications facilities (WCF) shall be exempt from the requirements of Section 17.68.090 of this chapter, however a building permit is required.

1. Satellite Earth Station (SES) antennas that are two meters (6 feet 6 3/4 inches) or less in diameter or in diagonal measurement, are located in a C-S, I-L, or I-H zone district, and are located on the top of buildings as far away as possible from the edges of rooftops so that they cannot be viewed from a public right-of-way.

2. Amateur radio antenna structures that are twenty-four (24) inches or less in diameter or in diagonal measurement, and where no portion of the antenna overhangs any property line.

3. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that does not result in an increase in size of the overall WCF site.

17.68.090 Permitted and conditional uses.

Wireless communications facilities that are not exempt per Section 17.68.080 shall be either permitted or conditional uses in accordance with this section. If this section conflicts with the table in Section 17.08.030 then this section shall apply.

A. The following wireless communications facilities (WCF) shall be permitted uses. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is required.

1. Installation of a monopole on an existing structure, located in a PF zone district, or in any commercial, mixed use, or industrial zone district, where the height of the monopole is not higher than twenty (20) feet above the height of the existing structure.

2. Installation of a concealed or disguised antenna located on the ground and/or attached to a building in the PF zone district, or any commercial, mixed use, office, or industrial zone district where the antenna does not exceed the maximum height limits of the zone district in which it is located.

3. Modification to an existing, approved antenna/tower where the modification does not result in an increase in the height of the existing, approved antenna/tower and does not provide for more than three communication providers on a single antenna/tower.

4. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that results in less than a 30 percent increase in size of the overall WCF site.

5. Installation of a new free standing antenna/tower with no guy wires in the C-S, C-H, or PF zone districts that does not exceed fifty (50) feet in height, where the height of the WCF is less than the distance of the antenna/tower to the nearest lot line.

6. Installation of a new free standing antenna/tower with no guy wires in the I-L or I-H zone districts that does not exceed seventy-five (75) feet in height.

B. The following wireless communications facilities (WCF) shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is also required:

1. Installation of a new free standing antenna/tower with no guy wires in the C-R, MX-C, MX-D, O, PF, or AP zone districts that does not exceed seventy-five (75) feet in height. The Planning Commission may approve a WCF with a height higher than seventy-five (75) feet if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line.

2. Installation of a new free standing antenna/tower with no guy wires in the C-S or C-H, I-L, or I-H zone districts that does not exceed one hundred (100) feet in height. The Planning Commission may approve a WCF with a height higher than one hundred (100) feet if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line.

3. Modification to an existing, approved antenna/tower where the modification results in an increase in the height of the existing, approved antenna/tower or provides for more than three communication providers on a single antenna/tower.

C. Wireless Communication Facilities that are not exempt per Section 17.62.060 are prohibited in any residential zone district and in the C-N, MX-N, OR, and CO zone districts.

D. Notwithstanding other provisions of this section, a WCF shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80 if it is located in the Airport Overlay District, and shall meet all requirements of Chapter 17.44.

17.68.100 Application process.

Review of any application for construction, installation and operation of a WCF identified in Section 17.68.090 as requiring a permit shall comply with the following provisions in addition to the applicable provisions of Chapter 17.72 and 17.80:

A. Each applicant shall submit a site plan and elevation view drawn to scale and other supporting drawings, calculations, and documents, signed by appropriate licensed professionals, showing the location and dimension of all improvements, including information concerning topography, radio frequency coverage, tower height, setbacks, drives, parking, fencing, landscaping, adjacent uses, and other information deemed by the Community Development Director to be necessary to determine compliance with the provisions of this chapter.

B. Each applicant shall provide the Community Development Director an inventory of its existing towers and those towers it intends to construct within ten (10) years of the date of its application that are located or will be located within the city limits or within one-quarter mile thereof. The Community Development Director may share information with other applicants applying for permits to construct antennas/towers for the purpose of encouraging co-location, provided however, that the Community Development Director is not, by sharing such information, in any way representing or warranting that such sites are available or suitable for co-location.

C. The information requested in this Subsection B of this section shall not be made available to the general public except as may be required by Federal, State or local law, ordinances or rules and regulations related thereto.

D. The Community Development Director may retain a consultant at the applicant's expense to review the application and make determinations and recommendations on issues including, but not limited to:

1. Compliance with radio frequency emission standards;

~~2. Possible granting of exceptions to the development standards in this chapter;~~

~~3. The identification of alternative solutions when the Community Development Director believes that the proposed facilities may create a significant impact to the surrounding area; or~~

4. Proposals for the installation of new towers or antennas.

17.68.110 Appeals.

An appeal of the decision of the Community Development Director or of the Planning Commission on a WCF application shall be processed in accordance with the appeal provisions of Chapter 17.70.

17.68.120 Review criteria.

Every application must comply with the following development standards:

A. Radio Frequency. The applicant must submit documentation demonstrating that use of the WCF will not result in levels of radio frequency emissions which will exceed Federal Communication Commission (FCC) standards. Such documentation shall not be required for amateur radio antenna structures or for antennas installed for home entertainment purposes.

B. Structural Integrity. WCF with support structures must be constructed to Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision F Standard titled "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" (or equivalent), as it may be updated or amended. Antenna/towers supported by guy wires are prohibited within the city.

C. Lighting. WCF shall not be artificially lighted, except for:

1. Security and safety lighting of equipment buildings if such lighting is appropriately shielded to keep light within the boundaries of the site; and

2. Lighting of the tower or antenna may be required by the Federal Aviation Administration or other applicable authority. Said lighting is to be installed in a manner to minimize impacts on adjacent properties.

D. Security. WCF with tower/antenna structures shall be enclosed by a security fence not less than six (6) feet in height and the structure shall be equipped with an appropriate anti-climbing device.

E. Noise. A description of all audible noise generating equipment, including the times and decibel levels of the noise which will be produced shall be submitted with the application for the project. No equipment shall be operated at a WCF which produces noise in excess of the applicable noise standards stated in the Hanford General Plan and the Hanford Municipal Code. In emergency situations requiring the use of a backup generator, the noise standards may be exceeded on a temporary basis as determined by the community development department.

F. Landscaping. The following requirements shall govern the landscaping surrounding WCF sites:

1. The site shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent property. The standard buffer shall consist of a landscaped strip at least five (5) feet wide outside the perimeter of the compound's fence. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived altogether in the discretion of the Community Development Director and where applicable, the Planning Commission.

2. Existing mature tree growth and natural land forms on the site shall be preserved to the extent feasible, as determined by the Community Development Director; provided, however, vegetation causing interference with the antennas or inhibits access to the equipment facility may be trimmed.

G. Painting. All equipment, antennas, poles or towers shall have a non-reflective finish and shall be painted or otherwise treated to minimize visual impacts. Antennas which will be viewed primarily against the skyline shall be painted light gray or light blue or other sky blending color. WCF with tower antenna structures shall be designed and painted to blend in with existing surroundings to the extent feasible as determined by the community development department, including the use of compatible colors. Equipment facilities shall, to the extent practicable, use materials, colors and textures that will blend with the natural setting and existing building environment.

H. Visual Aesthetics. To minimize overall visual impact, new wireless communication facilities shall be co-located with existing facilities and with other planned new facilities whenever possible.

In addition, service providers shall co-locate antennas with other facilities such as water tanks, light standards, and other utility structures where the co-location is found to minimize the overall visual impact. Conditions of approval shall require all applicants to cooperate in the placement of equipment and antennas to accommodate the maximum number of providers at a single site and require an applicant to allow for future co-location of additional antennas at its site. Antenna/towers with guy wires are prohibited. Cables leading from the antenna to the ground base equipment be neatly bundled and securely fastened to the antenna/tower and be underground from the antenna/tower to the equipment room.

17.68.130 Federal and state regulations.

A. All towers/antenna structures must meet or exceed current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC) and any other agency of the federal or state government with the authority to regulate towers and antennas.

B. If said standards and regulations are modified or amended and require pre-existing WCFs to comply with the new or amended standards or regulations, the owners and operators of the towers and antennas shall bring their towers and antennas into compliance with the revised standards and regulations within six (6) months of the effective date of the new standards and regulations, unless the new standards or regulations or the applicable federal or state agency identify a different and specific compliance period, in which case the owners and operators of the towers and antennas shall bring their towers and antennas into compliance within that specific compliance period.

C. Failure to bring towers and antennas into compliance with the revised standards and regulations shall constitute a violation of this chapter and the city may require removal of the tower or antenna at the owner's expense.

17.68.140 Removal of abandoned antennas, towers, supporting equipment and structures.

A. Any antenna, tower, supporting equipment and structure that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such antenna tower, or owner of the land which it is located on shall remove said antenna, tower or supporting equipment within ninety (90) days of receipt of notice from the Community Development Director notifying the owner of such abandonment. If such antenna or tower is not removed within said ninety (90) days, the City may remove such antenna or tower at the owner's expense. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

B. If the cost of removal of the antenna or tower are not paid within thirty (30) days after the date on which the notice of request for payment is mailed to the owner of the property, the City Council may direct the county tax assessor to place the unpaid costs, including administrative fees associated with the removal on the county tax roll, as a special assessment against the property pursuant to Section 25845 of the Government Code of the State of California. The assessment shall be collected at the same time and in the same manner as ordinary county taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection and enforcement of county taxes shall be applicable to such special assessment.

Chapter17.69
COMMERCIAL CANNABIS-RELATED USES AND ACTIVITY

Sections:

17.69.010 Purpose.

17.69.020 Definitions.

17.69.030 Location of commercial cannabis businesses – Storefront retail dispensaries.

17.69.040 Location of commercial cannabis businesses – Cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing facilities, distributors and transporting.

17.69.050 Distances measured – Applicable properties.

17.69.060 Certification from the Community Development Director.

17.69.010 Purpose.

The purpose of this chapter is to further fulfill the purposes and intents set forth in Title 5 of the Hanford Municipal Code. No person shall operate a commercial cannabis business without first obtaining a City commercial cannabis business permit and complying with all the requirements of Title 5 of the Hanford Municipal Code and complying with all applicable State law requirements including obtaining a business license or permit required by the State to operate a commercial cannabis business.

17.69.020 Definitions.

Unless otherwise provided herein, the terms used in this chapter shall have the meanings ascribed to them in Title 5 of the Hanford Municipal Code.

17.69.030 Location of commercial cannabis businesses – Storefront retail dispensaries.

Storefront retail dispensaries shall be a conditional use in the MX-D zone, subject to the following requirements:

A. Storefront retail dispensaries shall be located no closer than two hundred (200) feet to any property zoned RL-5, RL-8, RL-12, R-M, R-H that is in existence at the time the application is submitted. If any part of an MX-D zoned parcel falls within the two hundred (200) foot radius from the above listed residentially zoned properties, then the entire parcel shall be excluded from allowing the commercial cannabis business.

B. It shall be no closer than six hundred (600) feet from any portion of any parcel containing any of the following that is in existence at the time the application is submitted:

1. A school (whether public, private, or charter; including pre-school, transitional kindergarten, and K-12);

2. A daycare facility serving nine (9) or more children and is licensed by the State;

3. Any youth facility as defined in State of California Health and Safety Code Section 11353.1(e)(2). Youth Facility is further defined to mean any public or private facility that is primarily used to host recreation or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades where ten (10) or more video games or game machines or devices are operated, and where minors are legally permitted to conduct business, or similar amusement park facilities. It shall also include a park, playground or recreational area specifically designed to be used by children which has play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any similar facility located on a public or private school grounds, or on city, county or state parks. This definition shall not include any private commercial activity including martial arts, yoga, ballet, music or similar studio of this nature nor shall it include any private athletic training facility or pizza parlor, dentist office or doctor's office primarily serving children.

17.69.040 Location of commercial cannabis businesses – Cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing facilities, distributors, and transporting.

Commercial cannabis businesses, including those permitted to engage in cultivation, dispensaries (non-storefront retail), microbusiness, manufacturing, testing, distribution and transporting of cannabis and cannabis products shall be permitted only if all the following requirements are met:

A. The commercial cannabis business, other than a storefront retail dispensary, must be located on property zoned as follows:

1. Cannabis cultivation businesses must be located on property zoned I-H-Heavy Industrial District

2. Cannabis manufacturing businesses must be located on property zoned I-H-Heavy Industrial District

3. Cannabis microbusinesses must be located on property zoned I-H-Heavy Industrial District

4. Cannabis testing facilities must be located on property zoned I-H-Heavy Industrial District or I-L-Light Industrial District

5. Cannabis distribution businesses must be located on property zoned I-H-Heavy Industrial District or I-L-Light Industrial District

B. The property on which the commercial cannabis business is located must also meet all of the following distance requirements:

1. It shall be no closer than two hundred (200) feet to any property zoned RL-5, RL-8, RL-12, R-M, R-H that is in existence at the time the application is submitted, including any legal nonconforming residential uses as of the date the commercial cannabis business permit is issued. If any part of an I-H zoned parcel falls within the two hundred (200) foot radius from residentially zoned properties within the City, then the entire parcel shall be excluded from allowing the commercial medical cannabis business.

2. It shall be no closer than six hundred (600) feet from any portion of any parcel containing any of the following that is in existence at the time the application is submitted:

a. A school (whether public, private, or charter; including pre-school, transitional kindergarten, and K-12);

b. A daycare facility serving nine (9) or more children and is licensed by the State;

c. Any youth facility as defined in State of California Health and Safety Code Section 11353.1(e)(2). Youth Facility is further defined to mean any public or private facility that is primarily used to host recreation or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades where ten (10) or more video games or game machines or devices are operated, and where minors are legally permitted to conduct business, or similar amusement park facilities. It shall also include a park, playground or recreational area specifically designed to be used by children which has play equipment installed, including public grounds designed for athletic activities such as baseball, softball, soccer, or basketball or any similar facility located on public or private school grounds, or on city, county or state parks. This definition shall not include any private commercial activity including martial arts, yoga, ballet, music or similar studio of this nature nor shall it include any private athletic training facility or pizza parlor, dentist office or doctor's office primarily serving children.

17.69.050 Distances measured – Applicable properties.

The distance between parcels shall be the horizontal distance measured in a straight line from any property line of the sensitive use to the closest property line of the lot on which the commercial cannabis business is to be located, without regard to any intervening structures. The distance requirements in this chapter shall only be applicable with respect to properties located in the City's limits, unless otherwise required by State law. The distance requirements shall not be applicable with respect to any property located outside the City limits.

17.69.060 Certification from the Community Development Director.

Prior to commencing operations, a commercial cannabis business must obtain a certification from the Community Planning Director or designee certifying that the business is located on a site that meets all the requirements of this title and Title 5.

Chapter 17.70
PERMITS AND APPLICATIONS

Sections:

17.70.010 **Permit application and review.**
17.70.020 **Application form and submittal items.**
17.70.030 **Authority to file an application.**
17.70.040 **Application acceptability of signatures.**
17.70.050 **Application filing and numbering.**
17.70.060 **Application withdrawal.**
17.70.070 **Decision processes for planning applications.**
17.70.080 **Environmental review.**
17.70.090 **Hearings.**
17.70.100 **Notice requirements.**
17.70.110 **Notice wording.**
17.70.120 **Hearing rules and procedures.**
17.70.130 **Continuation of hearing.**
17.70.140 **Testimony at hearing.**
17.70.150 **Planning Commission recommendation.**
17.70.160 **Review authority decision.**
17.70.170 **Notice of decision.**
17.70.180 **Effective date of decision.**
17.70.190 **Refiling of a denied application.**
17.70.200 **Appeals.**
17.70.210 **Permits to run with the land.**
17.70.220 **Subsequent permits.**
17.70.230 **Suspension and revocation of approved permit.**
17.70.240 **Expiration of approved permit.**
17.70.250 **Extension of expiration date of approved permit.**
17.70.260 **Succession to a county permit upon annexation.**
17.70.270 **Minor adjustment to approved permit.**
17.70.280 **Amendment to approved permit.**

17.70.010 Permit application and review.

An application for a permit or other land use matter required by this title shall be filed, processed, heard, and either approved, denied, or approved with conditions in accordance with the provisions of this chapter and the specific chapter within this title related to processing of that permit.

17.70.020 Application form and submittal items.

A. The Community Development Director shall prescribe and make available the form in which applications are made for a permit or other land use matter and maintain a list specifying the materials, information, and fees to be submitted with each application for a permit or other land use matter filed in accordance with this title. The list may be revised from time to time to comply with revisions to local, State, or Federal law, regulation, or policy. An application shall be made in the form prescribed by the Community Development Director on the date the application is filed, unless otherwise specified by this title or State law.

B. All filing fees required to be paid upon the filing of any application shall be set forth from time to time by City Council resolution.

17.70.030 Authority to file an application.

The following persons shall have the authority to file an application:

A. The record owner of the real property that is the subject of the permit or other matter;

B. The property owner's authorized agent;

C. Any person who can demonstrate a legal right, interest, or entitlement to use the real property subject to the application.

17.70.040 Applications acceptability of signatures.

If signatures of persons other than the owners of the property making the application are required or offered in support of, or in opposition to, an application, they may be received as evidence of notice having been served upon them of the pending application, or as evidence of their opinion on the pending issue, but they shall in no case infringe upon the free exercise of the powers vested in the City as represented by the Planning Commission and the City Council.

17.70.050 Application filing and numbering.

Applications filed pursuant to this title shall be numbered consecutively in the order of their filing, and shall become a part of the permanent official records, and there shall be attached thereto and permanently filed copies of all notices and actions, with certificates and affidavits of applicable posting, mailing or publication.

17.70.060 Application withdrawal.

Any person authorized to file an application may withdraw an application that has been filed at any time, provided the withdrawal is in writing and notification of public hearing has not been mailed. Any public hearing for which notification has been given shall be convened, and the application may be withdrawn at the hearing.

17.70.070 Decision processes for planning applications.

A. Applications for permits or other land use matters identified in this title shall be acted upon in accordance with one of the decision processes depicted in Table 17.70.070 (Role of Review Authority Planning Permit Applications.) Table 17.70.070 determines the role of each review authority in the decision-making process, and shall not describe or limit the scope, meaning, or intent of any other provisions of this title. Table 17.70.070 only describes the processes that may be required this title, and does not describe other decision processes that may be required by other agencies. Subdivision processes and procedures are identified in Title 16.

Table 17.70.070

Role of Review Authority Planning Permit Applications			
Application Type	**Community Development Director**	**Planning Commission**	**City Council**
Non-Discretionary Applications			
Interpretation of Ordinance	Decision	Appeal	Appeal
Sign Permit	Decision	Appeal	Appeal
Administrative Use Permit	Decision	Appeal	Appeal
Site Plan Review Permit	Decision	Appeal	Appeal
Home Occupation Permit	Decision	Appeal	Appeal
Deviation	Decision	Appeal	Appeal
Temporary Use Permit	**Decision**	**Appeal**	**Appeal**
Discretionary Applications			
Conditional Use Permit	Recommend	Decision	Appeal
Planned Unit Development Permit	Recommend	Decision	Appeal
Variance	Recommend	Decision	Appeal
Zoning Ordinance Amendment / Zone Change	Recommend	Recommend	Decision
General Plan Amendment / Specific Plan Amendment	Recommend	Recommend	Decision

B. All applications heard by the Planning Commission or City Council according to Table 17.70.070 shall be at public hearings in accordance with Chapter 17.70.090. The City Council shall be the final decision making body on all permits.

17.70.080 Environmental review.

All discretionary applications will be reviewed by the Community Development Department to determine if the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, as currently adopted and amended from time to time. All non-discretionary applications are deemed to not be subject to environmental review, pursuant to CEQA Guidelines Section 15268.

17.70.090 Hearings.

A public hearing is a noticed session before the Planning Commission, City Council or other approval body, as appropriate, to receive original evidence or testimony from the applicant and the general public on applications regulated by this title.

17.70.100 Notice requirements.

Notice of time and place of public hearings shall be given in the following manner. Noticing may take place earlier than required if other laws or policies require a longer notice period.

A. A notice of any public hearing shall be given by at least one publication in a newspaper of general circulation in the city not less than 10 days before the date of the public hearing.

B. A notice of public hearing shall be given by mailing a written notice not less than 10 days prior to the date of such hearing to the applicant, and to owners of property within a radius of three hundred (300) feet of the exterior boundaries of the property that is the subject of the application, using for this purpose the name and address of such owners and properties, as shown on the latest adopted Kings County tax roll. Notice shall also be mailed to interested persons that have filed a written request for notification with the Community Development Director.

C. In the event that the number of owners of property to whom notice may be sent pursuant to Subsection B of this section would result in more than one thousand (1,000) notices, notice may alternatively be given at least ten (10) days prior to the hearing by either of the following procedures:

1. By placing a display advertisement of at least one-fourth page in a newspaper having general circulation within the area affected by the proposed ordinance or amendment; or

2. By placing a written notice with any generalized mailing sent by the City to property owners in the area affected by the proposed ordinance or amendment, such as billings for City services.

17.70.110 Notice wording.

Public notice of hearings shall begin with the words similar to "Notice of Proposed Change of Zone District" or "Notice of Proposed Variance" or "Notice of Proposed Conditional Use Permit," as the case may be, and set forth the description of the property under consideration, the nature of the proposed change or use, identification of the hearing body, and the time and place at which the public hearing on the matter will be held.

17.70.120 Hearing rules and procedures.

Public hearings before the City Council and the Planning Commission shall be conducted in accordance with Section 2.04.030 of the Hanford Municipal Code.

17.70.130 Continuation of hearing.

If, for any reason, a public hearing cannot be completed on the date set for such hearing, the person presiding at such public hearing may, before adjournment or recess thereof, publicly announce the time and place at which the hearing will be continued, and no further notice shall be required.

17.70.140 Testimony at hearing.

A summary of all pertinent testimony offered at public hearings held in connection with an application filed pursuant to this title and the names of persons testifying shall be recorded and made a part of the permanent files of the application.

17.70.150 Planning Commission recommendation.

For applications requiring a final decision by the City Council, the Planning Commission shall first hold a public hearing on the matter. For such hearing, the Planning Commission shall, by resolution, recommend to the City Council approval or denial of the request, including the findings for the recommendation. Upon receipt of the recommendation from the Planning Commission, the City Council shall hold a public hearing after noticing is completed.

17.70.160 Review authority decision.

The review authority responsible for making a final determination for any application, as identified by Table 17.70.070, shall announce its findings by formal resolution, or in the case of a change to the text of this title or to the Zoning Map, by ordinance. Specific plans may be adopted by resolution or by ordinance. Site Plan Review Permits may be approved by letter. The resolution shall recite, among other things, the facts and reasons which, in the opinion of the hearing body, make the approval or denial of the permit necessary to carry out the provisions and general purpose of this title, and shall order that the permit or other action be approved, denied, or approved subject to conditions that it may impose.

17.70.170 Notice of decision.

Not later than ten days following the adoption of a resolution or other applicable document ordering that a permit or other action be approved or denied, a copy of said resolution or other applicable document shall be mailed to the applicant and to any other parties requesting notice of the action. The resolution or other applicable document shall also be filed and maintained as public record by the Community Development Director.

17.70.180 Effective date of decision.

A. The decision of the review authority identified in Table 17.70.070 for any permit or other non-legislative decision shall be effective and final ten (10) days following the adoption of the resolution, unless, within such period of time, the applicant or other interested party files a written appeal of the decision.

17.70.190 Refiling of a denied application.

Where an application has been denied by a review authority and that action has become final, no new application for substantially the same request shall be accepted for filing for a period of one (1) year after the effective date of the denial, unless that review authority specifies in its decision that the denial is made without prejudice.

17.70.200 Appeals.

A. A decision of the Community Development Director may be appealed to the Planning Commission by any interested person within ten (10) days following the decision of the Community Development Director. Any decision of the Planning Commission, including a decision on an appeal, may be appealed to the City Council by any interested person within ten (10) days following the decision of the Planning Commission.

B. Appeals to the Planning Commission or to the City Council shall be conducted as a public hearing in accordance with the public hearing noticing and hearing procedures in this chapter.

C. A decision on an application that has been appealed may be upheld, overturned, or modified. The appeal decision shall be adopted by resolution or other applicable document.

17.70.210 Permits to run with the land.

Subject to the other provisions of this chapter, a permit that is effective and final pursuant to this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure that was the subject of the permit.

17.70.220 Subsequent permits.

Before any building, grading, encroachment or other development permit is issued for any building, excavation or other structures proposed as a part of an approved permit, the Community Development Director shall determine that the proposed building location, facilities and improvements are in substantial conformance with the approved permit and any conditions of approval.

17.70.230 Suspension and revocation of approved permit.

A. Upon the violation of any applicable provision of this title, the provisions of any use permit or upon the failure to comply with or satisfy any condition of approval related thereto, the permit or approval issued pursuant to this chapter shall be automatically suspended. Written notice of the suspension shall be sent by the Community Development Director to the person to whom the use permit was issued, or to their successor if known, advising them of the suspension and the violations causing the suspension.

B. No building, grading, encroachment or other development permit shall be issued for any building, excavation, or other structures proposed as a part of a permit that has been suspended. For any construction activity taking place on the site that is the subject of the suspended permit, the Building Official shall issue a Stop Work order.

C. The City Council shall hold a public hearing and hear evidence from city staff, the holder of the permit and other interested persons. Should the City Council find that there has been a violation of this title, the provisions of the permit, or a failure to comply with or satisfy any condition of approval related thereto, the City Council may either revoke the permit or take such other action

as the City Council deems necessary to ensure compliance with the provisions of this title, the permit, and the related conditions of approval.

17.70.240 Expiration of approved permit.

A. An approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration, one of the following occurs:

1. A building permit is issued by the building official, and construction is commenced and diligently pursued toward completion on the property that was the subject of the approved permit.

2. The use for which the permit was approved has commenced

B. If a use for which a permit was approved has commenced and then is later abandoned for a continuous period of one (1) year, the permit shall expire and become null and void.

17.70.250 Extension of expiration date of approved permit.

Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension shall be taken to the Planning Commission, who may extend the expiration date of the permit by one (1) year. The Planning Commission may grant up to a total of three (3) one-year extensions.

17.70.260 Succession to a county permit upon annexation.

A. If a parcel of real property is considered for annexation to the city is subject to a permit previously approved pursuant to the provisions of the Kings County Zoning Ordinance and the use has commenced on the date that the City Council initiates annexation, then the city shall succeed to the permit and shall administer and enforce the permit in accordance with the provision of this chapter.

B. If a parcel of real property is considered for annexation that is subject to a permit previously approved pursuant to the provisions of the Kings County Zoning Ordinance and the use has not yet commenced on the date that the City Council initiates annexation, then the city shall declare in its resolution of annexation initiation whether it will or will not succeed to the permit. If the city declares that it will not succeed to a permit, then the permit shall be deemed null and void on the effective date of annexation.

17.70.270 Minor adjustment to approved permit.

A. Upon written request by a person having authority to file an application, a permit approved in accordance with this chapter that has not expired may be adjusted by the Community Development Director provided that the Community Development Director determines that the adjustment is minor, does not contradict the intent of the review authority's approval, does not increase the approved use's impact on adjacent properties, does not increase the intensity or character of the use that was approved, and is consistent with the General Plan.

B. If the Community Development Director determines that the findings in Subsection A of this section required to approve a minor adjustment cannot be met, then the applicant may apply for an amendment to the permit.

17.70.280 Amendment to approved permit.

A person having authority to file an application may apply for an amendment to an approved permit that has not expired. The amendment application shall be processed with the same procedures as if the application was for a new permit.

Chapter 17.72
SITE PLAN REVIEW PERMITS

Sections:

17.72.010 Purpose.
17.72.020 Applicability.
17.72.030 Site plan review ~~committee.~~ process
17.72.040 Site plan contents.
17.72.050 Site plan review ~~committee~~ issuance.
17.72.060 Appeals.
17.72.070 Life of permits and extensions of time.
17.72.080 Revocation.
17.72.090 ~~Subsequent~~ Application permits.

17.72.010 Purpose.

The purpose of the site plan review permit is to assure that developments, new and remodeled buildings and structures, and improvements to land are reviewed to assure ~~substantial~~ compliance with **the objective provisions of applicable statutes, ordinances, regulations, and other fixed standards, including,** the **city's** general plan, municipal code, **and** policies and improvement standards of the city **and the state**.

17.72.020 Applicability.

A. The provisions of this chapter apply to:

1. Any development requiring a site plan review permit as per this Title.

2. New commercial, industrial and other non-residential structures or additions that add more than 100 square feet of useable floor space to the structure.

3. New multi-family residential development or additions that add more than 100 square feet of useable floor space to the structure.

4. Divisions of land or adjustments to property lines.

5. Interior alterations that increase the useable floor area of a non-residential structure by more than 100 square feet, or change the use of the structure.

6. Improvements made in the public right-of-way, except those initiated by the city, State, or a utility company.

7. Other non-residential improvements to land or buildings deemed by the Community Development Director to be subject to certain goals, policies, codes, regulations or improvement standards of the city.

B. The provisions of this chapter do not apply to:

1. New or remodeled single-family dwellings;

2. Repairs and maintenance to the site or a structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure and that are substantially similar in design as the original construction;

3. Interior alterations that do not increase the useable floor area of the structure, or modify the use of the structure;

4. Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities.

C. The total combined use area of the site of the proposed development shall be subject to site plan review permit procedures and all applicable goals, policies, codes, regulations, and improvement standards of the city.

17.72.030 Site plan review ~~committee.~~ Process

~~A. Members. The Site Plan Review Committee shall be comprised of staff representatives of the Community Development Director, City Engineer, and Building Official; in addition, the Community Development Director may request input from any other city department or public agency, subject to City Council policies~~

~~B.~~ Powers and Duties. ~~The Site Plan Review Committee~~ **With respect to the site plan review process, the Community Developer Director** shall have the power to:

1. Review ~~site plan review permit applications for~~ **submittals for compliance with the objective provisions of applicable statutes, ordinances, regulations, and other fixed ministerial standards, including, without limitation, the city's general plan, municipal code, and policies and improvement standards of the city and the state** ~~consistency with the General Plan, municipal code, policies, regulations, and improvement standards of the city~~ **and require revisions to a site plan to bring it into conformance with such authority. The Community Development Director's exercise of such authority is ministerial and shall be limited to causing compliance with such statutes, ordinances, regulations, and other fixed standards. Should, however, substantial evidence illustrate that a proposed project, which is not otherwise subject to discretionary approval pursuant to this Title 17, will have a significant impact on the environment, the Community Developer Director will evaluate the project in accordance with the California Environmental Quality Act and shall possess discretionary authority to impose upon the project conditions and requirements mitigating the project's impacts to less-than-significant.**

~~2. Apply requirements to a site to protect the public health, safety and general welfare.~~

~~3. Require revisions to the site plan to bring it into consistency.~~

4. Identify the city permits necessary to construct the proposed project.

3. Issue the site plan review permit subject to stated revisions.

4. Require that the site plan be resubmitted with required revisions.

17.72.040 Site plan contents.

A. The site plan shall be drawn to a scale which that clearly indicates all dimensions and includes the following information, as well as information identified in the site plan review application form:

1. Address;

2. Assessor's parcel number;

3. Vicinity map on cover sheet;

4. Scale and north arrow;

5. Dimensions of property;

6. Location of existing and proposed buildings and/or structures showing dimensions from property lines and their intended use;

7. Location, height and material of existing and/or proposed fences and walls;

8. Location of off-street parking. Indicate the number of parking spaces, type of paving, direction arrows and parking dimensions;

9. Location and width of drive approaches;

10. Location and direction of on-site drainage;

11. Location of existing and/or proposed public improvements (such as curbs, gutters, sidewalks, utility poles, fire hydrants, street lights, traffic signal devices, etc.);

12. Method of sanitary disposal;

13. Location of signs, their size, height, type of illumination and type of building material;

14. Location of trash refuse area;

15. Location and type of existing trees. Oak trees must have the approximate diameter size;

16. Location of areas to be landscaped;

17. Loading and storage areas indicating any fences and walls to be used as screening;

18. Location and height of all roof mounted structures;

19. Lighting, including the location and height of all exterior fixtures;

20. Such other data as may be required to permit the Site Plan Review Committee to evaluate the site plan.

B. The Site Plan Review Committee may require additional information on the site plan or as a separate document based upon the proposed development.

17.72.050 Site plan review ~~committee~~ issuance.

A. The ~~Site Plan Review Committee~~ **Community Development Director** shall declare ~~their~~ **his or her** intention to either issue the site plan review permit or require resubmittal of the site plan ~~at the Site Plan Review Committee meeting.~~

B. The ~~Site Plan Review Committee~~ **Community Development Director** shall, in writing to the applicant, either approve the site plan review permit with required revisions, or require resubmittal of the site plan and identify required revisions.

17.72.060 Appeals.

Appeals of the~~ Site Plan Review Committee's~~ **Community Development Director's** decision shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.72.070 Life of permits and extensions of time.

A. A site plan review permit shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced.

B. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use.

17.72.080 Revocation.

Revocation of a site plan review permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.72.090 ~~Subsequent~~ Additional permits.

~~Subsequent~~ **Other** development permits ~~associated with~~ **required for** the ~~site plan review permit~~ **project** shall be consistent with the site plan review permit. If there is a change in the proposed development, a new site plan application shall be submitted.

Chapter 17.74
ADMINISTRATIVE USE PERMITS

Sections:

17.74.010 Purpose.
17.74.020 Applicability.
17.74.030 Application procedure.
17.74.040 Findings.
17.74.050 Notices of decision.
17.74.060 Appeals.
17.74.070 Life of permits and extensions of time.
17.74.080 Revocation.
17.74.090 ~~Subsequent~~ Additional permits.

17.74.010 Purpose.

The purpose of requiring the administrative approval of certain uses is to determine whether or not a particular use meets the **objective** standards ~~set forth in this title~~ that are specific to that use, with the intent that uses that meet all of the **objective** standards will be approved.

17.74.020 Applicability.

This chapter shall apply to all uses listed as permitted uses subject to administrative approval.

17.74.030 Application procedure.

Applications for an administrative use permit shall be filed pursuant to Chapter 17.70 with the Community Development Director and processed consistent with Chapter 17.70.070 ~~and, if applicable, Chapter 17.70.070.~~

17.74.040 Findings.

In order for an application to receive administrative approval, ~~the following findings must be made by the reviewing authority listed identified in Chapter 17.70.060~~ Community Development Director must find that

A. **The use complies with the objective provisions of statutes, ordinances, regulations, and other fixed standards, including, the city's general plan, municipal code, and policies and improvement standards of the city and the state. The Community Development Director's exercise of such authority is ministerial and shall be limited to causing compliance with such statutes, ordinances, regulations, and other fixed standards. Should, however, the Community Development Director determine that substantial evidence illustrates that a**

proposed project will have a significant impact on the environment, the Community Developer Director will evaluate the project in accordance with the California Environmental Quality Act and shall possess discretionary authority to impose upon the project conditions and requirements mitigating the project's impacts to less-than-significant. ~~The use meets the standards and requirements in this title that are specific to that use;~~

~~B. The use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;~~

~~C. The use is consistent with the General Plan;~~

~~D. The proposed location, size, design and operating characteristics of the use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.~~

17.74.050 Notices of decision.

Notices of decision of an administrative use permit shall be processed consistent with Chapter 17.70.170. In addition to Chapter 17.70.170, a copy of the written decision shall be signed and dated by the Community Development Director and mailed to each property owner within three hundred (300) feet of the subject property.

17.74.060 Appeals.

Appeals to a decision of the reviewing authority of an administrative use permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.74.070 Life of permits and extensions of time.

An administrative use permit shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced.

17.74.080 Revocation.

Revocation of an administrative use permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.74.090 ~~Subsequent~~ Additional Permits.

Development permits that may be needed for a project in addition to an administrative use permit shall be considered in a manner consistent with the site plan review permit process. If there is a change in the proposed development, a new administrative use application shall be submitted.

Chapter 17.76
TEMPORARY USE PERMITS

Sections:

17.76.010 Purpose.
17.76.020 Temporary uses exempt from permit requirements.
17.76.030 Temporary use permit required.
17.76.040 Development standards.
17.76.050 Temporary improvements on a site.
17.76.060 Findings.
17.76.070 Conditions.

17.76.010 Purpose.

A temporary use permit provides a mechanism for administrative **non-discretionary** review and determination for proposed and qualifying short term uses and activities to ensure that such activities are consistent with the **objective standards of** the general plan and the provisions of this title.

17.76.020 Temporary uses exempt from permit requirements.

The following temporary activities and uses are allowed by right and expressly exempt from the requirement of first obtaining a temporary use permit, provided they conform to the ~~listed~~ **City's** development standards:

A. Construction yards, storage sheds, and construction offices (on site) in conjunction with an approved construction project where the yard, shed, **and/or office** are located on the same site as the approved project.

B. Emergency public health and safety facilities established by a public agency.

C. Entertainment and assembly events held within auditoriums, stadiums, or other public assembly facilities, provided the proposed use is consistent with the intended use of the facility.

D. Entertainment and assembly events as part of an allowed permanent use (e.g., race at a raceway).

E. Events held exclusively on city property and that are in conjunction with the city use.

F. Events held exclusively at a school site that are in conjunction with the school use.

G. Events held exclusively on religious institution or facility site and that are in conjunction with that religious institution or facility use.

H. Garage and yard sales held on private property.

I. Outdoor promotional events and seasonal sales related to an existing business with temporary outdoor display and sales of merchandise and seasonal sales in conjunction with an established commercial business that holds a valid business license and is in compliance with the development standards of this title.

J. Storage containers not in conjunction with an approved construction project when located on in a residential zone district for periods less than seventy-two (72) hours or when located in nonresidential zone district for periods less than forty-five (45) days.

K. Outdoor sales operating in front of an established commercial business by a bonified charity organization with a recognized as a 501(c)(3) organization by the Internal Revenue Service, i.e. eligible to receive tax-deductible contributions. (i.e. Girl Scout Cookie Sales)

L. Residential lemonade stands and the like, , with gross sales less than $1,000 annually.

CHARITABLE ORGANIZATION: An organization recognized as a 501(c)(3) organization by the Internal Revenue Service, i.e. eligible to receive tax-deductible contributions.

17.76.030 Temporary use permit required.

The following temporary activities and uses may be allowed, subject to the issuance of a temporary use permit prior in accordance with this chapter and Chapter 17.70:

A. Any use listed in Table 17.08.020 or Table 17.08.030 that is identified as a temporary use.

B. Construction yards, storage sheds, and construction offices (off site) in conjunction with an approved construction project, where the yard, shed, or office is located on a site different from the site of the approved construction project.

C. Entertainment and assembly events, including carnivals, circuses, concerts, fairs, festivals, food events, fundraisers, haunted houses, outdoor entertainment/sporting events, and similar events designed to attract large crowds and when not otherwise part of or consistent with a permitted use (e.g., race at a raceway).

D. Farmers markets.

E. Temporary sales, including swap meets, flea markets, rummage sales, and similar events in locations not specifically designed for such events.

F. Seasonal sales occurring outdoors when not related to an existing business.

G. Temporary sales offices.

H. Temporary land uses on unimproved or partially improved sites in a zoning district that allows that land use on a permanent basis.

I. Temporary community food banks.

J. Other temporary activities that the Community Development Director determines**, when applying objective factors**, are similar in nature and intensity to those identified above.

17.76.040 Development standards.

Standards for height, off street parking spaces, setbacks, and other structure and property development standards that apply to the category of use or the zoning district of the subject parcel

shall apply to all temporary activities. ~~The Community Development Director may waive requirements for long term improvements that exceed the duration of the temporary use, including, but not limited to, landscaping and paving of parking lots.~~

17.76.050 Temporary improvements on a site.

A. Improvement to property at a level less than what is required by this title may be allowed to support temporary operations on the property yet still ensure public health, safety, and general welfare. This allowance shall not be used to circumvent or deviate from the requirements for public improvements required at the time of subdivision of property.

B. The allowance described in Subsection A shall be conducted through the temporary use permit process. The permit shall clearly identify what improvements are to be completed and what requirements are being waived for a limited period of time, as well as the time period for which the permit is valid. A temporary use permit allowing improvements less than required shall only be approved if the improvements to be completed are those minimally necessary to ensure public health, safety, and welfare

C. At the conclusion of the period authorized by the temporary use permit, either the property shall be brought into compliance with the requirements of this title or use of the property shall cease.

17.76.060 Findings.

The reviewing authority shall make all of the following findings to approve or conditionally approve a temporary use permit:

1. The use is a temporary use and will be limited to the specific duration of time that is identified in the temporary use permit.

2. **The use complies with the objective provisions of applicable statutes, ordinances, regulations, and other fixed standards, including, the city's general plan, municipal code, and policies and improvement standards of the city and the state. The Community Development Director's exercise of such authority is ministerial and shall be limited to causing compliance with such statutes, ordinances, regulations, and other fixed standards. Should, however, the Community Development Director determine that substantial evidence illustrates that a proposed project will have a significant impact on the environment, the Community Developer Director will evaluate the project in accordance with the California Environmental Quality Act and shall possess discretionary authority to impose upon the project conditions and requirements mitigating the project's impacts to less-than-significant.** ~~The temporary use will not function or be located in a manner that restricts access to required parking areas.~~

4. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this title.

5. The approval includes provisions to ensure that each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use.

~~6. The use is consistent with the general plan, applicable specific plans, and the provisions of this title.~~

~~17.76.070 Conditions.~~

~~The Community Development Director may place conditions on the temporary use permit, including, but not limited to, buffers, hours of operation, maintenance, lighting, improvements, parking, performance guarantees, property maintenance, signs, surfacing, time limits, and traffic circulation. Conditions must be deemed reasonable and necessary to protect the health, safety, or general welfare.~~

Chapter 17.78
HOME OCCUPATION PERMITS

Sections:

17.78.010 Purpose.
17.78.020 Permit required.
17.78.030 Application.
17.78.040 Prohibited home occupation uses.
17.78.050 Operating standards.
17.78.060 Life of permits and extensions of time.
17.78.070 No transferability.
17.78.080 Revocation.

17.78.010 Purpose.

The provisions of this chapter provide for the conduct of home occupations that are incidental to and compatible with surrounding residential uses. A home occupation represents a commercial activity by the occupant of the dwelling.

17.78.020 Permit required.

Home occupations shall not commence without first obtaining a home occupation permit, except as provided below:

A. A home occupation permit shall not be required for an in-home educational activity, including but not limited to music lessons, academic tutoring, swimming lessons, or religious instruction, provided that no more than five students are present at any one time, and the activity complies with all of the operating standards in Section 17.78.040.

17.78.030 Application.

Applications for a home occupation permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.78.040 Prohibited home occupation uses.

A. The following uses are, without limitation, example of land uses that are not incidental to nor compatible with residential activities in residential zones, and are prohibited as home occupations:

1. Barbershop, hair salon, nail care, massage therapy, or day spa
2. Fortune telling
3. Kennel or animal boarding

4. Laboratory, general or medical

5. Mini-warehouse or self-storage facility

6. Motor vehicle repair or service, minor or major

7. Office; medical, dental, or optometry

8. Pet grooming

9. Repair shop, large appliance or equipment

10. Specialty construction or trade service where construction activities take place at the site

11. Tattooing or body art

12. Any other use determined by the Community Development Director to be not incidental nor compatible with residential activities.

B. A home occupation permit may be denied if the Community Development Director finds that land use proposed for a home occupation is listed in this section, or that **there is substantial evidence that the** land use **will create a significant impact to the environment**. ~~is not incidental nor compatible with residential activities.~~

17.78.050 Operating standards.

A. A home occupation shall comply with all of the following operating standards:

1. A home occupation shall not alter the appearance of the dwelling unit as seen from any public right-of-way.

2. There shall be no displays on the premises.

3. There shall be no signs other than those allowed by Chapter 17.56.

4. There shall be no advertising in any publication, on the internet, or otherwise, that identifies the home occupation by street address.

5. The home occupation shall be confined to one room located within the dwelling. A portion of a garage or carport may be used for home occupation purposes if it does not prevent the garage or carport from being used for parking of vehicles. Horticulture activities may be conducted outdoors within the rear of the lot only.

6. Only one vehicle no larger than a three-quarter ton truck may be used by the occupant directly or indirectly in connection with a home occupation.

7. The home occupation shall not encroach into any required parking, setback or open space areas.

8. There shall be no use of mechanical equipment not recognized as being part of a normal household or hobby use.

9. Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises.

10. Utility consumption shall not exceed normal residential usage.

11. The home occupation shall not create or cause noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare or electrical interference or other hazards or nuisances to an extent that would exceed the conditions of normal residential activities.

12. Only the occupants of the dwelling may be engaged in the home occupation, except as specifically modified by other sections of this title.

13. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises at a frequency of more than three deliveries per week of a package or packages weighing less than one hundred (100) pounds.

14. The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the land use district in which it is located.

15. No home occupation shall commence until a current business license is obtained, pursuant to this ~~title~~ **Municipal Code.**

16. No more than one (1) home occupation shall be located within a dwelling unit at one time.

17. If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal for a home occupation permit.

18. No space shall be rented out to others in association with a home occupation.

19. A home occupation that is a cottage food operation shall meet the requirements of Section 17.60.050.

~~B. The Community Development Director may require additional operating standards when approving the home occupation permit if deemed necessary to carry out the intent of this title.~~

C. A home occupation permit may be denied if the Community Development Director finds that there is a failure or inability to meet one or more of the operating standards of this section.

17.78.060 Life of permits and extensions of time.

The initial life and subsequent extensions of time for home occupation permits are stated in Sections 17.70.240 and 17.70.250.

17.78.070 No transferability.

A. Notwithstanding Section 17.70.210, if property ownership changes on property subject to a valid home occupation permit, the home occupation permit shall not be transferable to a new property owner.

B. If the holder of a valid home occupation permit relocates to another site, the home occupation shall not transfer to the new site. A new home occupation permit shall be approved before the use may continue at the new site.

17.78.080 Revocation.

A home occupation permit may be revoked or modified in accordance with Section 17.70.230 if any one of the following findings are made:

~~A. The home occupation has become detrimental to the public health, safety or traffic, or constitutes a nuisance;~~

A. The home occupation permit was obtained by misrepresentation or fraud;

B. The condition of the premises, or the area of which it is a part, has changed so that the home occupation is no longer justified under the meaning and intent of this title;

C. One or more of the operating standards of the home occupation permit have not been met;

D. The home occupation violates Federal, State, or local statute, ordinance, law, or regulation.

Chapter 17.80
CONDITIONAL USE PERMITS

Sections:

17.80.010 Purpose.
17.80.020 Application procedure.
17.80.030 Findings.
17.80.040 Conditions of approval.
17.80.050 Notice of decision.
17.80.060 Appeals.
17.80.070 Life of permits and extensions of time.
17.80.080 Revocation.
17.80.090 Subsequent Permits.

17.80.010 Purpose.

In certain districts, conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special considerations so that they may be located in a proper zoning district in order that the objectives of this title are satisfied and the conditional use is compatible with the permitted uses in the zoning district.

17.80.020 Application procedure.

Applications for a conditional use permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.80.030 Findings.

A. Before a conditional use permit can be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;

3. The proposed use is consistent with the general plan;

4. There will not be significant effects upon the quality of the environment and natural resources;

5. The proposed location, size, design and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

B. A conditional use permit may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.80.040 Conditions of approval.

The reviewing authority may place conditions of the approval on the conditional use permit that **are needed for the required findings to be made or which** promote the public interests, health, safety, convenience or welfare of the city or that mitigate any impacts to surrounding properties.

17.80.050 Notice of decision.

A notice of decision of a conditional use permit shall be processed consistent with Chapter 17.70.

17.80.060 Appeals.

Appeals to a decision of the reviewing authority of a conditional use permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.80.070 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a conditional use permit shall be per Chapter 17.70, except that when any conditional use permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the conditional use permit shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the conditional use permit.

17.80.080 Revocation.

Revocation of an approved conditional use permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.80.090 Other Permits.

Other development permits required for the project shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.82
PLANNED UNIT DEVELOPMENT PERMITS

Sections:

17.82.010 Purpose.
17.82.020 Application Procedure.
17.82.030 Allowed planned unit developments.
17.82.040 Prohibited planned unit developments.
17.82.050 Site area.
17.82.060 Findings.
17.82.070 Conditions of approval.
17.82.080 Notice of decision.
17.82.090 Appeals.
17.82.100 Life of permits and extensions of time.
17.82.110 Revocation.
17.82.120 Subsequent permits.

17.82.010 Purpose.

Planned unit developments (PUDs) are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the city that otherwise might not be possible by strict adherence to the provisions of this title. In certain instances, the objectives of this title may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone districts prescribed by this title.

17.82.020 Application Procedure.

A. Applications for a planned unit development (PUD) permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. In addition to the standard application information ~~required by the Community Development Director,~~ the ~~Site Plan Review~~ **Community Development Director**, after reviewing the site plan of the proposed PUD, shall list any unique, additional information necessary to review a proposed PUD in the Site Plan Review process.

17.82.030 Allowed planned unit developments.

A planned unit development may be utilized to achieve one or more of the following objectives:

A. To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary.

B. To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;

C. To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;

D. To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title

E. To permit variations to the standard local street cross-sections;

F. To permit private streets and gated neighborhoods;

G. To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts; and

H. To reduce the amount of required parking spaces when spaces are shared among multiple land uses.

17.82.040 Prohibited planned unit developments.

A planned unit development is prohibited from being used to achieve one or more of the following:

A. To add land uses at are not otherwise permitted in the zone district in which the PUD is located;

B. To increase residential densities beyond the maximum allowed by the General Plan;

C. To modify sign standards or provisions in Chapter 17.56; or

D. To modify parking and loading standards or provisions in Chapter 17.54, except as stated in Section 17.82.030.

17.82.050 Site area.

A. The minimum site area for a planned unit development shall be five (5) acres, except that there shall be no minimum site area requirements if the site is an infill development site.

B. The site area may be made up of more than one parcel, however all parcels in the site area shall be contiguous.

17.82.060 Findings.

A. Before a planned unit development (PUD) permit can be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The location and design of the PUD is in accordance with the purpose of this title;

2. The PUD is being proposed to achieve one or more of the objectives identified in Section 17.82.030;

3. The location and design of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity;

4. The location and design of the PUD will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities;

5. That PUD's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the purpose of this title;

6. The combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses in the vicinity; and

B. A PUD may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.82.070 Conditions of approval.

The reviewing authority may place conditions of the approval on the planned unit development permit that **are needed for the required findings to be made or which** promote well-planned neighborhoods, protect the public interests, health, safety, convenience or welfare of the city or that mitigate any impacts to surrounding properties.

17.82.080 Notice of decision.

A notice of decision of a planned unit development permit shall be processed consistent with Chapter 17.70.

17.82.090 Appeals.

Appeals to a decision of the reviewing authority of a planned unit development permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.82.100 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a planned unit development use permit shall be per Chapter 17.70, except that when any planned unit development permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the conditional use permit shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit.

17.82.110 Revocation.

Revocation of an approved planned unit development permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.82.120 Subsequent permits.

Subsequent development permits associated with a planned unit development permit shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.84
VARIANCES AND MINOR DEVIATIONS

Sections:

17.84.010 Purposes.
17.84.020 Prohibited variances or minor deviations.
17.84.030 Application procedure.
17.84.040 Minor deviation findings.
17.84.050 Variance findings.
17.84.060 Notice of decision.
17.84.070 Appeals.
17.84.080 Life of permits and extensions of time.
17.84.090 Revocation.
17.84.100 Subsequent permits.

17.84.010 Purposes.

This section allows variances and minor deviations from the development standards of this title when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

17.84.020 Prohibited variances or minor deviations.

A variance or minor deviation may be granted to waive or modify any development standard of this title except to:

A. Allow a land use not otherwise allowed in the zone district;

B. Increase the maximum allowed residential density;

C. Waive a specifically identified prohibition; or

D. Waive or modify a procedural requirement.

17.84.030 Application procedure.

Applications for a variance or minor deviation shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.84.040 Minor deviation findings.

A. Before a minor deviation may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The minor deviation is for the adjustment of an objective development standard;

2. The minor deviation would allow an adjustment to an objective development standard of not more than ten (10) percent.

3. The minor deviation is consistent with the purposes of this title.

4. The minor deviation will be consistent with the General Plan.

B. A minor deviation may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

C. Any application for a minor deviation that exceeds ten (10) percent of the development standard requirement shall be processed as a variance.

17.84.050 Variance findings.

A. Before a variance may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;

2. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;

3. The variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;

4. The variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;

5. The variance does not allow a use or activity which is prohibited in the zone district where the property is located; and

6. The variance is consistent with the purposes of this title.

7. The variance will be consistent with the general plan.

B. A variance may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.84.060 Notice of decision.

A notice of decision of a variance or minor deviation shall be processed consistent with Chapter 17.70.

17.84.070 Appeals.

A. Appeals to a decision of the reviewing authority of a variance or minor deviation shall be submitted and processed consistent with the procedures in Chapter 17.70.

B. When a minor deviation is appealed, the variance findings in Section 17.84.050 shall apply to the appeal of the minor deviation.

17.84.080 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a variance or minor deviation shall be per Chapter 17.70, except that when any variance that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the variance or minor deviation shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the variance or minor deviation.

17.84.090 Revocation.

Revocation of an approved variance or minor deviation shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.84.100 Subsequent permits.

Subsequent development permits associated with a variance or minor deviation shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.86
ZONING ORDINANCE AMENDMENTS

Sections:

17.86.010 Purpose.
17.86.020 Application Procedure.
17.86.030 Findings.
17.86.040 Notice of decision.
17.86.050 Appeals.
17.86.060 Life of permits and extensions of time.
17.86.070 Revocation.
17.86.080 Subsequent permits.

17.86.010 Purpose.

The purpose of this section is to provide a uniform procedure for amending the text of this title or the boundaries of the Zoning Map prescribed in this title. This title may be amended by changing the boundaries of districts or by changing any other provision thereof by following the procedure set forth in this chapter.

17.86.020 Application Procedure.

A. Applications for amendment to this title shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. An amendment or change to the boundaries of a zone district on the Zoning Map (zone change) may only be filed by a property owner or authorized agent of land that is affected by the proposed amendment, or by the City Council or Planning Commission.

C. An amendment or change to the text of this title (text amendment) may only be initiated by the City Council or the Planning Commission. Either authority may initiate such an amendment or change upon a written request by the Community Development Director or upon a written request with application fee by an interested person.

17.86.030 Findings.

A. Before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

The amendment is internally consistent with the goals, objectives, and policies of the general plan and this title;

The amendment would not be detrimental to the public health, safety, or welfare of the community;

The amendment would maintain the appropriate balance of land uses within the city;

The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

B. A zone change or text amendment may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.86.040 Notice of decision.

A notice of decision of a zone change or text amendment shall be processed consistent with Chapter 17.70.

17.86.050 Appeals.

The decision of the City Council regarding a zone change or text amendment is final.

17.86.060 Life of permits and extensions of time.

A zone change or text amendment is final upon its effective date and does not expire.

17.86.070 Revocation.

A zone change or text amendment may not be revoked, except by filing a new application in accordance with Chapter 17.70.

17.86.080 Subsequent permits.

Subsequent development permits associated with a zone change or text amendment shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.88
GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS

Sections:

17.88.010 Purpose.
17.88.020 Application process.
17.88.030 Frequency of general plan amendments.
17.88.040 Findings.
17.88.050 Notice of decision.
17.88.060 Appeals.
17.88.070 Life of permits and extensions of time.
17.88.080 Revocation.
17.88.090 Subsequent permits.

17.88.010 Purpose.

The purpose of a general plan amendment is to allow for modifications to the Hanford General Plan text (e.g., goals, policies, or implementation programs), the General Plan Land Use Map, the General Plan Circulation Map, or other elements of the Hanford General Plan. The purpose of a specific plan amendment is to adopt a new or modify an existing, approved specific plan.

17.88.020 Application process.

A. Applications for a general plan or specific plan amendment shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. A general plan amendment affecting the General Plan Land Use Map or other map in the General Plan may be filed by a property owner or authorized agent of land that is affected by the proposed amendment.

C. A specific plan amendment may be filed by a property owner or authorized agent of land that is affected by the proposed amendment.

D. A general plan or specific plan amendment may be initiated by the City Council or the Planning Commission. Either authority may initiate such an amendment upon a written request by the Community Development Director or upon a written request with application fee by an interested person.

17.88.030 Frequency of general plan amendments.

Pursuant to Government Code Section 65358, no mandatory element of the General Plan may be amended more frequently than four times during any calendar year. Subject to that limitation, an amendment may be made at any time and may include more than one change to the General Plan.

17.88.040 Findings.

A. Before a general plan or specific plan amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan;

2. The amendment would not be detrimental to the public health, safety, or welfare of the community;

3. The amendment would maintain the appropriate balance of land uses within the city;

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

B. A general plan or specific plan amendment shall be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.88.050 Notice of decision.

A notice of decision of a general plan or specific plan amendment shall be processed consistent with Chapter 17.70.

17.88.060 Appeals.

The decision of the City Council regarding a general plan or specific plan amendment is final.

17.88.070 Life of permits and extensions of time.

A general plan or specific plan amendment is final upon its effective date and does not expire.

17.88.080 Revocation.

A general plan or specific plan amendment may not be revoked, except by filing a new application in accordance with Chapter 17.70.

17.88.090 Subsequent permits.

Subsequent development permits associated with a general plan or specific plan amendment shall be submitted, reviewed, and processed consistent with Chapter 17.70.

Chapter 17.90
NONCONFORMING USES, STRUCTURES, AND LOTS

Sections:

17.90.010 Purpose.
17.90.020 Applicability.
17.90.030 Nonconforming uses.
17.90.040 Nonconforming structures.
17.90.050 Nonconforming lots.
17.90.060 Discontinuance of nonconforming uses.
17.90.070 Expansion or reestablishment with conditional use permit.
17.90.080 Restoration of damaged nonconforming structures.
17.90.090 Removal of certain nonconforming uses and structures.
17.90.100 Effect of eminent domain.
17.90.110 Change of Nonconforming Uses.

17.90.010 Purpose.

Within the zones established by this title, there exist uses, structures, and lots which were lawful before this title was adopted or amended, but which would now be prohibited under the terms of this title or its future amendments. It is the intent of this title to permit these nonconforming uses **structures, and lots** to continue until they are terminated, but not to encourage their expansion. ~~To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction, or designated use of any building where a building permit has been issued prior to the effective date of this title, provided such permit is diligently carried to completion.~~

17.90.020 Applicability.

This Chapter applies to uses, structures, and lots that were lawful when they were commenced, constructed, or created, but that do not comply with one or more applicable provisions of this title. This Chapter does not apply to nonconforming signs, which are instead subject to the requirements of Chapter 17.56.

17.90.030 Nonconforming uses.

A. A use shall be deemed nonconforming if it was lawfully commenced prior to the adoption or amendment of this title, but which now does not conform to the use regulations of this title applicable to uses.

B. A use shall be deemed nonconforming if it was lawfully commenced while under the jurisdiction of Kings County, but which, after annexation of the site into the City, does not conform to the use regulations of this title.

C. No use shall be deemed nonconforming if it was lawfully commenced and the only provision of this title not being met is the provision of the minimum amount of on-site parking or loading area.

17.90.040 Nonconforming structures.

A. A structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures.

B. Except as provided in this Chapter, no nonconforming structure shall be moved, altered, or enlarged so as to increase the amount of floor space or increase the difference between actual conditions and required standards regulating coverage, front yards, side yards, rear yards, height of structures, or distances between structures prescribed in the applicable regulations of this title, unless required by law or unless the moving, alteration or enlargement will result in the compliance of the structure with this title.

C. No structure partially occupied by a nonconforming use shall be moved, altered or enlarged in such a way as to permit the enlargement of the space occupied by the nonconforming use.

D. Routine maintenance and repairs may be performed on a nonconforming structure.

E. No new structure will be allowed if it will contribute to a nonconforming use, except in accordance with Section 17.90.070.

17.90.050 Nonconforming lots.

A. A lot shall be deemed nonconforming if it was legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of this title, but which, does not meet all of the provisions, standards, and requirements of this title applicable to lots.

B. A nonconforming lot shall not be subdivided, nor its lot lines adjusted, unless the subdivision or lot line adjustment brings the lot into conformance with the provisions, standards, and requirements of this title applicable to lots or reduces the difference between actual conditions and required standards while not creating a new nonconforming use or structure.

C. A nonconforming lot may be used for any use allowed in the zone district in which it is located.

D. A structure conforming to the provisions of this title may be constructed on a nonconforming lot.

17.90.060 Discontinuance of nonconforming uses.

A. Whenever a nonconforming use has been abandoned, discontinued, or changed to a conforming use for a continuous period of six months, the nonconforming use shall not be reestablished, and the use of the structure or site thereafter shall be in conformity with the regulations for the zone district in which it is located.

B. An agricultural crop production use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the agricultural crop production use shall not increase.

C. An animal raising use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the animal raising use (i.e. type and number of animals) shall not change or increase. The provisions for abandonment or discontinuance shall not apply.

17.90.070 Expansion or reestablishment with conditional use permit.

A. A nonconforming use may be expanded by up to ten (10) percent of its existing floor area if a conditional use permit is granted, in accordance with Chapter 17.80. The expansion of a nonconforming use or structure may be allowed only one (1) time per use.

B. A nonconforming use that has been abandoned or discontinued for a period of more than six (6) months, but less than eighteen (18) months, may be reestablished if a conditional use permit is granted, in accordance with Chapter 17.80.

17.90.080 Restoration of damaged nonconforming structures.

A. Whenever a nonconforming structure or a structure used for a nonconforming use is **damaged** by fire or other calamity to the extent of seventy-five (75) percent or more of its structural mass, or has been voluntarily razed, or is required by law to be razed, the structure may not be restored, except in full compliance the requirements of this title for the zoning district in which it is located and the nonconforming use shall not be resumed.

B. If **damage** of the nonconforming structure is to an extent less than seventy-five (75) percent of the structural mass, the structure may be rebuilt and reused in its nonconforming status. The percentage of structural mass destroyed shall be determined by the building official.

C. Within one (1) year from **the event causing damage**, the following may be reconstructed upon the approval of a conditional use permit, in accordance with Chapter 17.80:

1. A nonconforming single- or multi-family residential structure or use when located in a residential zone district.

2. A nonconforming commercial structure or use when located in a commercial or industrial zone district.

17.90.090 Removal of certain nonconforming uses and structures.

A. Upon receipt of a violation, the following shall be removed with thirty (30) days, unless an alternative deadline is specified in the violation notice:

B. A nonconforming use that does not occupy a structure or is using a structure having an assessed valuation of less than one thousand (1,000) dollars shall be discontinued and completely removed or converted to a conforming status.

C. Existing fences, walls and hedges that do not conform to the provisions of this title governing the placement of fences, walls and hedges in relation to street intersections or encroachment into the public right-of-way, shall be removed or modified to conform to the provisions of this title.

17.90.100 Effect of eminent domain.

A. If the area of the lot is reduced by eminent domain, the provisions for nonconforming lots and structures shall apply, but the provisions for nonconforming uses shall not apply.

B. If a required yard or setback area is reduced or eliminated by eminent domain, any affected building or structure shall be deemed nonconforming; provided, however, such building or structure may be structurally altered so long as such alterations comply with all the other requirements of the zoning district.

C. If any required parking space on a lot is reduced or eliminated by eminent domain, the use shall not be deemed nonconforming solely because of lack of required parking spaces.

17.90.110 Change of Nonconforming Uses.

A. A nonconforming use may be changed to another nonconforming use upon approval of a conditional use permit, in accordance with Chapter 17.80.

B. A conditional use permit to change from one nonconforming use to another nonconforming use may only be granted if all of the following findings are made by the approving authority:

1. The proposed use will not alter the character of the zone district in which it is proposed to be located to any greater extent than the existing or preexisting nonconforming use;

2. The proposed use will not create more vehicular traffic than the volume created by the existing or preexisting nonconforming use;

3. The proposed use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable matter than the amount created by the existing or preexisting nonconforming use; and

4. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

Chapter 17.92
REASONABLE ACCOMMODATION

Sections:

17.92.010 Purpose.
17.92.020 Definitions.
17.92.030 Reasonable accommodation request.
17.92.040 Notice to the public of availability of accommodation process.
17.92.050 Requesting reasonable accommodation.
17.92.060 Medical information.
17.92.070 Application requirements.
17.92.080 Jurisdiction.
17.92.090 Findings for reasonable accommodation.
17.92.100 Appeals.
17.92.110 Fee.
17.92.120 Stay of enforcement.

17.92.010 Purpose.

In order to make specific housing available to one or more individuals with disabilities, this chapter implements the policy of the city on requests for reasonable accommodation in its rules, policies, and procedures for persons with disabilities as required by the Fair Housing Act, as amended, 42 U.S.C. Section 3604(f)(3)(B). The policy of the city is to comply fully with the provisions of the Fair Housing Act.

17.92.020 Definitions.

A. "Fair Housing Act" means The Federal Fair Housing Amendments Act of 1988, as amended.

B. "Applicant" means any person with disabilities or their representative that is requesting a reasonable accommodation pursuant to this chapter.

C. "Department" means the Community Development Department of the City of Hanford.

D. "Dwelling" means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

E. "Person with disabilities" means any person who, as defined by applicable federal law, has a physical or mental impairment that limits one or more major life activities or anyone who is regarded as having such impairment; or anyone who has a record of such impairment.

17.92.030 Reasonable accommodation request.

A. Any person with disabilities and eligible under the Fair Housing Act or their representative may request a reasonable accommodation with respect to the various land use or zoning laws, rules, policies, practices and/or procedures of the city as provided by the Fair Housing Act pursuant to the procedures set out in this chapter.

B. Nothing in this chapter requires persons with disabilities or operators of group homes for persons with disabilities acting or operating in accordance with applicable zoning, licensing or land use laws or practices to seek reasonable accommodation under this chapter.

17.92.040 Notice to the public of availability of accommodation process.

The Department shall prominently display a notice at the counter in the Community Development Department and Finance Department advising that persons with disabilities or their representatives may request a reasonable accommodation in accordance with the procedures established in this chapter.

17.92.050 Requesting reasonable accommodation.

A. A request by an applicant for reasonable accommodation relating to land use or zoning rules, policies, practices and/or procedures may be made orally or in writing. The Department will assist the applicant with furnishing the Department all information necessary for processing the reasonable accommodation request, including that information which the Department deems necessary to complete a reasonable accommodation request.

B. The Department will provide the assistance necessary to an applicant in making a request for reasonable accommodation. The Department will provide the assistance necessary to any applicant wishing to appeal a denial of a request for reasonable accommodation to ensure the process is accessible to the applicant. The applicant is entitled to be represented at all stages of the proceedings identified in this chapter by a person designated by the applicant.

17.92.060 Medical information.

A. Should the information provided by the applicant to the Department include medical information or records of the applicant, including records indicating the medical condition, diagnosis or medical history of the applicant, the applicant may, at the time of submitting such medical information, request that the department, to the extent allowed by law, treat such medical information as confidential information of the applicant.

B. Medical Information. The Department shall provide written notice to the applicant of any request received by the Department for disclosure of the medical information or documentation which the applicant has previously requested be treated as confidential by the Department. The Department will cooperate with the applicant, to the extent allowed by law, in actions initiated by the applicant to oppose the disclosure of such medical information or documentation.

17.92.070 Application requirements.

A. The applicant shall submit a request for reasonable accommodation in a form acceptable to the Department. The application shall include the following information:

1. The applicant's name, address and telephone number;

2. The address of the property for which the request is being made;

3. The name and address of the property owner, and the owner's written consent to the application;

4. The current actual use of the property;

5. The basis for the claim that the individual is considered disabled under the fair housing laws: identification and description of the disability which is the basis for the request for accommodation, including current, written medical certification and description of disability and its effects on the person's medical, physical or mental limitations;

6. The rule, policy, practice and/or procedure of the city for which the request for accommodation is being made, including the zoning code regulation from which reasonable accommodation is being requested;

7. The type of accommodation sought;

8. The reason(s) why the accommodation is reasonable and necessary for the needs of the disabled person(s). Where appropriate, include a summary of any potential means and alternatives considered in evaluating the need for the accommodation;

9. Copies of memoranda, correspondence, pictures, plans or other background information reasonably necessary to reach a decision regarding the need for the accommodation; and

B. If the project for which the reasonable accommodation is being requested also requires some other discretionary permit per this title or Title 16 (Subdivisions), then the reasonable accommodation request shall be acted on before proceeding with the public hearing for the discretionary permit applications.

17.92.080 Jurisdiction.

A. The community development director shall have the authority to consider and act on requests for reasonable accommodation. When a request for reasonable accommodation is filed with the department, it will be referred to the director/designee for review and consideration. The community development director shall issue a written determination within thirty (30) days of the date of receipt of a completed application and may (1) grant the accommodation request, or (2) deny the request, in accordance with federal law. Any such denial shall be in writing and shall state the grounds therefore. All written determinations shall give notice of the right to appeal and the right to request reasonable accommodation in the appeals process. The notice of determination shall be sent to the applicant by certified mail, return receipt requested and by regular mail.

B. Requests for Additional Information. If reasonably necessary to reach a determination on the request for reasonable accommodation, the director/designee may, prior to the end of said thirty (30) day period, request additional information from the applicant, specifying in detail what information is required. The applicant shall have fifteen (15) days after the date of the request for additional information to provide the requested information. In the event a request for additional

information is made, the thirty (30) day period to issue a written determination shall be stayed. The Community Development Director shall issue a written determination within thirty (30) days after receipt of the additional information. If the applicant fails to provide the requested additional information within said fifteen (15) day period, the Community Development Director shall issue a written determination within thirty (30) days after expiration of said fifteen (15) day period.

17.92.090 Findings for reasonable accommodation.

A. A determination on the following findings shall be made before any action is taken to approve or deny a request for reasonable accommodation and must be incorporated into the record relating to such approval or denial:

1. Whether the housing that is the subject of the request for reasonable accommodation will be used by one or more persons with disabilities protected under federal fair housing laws;

2. Whether the accommodation requested may be necessary to afford one or more persons with disabilities equal opportunity to use and enjoy a specific dwelling;

3. Whether the requested accommodation would require a fundamental alteration to the city's zoning scheme;

4. Whether the requested accommodation would impose undue financial or administrative burdens on the city.

B. A request for a reasonable accommodation shall not be denied for reasons which violate the provisions of the Fair Housing Act. This ordinance does not obligate the city to grant any accommodation request unless required by the provisions of the Fair Housing Act or applicable California state law.

17.92.100 Appeals.

A. The applicant may appeal the decision within thirty (30) days of the date the mailing of the decision to the applicant.

B. Appeals shall contain a statement of the grounds for the appeal.

C. If an applicant needs assistance in appealing a decision, the department will provide the assistance necessary to ensure that the appeal process is accessible to the applicant. All applicants are entitled to be represented at all stages of the appeal proceeding by a person designated by the applicant.

D. Appeals shall be to the City Council. The Council or its designee shall hear the matter and render a determination as soon as reasonably practicable, but in no event later than thirty (30) days after an appeal has been filed. All determinations on appeal shall address and be based upon the findings identified in Section 17.92.090 and shall be consistent with the Fair Housing Act.

E. An applicant may request reasonable accommodation in the procedure by which an appeal will be conducted.

17.92.110 Fee.

There shall be no fee imposed in connection with a request for reasonable accommodation under the provisions of this chapter or an appeal of the decision. Nothing in this chapter obligates the city to pay an applicant's attorneys' fees.

17.92.120 Stay of enforcement.

While an application for reasonable accommodation or appeal of said application is pending before the city, the city will not enforce the subject zoning ordinance against the applicant.

Chapter 17.94
ENFORCEMENT

Sections:

17.94.010 Purpose.
17.94.020 Issuance of permits, certificates and licenses.
17.94.030 Code Enforcement Officer defined.
17.94.040 Duties of the Code Enforcement Officer.
17.94.050 Infraction.
17.94.053 Public Nuisance.
17.94.057 Abatement.
17.94.060 Issuance of administrative citation.
17.94.070 Service of administrative citation.
17.94.080 Proof of service of administrative citation.
17.94.090 Abatement work—Extension of time.
17.94.100 Fines assessed.
17.94.110 Appeal of administrative citation.
17.94.120 Performance of abatement – City authority.
17.94.130 Entering property for abatement work.
17.94.140 Dangerous nuisance—Immediate abatement.
17.94.150 Administrative and abatement costs.
17.94.160 Costs of abatement—Record keeping.
17.94.170 Appeal of costs of abatement.
17.94.180 Notice of lien.
17.94.190 Collection of confirmed assessment.
17.94.200 Remedies of private parties.
17.94.210 Alternatives.
17.94.220 Enforcement authority.
17.94.230 Obstruction of enforcement.
17.94.240 Failure to comply.

17.94.010 Purpose.

The purpose of this chapter is to provide uniform provisions for the effective and fair enforcement of the provisions of this title.

17.94.020 Issuance of permits, certificates and licenses.

A. All officials, departments and employees of the city vested with the authority or duty to issue permits, certificates, or licenses shall comply with the provisions of this title and the rest of the Hanford Municipal Code and shall issue no permit, certificate, or license which conflicts with the provisions of this title. Any permit, certificate, or license issued in error that is in conflict with the provisions of this title shall upon its issuance be void.

B. A business license for any new business or for a new location for any existing business activity shall not be issued until the Community Development Director has determined that conduct of the business activity is not in violation of any provision of this title.

17.94.030 Code Enforcement Officer defined.

The Community Development Director, the City Engineer, the Building Official, and the Fire Marshal or their assigned designee shall be the officials responsible for the enforcement of this title, and are collectively referred to in this chapter as the Code Enforcement Officer.

17.94.040 Duties of the Code Enforcement Officer.

A. In the discharge of their duties, the Code Enforcement Officer shall have the right to enter any real property and any structure, building or other improvement located thereon for purposes of investigation and inspection, so long as the real property, and/or the structures, buildings or improvements thereon are open to the public, otherwise, entry must be with the permission of the owner or the owner's authorized agent. In the event permission cannot be obtained or is refused, entry shall be accomplished pursuant to an order or judgment of a court.

B. The Code Enforcement Officer, with the consent of the City Manager, may call upon the City Attorney to institute legal proceedings to enforce the provisions of this title, and the City Attorney is authorized to institute appropriate actions for that purpose.

C. The Hanford Police Department is also authorized to enforce the provisions of this title.

17.94.050 Infraction.

Any person or entity violating any provision of this title shall be guilty of an infraction. A person or entity shall be deemed guilty of a separate and distinct offense for each and every day a violation of this title is committed or continues to exist.

17.94.053 Public Nuisance.

Any violation of this title shall constitute a public nuisance.

17.94.057 Abatement.

Whenever the Code Enforcement Officer has inspected and finds that conditions constituting a public nuisance and/or a violation of this title exist, the city may use the procedures set forth in this chapter for the abatement of such nuisance or violation.

17.94.060 Issuance of administrative citation.

The Code Enforcement Officer shall issue an administrative citation, and serve the same in accordance with the provision of Section 17.94.070 on the landowner and the person, if other than the landowner, occupying or otherwise in apparent charge or control of the property. The administrative citation shall contain the following:

A. The street address and/or assessor's parcel number and location description sufficient for identification of the property on which the violation and/or public nuisance exists;

B. A statement that the Code Enforcement Officer has determined that a violation and/or a public nuisance exists on the property, with a brief description of the conditions that render the property in violation and/or as a public nuisance and identification of the section(s) of the Hanford Municipal Code or other law or regulation violated;

C. A statement to require the violator(s) to obtain all appropriate permits and correct the violation or abate the public nuisance within the time period identified in the administrative citation which time period shall not exceed ten (10) days from the date of service of the administrative citation, unless the City Council or the Code Enforcement Officer identifies an alternative period of time on the administrative citation;

D. A statement advising that the disposal of material removed from the property in order to comply with the administrative citation shall be disposed of in the manner required by law;

E. A statement advising that if the required work is not commenced within the time specified, the Code Enforcement Officer may proceed to cause the work to be done, and bill the persons named in the administrative citation for all abatement costs and administrative expenses of the city and/or levy the costs against the property by recordation of a notice of lien in accordance with Section 17.94.180 of this chapter;

F. Amount of fine imposed for the violation(s);

G. Explanation of how the fine shall be paid and the consequences of failure to pay the fine;

H. Signature of the Code Enforcement Officer and the signature of the violator if the violator can be located. If the violator refuses or does not sign the administrative citation, the lack of such signature shall in no way affect the validity of the administrative citation and subsequent proceedings;

I. A statement advising the person or persons identified in the administrative citation that they may appeal the issuance of the administrative citation in accordance with Section 17.94.110 of this chapter.

17.94.070 Service of administrative citation.

The administrative citation, and any documents related thereto shall be served by one of the following methods:

A. Personal service; or

B. First Class mail, postage prepaid, to each person identified at the address as it appears on the last equalized assessment roll of the county, or as otherwise known to the Code Enforcement Officer. The address of the property owner shown on the assessment roll shall be conclusively deemed to be the property address for the purpose of service of the administrative citation. Service by mail in the manner described above shall be effective on the date of mailing.

C. The failure of the person with an interest in the property to receive any administrative citation served in accordance with this section shall not affect the validity of any proceedings taken under this chapter. If the owner of record, after diligent search cannot be found, the administrative

citation may be served by posting a copy thereof in a conspicuous place upon the property for a period of ten days.

17.94.080 Proof of service of administrative citation.

Proof of service of the administrative citation shall be documented at the time of service by a declaration under penalty of perjury executed by the person effecting service, declaring the date and manner in which service was made. If the administrative citation is published, an affidavit of publication shall be obtained from the newspaper publishing the administrative citation.

17.94.090 Abatement work—Extension of time.

Upon receipt of a written request from any person required to comply with the administrative citation, the Code Enforcement Officer may grant an extension of time within which to complete the work or abatement, if the Code Enforcement Officer determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property and if such person has begun and is diligently accomplishing the work or abatement. The Code Enforcement Officer shall have the authority to place reasonable conditions on any such extensions.

17.94.100 Fines assessed.

A. The City Council by resolution shall establish the amount of the fine to be assessed for administrative citations issued by Code Enforcement Officer.

B. If the violator or property owner fails to correct the violation, subsequent administrative citations may be issued for the same violation(s). The amount of the fine shall increase at a rate specified in the City Council resolution.

C. Payment of the fine shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the city.

D. All fines assessed shall be payable to the city.

E. The failure of any person to pay a fine assessed by administrative citation within the time specified on the citation shall result in the assessment of an additional late fee to be charged. The amount of the late fee shall be ten percent of the total amount of the administrative fine owed.

F. The failure of any person to pay a fine assessed by administrative citation within the time specified on the administrative citation constitutes a debt to the city. To enforce that debt, the Code Enforcement Officer may:

1. File a claim with the small claims court;

2. Impose an assessment lien as set forth in Section 17.94.180; or

3. Pursue any other legal remedy to collect such money.

17.94.110 Appeal of administrative citation.

A. Any person receiving an administrative citation may appeal the issuance of the administrative citation to the **city manager.** The notice of appeal must be submitted on an appeal form provided by the community development director, must specify the basis for the appeal in detail, and must be filed with the community development director within ten (10) days after the date of service of the administrative citation. If the deadline falls on a weekend or city holiday, then the deadline shall be extended until the next regular business day. **Except as otherwise provided herein, no**

appeal hearing shall be held unless all unpaid fines have been deposited with the city in advance. Notwithstanding such deposit requirement, the deposit of fines shall be waived if the city manager determines that the appealing party is financially unable to pay such amount. A waiver request must be submitted to the community development director with the person's request for appeal, along with a sworn declaration and other supporting documents and materials showing the person's actual financial inability to deposit the fine amount. The appealing party bears the burden of demonstrating financial hardship to the satisfaction of the community development director. If the city manager determines that a waiver is warranted, the deposit will be waived or partially waived. If the city manager finds that a waiver is not warranted, the appealing party must, within three (3) business days of the party's receipt of the city manager's written decision, deposit of the fines for the person's appeal to be processed.

B. When an appeal is filed, unless the Code Enforcement Officer determines that the violations identified in the administrative citation constitute an immediate threat to the health or safety of any person, the enforcement of the violations identified in the administrative citation ~~and the requirement to pay any fine~~ shall be stayed until the date that the appeal hearing is held by the City Council.

C. As soon as practicable after receiving the written notice of appeal, the ~~community development director or~~ city manager shall fix a date, time, and place for the hearing. Written notice of the date, time, and place for the hearing shall be served at least ten (10) days prior to the date of the hearing to the party appealing the administrative citation by any one of the following means:

1. Personal service; or

2. First class mail and posting the notice of hearing conspicuously on or in front of the property on which the violation is located.

D. The failure of any person with an interest in the property to receive such notice of hearing shall not affect the validity of any proceedings taken under this chapter. Service by ~~normal delivery~~ mail in the manner described above shall **be deemed** effective on the date of mailing.

E. Failure of any person to file an appeal in accordance with the provisions of this section shall constitute **a failure to exhaust administrative remedies and will be** waiver of that person's rights to administrative determination of the merits of the administrative citation and the amount of the fine.

F. **The city council shall designate or appoint a hearing officer, and in no event shall the Code Enforcement Officer, nor any other officer or employee in his or her department, be the hearing officer for appeals occurring under this Chapter 17.94**.~~The City Council shall conduct a public hearing and accept oral and written evidence regarding the administration citation in the following manner:~~

G. Hearing Procedure.

1. Except as otherwise provided herein, no hearing to contest an administrative citation shall be held unless the fine has been deposited with the city in advance.

2. A hearing shall be set for a date that is not less than fifteen (15) days and not more than sixty (60) days from the date that the request for hearing is filed in accordance with the provisions of this chapter.

3. At the hearing, the party contesting the administrative citation shall be given the opportunity to testify and to present evidence concerning the administrative citation.

4. The failure of any recipient of an administrative citation to appear at the appeal hearing shall constitute a forfeiture of the fine and a failure to exhaust his/her/their administrative remedies.

5. The administrative citation and any additional report submitted by the Code Enforcement Officer shall constitute prima facie evidence of the respective facts contained in those documents.

6. The hearing officer may continue the hearing and request additional information from the Code Enforcement Officer or the recipient of the administrative citation prior to issuing a written decision.

~~The Code Enforcement Officer shall present testimony and evidence relating to the violation and the appropriate means of correcting the violation.~~

~~2. The owner, agent, or person responsible for the violation may present testimony or evidence concerning the violation and the means and time frame for correction.~~

H. Hearing Decision.

1. After considering all of the testimony and evidence submitted at the hearing, the hearing officer shall issue a written decision to uphold, modify, or cancel the administrative citation and shall list in the decision the reasons for the decision. The decision of the hearing officer shall be final.

2. If the hearing officer determines that the administrative citation should be upheld, then the fine amount on deposit with the city shall be retained by the city.

3. If the hearing officer determines that the administrative citation should be rescinded, then the city shall promptly refund the amount of the deposited fine.

4. If the hearing officer determines that the fine levied under the administrative citation should be adjusted, then the city will promptly refund the amount of the deposited fine that exceeds the amount fixed by the hearing officer or the recipient of the administrative citation will promptly pay to the city an additional amount fixed by the hearing officer if the officer finds that the fine assessed under the administrative citation to be insufficient.

~~H. The decision of the City Council regarding any appeal is the final administrative order and decision.~~

17.94.120 Performance of abatement – City authority.

If the violator and/or property owner fails to comply with the requirements of the administrative citation within the time periods set forth therein, the work to be performed and/or the abatement of the nuisance may, in the discretion of the Code Enforcement Officer, be performed by the city or by a contractor retained by the city.

17.94.130 Entering property for abatement work.

The Code Enforcement Officer or any employee, contractor, or authorized representative of the city may enter upon private property to abate the violation and/or nuisance in accordance with the provisions of this chapter. No person shall obstruct, impede, or interfere with any officer, employee, contractor, or authorized representative of the city whenever such person is engaged in the work or abatement, or in performing any necessary act preliminary to or incidental to such work or abatement, as authorized or directed pursuant to this chapter.

17.94.140 Dangerous nuisance—Immediate abatement.

Whenever the Code Enforcement Officer determines that a violation or public nuisance is so imminently dangerous to life or adjacent property that such condition must be immediately corrected or isolated, the Code Enforcement Officer may institute the following procedures:

A. The Code Enforcement Officer shall attempt to make contact through a personal interview, or by telephone, with the landowner or the person, if any, occupying or otherwise in apparent charge or control of the property.

B. In the event contact is made, the Code Enforcement Officer shall notify such person or persons of the danger involved and require that such condition be immediately removed, repaired, or isolated so as to preclude harm to any person or property.

C. In the event the Code Enforcement Officer is unable to make contact as herein above noted, or if the appropriate persons, after notification by the Code Enforcement Officer, do not take action as specified by the Code Enforcement Officer, within twenty-four (24) hours or such lesser time as circumstances may warrant in the discretion of the Code Enforcement Officer, then the Code Enforcement Officer may, with the approval of the city manager, take all steps deemed necessary to repair, remove, or isolate such dangerous condition, or conditions with the use of city forces or a contractor retained by the city.

D. The Code Enforcement Officer shall keep an itemized account of the work and abatement costs and administrative expenses incurred by the city in repairing, removing, or isolating such condition or conditions. Administrative expenses may be recovered in the same manner that work and abatement costs are recovered.

17.94.150 Administrative and abatement costs.

Whenever a violation or public nuisance is found to exist, the actual work and abatement costs and reasonable administrative expenses, as determined by the Code Enforcement Officer, shall be paid by the property owner.

17.94.160 Costs of abatement—Record keeping.

The Code Enforcement Officer shall keep an itemized account of the expenses and costs incurred by the city in the work and abatement of any violation or public nuisance. Upon completion of the work and abatement, the Code Enforcement Officer shall prepare a report specifying the work and abatement performed, the itemized costs of the work on the property, including direct and indirect costs, a description of the property, and the names and addresses of the persons entitled to service per Section 17.94.070. Any such report may include expenses and costs on any number of properties, whether or not contiguous to each other. Each person named in the administrative citation shall be jointly and severally liable for such work and abatement costs and administrative expenses, and the amount of such costs and expenses shall be a debt owed to the city. Such report shall be served upon the persons identified therein in Section 17.94.090, together with a demand that the amount identified therein be paid within thirty (30) days of receipt of the report.

17.94.170 Appeal of costs of abatement.

The written demand for payment identified in Section 17.94.160 shall advise the person or persons identified in the written demand that they may appeal the demand for payment and the calculation of the amounts identified in the Code Enforcement Officer's report, within ten (10) days from the date of service of the written demand, which appeal must be made in accordance with the provisions of Section 17.94.120. The appeal shall be conducted in accordance with the provisions of Section 17.94.120.

17.94.180 Notice of lien.

A. If a violator fails to pay a fine within the time period identified on the administrative citation or should the violator fail to pay the costs of abatement within the time period identified in Section 17.94.160 or within ten (10) days after the date of the decision of the hearing officer should the hearing officer affirm the collection of a fine or the costs of abatement, the Code Enforcement Officer may execute and file in the office of the county recorder a notice of lien of substantially the following form:

NOTICE OF LIEN

Pursuant to the authority vested in the Code Enforcement Officer by the city of Hanford Municipal Code, said Code Enforcement Officer, by the provisions of the city of Hanford Municipal Code, and on or about _____, said Code Enforcement Officer did assess a fine and/or, on or administrative expenses and abatement costs upon that certain real property commonly known as _____ Hanford, California, and more particularly described in Exhibit "A", which is attached hereto and made a part hereof ("Real Property"), and neither the same has been paid. The city of Hanford hereby claims a lien on the Real Property for said fine and/or administrative expenses and abatement costs in the amount of $ _____. This amount shall be a lien upon the Real Property until the sum has been paid in full and discharged of record.

Dated: This _____ day of _____, 20__.

CODE ENFORCEMENT OFFICER OF THE CITY OF HANFORD

(ACKNOWLEDGMENT)

B. Immediately upon the recording of the notice of lien, the assessment shall constitute a lien on the real property assessed. Such lien shall, for all purposes, be upon a parity with the lien of state and local taxes.

17.94.190 Collection of confirmed assessment.

A. The notice of lien, after recording, shall be delivered to the tax assessor of Kings County, who shall enter the amount on the county assessment book opposite the description of the real property, and the amount shall be collected together with all other taxes levied thereon against the real property. Alternatively, the unpaid amount may be added to the tax roll instead of recording a notice of lien.

B. Thereafter, the amount set forth in the notice of lien shall be collected at the same time and in the same manner as ordinary county taxes are collected and shall be subject to the same penalties and interest and to the same procedure under foreclosure and sale in case of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection and enforcement of county taxes are made applicable to such assessment. The amount set forth in the notice of lien shall be returned to the city to the fund designated for code enforcement activities.

17.94.200 Remedies of private parties.

The provisions of this chapter shall not affect the rights of private parties to pursue any and all legal remedies.

17.94.210 Alternatives.

Nothing in this chapter shall prevent the City Council from requesting the city attorney to commence a civil or criminal proceeding to levy criminal or civil fines or abate a violation and/or a public nuisance as an alternative to the proceedings set forth in this chapter.

17.94.220 Enforcement authority.

Enforcement of this chapter by the city may be accomplished by the Code Enforcement Officer in any manner authorized by law. The procedures set forth in this chapter shall not be exclusive and shall not in any manner limit or restrict the city from enforcing other city ordinances or abating violations and/or public nuisances in any other manner provided by law.

17.94.230 Obstruction of enforcement.

Any person who removes any notice or order posted as required in this chapter without the consent of the city is guilty of an infraction.

Any person who obstructs, impedes or interferes with any representative or contractor of the city or with any person who owns or holds any estate or interest in real property, buildings or premises which has been ordered to be vacated, repaired, rehabilitated or demolished or brought into compliance with this chapter, when any of the aforementioned individuals are engaged in work involving the abatement, is guilty of an infraction.

17.94.240 Failure to comply.

It is unlawful for a person to violate any provision or to fail to comply with any of the requirements of this chapter. A violation of any of the provisions or failing to comply with any of the mandatory requirements of this chapter shall constitute an infraction which shall be punishable by fine as established by the resolution of the City Council.

Each such person may be charged with a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person and shall, upon conviction, be punished accordingly.

Chapter 17.96
DEFINITION OF LAND USES

Sections:

17.96.010 Purpose.
17.96.020 Land use definitions.

17.96.010 Purpose.

The purpose of this chapter is to establish definitions for the identified land uses in this title.

17.96.020 Land use definitions.

The following land use definitions apply to this title. The item number in parenthesis at the end of the definition is not a part of the definition, but refers to the line item of that land use in Table 17.18.020 and Table 17.18.030.

"Accessory building or structure" means a structure which is subordinate to and the use of which is customarily incidental to, that of the main building, structure or use on the same site, including patio covers. If any accessory building is attached to the main building by a common wall or a connecting roof, such accessory building shall be deemed to be a part of the main building. (41) (A20)

"Accessory dwelling unit" (ADU) means an attached or detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An ADU also includes the following: (i) an efficiency unit, as defined by Health & Safety Code Section 17958.1, as may be amended; and (ii) a manufactured home, as defined by Health & Safety Code Section 18007, as may be amended.

"Accessory use" means a use incidental, related, appropriate and clearly subordinate to the main use of the site or building, and accessory use does not alter the principal use of the site. (41) (A20)

Adult day health care center. See Residential care facility. (H13)

"Adult entertainment establishment" means any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter establishment, adult model studio or any other business or establishment that offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," but not including those uses or activities, the regulation of which is preempted by state or federal law. (I1)

"Agricultural crop production" means the use of land for farming, horticulture, floriculture, viticulture, apiaries, tree and sod farms, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, associated maintenance of equipment, harvesting of crops or feeding of animals and excluding dairying, stockyards, slaughtering or commercial food processing. Pursuant to Health and Safety Code Section 17021.6, any employee housing consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household shall be deemed an agricultural land use for zoning purposes. (D1)

"Agricultural products packing, packaging, preparing or processing" means a facility performing any processing or packaging of crops after harvest, whether or not value is added, to prepare them for market on-site or for further processing and packaging elsewhere, including but not limited to: alfalfa and hay cubing; corn shelling; drying of corn, rice, hay, fruits or vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; canning, freezing, or preserving fruits and vegetables; tree nut hulling and shelling; and alcohol fuel production. Any of the above activities performed in the field with mobile equipment not involving permanent buildings are included under "Agricultural crop production." It includes related accessory uses such as offices, laboratories, retail sales of agricultural products produced on the premises or off-site by the operator, retail sales of agriculture-related promotional and/or educational items, and facility tours. Does not include "wineries," "commercial marijuana activity," "commercial cannabis activity," "marijuana cultivation," or sorting and packing activities conducted within a permitted roadside stand. (D2)

"Agricultural technology" means an establishment engaged in conducting research and experimental design, development, and manufacturing of solutions to needs related to agriculture including bio-chemical technology, biodegradable agro inputs, bio-disinfectants, fertilizers, and pesticides, cell culture, DNA sequencing, food plant science and technology, genetic engineering, mapping, and transformation, genetically modified foods and plants, molecular genetics, nutrition research, pest inhibitors and processing of herbs and spices.

"Airport or heliport" means an area of land, water or a structural surface that is used for the landing and takeoff of airplanes and/or helicopters, and any appurtenant areas or buildings that are used for maintenance, servicing, or storing of aircraft, and for services provided to pilots or passengers. (K1)

"Ambulance service" means the provision by a licensed ambulance provider of ground transportation of a sick or injured person in a specially designed and equipped vehicle which includes a trained ambulance attendant who is licensed or certified as required by state law. (J1)

"Animal raising" means the care and breeding of domestic agricultural animals such as chickens and other fowl, horses, goats, or cows. (D3)

Art school. See School, charter, trade, vocational, art, business, or professional. (C13)

"Artisan food and beverage production and sales" means small scale production and/or preparation of food and/or beverages made on site with minimal automated processes involved and may include direct sales to consumers and product tasting. This definition includes uses such as small batch food producers and bakeries, small batch candy shops, cheese makers, and herbal remedies. The definition does not include production of beer, wine, or other alcoholic beverages. (B1)

Assembly, place of. See Club, lodge, or private meeting hall (C3) or Religious institution or facility. (C10)

"Assisted living, skilled nursing, or hospice facility" means a residential complex providing skilled nursing care on an intermittent, extended, or continuous basis to residents, with staff personnel and programs to assist residents with many activities of daily living. Units may or may not have kitchens, and meals can also be provided in a central location. (1) (H1)

"Athletic complex or ball field" means a field, outdoor court, outdoor swimming pool, stadium or group of these used for sporting activities such as baseball, softball, football, basketball, swimming, or other sports, and is not operated as a commercial enterprise. (G1)

"Auction or sales house" means a fully enclosed establishment where items are offered for sale through competitive bidding. It does not include foreclosure, real estate or personal property sales conducted upon the site of the estate, foreclosed or for sale property or property belonging to the personal property owner. It does not include "Swap meet or flea market" or "Auction or sales yard." (I2)

"Auction or sales yard" means an outdoor or open air facility where items are offered for sale through competitive bidding. Items typically include motor vehicles, heavy equipment, items of an industrial nature, livestock, or items not normally found within retail stores. It does not include "Swap meet or flea market." It may also have an indoor component similar to an Auction or sales house. (I3)

"Auditorium" means a large room or building used for public gatherings typically open to the general public to watch and/or listen to a performance, speech, or concert. It does not include "Theater, live or movie." (C1)

"Automated teller machine (ATM)" means a computer terminal that takes the place of a human bank teller and allows the user to access basic bank services, such as making deposits and cash withdrawals, from remote locations. (A1)

"Automobile and pick-up sales, new and used" means an open area that can include buildings, other than a street, used for the display, sale, or rental of new and used automobiles and pick-ups along with incidental repairs and servicing of automobiles or pick-ups. (I4)

"Automobile and pick-up sales, used only" means an open area or building, other than a street, used for the display, sale or rental of used automobiles and pick-ups and where no repair work is done except minor incidental repairs and servicing of automobiles or pick-ups to be displayed, sold or rented on the premises. (I5)

Automobile service station. See Fuel sales, retail, Motor vehicle repair or service, minor, and Motor vehicle repair service, major. (I16) (J18) (J19)

Automobile wrecking yard. See Junk yard, wrecking yard, or salvage facility. (K5)

Ball field. See Athletic complex or ball field. (G1)

"Bank or credit union, main branch" means an institution providing retail banking services that is the main branch in the city. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without

retail banking services with on-site circulation of money see Office, professional or commercial. (J2)

"Bank or credit union, secondary branch" means an institution providing retail banking services that is a secondary or satellite branch in the city and either does not provide loan officers on site or only provides merchant bank services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J3)

"Bar, nightclub, or lounge" means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. This use typically requires an ABC Type 40, 42, 48, 60, or 61 license. (B2)

"Barbershop, hair salon, nail care, massage therapy, or day spa" means an establishment that provides personal care treatments or massage therapy of hair, skin, nails, and/or face where overnight accommodations are not provided. This use includes the application of permanent facial makeup, but does not include other forms of tattooing or body art application. (J4)

"Bed and breakfast inn" means a transient lodging establishment that is predominantly residential in character, is primarily engaged in providing overnight or otherwise temporary lodging for the general public, and where a breakfast meal is customarily included in the lodging rate. Alcoholic beverages served to overnight guests typically requires an ABC Type 67 license. (2) (H2)

"Beverage production" means a manufacturing facility including a bottling plant, brewery, coffee roasting, soft drink production, and winery. Does not include milk processing, which is included under the definition of "food and beverage manufacturing." May include tasting and ancillary retail sales of beverages produced on site. A tasting facility separate from the manufacturing facility is included under the definition of "bar, nightclub, or lounge" if alcoholic beverages are available for tasting and/or consumption on site.

"Blacksmith or metal products fabrication" means the assembly of metal parts, including blacksmith and welding shops, boiler shops, machine shops, and sheet metal shops that produce cabinets and enclosures, metal doors and gates, metal ductwork, tanks, towers, and similar products.

"Boarding house or rooming house" means a structure where residents typically rent by the room, and where meals are typically provided. This definition does not include assisted living, skilled nursing, or hospice facility, bed and breakfast inn, or residential care facility. (3) (H3)

"Boat building and repair" means an establishment that builds or repairs boats and associated marine equipment (e.g. jet skis, trailers, etc.).

"Boat, recreational vehicle (RV), and truck sales" means an open area or building, other than a street, used for the display, sale, or rental of new or used boats, campers, camper trailers, recreational vehicles, trucks over one-ton class, and other vehicles or sporting equipment of similar size, and where no repair work is done except minor incidental repairs and servicing of vehicles and equipment to be displayed, sold or rented on the premises. (I6)

"Brewery, winery, or distillery" is an establishment that manufactures beer, wine, distilled spirits or similar alcoholic beverages, including processing, storage, aging, packaging, bottling, and shipping. Consumption can occur on or off the site in accordance with the establishment's ABC license restrictions, and can include tasting facilities and/or a restaurant. This use typically requires an ABC Type 01, 02, 03, or 04 license. (D4)

"Brewpub" means a restaurant that also brews limited amounts of beer (less than 5,000 barrels) for consumption on the site. This use typically requires an ABC Type 75 license. (B3)

"Building materials and supply or home improvement store" means an establishment selling a mix of lumber, building materials, tools, residential appliances, nursery items, and home furnishings. (I7)

"Bus, transit, or train station" means a terminal facility where transit vehicles load or unload passengers, along with supporting services such as ticket sales and waiting areas. Bus, transit, or train station does not include a transit stop along a route in the public right-of-way where no additional services are provided. (K2)

Business school. See School, charter, trade, vocational, art, business, or professional. (C13)

"Business support service" means an establishment providing primarily other businesses with a mix of services that can include word processing, desktop publishing, spreadsheet design, telephone answering, mail receiving and forwarding, packing and shipping, bookkeeping, and photocopying, and can include indoor storage rental, and/or small office space rental when provided with these services. (E1)

"Call center" means an office used primarily for receiving or transmitting a large volume of requests by telephone to administer product support or information inquiries from consumers or to conduct telemarketing, solicitation of charitable or political donations, debt collection, or market research. (E2)

"Cannabis cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis and includes, but is not limited to, the operation of a nursery.

"Cannabis distribution" means the procurement, sale, and transport of cannabis and cannabis products between licensees.

"Cannabis manufacturing" means all aspects of the extraction process, infusion process, post-processing, remediation, and packaging and labeling processes, including processing, preparing, holding, and storing of cannabis products. Manufacturing also includes any processing, preparing, holding, or storing of components and ingredients.

"Cannabis retail" means a facility where cannabis or cannabis products, are offered, either individually or in combination, for retail sale, including an establishment that engages in delivery of cannabis or cannabis products as part of a retail sale.

"Cannabis testing" means a laboratory that test cannabis goods prior to sale at a retailer.

"Car wash, automatic or full service" means a facility for washing vehicles using conveyorized and/or mechanized equipment where the washing of the vehicle is performed by equipment, the facility's employees, or both. (J5)

"Car wash, self-service" means a facility for washing vehicles where the user of the vehicle uses handheld equipment, typically coin-operated, to wash the vehicle. (J6)

"Card room" means an establishment providing legal gambling combined with card games, and can include a restaurant, bar, or other ancillary entertainment. (C2)

"Caretaker residence or quarters" is a residence that is accessory to a primary use of the site, for housing a persons or persons who are tasked with caring for or securing the site on a part-time or full-time basis. Second dwelling unit includes caretaker residence or quarters in residential zones. (A2)

"Carnival or circus" means a temporary outdoor amusement center, bazaar or fair, either involving use of special purpose equipment or conducted by professional operators, or both, and where activities include such things as rides, exhibitions, food service, sales, or small-scale games. Carnival or circus does not include a non-profit event sponsored by a local school or religious institution. (C4)

"Carpet cleaning and dyeing" means an establishment that provides for the cleaning and dyeing of rugs, carpet, and upholstery. (J7)

"Cemetery" means land and facilities used or intended to be used for the burial or interment of the dead, and includes a columbarium, crematorium, mausoleum and/or mortuary when operated in conjunction with and within the boundary of the facility. (F1)

Charter School. See School, charter, trade, vocational, art, business, or professional. (C13)

Check cashing establishment. See Payday lender or checking cashing establishment. (J20)

"Chemical products manufacturing" means a manufacturing establishment that produces or uses basic chemicals and establishments creating products predominantly by chemical processes. Establishments classified in this group manufacture three (3) general classes of products: (1) basic chemicals including acids, alkalis, salts, and organic chemicals; (2) chemical products to be used in further manufacture, including dry colors, plastic materials, pigments, and synthetic fibers; and (3) finished chemical products to be used for ultimate consumption including drugs, cosmetics, and soaps; or to be used as materials or supplies in other industries, including paints and fertilizers.

Child care center. See Day care facility. (A4) (F4) (F5) (F6)

"Clothing production" means a manufacturing establishment producing clothing, and fabricating products by cutting and sewing purchased textile fabrics, and related materials including leather, rubberized fabrics, plastics, and furs. Custom tailors and dressmakers not operating as a factory and not located on the site of a clothing are instead included under "Tailoring or clothing alterations".

"Club, lodge, or private meeting hall" means a large room or building used for public gatherings where membership or invitation is typically required to attend. It can include a dance floor, lodge rooms, conference rooms, dining rooms, drinking establishments for members and their guests

only, and exhibit rooms. Alcoholic beverage service to members and their guests typically requires an ABC Type 51, 52, or 57 license. (C3)

"Cold storage or ice house" means a facility for the storage food or other items in an artificially cooled place for the purpose of preservation, and/or for producing large amounts of ice. (K3)

"College or university, private or public" means a school or group of schools that provides post-secondary education usually resulting in a degree. (C5)

Clinic, medical. See Urgent care center or other walk-in clinic. (E9)

"Commercial recreation facility, indoor" means indoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include indoor uses such as, but are not limited to, a bowling alley, bounce house, skating rink, batting cage, miniature golf, swimming pool, climbing wall, arcade, and similar uses. Food and beverage service can be provided as an ancillary use. (G2)

"Commercial recreation facility, outdoor" means outdoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include outdoor uses such as, but are not limited to, a batting cage, miniature golf, water slide, go-cart racing, and similar uses. Food and beverage service can be provided as an ancillary use. (G3)

"Communication broadcasting or media studio" **means commercial telecommunications transmission facilities and studios that create broadcasting or media content outside of an office environment, including but not limited to radio, television or Internet broadcasting facilities, audio rehearsal or recording studios, motion picture studios, sound stages, special effects studios, and similar uses. Excludes public utility and wireless communication facilities. (E3)**

Communications equipment building. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

"Community center or facility" means an assembly building used typically for non-profit social, recreational, and cultural activities. (F2)

"Community garden" means an area of land managed and maintained by an individual or group to grow and harvest food and horticultural products for personal or group consumption. The garden may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of the group. (F3)

"Concrete and cement production" means a manufacturing establishment producing bulk concrete, concrete building block, brick, and all types of precast and prefab concrete products. This use also includes ready-mix concrete batch plants, lime manufacturing, and the manufacture of gypsum products, including plasterboard. A retail ready-mix concrete operation as an incidental use in conjunction with a building materials outlet is defined under "Building materials and supply or home improvement store".

"Construction materials recycling" means a yard or facility that collects leftover construction materials that may be recycled or reused as an alternative to disposal in landfill site. Examples of construction materials include lumber, drywall, masonry, cabinets, metals and appliances,

cardboard and paper, asphalt roofing, plastic and vinyl, doors and windows, tubs, sinks, and toilets. (J8)

"Convenience store, with or without fuel sales" means an establishment with extended operating hours and in a convenient location, stocking a limited range of household goods and groceries. Retail fuel sales may or may not also be provided. (I8)

"Convention or conference center" means facilities designed and used for conventions, conferences, seminars, trade shows, product displays, and other events in which groups gather to promote and share common interests. Convention centers typically have at least one auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms, as well as accessory uses such as facilities for food preparation and serving and administrative offices. Convention or conference center does not include conference rooms that may be an ancillary use in a hotel and motel. (C6)

"Copy, printing, or mailing service" means an establishment providing printing, photocopying, engraving, binding, packaging, mailing and related services to both businesses and individuals. (J9)

"Cottage Food Operation" means a home-based business involving the preparation and/or packaging of certain foods in private-home kitchens for sale primarily by the resident family. (A3)

"Crematorium or columbarium" is a structure or building substantially exposed above ground intended to be used for the cremation and/or interment of the cremated remains of a deceased person or animal. (J10)

"Day care facility" means a facility providing supervision, feeding and nonmedical care of persons, usually but not necessarily children, for a time period of less than twenty-four (24) hours. Day care facilities are further divided into the following categories: up to eight (8) persons, nine (9) to fourteen (14) persons, and over fourteen (14) persons. (A4) (F4) (F5) (F6)

Day spa. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

"Drive-thru pick-up window, not in conjunction with a restaurant" means the ancillary use of a window or other opening in the wall of building through which goods or services are provided directly to customers in motor vehicles. Examples of non-restaurant establishments with this ancillary use can include banks, pharmacies, and dry cleaners. (A5)

"Dry cleaning or laundromat" means an establishment providing laundry, dry cleaning, and other related services for individual customers on a pick-up and drop-off basis or where coin-operated washing and drying machines are available for customer use. (J11)

Duplex. See Multi-family dwelling. (10) (H9) (H10) (H11)

Dwelling, multiple-family. See Multi-family dwelling. (10) (11) (12) (H9) (H10) (H11)

Dwelling, single-family. See Single-family dwelling. (16) (17) (H15) (H16)

"Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank" means the assembly of above-ground buildings or equipment on a separate lot that is part of a system for the distribution or transmission of electric power, natural gas, domestic water, or communications. Wireless communication facilities are not included in this definition. (F7)

"Electrical equipment and component manufacturing" means an establishment engaged in manufacturing distribution, power, and specialty transformers; electric motors, generators, and motor generator sets; industrial controls; relays; switchgear and switchboard apparatus (e.g., circuit breakers, fuses, power switching equipment); electrical equipment and components (except electric lighting equipment) including antennas, cryogenic cooling devices, magnetic cores and sockets.

"Electric vehicle charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle.. (A6)

Elevated pressure tank. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

"Emergency Shelter" means a facility providing housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less where housing is not denied because of an inability to pay. (4) (H4)

"Employee housing" means a residential structure providing accommodations for six (6) or fewer farmworkers pursuant to Health and Safety Code Section 17021.5. (5) (H5)

"Equipment rental yard" means an establishment offering a wide variety of large equipment or tools for rent, much of which is stored outdoors when not being used. (J12)

"Exterminator or pest control service" means an establishment specializing in the elimination of vermin, insects, or other similar pests from a building or grounds, especially by the controlled application of toxic chemicals. (J13)

"Fairgrounds" means an area with indoor and outdoor facilities where fairs, circuses, or exhibitions are held. (F8)

"Farmers market" means a facility or area where several farmers or growers gather on a periodic basis to provide fresh fruits, vegetables, or other locally-grown agricultural products directly to consumers. (I10)

"Feed and seed store" means an establishment that provides feed, seed, and animal and agricultural supplies primarily in bulk quantities. (I11)

"Food and beverage manufacturing" means manufacturing establishments producing or processing foods and beverages for human consumption, and certain related products including bakeries, bottling plants, breweries, candy, sugar and confectionery products manufacturing, catering services separate from stores or restaurants, coffee roasting, dairy products manufacturing, fats and oil product manufacturing, fruit and vegetable canning, preserving, related processing, grain mill products and by-products, meat, poultry, and seafood canning, curing, by-product processing, miscellaneous food item preparation from raw products and soft drink production. May include tasting and accessory retail sales of beverages produced on site. Does not include: bakeries which sell all products on site, beer brewing as part of a brewpub or microbrewery or coffee roasting as part of a café.

"Food catering" means an establishment that prepares and delivers food and beverages for off-site consumption, typically at a special event, without provision for on-site pickup or consumption. (J14)

"Food locker" means an establishment that rents lockers, compartments, or space for the storage of frozen food. A food locker may also include the preparation or dressing of animal carcasses for consumption, but does not include the slaughtering of animals. (K4)

"Food market" means an establishment that provides a wide variety of fresh produce and meat, canned and packaged food items, small household goods, and similar items that are typically consumed and used off premises. It can also contain a section where prepared foods are sold and consumed on site. (I12)

"Food produce stand" means an area or building set aside for the sale of agricultural produce that is grown primarily on the site. (I13)

"Fortune telling" means an establishment where people's fortunes are predicted through the use of astrology, card reading, numerology, etc. (J15)

"Fuel distributing" means a facility that is a base of operations for the bulk distribution of gasoline, propane, butane, or other another site. (J16)

"Fuel sales, fleet or cardlock" means an establishment that is typically unattended and provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels mainly for commercial fleet vehicles. (I14)

"Fuel sales, retail" means an establishment that provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels directly to consumers. (I15)

"Funeral home or mortuary" means an establishment where deceased are prepared for burial or cremation, and funeral services may be conducted. It can include an area where funeral vehicles are stored and caskets and other funeral supplies are sold. (C7)

"Furniture and cabinet shops" means an establishment engaged in the production of wood and metal household furniture and appliances; bedsprings and mattresses; all types of office furniture and partitions, shelving, lockers and store furniture; and miscellaneous drapery hardware, window blinds and shades. Includes wood and cabinet shops, but not sawmills, which are instead included under "lumber and wood product manufacturing."

"Furniture store" means an establishment that provides large and small furniture for living spaces such as homes and offices. Items sold normally include beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units, and home furnishing accessories are items sold that are excluded from the definition of furniture store. (I16, I17, I18)

"Games of skill or amusement" means machines, devices or apparatus, the operation or use of which is made possible by the deposit or placement of any currency, plate, disc, slug or key into any slot or crevice, for the purpose or use as a game or amusement. This use does not include games, machines, or devices used for a purpose that is prohibited by law. (A8) (A9)

"Garden shop" means an establishment that provides live plants and related products mainly to residential consumers, with a portion of the establishment typically located outdoors. (I19)

Gas regulator station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

Gas station. See Fuel sales, retail. (I15)

"Glass production" means a manufacturing establishment producing flat glass and other glass products which are blown, pressed, or shaped from glass produced in the same establishment. Includes large-scale artisan and craftsman-type operations primarily producing for the wholesale market.

"Golf course or country club" means one or more golf courses, with accessory facilities and uses that can include clubhouses with bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for onsite sales of golfing equipment; and golf cart storage and sales facilities. (G4)

"Government office; local, state, or federal" means a facility owned or operated by a local, state, or federal government that provides services to the public such as employment assistance, public assistance, motor vehicle registration and licensing services and similar activities commonly accustomed to having sizeable assemblages of people waiting for service, whether pedestrian or vehicular. This use does not include a government-owned facility that is more specifically defined in this chapter, such as fairgrounds, cemetery, post office, or public safety facility. (F9)

"Guest house" means living quarters without a kitchen, located on the same premises with a main residence. (34)

Hair salon. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

"Hazardous waste facility" means all contiguous land and structures, other appurtenances and improvements on the land used for the treatment, transfer, storage, resource recovery, disposal or recycling of hazardous waste, and may consist of one or more treatment, transfer, storage, resource recovery, disposal or recycling hazardous waste management units, or combinations of these units. (See Health and Safety Code Section 25117.1.) (D5)

"Health or fitness facility, large" means a fitness center, gymnasium, health club or athletic club that typically charges a membership fee and includes any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G5)

"Health or Fitness Facility, small" means a fitness center, health club or athletic club that typically charges a membership fee and does not include any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G6)

Heliport. See Airport or heliport. (K1)

"Home occupation" means a commercial business activity conducted as an accessory use within a residence. (A10)

"Hospital, general or psychiatric" means a facility that provides medical, psychiatric, or surgical service for sick or injured persons, primarily on an in-patient basis, and including ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration and services to patients, employees, or visitors. (E5)

"Hotel or motel" means a building or group of buildings in one complex consisting of multiple guest rooms intended or designed to be occupied on a temporary basis, and typically providing

ancillary services such as a restaurant, lounge, pool or exercise room, meeting rooms, and/or other personal services. Alcoholic beverages served to overnight guests outside of a restaurant or bar/lounge typically requires an ABC Type 70 license. (6) (H6)

~~"Industrial or manufacturing facility, General" means a facility that manufactures products from extracted or raw materials or recycled or secondary materials, or the bulk storage and handling of such products and materials. This use includes operations such as biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This use does not include Agricultural products processing. (D6)~~

~~"Industrial or manufacturing facility, intensive" means a facility that regularly uses hazardous chemicals or procedures or produce hazardous by products, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, or traffic.~~

~~"Industrial or manufacturing facility, limited" means a facility that manufactures products from previously prepared materials completely within an enclosed building, and that produces minimal impacts on nearby properties. This use includes the manufacturing of finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; monument works; printing, engraving, and publishing; machine and electrical shops; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. The use also includes the preparation and/or packaging of food for off-site consumption. (D7)~~

"Industrial or manufacturing facility, General" means a facility that manufactures products from extracted or raw materials or recycled or secondary materials, or the bulk storage and handling of such products and materials. This use does not include Agricultural products processing. (D6)

"Industrial or manufacturing facility, intensive" means a facility that regularly uses hazardous chemicals or procedures or produce hazardous by products, including the following: manufacturing of acetylene, abrasives, acid, aircraft carbon black and lampblack, charcoal, chlorine , coal and coke ovens, cement, corrosive acid or fertilizer lime, disinfectants, explosives, gypsum or plaster-of-Paris, insecticides, poisons, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, tannery, turpentine, wax and wax products, and radioactive materials. This subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, oil refining, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and or traffic.

"Industrial or manufacturing facility, limited" means a facility that manufactures products from previously prepared materials completely within an enclosed building, and that produces minimal impacts on nearby properties. This use includes the manufacturing of finished parts or products primarily from previously prepared materials and industrial services. (D7)

"Junior accessory dwelling unit" (JADU) means a residential dwelling unit that is no larger than five hundred (500) square feet in size and contained entirely within a single-family residence. A JADU may include separate sanitation facilities or may share sanitation facilities with the primary residence.

"Junkyard, wrecking yard, or salvage facility" means a facility that accepts, collects, and stores junk, scrap, or salvable material, including junk metals or other scrap materials, and/or that stores, dismantles, wrecks, or allows parts removal of more than three (3) non-operating automobiles, other vehicles, or machinery for a period of more than thirty (30) days. (K5)

"Keeping of household pets" means the keeping, raising, and caring for domesticated animals that are not considered domestic agricultural animals by the definition of Animal raising, and typically including dogs, cats, birds, fish or other similar sized animals. Also, see Animal raising. (A11)

"Kennel or animal boarding" means any facility where four or more dogs, cats, or other small animals are kept overnight for profit, breeding, care, or exhibiting. This use does not include a pet store. (J17)

"Laboratory, general, medical, or dental" means a facility that conducts scientific or medical experiments, research, or teaching, typically within a completely enclosed building. (E4)

"Landscape nursery" means a facility that grows, maintains, and provides trees, plants, and other nursery products for transplant in another location typically to both retailer and wholesale customers. (I20)

"Leather production" means the assembly of finished products made primarily from purchased leather goods including: clothing, furniture, luggage, saddles, shoes/boots, and similar items. Does not include dyeing, tanning, or other processing of leather hides.

"Library, museum, or cultural facility" means a facility operated entirely on a public or nonprofit basis for the purpose of providing education, information, training, and/or entertainment of a civic or cultural nature. (C8)

"Linen, diaper or uniform supply service" means an establishment providing high volume laundry and garment services, including power laundries (family and commercial), garment pressing and dry cleaning, linen supply, diaper service, and industrial laundries. This use does not include dry cleaning or laundromat. (J18)

"Liquor store" means an establishment that provides for the sale of alcoholic beverages such as beer, wine, and/or distilled spirits for consumption off the site, along with other retail items. This use typically requires an ABC Type 20 or 21 license. Limited consumption on the site can occur only when the appropriate ABC license is obtained, typically an ABC Type 86 license. (I21)

"Live/Work facility" means a building that combines a complete dwelling unit with a commercial or office work space, with both occupancies used by the same person or family. (H7)

Lodge. See Club, lodge, or private meeting hall (C3)

Lounge. See Bar, nightclub, or lounge. (B2)

"Lumber and wood product manufacturing" means manufacturing, processing, and sale uses involving the milling of forest products to produce rough and finished lumber and other wood materials for use in other manufacturing, craft, or construction processes. This use includes the following processes and products: containers, pallets, and skids, milling operations (incidental), trusses and structural beams, turning and shaping of wood products, wholesaling of basic wood products and wood product assembly.

Lumberyard. See Building materials and supply or home improvement store. (I7)

"Machinery manufacturing" means the manufacturing of machinery and equipment for purposes and products including the following construction, conveyors, die casting, dies, dredging, engines and turbines, farm and garden, gear cutting, heating, ventilation, air conditioning, industrial molds, materials handling, passenger and freight elevators, pistons, printing, pumps and refrigeration equipment.

"Manufactured home" means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred twenty (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (7)

"Manufactured home sales yard" means an establishment that stores and provides manufactured homes, typically in an open setting with a sales office. (I22)

Massage therapy. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

"Meat packing or slaughterhouse" means a facility used for the killing or dressing of animals, including cattle, sheep, swine, goats, horses, or poultry, and the storage, freezing, curing, or packaging of meat or meat products. (D8)

"Marijuana cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana. (A13)

"Marijuana dispensary or sales" means a facility that provides marijuana or marijuana products to a customer or patient. (I23)

"Marijuana manufacture, transportation, distribution or lab testing" means a facility that compounds, blends, extracts, infuses, or otherwise makes or prepares a marijuana product; transports, distributes or test marijuana. (D8)

"Meat packing or slaughterhouse" means a facility that slaughters animals and/or packages animal meat for food. (D9)

"Microbrewery" means an establishment that produces small batches of beer for sale on or off of the site, and may or may not include food service. Typically, a microbrewery produces fewer than fifteen thousand (15,000) barrels of beer or ale per year. This use typically requires an ABC Type 23 license. (B4)

"Mining, quarry, or sand and gravel excavation" means an area of land where rock, ore, stone and similar materials are excavated and processed for sale for use off-site. (D10)

"Mini-warehouse or self-storage facility" means an establishment providing rental space, such as rooms, lockers, or containers for the storage of goods and materials, typically on a monthly basis. This use does not include Food locker or Warehouse or distribution center. (56) (K6)

"Mobilehome" means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (8)

"Mobilehome park" means an area of land where two or more mobilehome sites are rented or leased, or offered for rent or lease, to accommodate mobilehomes or manufactured homes used as a residence. (9) (H8)

"Mobile vending or food truck" means a motorized vehicle that periodically parks to provide food or foodstuffs to customers. (A14)

"Monument and tombstone works" means establishments primarily engaged in cutting, shaping, and finishing granite, marble, slate, and other stone for building and miscellaneous uses. Also includes establishments primarily engaged in buying or selling partly finished monuments and tombstones.

Motel. See Hotel or motel. (H6)

"Motor vehicle manufacturing" means the manufacturing and assembly of motor vehicles (e.g., automobiles, boats, campers, golf carts, mobile homes, motorcycles, motorized farm equipment, recreational and utility trailers, trucks, snowmobiles, jet skis, quad runners, and vans) and parts and components directly related to the manufacturing and assembly of motor vehicles.

"Motor vehicle repair or service, major" means an establishment that provides major repair or servicing of motor vehicles, such as body, chassis, engine, transmission, or exhaust repair or modification. (J19)

"Motor vehicle repair or service, minor" means an establishment that provides minor repair or servicing of motor vehicles, such as the replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, and fluid flushing, refill, or replacement. (J20)

"Multi-family dwelling" means a building or group of buildings in one complex with multiple separate housing units. A multi-family dwelling can have two units (a duplex,) three units (a triplex,) four units (a fourplex,) or five or more units. Multi-family dwelling includes a mixed use building that also provides separate space for commercial or office use, but does not include an attached single-family dwelling. (10) (11) (12) (H9) (H10 (H11)

Nail care. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

"News, magazine, or flower stand, outdoor" means an establishment that provides newspapers, magazines, flowers, or other similar goods, typically to pedestrians passing by, in a permanent structure open to the outdoors. This use does not include sales from temporary booths or structures. (I24)

Nightclub. See Bar, nightclub, or lounge. (B2)

"Office; medical, dental, or optometry" means an establishment that provides services, typically by appointment, dealing with human health including dental, chiropractic, medical, optometry, physical therapy, psychology, psychiatry, family counseling, or therapy. This use does not include Barbershop, hair salon, nail care, massage therapy, or day spa. (E6)

"Offices, professional or commercial" means an establishment that provides administrative, clerical, technical, professional or similar business services and typically where products or goods are not provided. Examples include escrow and title, insurance, mortgage, real estate, accounting, architecture, graphic design, finance, consulting, engineering, legal, and similar services. (E7)

"Optical retailer" means an establishment that provides prescription eyeglasses and contact lenses, and where optometry services are not provided on the site. Prescription eyeglasses and contact lenses may be made on the premises. (I25)

"Outdoor advertising structure" means a structure of any kind or character, erected or maintained for outdoor advertising purposes, upon which a sign may be placed that advertises a use, product, or service that is not provided off-site. (A15)

"Outdoor storage" means the storage of goods or materials outside of any building or structure, but not including storage of a temporary or emergency nature. (A16)

"Paper product manufacturing" means the manufacturing of paper and paperboard, from both raw and recycled materials, and their conversion into products including paper bags, boxes, envelopes, wallpaper, etc.

"Park or playground" means an open area typically landscaped and containing play equipment that provides rest and recreation, usually owned by a public agency or homeowner's association. (57) (G7)

"Parking facility, off-site" means an area, lot, or structure with one or more levels, other than a street or other public right-of-way, that provides for the parking of motor vehicles as a primary use on the site. This use does not include parking areas or lots that are ancillary and specifically intended to provide parking for the primary use on the site. (K7)

"Pawn shop" means an establishment that provides secured loans to customers, with items of personal property used as collateral. (I26)

"Payday lender or check cashing establishment" is an establishment that cashes checks, warrants, or money orders for a fee, and/or provides short term loans, usually at a high interest rate, that must be paid in full when the borrower receives their next pay check. This use does not include Bank or credit union. (J21)

"Pet grooming" is a personal service establishment that, for a fee, trims, cleans or curries domestic pets such as dogs and cats and which may sell pet supplies. This use does not include Kennel or animal boarding. (J22)

"Pet store" means an establishment where dogs, cats, or other small animals are kept and offered for sale. (I27)

"Pharmaceutical manufacturing" means establishments engaged in the production of drugs and related therapeutic products for distribution to clinics, hospitals, and medical-related facilities.

"Pharmacy" means an establishment that provides prescription drugs under the supervision of a pharmacist, and can also provide other retail products. (E8)

"Photography studio" means an establishment where customers can have their portraits taken professionally. (J23)

"Plastics and rubber production" means the manufacturing of rubber products including: flooring; heels and soles; mechanical rubber goods; rubber footwear; and rubber sundries from natural, synthetic, or reclaimed rubber. This use also includes: establishments engaged in molding primary plastics for the trades; manufacturing miscellaneous finished plastics products; fiberglass manufacturing and fiberglass application services; and tire recapping, retreading, and rebuilding.

"Pool hall or billiard parlor" means an establishment where pool and/or billiard games are played for a fee. (C9)

"Post office" means a facility that accepts, processes, and sorts mail, operated by the United States Postal Service. (F10)

"Printing and publishing – large scale" means an establishment engaged in printing by gravure, letterpress, lithography, offset, screen, or other common process, including electrostatic (xerographic) copying and other "quick printing" services; and establishments serving the printing trade including bookbinding, electrotyping, engraving, photoengraving, and typesetting. This use also includes establishments that publish books, newspapers, and periodicals; and establishments manufacturing business forms and binding devices.

Private meeting hall. See Club, lodge, or private meeting hall (C3)

Professional school. See School, charter, trade, vocational, art, business, or professional. (C12)

Produce stand. See Food produce stand. (I13)

"Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard" means a facility that provides for maintenance, servicing, or storage of fleet vehicles, equipment, or supplies, or for the dispatching of service vehicles; or distribution of supplies or construction materials required in connection with a business activity, public utility service, transportation service, government service, or similar activity. (F11)

"Public safety facility or station" means a facility that is a base for providing public safety and emergency services, including police, fire protection and emergency services. This use does not include Ambulance service. (F12)

Public service pumping station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

"Recreational vehicle park" means a lot or area of land where two or more spaces are rented to users of recreational vehicles for overnight parking and use, and that typically provide support services, such as utility hookups and sewer dump facilities. (13) (H12)

"Recycling, large collection facility" means a facility located in an area of over five hundred (500) square feet that accepts recyclable materials from the public by donation, redemption, or purchase for temporary storage and transport to a processing and sorting facility. (J25)

"Recycling, processing or sorting facility" means a facility used for the collection, processing and preparation of recyclable material for efficient shipment, or to an end-user's specifications, by such means as bailing, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. (J26)

"Recycling, small collection facility" means facility located in an area of not more than five hundred (500) square feet that provides for the redemption of California CRV redeemable beverage containers by means of a kiosk, container, mobile unit, reverse vending machine or other collection method. (J24)

"Religious institution or facility" means a facility used primarily to gather for religious worship and related religious activities. (58) (C10)

"Repair shop, large appliance or equipment" means an establishment that restores or repairs major appliances or equipment that generally cannot be easily moved by a single person and is typically placed on the floor. This use typically provides all of its service on-site, and includes repair of large motorized equipment that are not vehicles. (J27)

"Repair shop, small appliance or equipment" means an establishment that restores or repairs small appliances or equipment that generally can be moved by one person and is typically repaired on a table or work bench. This use typically provides all of its service on-site, and includes services such as gunsmithing, lawnmower repair, and home computer repair. (J28)

"Research and development facility" means a facility that is primarily used for the research, design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of products. (D11)

"Residential care facility" means a single-family dwelling, group care facility, or similar facility licensed by the State of California for twenty-four (24) hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual; **employees shall not be counted toward the total number of persons allowed**. (14) (15) (H13)

"Residential dwelling located in the same building with office or commercial use" means a building that contains a mix of both residential dwelling units and space used for commercial or office uses. (H14)

"Restaurant, full service" means an establishment providing preparation and sale of a variety of food and beverages with full table service by wait staff. Takeout or delivery service and/or live entertainment may also be provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B5)

"Restaurant, limited service with drive-thru pickup window" means an establishment providing preparation and sale of a variety of food and beverages for consumption on or off the site by ordering and paying at a counter or drive-thru window. Delivery service and/or live entertainment may also be provided. (B6)

"Restaurant, limited service without drive-thru pickup window" means an establishment providing preparation and sale of a variety of food and beverages by ordering and paying at a counter. Takeout or delivery service and/or live entertainment may also be provided. Drive-thru pickup windows are not provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B7)

"Retail sales store" means an establishment providing retail products. This use includes all retail sales establishments that are not more specifically defined in this chapter. (I28)

"Retail sales solely via internet, direct mail, or telephone" means an establishment providing retail products for sale and delivery only via internet, direct mail, or telephone communication, with a floor space for storage of products of less than five thousand (5,000) square feet. This use does not include a Call center or a Warehouse or distribution center. If alcoholic beverages are sold, this use typically requires an ABC Type 85 license. (I29)

Rooming house. See Boarding house or rooming house. (3) (H3)

"School, private (kindergarten to 12th grade)" means a facility owned and/or operated by a private entity that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include home schooling at a residence. (59) (C11)

"School, public (kindergarten to 12th grade)" means a facility owned and/or operated by a publicly funded school district that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include a charter school. (60) (C12)

"School; charter, trade, vocational, business, or professional" means a facility that is operated either with public funds under a charter contract or with private funds, and that offers specific educational instruction to children and/or adults. This use includes charter schools, secretarial schools, beauty and cosmetology schools, modeling schools, language schools, computer or electronics training schools, arts schools, and automotive repair schools, and similar specialized schools. (C13)

Scrap metal processing. See Junk yard, wrecking yard, or salvage yard. (K5)

"Secondhand or thrift store" means an establishment that accepts donations of secondhand items and clothing, and is typically operated for charitable purposes. (I30)

Service station. See Fuel sales, retail, and Motor vehicle repair or service, minor. (I15) (J19)

"Shooting range, indoor" means an establishment that is used for archery or firearms practice in a fully-enclosed facility. (J29)

"Shooting range, outdoor" means an establishment that is used for archery or firearms practice, either wholly or partially outdoors. (J30)

"Single-family dwelling, attached" means a building with two residential dwelling units located on portions of two lots with a building firewall along the lot line, such that the dwelling units may be sold separately. (16) (H15)

Single-family dwelling, detached" means a building with one residential dwelling unit located on one lot. (17) (H16)

"Single-room occupancy (SRO)" means a residential facility of two or more separate individual rooms with typically less than five hundred (500) square feet of floor space, with or without separate kitchen or bathroom facilities for each room, rented on a weekly or monthly basis. Single-room occupancy does not include Hotel or motel. (18) (H17)

"Social service office, assistance center, or guidance center" means a facility that provides counseling, guidance, recuperative, or similar services for persons requiring rehabilitation assistance as a result of economic hardship, mental disability, alcoholism, detention, drug addiction, or similar conditions. This use does not include facilities that provide overnight stay. (F13)

"Specialty construction or trade service" means an establishment that provides construction, installation or maintenance services activities that are typically specialized trade activities, and where some of the service may be provided off-site. This use includes establishments that provide services such as plumbing, electrical work, painting, irrigation, heating/air conditioning, and masonry. This use does not include Repair shop or Motor vehicle repair or service. (J31)

"Storm drainage basin, with or without a park" means a facility that collects storm water from off-site locations into a sunken basin. The facility may be inaccessible to the public, or may be designed to provide partial public access for recreational use. (61) (F14)

"Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar" means a facility that provides group or individualized instruction in a specific activity typically related to the arts. This use does not include Health or fitness facility. (C14)

"Structural clay and pottery products" means a manufacturing establishment primarily producing brick and structural clay products, including plumbing fixtures, vitreous articles, fine earthenware, porcelain electrical supplies and parts, and pipe.

"Supportive housing" is defined in Section 50675.14 of the Health & Safety Code and has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code Section 53260 (i.e., low income persons with mental disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18). Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. (19) (H18)

"Surgical and medical instrument manufacturing" means an establishment engaged in manufacturing medical, ophthalmic, surgical, and veterinary instruments and apparatus (except electromedical, electrotherapeutic, and irradiation apparatus).

"Swap meet or flea market" means a facility that provides typically compartmentalized space, either indoors or outdoors, to vendors who sells or barter merchandise. This use does not include 'Farmers market,' 'Auction or sales house,' or 'Auction or sales yard.' (I31)

"Tailoring or clothing alterations" means an establishment that provides custom making or altering of clothing when not an ancillary use in a clothing store. (J32)

"Tattooing or body art" means an establishment that provides tattooing, body piercing, and other forms of body art allowed by the California Health and Safety Code, except that body art involving ear piercing and permanent cosmetic application are not included and are considered ancillary uses in other establishments. This use does not include any use that is more specifically defined in Section 17.62.020. (J33)

"Telecommunication component manufacturing" means an establishment engaged in manufacturing electromagnetic and photoelectrical broadcast, receiving, repeater station, and transmission equipment for cellular telephone, radio, telegraph, telephone, television, and data network communications, including commercial earth stations for satellite-based communications including antennas, cell phones and components, satellite dish antennas and components, towers and transmission equipment and components.

"Temporary materials or equipment storage yard" means a facility that is used to store, park, house, or prepare equipment, dirt, materials, or temporary offices or shops to support a construction or demolition activity occurring on another site. (A17)

"Temporary sales office" means a facility that provides temporary office space to support the sale of residences or other structures, and can include related parking. (A18)

"Textile production" means a manufacturing establishment engaged in performing any of the following operations: preparation of fiber and subsequent manufacturing of braids, threads, twine cordage, yarn; coating, waterproofing, or otherwise treating fabric; dyeing and finishing fabric, fiber, yarn, and knit apparel; manufacturing woven fabric and carpets and rugs from yarn; the integrated manufacture of knit apparel and other finished products from yarn; the manufacture of felt goods, lace goods, nonwoven fabrics, and miscellaneous textiles; and upholstery manufacturing.

"Theater, live or movie" means a facility with an auditorium for viewing movies, plays, acts, or other performances. (C15)

"Tobacco or smoke shop" means an establishment that provides tobacco products or tobacco related paraphernalia in an area greater than forty (40) percent of its total available retail floor space. (I32)

Trade school. See School, charter, trade, vocational, art, business, or professional. (C13)

Transit station. See Bus, transit, or train station. (K2)

Travel center. See Truck stop or Travel center. (K7)

"Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (20) (H19)

“Truck stop or travel center” means an establishment or group of establishments designed to operate together that provide fuel, overnight parking, lodging, food, convenience goods, or other services primarily to truckers and travelers. (K8)

“Trucking or transportation terminal” means a facility designed specifically for large trucks or other vehicles to load, unload, or transfer freight, cargo containers, or other items being shipped, along with associated fueling areas, maintenance facilities, and offices. (K9)

“Urgent care center or other walk-in clinic” means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency room, typically without an appointment. This use includes urgent care centers, free clinics, hospital-based health clinics, and community health clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy. (E9)

“Vehicle impound yard” means a facility that provides temporary storage of vehicles that have been removed or impounded from public or private property at the direction of a peace officer or because of local ordinance or judicial order. (K10)

“Vending machines” means a device that dispenses a product or service upon activation by the receiver of that product or service. Products can include items such as ice, food and beverages, movies and video games, lottery tickets, newspapers, or similar items, but does not include fueling pumps. (A19)

“Veterinary clinic or office” means a facility where animals are examined, diagnosed, or treated, but typically not kept overnight. (J34)

“Veterinary hospital” means a facility where animals are kept for observation, diagnosis, treatment, or medical care, and can include overnight surveillance. (J35)

Vocational school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Warehouse or distribution center" means a facility for storage of goods or materials that will eventually be redistributed to retailers, wholesalers, or directly to consumers. This use does not include Mini-warehouse or self-storage facility. (K11)

Winery. See Brewery or winery. (D4)

“Wireless Communication Facility” means an unstaffed facility that transmits and receives wireless telecommunications, and typically consists of an antenna array, connection cables, and equipment room, and an antenna support structure tower, or pole. (F15)

Chapter 17.98
DEFINITION OF TERMS

Sections:

17.98.010 Applicability
17.98.020 Definition of terms.

17.98.010 Applicability

The terms, words, and phrases defined in this chapter shall apply to this title.

17.98.020 Definition of terms.

"Abutting" means two (2) or more parcels sharing a common boundary at least at one point.

"Abandoned" means failure to develop, maintain or use a building, structure or improvement or failure to conduct a use upon real property for a stated period of time.

"Access" means safe, adequate and usable ingress or egress to real property, structures or improvements.

"Action" means the decision made by the reviewing authority on a land use application, including appropriate findings, environmental determination and conditions of approval, where applicable.

"Addition" means any construction which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

"Alley" is a public thoroughfare for the use of pedestrians and/or vehicles, producing only a secondary means of access to the abutting property.

"Alteration" means any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure or change in the appearance of any building or structure.

"Antenna" means a device for transmitting or receiving radio, television or any other transmitted signal.

"Applicant" means owner(s) of property, or their agent(s) who are seeking privileges provided by this title.

"Attached" means any structure that has a wall or roof in common with another structure.

"Basement" means a portion of building partly or wholly underground and having more than one-half (1/2) of its height below the average level of the adjoining ground.

"Berm" means a mound or embankment of earth.

"Block" means a parcel of land surrounded by public streets, highways, freeways, railroad rights-of-way, flood control channels, creeks, washes, rivers or unsubdivided acreage or any combination thereof.

"Building" means a permanently located structure, having a roof, for the housing or enclosure of persons, possessions, or property of any kind. Mobile homes, travel trailers and other vehicles, even though permanently immobilized, shall not be deemed to be buildings.

"Building area" means the net portion of the lot remaining after deducting all required setbacks from the gross area of the lot.

"Building coverage" means the percent of lot area which may be covered by roof covered buildings, structures or improvements located on a lot.

"Building height" means the vertical distance between the average finished ground surface adjacent to the structure and to the highest point of the structure, excluding architectural features and appurtenances such as, but not limited to, chimneys, vents, antennas, elevators, and similar mechanical equipment.

"Building, main" means a building in which the principal use of the real property is conducted.

"Building setback area, front" means an area extending across the full width of the lot between the front lot line or the existing or future street right-of-way and a structural setback line parallel thereto. On corner lots, the shortest street frontage shall be the front building setback area.

"Building setback area, interior side" means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the required rear building setback area or, where there is no required rear building setback area, to the rear lot line and from the interior side lot line to a setback line parallel thereto.

"Building setback area, rear" means an area extending across the full width of the lot between the rear lot line and a setback line parallel thereto.

"Building setback area, side" means a building setback area between the side lot line and a line parallel thereto and extending from the front building setback area to the rear building setback area.

"Building setback area, street side" means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the rear lot line, and from the side street lot line, or the existing or future side street right-of-way (whichever is greater) to a structural setback line parallel thereto.

"Building site" means the ground area of a building together with all open spaces required by this title.

"Carport" means a permanent roofed structure not completely enclosed to be used for vehicle parking.

"City" means the City of Hanford.

"Commercial vehicle" means a vehicle customarily used a part of a business for the transportation of goods or people.

"Commission" means the Planning Commission of the City of Hanford.

"Conditional use" means a use that may locate within a zone only upon taking measures to address issues that may make the use detrimental to the public health, safety and welfare and will not impair the integrity and character of the zoned district.

"Conditional use permit (CUP)" means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed on the entitlement.

"Construction commencement" means the start of construction of a substantial portion on-site and off-site structural improvements after a building permit has been issued.

"Council" means the City Council of the City of Hanford.

"County" means the County of Kings.

"Court" means an open, unoccupied space, other than a yard, unobstructed from ground to sky on the same lot with a building or buildings and which is bounded on two or more sides by the walls of a building.

"Days" means consecutive calendar days unless otherwise stated.

"Decibel (dB / dBA)" is a unit for describing the amplitude of sound, as it is heard by the human ear.

"Density" means the number of dwelling units per gross acre, unless otherwise stated, for residential uses.

"Density Bonus" means an increase in the allowable number of residences granted by the city or county in return for the project's providing low- or moderate-income housing. A housing development that provides 20 percent of its units for lower-income households, ten percent of its units for very-low income households, or 50 percent of its units for seniors is entitled to a density bonus and other concessions (See California Government Code section 65915).

"Design" means the planning and engineering of the following: street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignment and grades thereof; location and size of all required easements and rights-of-way; fire roads and fire breaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; building, structures and improvements and other such specific physical requirements.

"Detached" means any building or structure that does not have a wall or roof in common with any other building or structure.

"Development" means any change or alteration of real property or its boundary lines, and including, without limitation, the placement or erection of any solid material, structure or improvement thereon; discharge or disposal of any dredged material or any gaseous liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any soil or materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase or sale of such land by a public agency; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure including any facility of any private, public or municipal utility; and the removal of any major vegetation. As used in this title, "structure" includes but is not limited to any building,

road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. A "project," as defined in Government Code Section 65931, is included with this definition.

"Development agreement" means a binding contract between a developer and a city or county establishing the conditions under which a particular development may occur. The local government "freezes" the regulations applicable to the site for an agreed upon period of time. (see California Government Code section 65864)

"Development permit" means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of specific property, subject to compliance with all terms and conditions imposed on the entitlement.

"Display area" means the area of a building in a retail sales store used to display goods that are for sale.

"Driveway" means a permanently surfaced area providing direct access for vehicles between a street and a permitted off-street parking or loading area.

~~"Dwelling" or "Dwelling Unit" means a room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.~~

"Dwelling" or "Dwelling Unit" means a room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one (1) kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one (1) household on a long-term basis. A dwelling unit shall have interior access between all habitable spaces, except that a JADU without a separate bathroom shall maintain interior access to the remainder of the primary residence.

"Easement" means a grant of property rights by the property owner to the public, or any specific person.

"Electric vehicle" means a vehicle that uses a plug-in battery to provide all or part of the motive power of the vehicle, including battery electric, plug-in hybrid electric, or plug-in fuel cell vehicle.

"Electric vehicle service equipment" means an electric component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles by permitting the transfer of electric energy to a battery or other storage device in an electric vehicle.

"Establishment" means land, buildings, rooms, space, and/or equipment necessary for conducting business.

"Façade" means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

"Family" is an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

"Facility" means land, buildings, rooms, space, and/or equipment necessary for doing something.

"FAR (Floor Area Ratio)" is a measure of development intensity. FAR is the ratio of the floor area of a building to the area of its site. For instance, both a two-story building that covers an entire lot and a four-story building that covers 1/2 of a lot have a FAR of 2.

"Fence" means a barrier surrounding or located upon a parcel of real property or a portion thereof and intended to prevent escape or intrusion therefrom or to identify a boundary identity, including without limitation, screened, solid (ninety percent (90%) or more closed to air, light and vision), open (fifty percent (50%) or more), or temporary and which may be constructed from wood, metal or masonry material or any combination thereof.

"Floor area" means the gross area included within the surrounding exterior finish wall surface of a building or portion thereof, exclusive of courtyards.

"Furniture" means the things placed in a room which equips it for living. This normally includes beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units and home furnishing accessories are excluded from the definition of furniture.

"Garage" means an enclosed building, or a portion of an enclosed building used for the parking of vehicles.

"General Plan" means a document adopted by the City Council containing statement of policies, including text and diagrams, setting forth objectives, principles, standards, and plan proposals, for the future physical development of the City of Hanford.

"Glare" means the effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

"Grade" means the degree of rise of descent of a sloping surface.

"Grade, finished" means the final elevation of the ground surface after development.

"Grade, natural" means the elevation of the ground surface in its natural state before man-made alterations.

"Grading" means the stripping, cutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

"Gross acreage" means the total area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel, and does not include adjacent lands already dedicated for such purposes.

"Hazardous waste" means either of the following:

1. A waste, or combination of wastes, which because of its quantity, concentration or physical, chemical or infectious characteristics may either:

a. Cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness, or

b. Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed;

2. A waste which meets any of the criteria for the identification of a hazardous waste adopted by the State Department of Health Services pursuant to Health and Safety Code Section 25117 or any other federal, state or local law or regulation;

3. Resource Conservation and Recovery Act hazardous wastes;

4. Unless expressly provided otherwise, the term "hazardous waste" shall be understood to also include extremely hazardous waste and acutely hazardous waste. (Health and Safety Code Section 25117.)

"Improvement" means any item which becomes part of, placed upon, or is affixed to real estate.

"Infill development site" means a parcel or group of parcels that make up a site that is vacant or underutilized and is surrounded by developed land or parcels on at least seventy-five (75) percent of its perimeter. Infill development sites include previously developed sites that may/will be redeveloped.

"Integrated shopping center" means a combination of three (3) or more business establishments permitted or conditional permitted in the zone district in which they are located where off-street parking, landscaping, lighting, or other features are developed, managed and maintained jointly.

"Kitchen" means any room, all or any part of which is designed and/or used for cooking and the preparation of food.

"Landscaping" means an area devoted to, or developed and maintained predominantly with, native or exotic plant materials including lawn, groundcover, trees, shrubs and other plant materials; artificial turf and other permeable surfaces; and also including accessory decorative outdoor landscape elements such as pools, fountains, paved or decorated surfaces (excluding driveways, parking, loading or storage areas), and sculptural elements.

"Land use" means a description of how land (real estate) is occupied or utilized.

"Loading Space" means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

"Lot" means a parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon. The classifications of lots are:

1. "Corner" means a lot located at the intersection of two or more streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the lot shall be considered an interior lot.

2. "Flag" means a lot having access or an easement to a public or private street by a narrow, private right-of-way.

3. "Interior" means a lot abutting only one street.

4. "Key" means a lot with a side line that abuts the rear line of any one or more adjoining lots.

5. "Reverse corner" means a corner lot, the rear of which abuts the side of another lot.

6. "Through" means a lot having frontage on two generally parallel streets, with only one primary access. (See "Illustration of Terms.").

"Lot area" means the net horizontal area within bounding lot lines after dedication.

"Lot coverage" means the area of a lot covered by buildings excluding eaves, projecting balconies, ground-level paving, landscaping, and open recreational facilities.

"Lot depth" is the horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line.

"Lot frontage" means the portion of the lot contiguous to the street.

"Lot line" means any boundary of a lot. The classifications of lot lines are:

1. "Front" means on an interior lot, the line separating the parcel from the street. On a corner lot, the shorter lot line abutting a street. (If the lot lines on a corner lot are equal in length, the front lot line shall be determined by the director). On a through lot, the lot line abutting the street providing the primary access to the lot.

2. "Interior" means any lot line not abutting a street.

3. "Rear" means a lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line.

"Lot Width" means the horizontal distance between side lot lines, measured at the front setback line.

"Mall" means a large building or series of connected buildings containing a variety of retail stores, restaurants, and entertainment activities including, but not limited to, such activities as theaters, arcades, amusement rides, rock-climbing and other indoor recreation opportunities that serve a regional population.

"Median" means a paved or planted area separating a street or highway into two (2) or more lanes of opposite directions of travel.

"Nonconforming lot" means a lot, the area, frontage or dimensions of which do not conform to the provisions of this zoning code.

"Nonconforming structure" means a structure, lot or use which did conform to applicable laws when constructed or initiated, and which does not now conform to the provisions of this zoning code.

"Nonconforming use" means a use complying with applicable laws when established but which does not conform to the provisions of this zoning code.

"Open space" means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Does not include area covered by buildings or accessory structures (except recreational structures), paved areas (except recreational facilities), proposed and existing public and private streets or driveways, and school sites.

"Open space, common usable" means recreational or leisure space for the shared use of residents of a multi-unit development with no dimension less than 20-feet and may include gardens, playgrounds, courtyards, swimming pools, sitting areas, court games, recreation rooms, exercise

rooms or gyms, spas, community rooms, lawn/turf used for open play, ponds, fountains, atriums, picnic areas, rooftop gardens or green roofs, or similar uses or facilities.

"Overhang" means the part of a roof or wall that extends beyond the façade of a lower wall.

"Overlay district" is a district established by this zoning code which may be applied to a lot or portion thereof only in combination with a base district.

"Parapet" means the extension of the main walls of a building above the roof level.

"Parcel" means a parcel of land under one ownership that has been legally subdivided or combined and is shown as a single parcel on the latest recorded map in the Kings County recorder's office.

"Parking area" means any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

"Parking lot" is an off-street, ground-level area, usually surfaced and improved, for the temporary storage of motor vehicles.

"Parking ratio" means the number of parking spaces provided per 1,000 square feet of floor area.

"Parking, shared" means a public or private parking area used jointly by two or more uses.

"Parking space" is the space marked for the parking of a motor vehicle within a public or private parking area.

"Parking structure or structured parking" means a multi-story car park (also called a parking garage or indoor parking) designed for car parking and where there are a number of floors or levels on which parking takes place.

"Parkway" means that portion of the public street right-of-way between the curb or curb line and the adjacent sidewalk or property line, as applicable, used for or which may be used for the purpose of planting and maintaining street trees, shrubs, hedges, or other plants. In some areas within the city, park strips may extend into a private property's yard beyond the sidewalk. Park strips may be located on private property or may abut private property.

"Performance standards" means zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards may provide specific criteria to limit noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, or visual impact of a use.

"Permit" means a written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

"Person" means any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, state of California, and its political subdivisions or instrumentalities, receiver, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

"Permitted use" means any use allowed in a land use zoning district and subject to the provisions applicable to that district.

"Planned unit development (PUD)" means the development of a parcel(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office,

manufacturing, retail, public or entertainment in a single or physically integrated group of structures.

“Principal use” means the primary or predominate use of any lot, building or structure.

“Project” means the total development within the boundaries as defined on the development plan.

“Public right-of-way” means a strip of land acquired by reservation, dedication, prescription, voluntary purchase and sale, or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or any other public uses.

“Recreational vehicle” means a vehicle or trailer capable of human habitation or designed or used for recreational camping or travel use, whether self-propelled or mounted on or drawn by another vehicle, or any structure inspected, approved and designated a recreational vehicle and bearing the insignia of the state of California or any other state or federal agency having the authority to approve recreational vehicles. RVs include, without limitation, any of the following: camp trailer, as defined by the California Vehicle Code Section 324; house car, as defined by California Vehicle Code Section 362; trailer coach, as defined by California Vehicle Code Section 635; mobile home, as defined by California Vehicle Code Section 396; bus, as defined by California Vehicle Code Section 233, whether altered or unaltered or for commercial or private use; boat, watercraft, and/or trailer for a boat or watercraft; trailers designed to carry persons, property or animals on its own structure and to be drawn by a motor vehicle; and recreational vehicle, as defined by the California Health and Safety Code Section 18010.

“Recycling” means the process by which waste products are reduced to raw materials and transformed into new reused or reconstructed products which meet the quality standards necessary to be used in the market place.

“Review authority” means the person, committee, commission or council responsible for the review and/or final action on a land use entitlement.

“Right-of-way” means a strip of land acquired by purchase, reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

“Rounding of quantities” means the consideration of distances, unit density, density bonus calculations, or other aspects of development or the physical environment expressed in numerical quantities which are fractions of whole numbers; the numbers are to be rounded to the nearest highest whole number when the fraction is 0.5 or more, and to the next lowest whole number when the fraction is less than 0.5, except as otherwise provided in this Title.

“Screened or screening” means shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area, screened by a fence, wall, hedge, berm, or similar architectural or landscape feature that is at least 90% view obscuring.

“Setback” means the area between the setback line and property line.

“Setback line” is a line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

"Sign" means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

"Site" means the land or area that is the subject of a development project or use, and may include more than one lot or parcel.

"Site area" means the net horizontal area included within the boundary lines of a site, not including the area within the established right-of-way of a public street, future public street, or railroad, or any other area dedicated or to be dedicated for a public use.

"Site plan" means a plan, prepared to scale, showing accurately and with complete dimensioning all of the buildings, structures, and uses and the exact manner of development proposed for a specific parcel of land.

"Slope" means the degree of deviation of a surface from the horizontal, usually expressed in percentage or degrees.

"Solar facilities" means the airspace over a parcel that provides access for solar energy system to absorb energy from the sun.

"Specific plan" means a plan consisting of text, maps and other documents and exhibits regulating development within a defined area of the city, consistent with the General Plan and the provisions of Government Code Section 65450, et seq.

"Story" means that portion of a building included between the surface of any floor and the surface of any floor next above it, or if there be no floor above it, then the space between such floor and ceiling next above it.

"Street" means any public or private thoroughfare with a width of twenty feet (20') or more which affords a primary means of access to abutting property.

"Street, private" means a street in private ownership, not dedicated as a public street, which provides the principal means of vehicular access to a property and not to be construed to mean driveways, alleys, or parking areas.

"Street, public" is a street owned and maintained by the City, the County, or the State. The term includes streets offered for dedication and accepted by a public agency which have been improved.

"Structural Alterations" means any change in the supporting members of a structure such as the bearing walls or partitions, columns, beams, or girders.

"Structure" means anything constructed or built. An edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

"Structure, accessory" means a subordinate building which is incidental and not attached to the main building or use on the same lot. If an accessory building is attached to the main building or if the roof is a continuation of the main building roof, the accessory building shall be considered an addition to the main building. Includes structures regardless of whether a Building Permit is required, including, but not limited to, enclosed and unenclosed patios, barns, guesthouses, second dwelling units, garages, carports, storage buildings/sheds, trellis, gazebos, decks, and real or artificial rockscapes.

"Structure, temporary" means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

"Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

"Temporary use" means a use established for a designated period of time, with the intent to discontinue the use at the end of the designated time period.

"Traffic safety sight area" means a space that is set aside on a corner lot in which all visual obstructions, such as structures and plantings, which inhibit visibility and thus cause a hazard to traffic and pedestrian safety are prohibited.

"Transient basis" means a continuous period of two (2) weeks or less.

"Underutilized land" means land with a structure or structures that occupy only a small portion of the land and is being used significantly below its potential use.

"Use" means the purpose (type or extent) for which land or a building is arranged, designed or intended or for which either land or a structure is occupied or maintained.

"Use initiation" means the implementation of a use on a parcel or occupancy of a structure, or construction of substantial site improvements after a building permit has been issued, subject to determination by the director.

"Use, accessory" means a use which is incidental to, and customarily associated with, a specified principal use and which meets the applicable conditions set forth in this ordinance.

"Use, allowed" means a use listed by the regulation of any particular district as a permitted use within that district and permitted therein as a matter of right when conducted in accord with the regulations established by this Ordinance.

"Use, conditional" means a use listed by the regulations of any particular district as a conditional use within that district and allowable therein, solely on a discretionary and conditional basis, subject to development/design review or to a Conditional Use Permit, and to all other regulations established by this Code.

"Use, principal" means a use which fulfills a primary function of a household, establishment, institution, or other entity.

"Use, temporary" means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

"Variance" means a discretionary entitlement which permits the departure from the strict application of the development standards contained in this zoning code.

“Vehicle” means self-propelled device by which persons or property may be moved upon a highway, excepting a device moved by human power or used exclusively upon stationary rails or tracks.

“Wildlands” means any area of land that is essentially unimproved, in a natural state of hydrology, vegetation and animal life, and not under cultivation.

“Yard” means an open space that lies between the principal or accessory building or buildings and the nearest lot line.

“Zero Lot Line” means the location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

“Zoning district” means a portion of the city within which certain uses of land and structures are defined, and regulations are specified.

Notice of Exemption 2024-79

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Zone Text Amendment No. 0007-24

Project Location – City of Hanford

Project Location – City: Hanford **Project Location – County:** Kings County

Description of Nature, Purpose and Beneficiaries of Project: a request to conduct a comprehensive amendment to the Hanford Municipal Code Title 17, as directed by the City Council of the City of Hanford. Changes include various land use changes, definition changes and updates, regulation changes, spelling and grammar edits, as well as legally advised edits.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: City of Hanford

Exempt Status: **(check one)**

☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☐ Categorical Exemption: State type and section number:
☒ Statutory Exemption. State code number: 15061(b)(3) General Rule

Reasons why project is exempt:
The proposed ordinance is exempt under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed project is a text amendment that is not associated with a physical development; therefore, there are no physical impacts that will result from the project.

Lead Agency
Contact Person: Jason Waters Area Code/ Telephone: (559) 585-2590

Signature: _____ Date: November 12, 2024 Title: Deputy City Manager

☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant

AGENDA
STAFF REPORT

MEETING DATE: 11/12/2024	**AGENDA SECTION:** PUBLIC HEARING

SUBJECT:
Conditional Use Permit No. 0031-24: a request by Tractor Supply to add pet grooming within their existing facility in the C-R Regional Commercial zone district. The project is located at 1625 W. Hayden Ave. (APN 011-060-056).

RECOMMENDATION:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-18, approving Conditional Use Permit No. 0031-24.

RECOMMENDED MOTION

1. I move to adopt Resolution No. 2024-18, approving Conditional Use Permit No. 0031-24.

PROJECT DESCRIPTION

The project is a request by Tractor Supply to add pet grooming within their existing facility in the C-R Regional Commercial zone district. As shown on the plans provided by the applicant (see **Attachment 1**), the interior of the store will be modified through what they call “The Fusion Project”, which consists of a full-scale remodel, a new fixture layout, a self-service pet wash area, and additional outlets to the remodeled sales floor. The pet wash area will be a room of 127 square feet containing two wash tubs, two tables, two dryers, and a cabinet. Current store hours are 8 a.m. – 9 p.m. Monday – Saturday and 9 a.m. – 7 p.m. on Sundays. No pet washing services are proposed to be provided outside of the enclosed permanently fixed structure.

Site modifications will also include construction on the exterior of the building through what they call “The Side Lot Project”, which consists of a sunshade canopy within a dedicated garden center along with an enclosed bulk feed storage area and a drive-thru lane which utilizes the existing lane and gates to be used as a customer pick-up area to relocate the existing service of a curbside pickup zone in the parking lot. No changes to the overall size of the impervious side yard are proposed and construction will be completely contained within the existing fenced area. The full project was reviewed during the Site Plan Review process. However, no portion of “The Side Lot Project” requires approval of a Conditional Use Permit.

Project Location

The proposed project is located at 1625 W. Hayden Ave. (APN 011-060-056) (see Figure 1, below). The General Plan designates the property as Regional Commercial (see Figure 2, below). The property is zoned C-R Regional Commercial, which corresponds with the General Plan designation (see Figure 3, below).

Figure 1:
Land Use (property outlined in red)

Entitlement

The applicant has submitted Site Plan Review No. 0091-24 for the project to construct "The Fusion Project" and "The Side Lot Project." Site Plan Review No. 0091-24 was reviewed by the Site Plan Review Committee. Conditions of approval appear in the approval letter (see **Attachment 2**). All conditions of approval cited in the site plan review approval letter are also conditions of approval for this conditional use permit application.

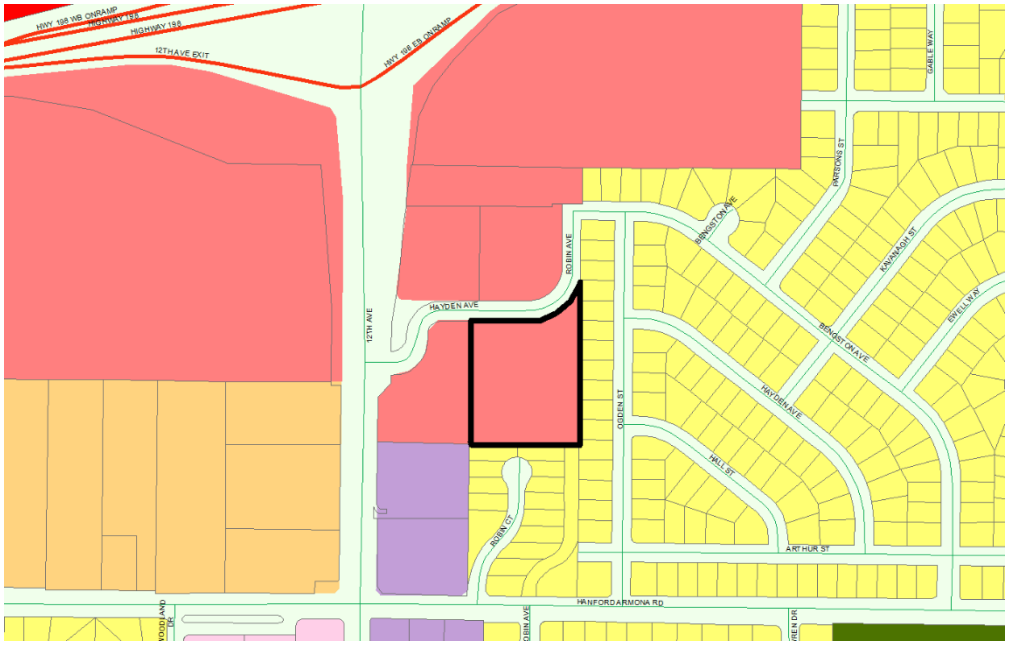
BACKGROUND INFORMATION

General Plan Designation

The General Plan designates the property as Regional Commercial (see Figure 2, below). In accordance with General Plan Policy L47, the purpose of the Regional Commercial land use designation is to provide a variety of commercial goods, entertainment, and services in large-format shopping centers for both the Hanford community and the larger region outside of Hanford. The use of the site for pet grooming supports this policy, as pet grooming provides a service that will be located within an existing business located within an area designated for large-format shopping center development to support both the Hanford community and the larger region outside of Hanford. In accordance with General Plan Policy L48, typical uses in the Regional Commercial land use designation include goods, entertainment, and services that benefit from the market synergy that

occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services. The use of the site for pet grooming supports this policy, as the use is similar to other permitted uses within the C-R Regional Commercial zone district, such as “barber shop, hair salon, nail care, massage therapy, or day spa” uses, pet stores, and veterinary clinics or offices.

Figure 2:
General Plan Designation (property outlined in bold)
Regional Commercial



Zoning Designation

The property is zoned C-R Regional Commercial, which corresponds with the General Plan designation (see Figure 3, below). The applicant seeks to allow a pet wash area within the existing Tractor Supply store in the C-R Regional Commercial zone district. A pet wash use is classified as a pet grooming use in the Hanford Zoning Ordinance. According to the Commercial, Office, and Industrial Zone Use Table, presented in Table 17.08.030 of the Hanford Municipal Code, pet grooming requires a Conditional Use Permit in the C-R Regional Commercial zone district (see Figure 4, below). "Pet grooming" is a personal service establishment that, for a fee, trims, cleans or curries domestic pets such as dogs and cats and which may sell pet supplies. This use does not include kennel or animal boarding.

Figure 3:
Zoning Designation (property outlined in bold)
C-R Regional Commercial

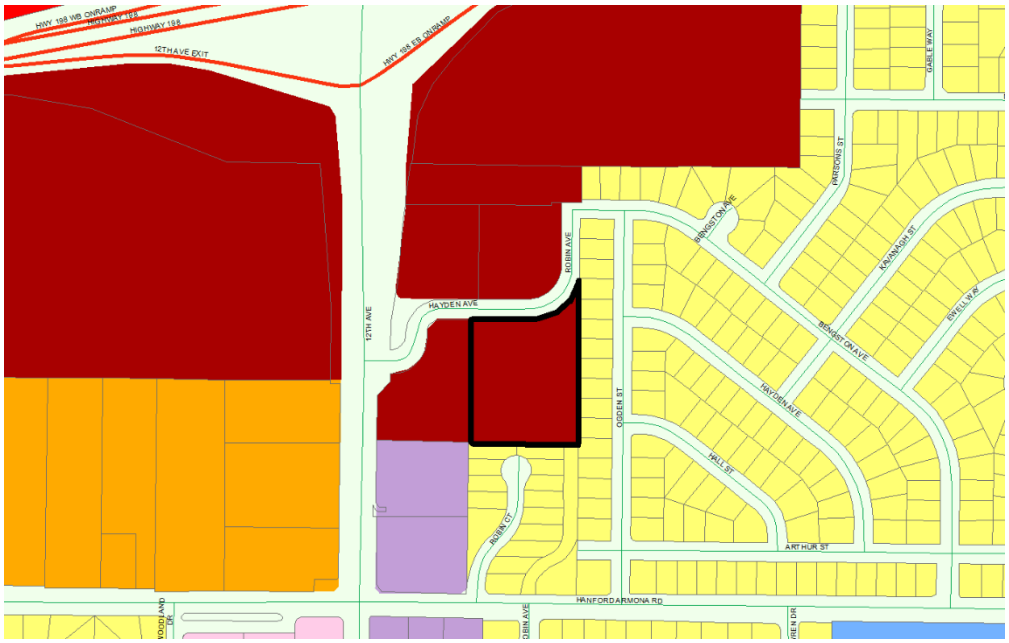


Figure 4:
Land Use Table

Commercial, Office, and Industrial Zone Use Table

P = Use Is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use Is Not Allowed

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See Identified Section)
J22	Pet grooming	C	C	P		C	P	C								

PROJECT EVALUATION

Conformance with the standards of the C-R Regional Commercial zone district

17.18.030 Site Area

In the C-R Regional Commercial zone district, the minimum site area shall be 10 acres. The site may be divided into multiple separate lots, if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County Recorder's Office. Existing sites of less than 10 acres may be developed in accordance with the specifications of Chapter 17.18 of the Municipal Code. The site is an existing 2.9-acre lot. As an existing site less than 10 acres, the site will be developed according to the specifications of Chapter 17.18. As an existing site, the site meets the requirements of the C-R Regional Commercial zone district for site area.

17.18.040 Lot Dimensions

In the C-R Regional Commercial zone district, the minimum lot frontage shall be 40 feet, unless a reciprocal use agreement for shared common access and parking areas is recorded with the Kings

County recorder’s office. The project site has approximately 377feet of street frontage. The property exceeds the lot frontage requirement for the C-R Regional Commercial zone district.

17.18.050 Coverage

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements. All required building setback area, open space, and off-street parking and loading requirements were evaluated and mandated as part of the site plan review process.

17.18.060 Building Setback Area

No structure is permitted to be placed within a building setback area.

Front-Building Setback

In the C-R Regional Commercial zone district, the front building setback shall be 15 feet. The building setback is approximately 175 feet from the front lot line, which satisfies the requirement of the C-R Regional Commercial zone district.

Side-Building Setback

The side building setback area shall be zero feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, O-R, O, PF, AP, or CO zone district, then the side building setback area shall be 15 feet. The western side lot line abuts property in the C-R Regional Commercial zone district, which allows a setback of zero feet. The eastern side lot line abuts properties in the R-L-5 Low Density Residential zone district; therefore, the side building setback area on the eastern side is 15 feet. The eastern side building setback area is approximately 97 feet. The side setback requirement for the C-R Regional Commercial zone district is satisfied.

Rear-Building Setback

The rear building setback may be zero feet from the rear lot line, except where the rear lot line abuts a public street or an R-L, R-H, R-M, O-R, PF, AP, or CO zone district, then the rear building setback area shall be 15 feet. The rear lot line abuts properties in the R-L-5 Low Density Residential zone district; therefore, the rear building setback is 15 feet. The rear building setback is approximately 30 feet. The rear setback requirement for the C-R Regional Commercial zone district is satisfied.

17.18.070 Distances Between Structures

The minimum distance between a structure used solely for residential purposes and another structure shall be 10 feet, except as provided by the building code. There are no residential structures on site.

17.18.080 Height of Structures

The maximum height of structures in the C-R Regional Commercial zone district is 35 feet. The maximum structure height is approximately 30 feet. No site modifications will increase the maximum height of the structure. The structure does not exceed the C-R Regional Commercial zone district height limitations.

17.18.090 Driveways

Whenever possible, developments shall share driveways to minimize the number of driveways on public streets. The site has one existing driveway on site, and utilizes an additional existing driveway shared with Family HealthCare Network to the west. There is an existing cross-access agreement with the Family HealthCare Network site. There are no changes proposed to the existing driveways; therefore, the driveway requirements have been satisfied.

17.18.100 Off-Street Parking

There are 90 parking spaces provided for the site. In accordance with Section 17.54.040, parking shall be provided for commercial and industrial uses conducted primarily outside of buildings at a ratio of one space for each two employees of the maximum working shift. In accordance with Section 17.54.040, all retail stores shall provide parking at a ratio of one space per 300 square feet of building space. The building square footage is approximately 19,097 square feet and the outdoor sales area, including the proposed feed storage and covered shade area, is 15,000 square feet. Based on the ratio, the current parking total does not meet the current parking requirement.

Calculation:

19,097 square feet of building + 15,000 square feet of outdoor sales area = 34,097 square feet

34,097 square feet ÷ 300 square feet = 113.6

113.6 rounds up to 114 parking stalls minimum

However, the original approval for development of Tractor Supply under Site Plan Review No. 2013-15 only required 57 on-site parking spaces, based on a ratio of 1 space per 600 square feet of building space required under the 2002 Zoning Ordinance. The parking calculation included both the primary building as well as the outdoor sales area. Since the proposed structures for the site will be located within the existing outdoor sales area, this is not considered an increase in floor area for the purposes of parking. Therefore, additional parking is not required and the site may remain as is. Additionally, all parking spaces meet setback requirements.

17.18.110 Usable Open Space

New developments shall provide a common outdoor, shaded sitting area for use by customers. This is not a new development; therefore, no additional usable open space is required.

17.18.120 Landscaping

Landscaping in the C-R Regional Commercial zone district shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street. Parking areas are to have one tree placed at every four lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. There is existing landscaping throughout the parking area and in the basin on the eastern side of the property. However, most of the 15-foot setback area is paved to be used as a permanent trailer and equipment display area, which was approved under Site Plan Review No. 2013-15. The landscaping is considered legally existing, nonconforming since the site was approved and developed under previous zoning regulations. The applicant does not propose to bring the site into further non-conformance. As existing, the landscaping may remain, as is.

17.18.130 Screening, Fences, and Walls

Properties in the C-R Regional Commercial zone district shall meet the screening, fences, and walls standards in Section 17.18.130 of the Hanford Municipal Code. A block wall with a minimum height of seven feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district. The property is adjacent to properties in the R-L-5 Low Density Residential zone district on the rear and eastern side lot lines; therefore, a block wall is required along each of those lot lines. A block wall with a height of seven feet was approved and constructed along each of those property lines during original site construction. No fence or wall shall be placed in front of or within any landscaped area located next to a street. There is no existing or proposed fence or wall within the landscaped area adjacent to the street. The project satisfies all screening, fence, and wall regulations for the C-R Regional Commercial zone district.

17.18.140 Signs

All signage shall meet the standards set in Chapter 17.56 of the Hanford Municipal Code. For permanent building signs, there is no limit to the number of signs allowed for each business; the allowed square footage per building frontage is cumulative. Establishments with a primary building frontage less than 300 feet may have a permanent sign with a size of two square feet per one lineal foot up to a maximum of 350 square feet along the primary frontage, with 50 square feet allowed regardless of frontage length. Secondary building frontages may have a permanent sign with a size of one square foot per lineal foot up to a maximum of 200 square feet per secondary frontage, with 35 square feet allowed regardless of frontage length. For permanent freestanding signs, a maximum of one sign is allowed per establishment. The face of the sign may be a maximum of 40 square feet, with a height of: six feet if set back 10 feet from the property line, five feet if set back five feet from the property line, and four feet if set back zero feet from the property line. An additional freestanding sign is permitted on sites within an integrated shopping center. This additional sign may be up to 350 square feet in size, with a maximum height not greater than 1.5 times the average height of the building.

Signage requires a separate application and will be evaluated at the time of submittal.

17.18.150 General Provisions and Standards

In the C-R Regional Commercial zone district, structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50 of the Hanford Municipal Code. Section 17.50.090 states that suitable area shall be provided on-site for collection of trash and recyclable materials for all commercial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer. The applicant will maintain the existing trash enclosure on site, as shown in **Attachment 2**.

All requirements of the C-R Regional Commercial zone district, prescribed by Chapter 17.18 of the Hanford Municipal Code, are satisfied, except for those items that are legally nonconforming.

FINDINGS FOR APPROVAL: CONDITIONAL USE PERMIT NO. 0031-24

Conditional Use Permit No. 0031-24

In taking action on a Conditional Use Permit, the Planning Commission must make the appropriate

findings, in accordance with Section 17.80.030 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

ANALYSIS: The proposed use will not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in Chapter 17.18 of the Hanford Municipal Code for the C-R Regional Commercial zone district, except for those items that are legally nonconforming. Pet grooming is listed as a permitted use with the approval of a Conditional Use Permit in the C-R Regional Commercial zone district, as prescribed in the Land Use Table in Section 17.08.030. The existing PetSmart location in this zone district also offers pet grooming services.

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;

ANALYSIS: The proposed pet grooming use is compatible with existing and future permitted land uses in the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in Chapter 17.18 of the Hanford Municipal Code for the C-R Regional Commercial zone district. In accordance with General Plan Policy L48, typical uses in the Regional Commercial land use designation include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services. The use of the site for pet grooming supports this policy, as the use is similar to other permitted uses within the C-R Regional Commercial zone district, such as “barber shop, hair salon, nail care, massage therapy, or day spa” uses, pet stores, and veterinary clinics or offices. The existing PetSmart location in this zone district also offers pet grooming services.

3. The proposed use is consistent with the General Plan;

ANALYSIS: In accordance with General Plan Policy L47, the purpose of the Regional Commercial land use designation is to provide a variety of commercial goods, entertainment, and services in large-format shopping centers for both the Hanford community and the larger region outside of Hanford. The use of the site for pet grooming supports this policy, as pet grooming provides a service that will be located within an existing business located within an area designated for large-format shopping center development to support both the Hanford community and the larger region outside of Hanford. In accordance with General Plan Policy L48, typical uses in the Regional Commercial land use designation include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services. The use of the site for pet grooming supports this policy, The use of the site for pet grooming supports this policy, as the use is similar to other permitted uses within the C-R Regional Commercial zone district, such as “barber shop, hair salon, nail care, massage therapy, or day spa” uses, pet stores, and veterinary clinics or offices.

4. There will not be significant effects upon the quality of the environment and natural resources;

ANALYSIS: This project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of

Exemption has been prepared and is attached as **Attachment 3**.

5. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience, or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

ANALYSIS: This application has been reviewed and evaluated for conformity with the requirements of Chapter 17.18 of the Hanford Municipal Code. The use of this site for pet grooming is compliant with the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution.

PUBLIC COMMENTS

A Notice of Public Hearing for a Conditional Use Permit was noticed in the local newspaper on November 1, 2024 and mailed to property owners within 300 feet of the project site on October 31, 2024. No comments were received, as of the date of preparation of this report.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. There are no exceptions to this exemption, as per Section 15300.2 Exceptions of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared and is attached as **Attachment 3.**

CONDITIONS OF APPROVAL

Project approval shall be subject to the conditions below:

Conditional Use Permit No. 0031-24:

1. Use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in Chapter 17.08 of the Hanford Municipal Code. The proposed use shall operate in conformance with the “pet grooming” definition in Chapter 17.96 of the Hanford Zoning Ordinance.

2. No expansion of the use or structures which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

3. Approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

4. Any construction of “The Fusion Project” shall comply with the conditions stated in the approval letter for Site Plan Review No. 0091-24, shown in **Attachment 2**.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Resolution No. 2024-18, approving Conditional Use Permit No. 0031-24.

Applicant:
Beth Dorminey
205 Powell Place, Unit: 200
Brentwood, TN 37027

Property Owner:
Realty Income Properties 4 LLC
11995 El Camino Real
San Diego, CA 92130

ATTACHMENTS:
1. Resolution No. 2024-18
2. Attachment 1 - Floor Plan
3. Attachment 2 - SPR0091-24 Approval Letter
4. Attachment 3 - Notice of Exemption No. 2024-78
5. Parcel Map

RESOLUTION NO. 2024-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD APPROVING CONDITIONAL USE PERMIT NO. 0031-24, A REQUEST BY TRACTOR SUPPLY TO ADD PET GROOMING WITHIN THEIR EXISTING FACILITY IN THE C-R REGIONAL COMMERCIAL ZONE DISTRICT. THE PROJECT IS LOCATED AT 1625 W. HAYDEN AVENUE (APN 011-060-056).

At a regular meeting of the City of Hanford Planning Commission duly called and held on November 12, 2024 on motion of Commissioner , seconded by Commissioner , and duly carried, the following resolution was adopted:

WHEREAS, Conditional Use Permit No. 0031-24, a request by Tractor Supply to add pet grooming within their existing facility in the C-R Regional Commercial zone district, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford in accordance with Title 17.80 of the Hanford Municipal Code; and

WHEREAS, the project is located at 1625 W. Hayden Avenue (APN 011-060-056); and

WHEREAS, staff, the various governmental departments, and the Planning Commission have given careful consideration to this conditional use permit and have made recommendations thereon; and

WHEREAS, the project is exempt from environmental review, per Section 15301 Existing Facilities of the California Environmental Quality Act of the California Environmental Quality Act (CEQA) Guidelines and a Notice of Exemption has been prepared; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.80.030 of the Hanford Municipal Code:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

   ANALYSIS: The proposed use will not impair the integrity and character of the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in Chapter 17.18 of the Hanford Municipal Code for the C-R Regional Commercial zone district, except for those items that are legally nonconforming. Pet grooming is listed as a permitted use with the approval of a Conditional Use Permit in the C-R Regional Commercial zone district, as prescribed in the Land Use Table in Section 17.08.030. The existing PetSmart location in this zone district also offers pet grooming services.

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;

   ANALYSIS: The proposed pet grooming use is compatible with existing and future permitted land uses in the C-R Regional Commercial zone district. The use is consistent with the regulations set forth in Chapter 17.18 of the Hanford Municipal Code for the C-R Regional Commercial zone district. In accordance with General Plan Policy L48, typical uses in the Regional Commercial land use designation include goods, entertainment, and services that

benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services. The use of the site for pet grooming supports this policy, as the use is similar to other permitted uses within the C-R Regional Commercial zone district, such as “barber shop, hair salon, nail care, massage therapy, or day spa” uses, pet stores, and veterinary clinics or offices. The existing PetSmart location in this zone district also offers pet grooming services.

3. The proposed use is consistent with the General Plan;

   ANALYSIS: In accordance with General Plan Policy L47, the purpose of the Regional Commercial land use designation is to provide a variety of commercial goods, entertainment, and services in large-format shopping centers for both the Hanford community and the larger region outside of Hanford. The use of the site for pet grooming supports this policy, as pet grooming provides a service that will be located within an existing business located within an area designated for large-format shopping center development to support both the Hanford community and the larger region outside of Hanford. In accordance with General Plan Policy L48, typical uses in the Regional Commercial land use designation include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services. The use of the site for pet grooming supports this policy, The use of the site for pet grooming supports this policy, as the use is similar to other permitted uses within the C-R Regional Commercial zone district, such as “barber shop, hair salon, nail care, massage therapy, or day spa” uses, pet stores, and veterinary clinics or offices.

4. There will not be significant effects upon the quality of the environment and natural resources;

   ANALYSIS: This project is categorically exempt from further environmental review, as per Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. A Notice of Exemption has been prepared.

5. The proposed location, size, design, and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

   ANALYSIS: This application has been reviewed and evaluated for conformity with the requirements of Chapter 17.18 of the Hanford Municipal Code. The use of this site for pet grooming is compliant with the Hanford Municipal Code. Any improvements required for public health, safety, and welfare have been applied to the project as conditions of approval in the resolution.

THEREFORE, BE IT RESOLVED that Conditional Use Permit No. 0031-24 be approved, subject to the conditions below:

1. Use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in Chapter 17.08 of the Hanford Municipal Code. The proposed use shall

operate in conformance with the “pet grooming” definition in Chapter 17.96 of the Hanford Zoning Ordinance.

2. No expansion of the use or structures which would tend to increase the projected scale of operations beyond the scope and nature described in this Conditional Use Permit shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

3. Approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

4. Any construction of “The Fusion Project” shall comply with the conditions stated in the approval letter for Site Plan Review No. 0091-24, shown in **Exhibit B**.

EXPIRATION

That this Conditional Use Application Permit become null and void two (2) years after the effective date of approval, unless, prior to the expiration, the use for which the permit was approved has commenced. Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension will be taken to the Planning Commission, who may extend the expiration of the permit by one year.

PASSED AND ADOPTED at a regular meeting of the Hanford City Planning Commission by the following vote:

AYES: Commissioners
NOES: Commissioners
ABSTAIN: Commissioners
ABSENT: Commissioners

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, **Jason Waters**, Secretary of the City of Hanford Planning Commission, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 12th day of November 2024.

Jason Waters, Secretary

Exhibit A
Site Plan

TRACTOR SUPPLY CO.

COMBO PROJECT
1625 HAYDEN AVE.
HANFORD, CA 93230

ABBREVIATION LIST

ABOVE FINISHED FLOOR	AFF	LAMINATED PLASTIC	LAM
ADJUSTABLE	ADJ	LANDLORD	LL
ALUMINUM	ALUM	LEFT-HAND	LH
ANCHOR BOLT	AB	LONG LEG HORIZONTAL	LLH
APPROXIMATELY	APPROX	LONG LEG VERTICAL	LLV
ARCHITECTURAL	ARCH	LONG	LG
AT	@	MANHOLE	MH
BEAM	BM	MANUFACTURER	MFR
BEARING	BRG	MASONRY OPENING	MO
BLOCKING	BLKG	MATERIAL	MATL
BOARD	BD	MAXIMUM	MAX
BOTTOM	BTM or B/	MECHANICAL	MECH
BUILDING	BLDG	METAL	MTL
CATCH BASIN	CB	MINIMUM	MIN
CEILING	CLNG	MISCELLANEOUS	MISC
CENTER TO CENTER	C/C	MOUNTED	MTD
CENTERLINE	CL	NOT APPLICABLE	NA
CLEAN OUT	CO	NOT IN CONTRACT	NIC
COLUMN	COL	NOT TO SCALE	NTS
CONCRETE MASONRY UNIT	CMU	ON CENTER	OC or o.c.
CONCRETE	CONC	OPENING	OPNG
CONSTRUCTION	CONST	OPPOSITE	OPP
CONTINUOUS	CONT	OUTSIDE DIAMETER	OD
CONTROL JOINT	CJ	OVERFLOW ROOF DRAIN	ORD
COURSE	CRS	PAINT	PT
DIAMETER	DIA	PAIR	PR
DIMENSION	DIM	PLASTIC LAMINATE	PLAM
DOWN	DN	PLATE	PL
DOWNSPOUT	DS	PLUS OR MINUS	+/-
DRAWING	DWG	PLYWOOD	PLWD
EACH FACE	EF	POINT OF SALE	POS
EACH WAY	EW	PRESERVATIVE TREATED	PPT
EACH	EA	PROPERTY LINE	P/L
ELECTRIC	ELEC	QUARRY TILE	QT
ELECTRIC WATER COOLER	EWC	RADIUS	RAD or R
ELEVATION	ELEV	RAIN WATER CONDUCTOR	RWC
EQUAL	EQ	REINFORCED	REINF
EXISTING	EXIST	REQUIRED	REQ'D
EXPANSION JOINT	EJ	REVISION	REV
EXTERIOR	EXT	RIGHT HAND	RH
EXTERIOR INSULATION & FINISH SYSTEM	EIFS	RIGHT OF WAY	ROW
FIBER REINFORCED PLASTIC	FRP	ROOF DRAIN	RD
FINISH	FIN	SECTION	SECT
FINISHED FLOOR	FF	SHEET	SHT
FIRE EXTINGUISHER CABINET	FEC	SIMILAR	SIM
FIRE RETARDANT TREATED	FRT	SPECIFICATION	SPEC
FIXTURE	FIXT	SQUARE FEET	SF
FLOOR	FLR	STAINLESS STEEL	SS
FLOOR DRAIN	FD	STANDARD	STD
GALVANIZED	GALV	STEEL	STL
GAUGE	GA	STRUCTURAL	STRUCT
GENERAL CONTRACTOR	GC	SUSPENDED	SUSP
GLASS	GL	TELEPHONE	TEL
GLASS FIBER REINFORCED CONCRETE	GFRC	TONGUE AND GROOVE	T&G
GLASS FIBER REINFORCED GYPSUM	GFRG	TOP OF	T/
GYPSUM BOARD	GYP BD	TOP OF JOIST	TOJ
HANDICAPPED	HCPD	TOP OF MASONRY	TOM
HARDWOOD	HDWD	TOP OF STEEL	TOS
HEATING/VENTILATING/AIR CONDITIONING	HVAC	TYPICAL	TYP
HEAVY DUTY	HD	UNLESS NOTED OTHERWISE	UNO
HOLLOW CORE	HC	VERTICAL	VERT
HOLLOW METAL	HM	VINYL COMPOSITION TILE	VCT
HORIZONTAL	HORIZ	VINYL TILE	VT
HOSE BIBB	HB	VINYL WALL COVERING	VWC
HOT WATER HEATER	WH	WALL COVERING	WC
HOUR	HR	WELDED WIRE FABRIC	WWF
INSIDE DIAMETER	ID	WITH	W/
INSULATION	INSUL	WITHOUT	W/O
INTERIOR	INT	WOOD	WD
JOIST BEARING	JB	WORK POINT	WP

GENERAL NOTES (WHERE APPLICABLE)

1. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA A-201, 2017 IS APPLICABLE TO THE PROJECT AND INCLUDED HERE-IN BY REFERENCE.
2. DO NOT SCALE DRAWINGS. REQUEST CLARIFICATION FROM THE ARCHITECT TO RESOLVE DISCREPANCIES OR TO SUPPLY ADDITIONAL INFORMATION.
3. INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD - U.N.O.
4. FINISH FLOOR ELEVATIONS SHALL BE FROM TOP OF CONCRETE FLOOR SLAB OR TOP OF FLOOR SHEATHING WHERE APPLICABLE - U.N.O.
5. WORK IS TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, CONDITIONS STATED ON THE PERMIT DOCUMENTS, LOCAL ORDINANCES, THE U.S. DEPARTMENT OF JUSTICE 2010 ADA STANDARDS, AND THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION (AHJ).
6. WOOD NOT CLASSIFIED AS INTERIOR FINISH MATERIAL SHALL BE FIRE RETARDANT TREATED. USE AN EXTERIOR GRADE FRT PRODUCT IN EXTERIOR WALL CONSTRUCTION, ROOF RELATED CONSTRUCTION AND FLASHING CONDITIONS.
7. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
8. WHERE EXISTING STRUCTURAL STEEL IS PROTECTED WITH A FIREPROOFING MATERIAL, PROTECT DURING DEMOLITION, ALTERATION AND CONSTRUCTION. PATCH AND REPAIR ANY MISSING OR DAMAGED FIREPROOFING TO MAINTAIN PROTECTION OF THE STRUCTURE.
9. AT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES, PROVIDE PROTECTION MEETING THE REQUIREMENTS OF ASTM E-814 AND BEARING THE APPROPRIATE U.L. LABEL FOR THE CONDITION.
10. DESIGN & SELECTION OF SUPPORTS, BRACES, ANCHORS, ATTACHMENTS AND RELATED FASTENERS, UNLESS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS, IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR, UTILIZING INDUSTRY STANDARD MATERIALS AND METHODS SUITABLE TO THE CONDITION.
11. WALL AND CEILING MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO REGISTERS, DIFFUSERS, GRILLES, SPEAKERS, CLEAN-OUTS AND COVER PLATES, WHETHER FACTORY PRE-FINISHED OR NOT, WHICH DO NOT MATCH THE ADJACENT WALL OR CEILING COLOR SHALL BE FIELD PAINTED, UNLESS OTHERWISE NOTED. COLOR AND FINISH TO BE APPROVED BY THE ARCHITECT.
12. COMPLY WITH SPECIAL WORKING CONDITIONS RELATING TO THE PROJECT, INCLUDING BUT NOT LIMITED TO REQUIREMENTS FOR TEMPORARY PROTECTION, TRASH MANAGEMENT, NOISE, LIGHT, DUST AND POLLUTION CONTROL, AND LIMITATIONS ON WORKING HOURS.

CONTACTS

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5401 VIRGINIA WAY BRENTWOOD, TN 37027
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CONSTRUCTION MANAGER
TRACTOR SUPPLY CO.
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GREENHOUSE ENGINEER
ZUENDT ENGINEERING
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ENGINEER (MEP)
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CIVIL ENGINEER

PROJECT SUMMARY

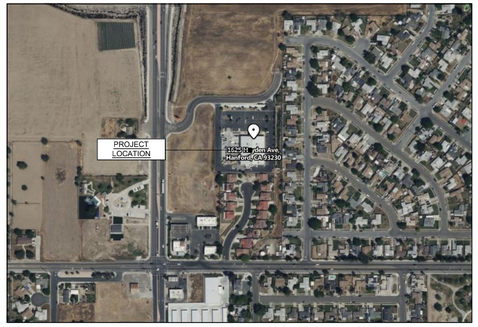
THE PROPOSED PROJECT CONSISTS OF INTERIOR AND EXTERIOR ALTERATIONS TO THE EXISTING TRACTOR SUPPLY CO. STORE. THE STORE WILL HAVE A GRAND REOPENING ONCE CONSTRUCTION IS COMPLETE.

THE INTERIOR WORK IS CALLED "THE FUSION PROJECT" WHICH CONSISTS OF A FULL SCALE REMODEL, NEW FIXTURE LAYOUT, ADDING A SELF-SERVICE PET WASH, AND ADDITIONAL OUTLETS TO THE REMODELED SALES FLOOR.

THE ADDITION OF THE EXTERIOR GARDEN CENTER IS CALLED "THE SIDE LOT PROJECT". THE PRIMARY FUNCTION IS TO PROVIDE A NEW CUSTOMER EXPERIENCE WITHIN THE EXISTING PERIMETER FENCING OF THE OUTDOOR SIDE YARD.

KEY FEATURES OF THE "SIDE LOT PROJECT" WILL INCLUDE A SUNSHADE CANOPY WITHIN A "DEDICATED" GARDEN CENTER ALONG WITH AN ENCLOSED BULK FEED STORAGE AREA AND A DRIVE-THROUGH LANE WHICH UTILIZES THE EXISTING LANE & GATES. THE DRIVE AISLE IS TO BE USED AS A CUSTOMER PICK-UP AREA TO RELOCATE THE EXISTING SERVICE OF A CURBSIDE PICKUP ZONE IN THE PARKING LOT. NO CHANGES TO THE OVERALL SIZE OF THE IMPERVIOUS SIDE YARD IS PROPOSED AND WILL BE COMPLETELY CONTAINED WITHIN THE EXISTING FENCED AREA.

VICINITY MAP



APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRIC CODE

CONTRACTOR RESPONSIBILITIES

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS ON SITE. DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS AS WELL AS DISCREPANCIES BETWEEN LANDLORD WORK AND TSC WORK SHALL BE BROUGHT TO THE ATTENTION OF TSC AND ARCHITECT IN WRITING PRIOR TO BID SUBMISSION

CONTRACTOR SHALL FILL OUT THEIR OWN PUNCH LIST PRIOR TO T.S.C. P.M. ARRIVING TO COMPLETE THE PROJECT PUNCH FOR T.S.C. CONTRACTOR SHALL COMPLETE THE SELF-PUNCH AND SUBMIT WITHIN FIVE DAYS. T.S.C. P.M. WILL REVIEW AND COMPLETE THEIR OWN PUNCH AT WHICH TIME CONTRACTOR WILL HAVE SEVEN DAYS TO CORRECT ALL ITEMS.

ALL ROOF VENTS / PENETRATIONS ARE TO BE FLASHED AS RECOMMENDED BY ROOFING SYSTEM MANUFACTURER AND PREFORMED BY LANDLORD'S ROOFING CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND THE APPLICABLE SCOPE OF PROJECT.

CHANGE ORDER POLICY

TRACTOR SUPPLY COMPANY SHALL NOT BE RESPONSIBLE FOR THE PAYMENT OF ANY WORK PERFORMED OR MATERIAL SUPPLIED BY THE CONTRACTOR OR ANY OF ITS SUB- CONTRACTORS, SUB-SUBCONTRACTORS AND ANYONE CLAIMING BY THROUGH OR UNDER ANY OF THEM WHICH IS NOT IDENTIFIED IN WRITING AND SIGNED BY ONE OF THE FOLLOWING TRACTOR SUPPLY COMPANY PERSONNEL: VICE PRESIDENT OF REAL ESTATE, VICE PRESIDENT OF CONSTRUCTION, OR A CONSTRUCTION PROJECT MANAGER. NO ACTION, CONDUCT, OMISSION, PRIOR FAILURE, OR COURSE OF DEALING BY TRACTOR SUPPLY COMPANY SHALL ACT TO WAIVE, MODIFY, CHANGE OR ALTER THE REQUIREMENT THAT ALL WORK, WHETHER BY CONTRACT, CHANGE ORDER OR CHANGE DIRECTIVE, MUST BE IN WRITING AND SIGNED BY THE PERSONNEL IDENTIFIED IN THIS PROVISION. ANY WORK PERFORMED OR MATERIAL PROVIDED BY THE CONTRACTOR, ANY OF ITS SUB-CONTRACTORS, SUB- SUBCONTRACTORS CONTRARY TO THIS PROVISION SHALL BE AT ITS OWN RISK AND OWN EXPENSE AND TRACTOR SUPPLY COMPANY SHALL NOT BE OBLIGATED TO REIMBURSE OR PAY THE CONTRACTOR OR ANY OF ITS SUB-CONTRACTORS, SUB- SUBCONTRACTORS FOR SAME.

DEFERRED SUBMITTALS

THE FOLLOWING DRAWINGS WILL BE SUBMITTED AT A LATER DATE:
1. SPRINKLER SHOP DRAWINGS
2. FIRE ALARM SHOP DRAWINGS
3. GARDEN CENTER CANOPY SHOP DRAWINGS
4. PROPANE CANOPY SHOP DRAWINGS

NOTE: CONTACT DIRECTOR OF ARCHITECTURE TO OBTAIN MICROSOFT TEAMS LINK FOR DOWNLOAD OF STANDARD CRITERIA PLANS, DWG/CAD FILES OR PDFS, AND/OR ANY SUPPLEMENTAL INFORMATION INCLUDED WITH THE STANDARD CRITERIA PLAN RELEASE.

ERRC COMPLIANCE / TESTING

WHERE REQUIRED BY THE AHJ, CONTRACTOR SHALL ENGAGE AN INDEPENDENT EMERGENCY RESPONDER RADIO COVERAGE (ERRC) TESTING COMPANY TO VERIFY SIGNAL STRENGTH INSIDE OF BUILDING (AFTER THE COMPLETION OF CONSTRUCTION & PLACEMENT OF MERCHANDISE), INCLUDING ALL CRITICAL REQUIRED AREAS. IF SIGNAL STRENGTH IS NOT ADEQUATE TO THE AHJ STANDARDS, CONTACT AOR FOR ERRC IMPROVEMENT PACKAGE.

DRAWING INDEX

		REVISIONS					
		1-13-23	1-27-23	11-03-23	12-01-23	2-9-24	8-28-24
T1.0	COVER SHEET	1	2	3	4	5	6
T1.1	VENDOR INFORMATION			3	4		6
T1.2	GENERAL NOTES				4		
CIVIL							
C1	NOT USED						
C2	NOT USED						
ARCHITECTURAL							
AS1.0	SITE PLAN	1	2	3	4		6
AS1.1	SITE DETAILS			3	4		
LS1.0	LIFE SAFETY PLAN	1		3	4	5	6
D1.0	DEMOLITION PLAN	1		3	4		6
A0.0	NOTES & DOOR / HARDWARE SCHEDULES			3	4		
A0.1	FINISH SCHEDULES				4		
A0.2	CONCRETE SPECIFICATION						6
A1.0	FLOOR PLAN	1		3	4		6
A1.1	OFFICE CORE PLAN, ELEV. & DETAILS	1		3	4		
A1.2	PET WASH PLAN & ELEVATIONS	1					
A1.2a	PET WASH DETAILS						
A1.3	PROPANE DETAIL & SPECIFICATIONS				4		6
A1.4	ARCHITECTURAL DETAILS				4		
A1.5	NOT USED						
A2.0	FIXTURE PLAN	1		3	4		6
A3.0	REFLECTED CEILING PLAN	1		3	4		6
A5.0	INTERIOR ELEVATIONS & DETAILS			3	4		6
A6.0	EXTERIOR ELEVATIONS	1		3	4		6
A7.0	PRE-FAB FIXTURE DETAILS				4		6
FIXTURE & RACKING SEISMIC ANCHORING							
A9.0	NOT USED						
A9.1	NOT USED						
A9.2	NOT USED						
A9.3	NOT USED						
F1.0	NOT USED						
F2.0	NOT USED						
STRUCTURAL							
S1.0	STRUCTURAL DETAILS	1		3	4		6
S2.0	STRUCTURAL PROPANE PLAN & DETAILS						
MECHANICAL & PLUMBING							
M1.0	MECHANICAL PLAN	1		3	4		6
P1.0	PLUMBING PLAN	1		3	4		6
MP1.0	MECHANICAL & PLUMBING SPECIFICATIONS						
FIRE PROTECTION							
FP1.0	FIRE PROTECTION PLAN	1		3	4		6
ELECTRICAL							
E1.0	LIGHTING PLAN	1		3	4		6
E2.0	POWER PLAN	1		3	4		6
E2.1	PROPANE ELECTRICAL PLAN AND DETAILS	1		3			6
E3.1	ELECTRICAL DETAILS & SPECIFICATIONS			3			

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25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA
08/28/2024

Design and construction documents as instruments of services are given in confidence and remain the property of Onyx Creative. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Onyx Creative.

TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM
Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
1-27-23	2 REVISION 2
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4
2-9-24	5 REVISION 5
8-28-24	6 REVISION 6

T1.0

COVER SHEET

CODED NOTES

1. NOT USED.
2. REPLACE ACCESSIBLE PARKING SIGNS & VENDOR #13 BLUE BUMPER POSTS.
3. INSTALL (2) VETERAN PARKING SIGNS & VENDOR #13 BUMPER POSTS
4. RELOCATE (2) B.O.P.I.S. PARKING SIGNS & BUMPER POSTS
5. NOT USED.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. NOT USED.
10. NOT USED.
11. CLEAN EFFLORESCENCE, TUCK-POINT ALL FAILING MORTAR JOINTS & RESOLVE ANY WATER PENETRATIONS PRIOR TO PAINT.
12. ENSURE HOSE BIB IS OPERATIONAL.
13. CRACK FILL / PATCH SIDE LOT PAVEMENT TO ALLEVIATE TRIPPING.
14. CRACK FILL / PATCH DRIVE AISLE. PRESSURE WASH & RE-STRIPE. REFER TO SHEET AS1.0 FOR MARKING DETAILS.
15. NOT USED.
16. NOT USED.
17. NOT USED.
18. EXIST GATE TO REMAIN; REPLACE WHEELS & HARDWARE AS NEEDED. GREASE & ADJUST TO ENSURE OPERATIONAL.
19. REPAIR & MOTORIZE EXIST GATE W/ FEEDBACK LOOP @ OPERATOR. PROVIDE ADDITIONAL REMOTE KEY FOB TO STORE MANAGER.
20. PAINT STOP BAR; COORDINATE WITH TSC PM
21. RELOCATE & RECONNECT PROPANE. INSTALL CANOPY W/ EXPLOSION PROOF LIGHT. PATCH PAVEMENT WHERE PROPANE, TRENCHING, & BOLLARDS WERE REMOVED.
22. PAINT EXIST ROOF LADDER; REFER TO COLOR SCHEDULE ON A0.1
23. CONFIRM W/ TSC PM IF DOOR IS TO BE REMOVED & REPLACED. DOOR TO BE PURCHASED & INSTALLED BY DH PACE IF REPLACEMENT IS REQUIRED
24. NOT USED.
25. NOT USED.
26. CAPACITY TEST MOP SINK TO ENSURE BASIN & FAUCET ARE NOT LEAKING
27. EXIST CONCRETE FLOOR TO BE BURNISHED USING 800 GRIT
28. POLISH CONCRETE; ADDITIONAL GRINDING MAY BE REQUIRED AFTER REMOVAL OF EXIST FLOORING
29. EXTENT OF VINYL PLANK FLOORING FOR NEW CLOTHING AREA. VINYL PLANK FLOORING AS SCHEDULED W/ SINGLE-BEVEL PLANK @ TRANSITION (2 SIDES). SUPPLIED BY TSC, PURCHASED & INSTALLED BY G.C. REFER TO A0.0 FOR DISTRIBUTION INFO.
30. EXTENT OF EXIST. VINYL PLANK FLOORING. USE SINGLE-BEVEL PLANK @ TRANSITION. SUPPLIED BY TSC, PURCHASED & INSTALLED BY G.C. REFER TO A0.0 FOR DISTRIBUTION INFO.
31. Ø6" CONCRETE FILLED PIPE BOLLARD W/ VENDOR #13 COVER; REFER TO 9/AS1.1
32. EXIST PAVEMENT TO BE SEALED WITH EUCOSIL LIQUID DENSIFIER AS MANUFACTURED BY EUCLID CHEMICAL COMPANY INC.
33. INSTALL HOSE REEL @ 7'-0" AFF.
34. INFILL TO MATCH EXIST PAVEMENT.
35. NOT USED.
36. 8' MANUAL ROLLING CANTILEVERED GATE.
37. NOT USED.
38. INSTALL PROPANE EMERGENCY STOP BUTTON @ 4'-6" AFF.

GENERAL NOTES

A. ENSURE AT TIME OF REMODEL ALL POLE LIGHTS & WALL PACKS ARE OPERATIONAL. EXTERIOR LIGHT COVERS ARE FREE OF DAMAGE & NOT MISSING. REPLACE ALL DAMAGED, MISSING, OR STANDARD COVERS W/ EXTERIOR WEATHER PROOF COVERS. ALL LIGHT POLE BASES NOT LOCATED IN LANDSCAPING TO BE PAINTED SAFETY YELLOW.

B. COVER EXIST. BOLLARDS W/ VENDOR #13 STANDARD YELLOW; CUT TO LENGTH. VERIFY LOCATIONS & QUANTITIES W/ PM PRIOR TO INSTALLATION.

C. GLASS THAT IS EXIST TO REMAIN SHALL BE CLEANED. ENSURE ALL SEALS ARE WEATHER TIGHT

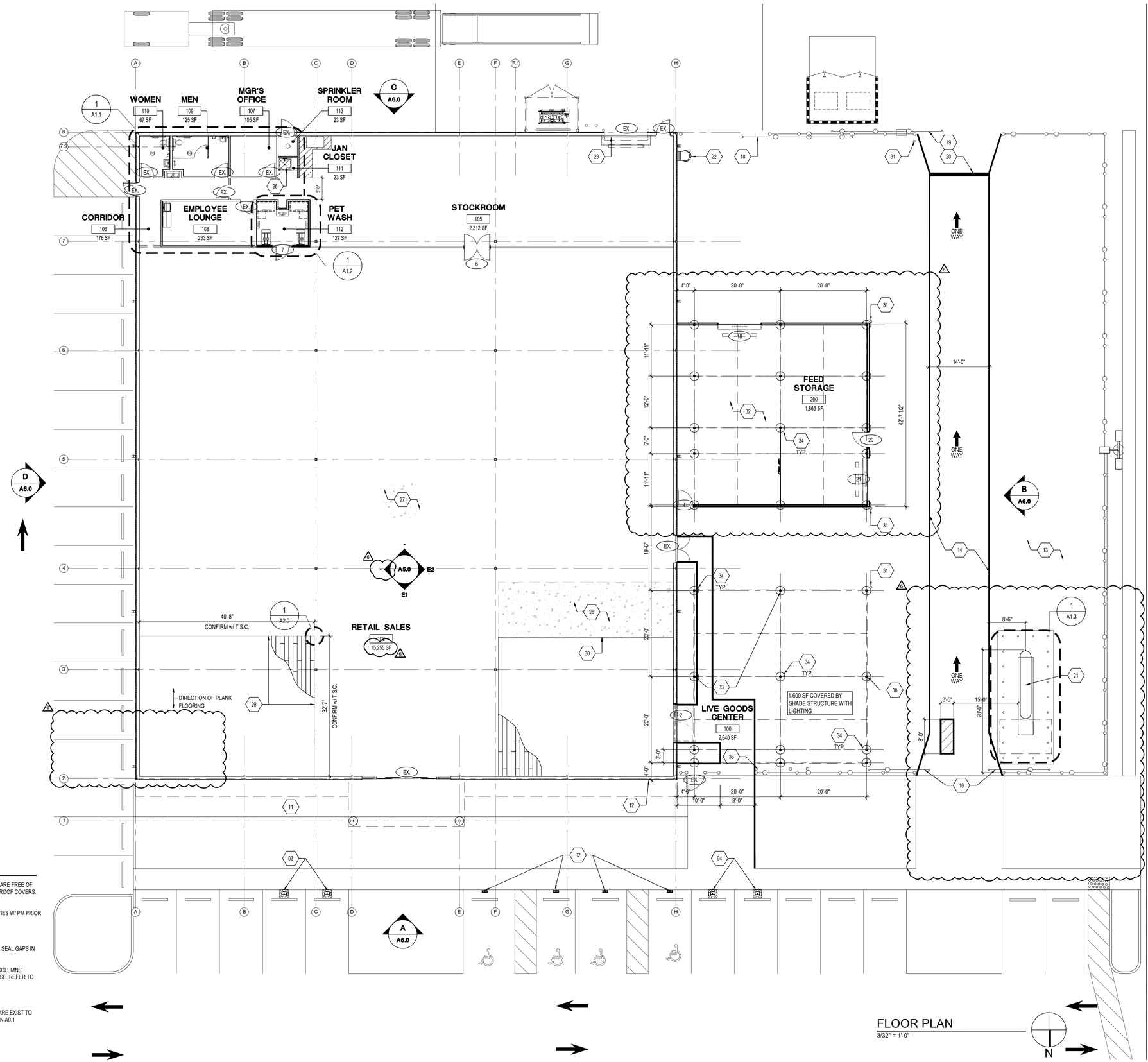
D. INTERIOR & EXTERIOR DOORS THAT ARE EXIST TO REMAIN SHALL HAVE SEALS & SWEEPS REPLACED. CAULK & SEAL GAPS IN FRAME. PAINT ALL HOLLOW METAL DOOR & FRAMES. INSPECT/ADJUST LOCKING HARDWARE & SWING.

E. PAINT ALL WALLS THAT ARE VISIBLE TO CUSTOMER. PATCH, REPAIR, & CLEAN PRIOR TO PAINTING. PAINT ALL COLUMNS. INSTALL VENDOR #13 CORNER GUARDS ON ALL OUTSIDE CORNERS. REPLACE MISSING OR DAMAGED VINYL BASE. REFER TO COLOR SCHEDULE ON A0.1

F. PAINT RED STRIPE 12" WIDE AROUND PERIMETER OF SALES FLOOR, BOTTOM OF STRIPE TO BE @ 10'-3" AFF.

G. EXIST OFFICE CORE TO BE REUSED; ALL WALL PENETRATIONS REPAIRED & PAINTED. RESTROOM UNITS THAT ARE EXIST TO REMAIN SHALL BE THOROUGHLY CLEANED & SANITIZED. REPLACE FRP 4FT UP. REFER TO COLOR SCHEDULE ON A0.1

H. REFER TO WALL TYPES ON A1.1



FLOOR PLAN
3/32" = 1'-0"

N

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Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT
CHRISTOPHER MIERKE
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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
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Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4
8-23-24	6 REVISION 6

A1.0

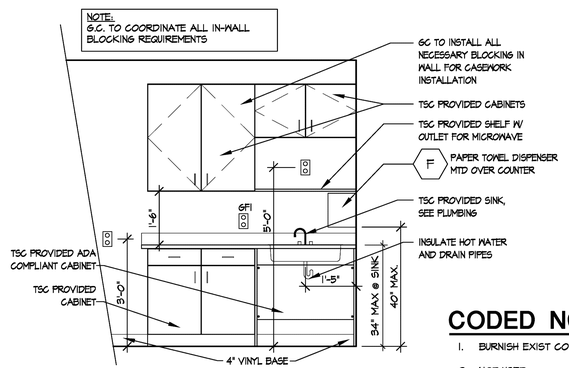
FLOOR PLAN

TOILET ROOM ACCESSORIES

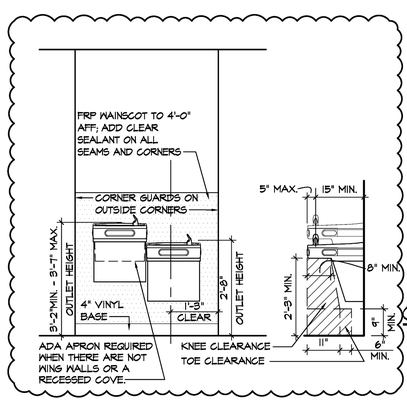
TAG	DESCRIPTION		MANUFACTURER #	MODEL	REMARKS	NOTES
A	TOILET PAPER DISPENSER		BOBRICK	B-2740		QTY (1) WOMENS QTY (1) MENS
B	ACCESSIBLE GRAB BARS (WATER CLOSETS)	SIDE	BRADLEY	8320-001-42	MOUNT 33"-36" A.F.F. TO TOP, MAX	QTY (0) WOMENS QTY (0) MENS
	ACCESSIBLE GRAB BARS (WATER CLOSETS)	BACK	BRADLEY	8320-001-36	MOUNT 33"-36" A.F.F. TO TOP, MAX	QTY (0) WOMENS QTY (0) MENS
	ACCESSIBLE GRAB BARS (WATER CLOSETS)	VERT.	BRADLEY	8320-001-18	MOUNT 39"-41" A.F.F. TO BOTTOM OF BAR	QTY (1) WOMENS QTY (1) MENS
C	TOUCHLESS SOAP DISPENSER		SCOTT BRAND F.B.O., I.B.C.	32504	MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) WOMENS QTY (1) MENS
D	16" X 36" STAINLESS STEEL PANEL		FURN. & INST. BY CONTRACTOR		40" TO TOP OF PANEL	QTY (1) WOMENS QTY (1) MENS
E	MIRROR (¼" POLISHED PLATE GLASS)		1 PIECE, 18" X 36"		MOUNT 40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE	QTY (0) WOMENS QTY (1) MENS
F	PAPER TOWEL DISPENSER		F.B.O., I.B.C.		MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) BREAKROOM
G	SMARTDRI PLUS		WORLD DRYER	K-974P2	MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) WOMENS QTY (1) MENS

GENERAL NOTES

1. TOILET ROOM ACCESSORIES TO BE INSTALLED BY G.C.
2. F.B.O.,I.B.C. (FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.)
3. AUTOMATIC CONTROL
4. FRP TO 4'-0" A.F.F. ON ALL WALLS EXCEPT CMU UNLESS NOTED OTHERWISE.
5. ALL PLUMBING FIXTURES TO BE ANCHORED PER ALL ANCHOR POINTS.
6. PROVIDE CEILING BATT INSULATION FOR RESTROOMS.
7. NO ITEMS SHALL BE LOCATED FROM FLOOR TO CEILING WITHIN 18" OF THE EDGE OF THE PULL SIDE OF THE BATHROOM DOORS.
8. NOTE - EXISTING ACCESSORIES THAT MATCH THE ABOVE SPECIFICATION AND IN GOOD WORKING ORDER ARE NOT TO BE REPLACED. CONFIRM REPLACEMENT w/ T.S.C. P.M.



BREAK ROOM COUNTER
E5 | ELEVATION
1/2"=1'-0"



DRINKING FOUNTAIN
5 | ELEVATION
1/2"=1'-0"

CODED NOTES

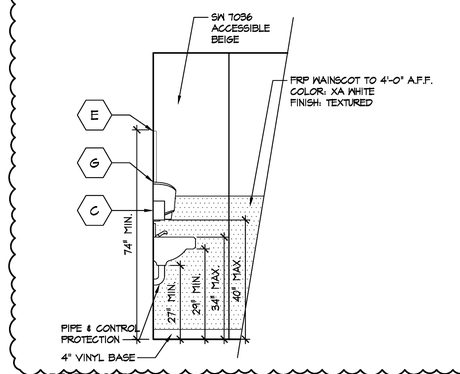
1. BURNISH EXIST CONCRETE FLOOR.
2. NOT USED.
3. NOT USED.
4. NOT USED.
5. NOT USED.
6. NOT USED.
7. THROUGHLY CLEAN & SANITIZE EXIST FOUNTAIN. ENSURE PROPER FUNCTION INSTALL / REPLACE FRP 4' AFF.
8. INSTALL / REPLACE CABINET, COUNTER, & SINK. UPPER CABINET WILL NEED BRACING ADDED IN-BETWEEN THE STUDS.
9. CLEAN & SANITIZE EXIST STALL PARTITIONS. ENSURE SCREWS ARE TIGHT ON PANELS & WALLS. REPLACE ANY DAMAGED OR MISSING HARDWARE. GRIND, PRIME, & PAINT. MATCH MTL DOOR PAINT SPECS; REFER TO COLOR SCHEDULE ON A0.1.
10. EXIST EXHAUST FAN(S) TO BE CLEANED. ENSURE UNITS ARE OPERATIONAL & ACTIVATION W/ MOTION SENSOR.
11. CLEAN & CAULK EXIST SINK. REPLACE ADA WRAPS.
12. CLEAN & REUSE EXIST MIRROR. REPLACE PLASTIC HANGERS W/ MTL HANGERS.

12a. INSTALL NEW MIRROR; REFER TO ACCESSORY SCHEDULE.

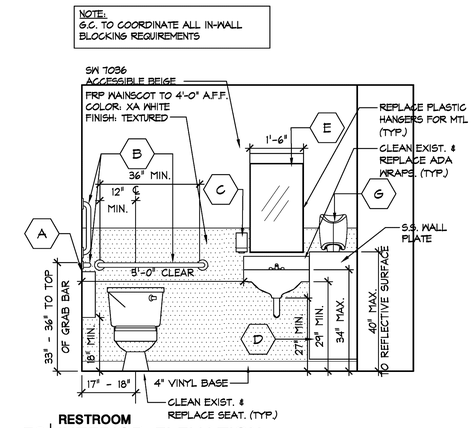
13. INSTALL NEW HAND DRYER. INSTALL MTL PLATE OVER FRP; REFER TO ELEVATIONS.
14. CLEAN & CAULK EXIST TOILET; REPLACE SEAT. ENSURE FLUSH HANDLE IS ON ACCESSIBLE SIDE OF TANK.
15. CLEAN & CAULK EXIST URINAL. INSTALL TOUCHLESS APPLICATION.

GENERAL NOTES

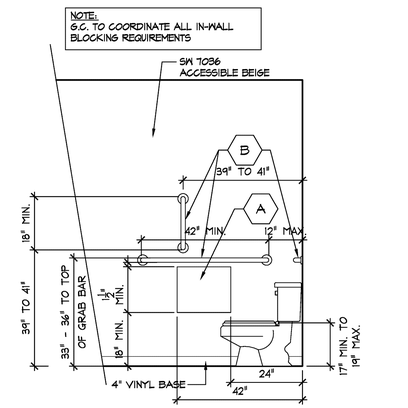
A. REPAIR PENETRATIONS & PAINT ALL WALLS. INSTALL / REPLACE FRP, 4FT AFF. INSTALL VENDOR #13 CORNER GUARDS ON ALL OUTSIDE CORNERS. REPLACE MISSING OR DAMAGED VINYL BASE. REFER TO COLOR SCHEDULE ON A0.1
B. PLUMBING FIXTURES THAT ARE EXIST TO REMAIN SHALL BE THOROUGHLY CLEANED & SANITIZED.
C. REPLACE EXIST DOOR SEALS & SWEEPS. CAULK & SEAL GAPS IN FRAME. PAINT ALL HOLLOW METAL DOOR & FRAMES. INSPECT/ADJUST LOCKING HARDWARE & SWING. POLISH HANDLES, HINGES, & KICK PLATES. INSTALL DOOR SILENCERS & DOOR STOPS AS NEEDED. REFER TO COLOR SCHEDULE ON A0.1



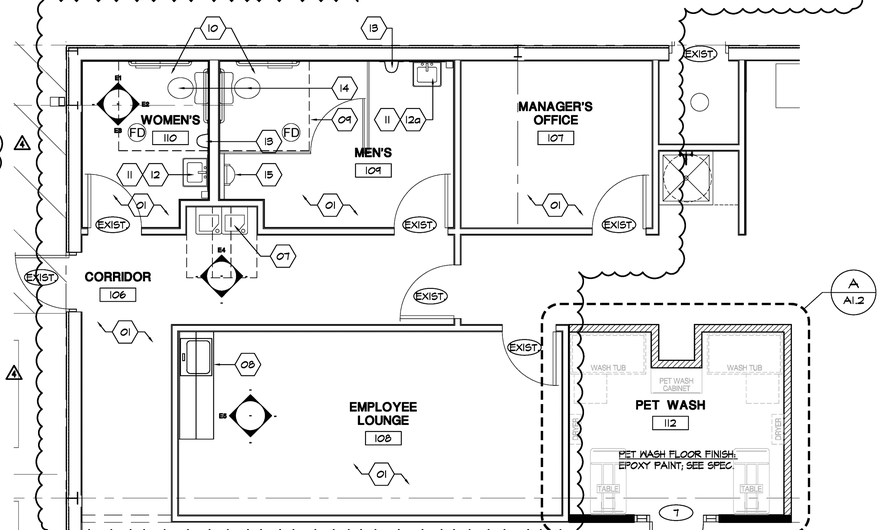
RESTROOMS
4 | ELEVATION
1/2"=1'-0"



RESTROOM
E2 | INTERIOR ELEVATION
1/2"=1'-0"



RESTROOMS
E1 | ELEVATION
1/2"=1'-0"



OFFICE CORE
1 | ENLARGED PLAN
1/4"=1'-0"

onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT — STATE OF CALIFORNIA
CHRISTOPHER MIERKE C-33983
Renewal Date 9.30.25
12.7.23

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TSC TRACTOR SUPPLY CO.

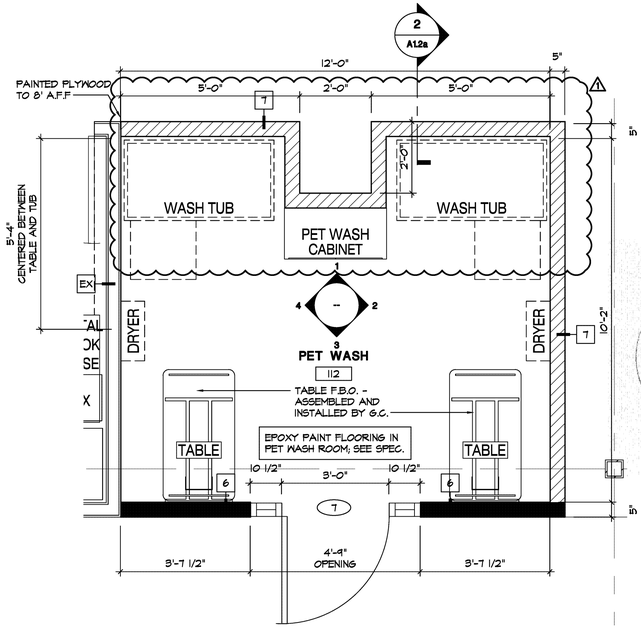
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No:	20600
Drawn By:	GWM

Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4

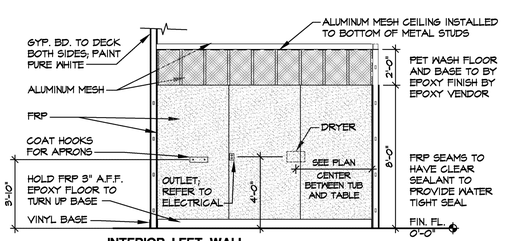
A1.1

INTERIOR ELEVATIONS, SCHEDULES, & DETAILS



A | PET WELLNESS ENLARGED PLAN

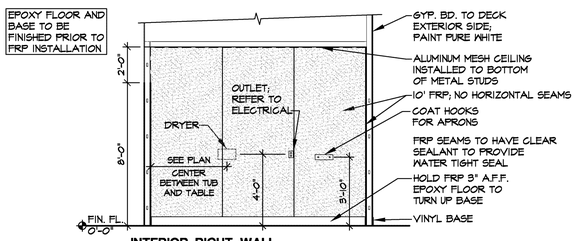
1/2" = 1'-0"



4 | INTERIOR LEFT WALL PET WASH ELEVATION

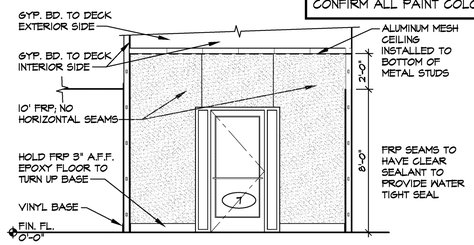
1/4" = 1'-0"

NOTE:
CONFIRM ALL PAINT COLORS WITH TSC PM



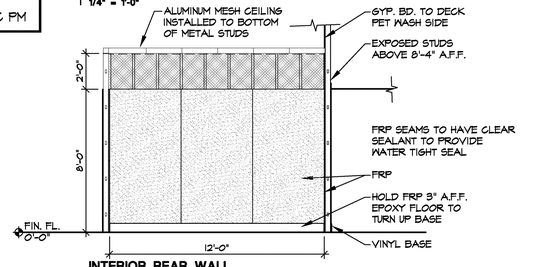
2 | INTERIOR RIGHT WALL PET WASH ELEVATION

1/4" = 1'-0"



3 | INTERIOR FRONT WALL PET WASH ELEVATION

1/4" = 1'-0"



1 | INTERIOR REAR WALL PET WASH ELEVATION

1/4" = 1'-0"

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Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33983
9.30.23
Renewal Date
STATE OF CALIFORNIA
1.25.23

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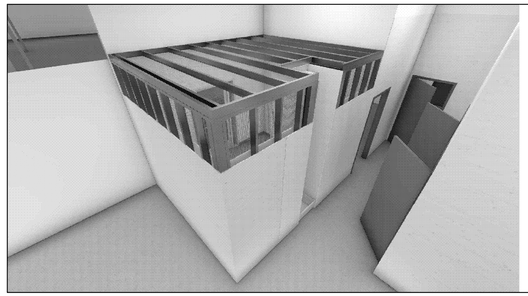
TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

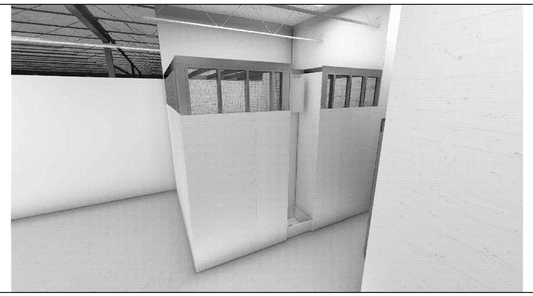
Project No.:	20600
Drawn By:	OB
Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1

A1.2

PET WELLNESS PLAN & ELEVATIONS

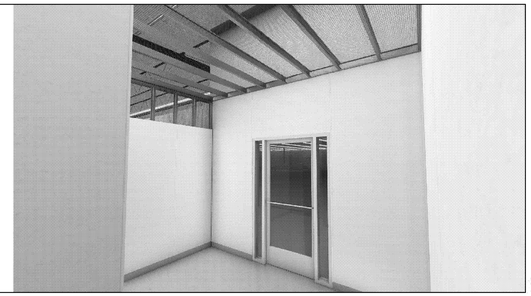


15 | PET WASH PERSPECTIVE
N.T.S.

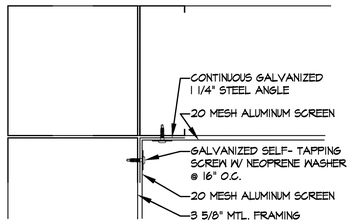


14 | PET WASH PERSPECTIVE
N.T.S.

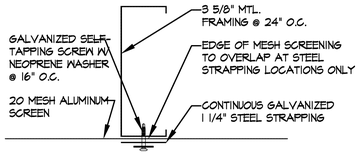
13 | PET WASH PERSPECTIVE
N.T.S.



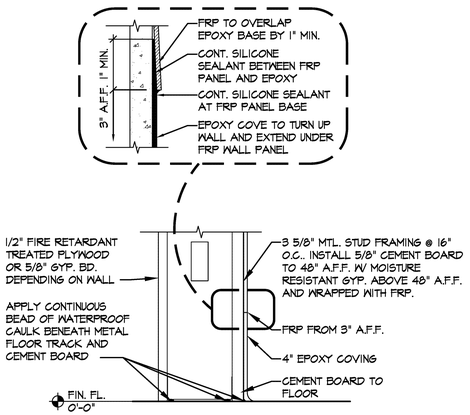
12 | PET WASH PERSPECTIVE
N.T.S.



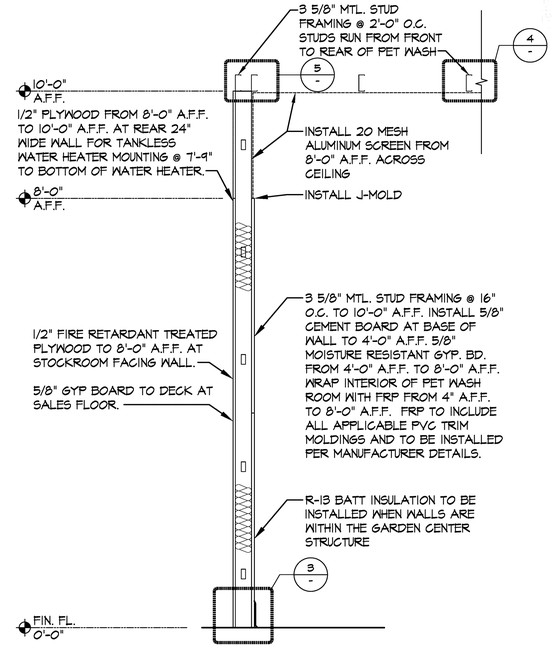
5 | PET WASH WALL CEILING
6" = 1'-0"



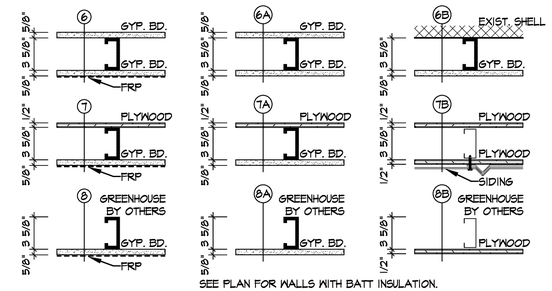
4 | PET WASH SCREEN ATTACHMENT
6" = 1'-0"



3 | PET WASH WALL BASE
3" = 1'-0"



2 | PET WASH WALL
3/4" = 1'-0"



SEE PLAN FOR WALLS WITH BATT INSULATION.

SEE PLAN / PET WASH ELEVATIONS FOR WALL FINISH HEIGHTS.

1 | WALL TYPES
1 1/2" = 1'-0"

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25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT
CHRISTOPHER MARTIN OSTROW
4.30.23
Renewal Date
STATE OF CALIFORNIA

9.19.22

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No:	20600
Drawn By:	OB

Date	Issue
9-16-22	PERMIT

A1.2a

PET WELLNESS DETAILS

Exhibit B
Site Plan Review Approval Letter – Conditions of Approval

DATE: November 1, 2024

PROJECT: Site Plan Review SPR0091-24

APPLICANT: Beth Dorminey

LOCATION: 1625 W. Hayden Ave. (APN 011-060-056)

PROPOSAL: Interior remodel and exterior additions

ZONING: C-R Regional Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: March 20, 2024

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

☐ **RESUBMIT:** Major changes to your plans are required prior to site plan approval.

☒ **PROCEED:** Plans approved subject to the attached conditions of approval, including the revision of any stated plan corrections. The following department comments and conditions are attached:

- ☒ Planning
- ☒ Fire
- ☐ Other: _____
- ☒ Building
- ☐ Public Works

☒ Submit plans for a building permit via the Citizen Self Service Portal.
☒ To complete the entitlement process, your plans must be reviewed by:

- ☐ City Council
- ☐ Parking and Traffic Commission
- ☐ Other: _____
- ☒ Planning Commission **CUP**
- ☐ Parks and Recreation Commission

Signed,

Mark Manha

Mark Manha
Associate Planner, Community Development Department

November 1, 2024
DATE

HANFORD
CALIFORNIA

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070 and 17.70.080). Exemption No. 2024-78

DEFENSE AND INDEMNIFICATION PROVISION

That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval SPR0091-24 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

_____

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: MARCH 20, 2024
SITE PLAN NUMBER: SPR0091-24
CONTACT: Mark Manha, Associate Planner: (559) 585-2583, mmanha@hanford.city

---

General Plan Designation: Regional Commercial

Zoning: C-R Regional Commercial

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards, and other codes and policies.

Correction(s):

- None.

Required Entitlements:

- Conditional Use Permit for pet grooming (already applied)

C-R Regional Commercial - all checked comments shall apply

General:

☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.

☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 0091-24 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

☒ That existing pad lots may be designed and developed with parking lots and building orientation that will eventually merge with larger adjacent developments as if developed as a pad lot of a larger site development.

☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

Cultural Resources:

☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Building Setback Areas: (Section 17.18.060)

☒ That the appropriate setbacks be maintained, as follows:

☒ The front building setback shall be 15 feet along Lacey Boulevard.

☒ The rear building setback may be zero feet from the rear lot line, except **where the rear lot line abuts** a public street or an **R-L**, R-M, R-H, OR, O, PF, AP, or CO zone district **then the rear building setback shall be 15 feet**.

☒ The side building setback area shall be zero feet, except **where the side lot line abuts** a public street or an **R-L**, R-M, R-H, OR, O, PF, AP, or CO zone district **then the side building setback area shall be 15 feet**.

Distances Between Structures: (Section 17.18.060)

☒ That the minimum distance between a structure solely used for residential purposes and other structures shall be 10 feet, except as provided by building code.

Height of Structures: (Section 17.18.080)

☒ That the maximum structure height shall be 35 feet.

Driveways: (Section 17.18.090)

☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.

☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

Off Street Parking: (Section 17.54)

☒ That all existing parking spaces on site shall be maintained.

Usable Open Space: (Section 17.18.110)

☐ That new developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

Landscaping: (Section 17.18.120 and 17.52)

☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.

☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:

- ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
- ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
- ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
- ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
- ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
- ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

- ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.18.130)

☒ That a block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.

☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Signage: (Section 17.56)

☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**

Zone District	Building Signs	Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq.ft. per 1 lineal foot up to a maximum 350 sq.ft. along primary frontage. 50 sq.ft. allowed regardless of frontage length. Secondary building frontage: 1 sq.ft. per lineal foot up to a maximum 200 sq.ft. per secondary frontage. 35 sq.ft. allowed regardless of frontage length.	1 sign per establishment maximum. 40 sq.ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq.ft. Maximum height not greater than 1.5 times the average height of the building.

Outdoor Lighting Standards: (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed:

- ☐ Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district.
- ☐ Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district.
- ☐ Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district.

☒ Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.

☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.

☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.

☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.

☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR0091-24 Tractor Supply Remodel
10-25-24
1625 W Hayden St

Contact Building Official: Tom Webb (559) 585-2584
Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed, dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

    4.1 1 copy of the City of Hanford Permit Application form
    4.2 One electronic submittal unless noted, including:
        4.2.1 Grading Plan (Civil Drawings, for reference)
        4.2.2 Site Plan
        4.2.3 Architectural Drawings
        4.2.4 Structural Drawings
        4.2.5 Electrical Drawings
        4.2.6 Mechanical Drawings
        4.2.7 Plumbing Drawings
        4.2.8 Fixturization (separate permit)
        4.2.9 Commissioning Plan per 2022 CEnC
        4.2.10 **Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal**
        4.2.11 Sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

****** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable**. ****

    4.3 One Electronic submittal of all documentation, unless noted, including:
        4.3.1 Architectural Specifications
        4.3.2 Structural Calculations
        4.3.3 Electrical Calculations, if not included on the drawings
        4.3.4 Mechanical Calculations, if not included on the drawings
        4.3.5 Plumbing Calculations, if not included on the drawings
        4.3.6 Energy Calculations, if not included on the drawings
        4.3.7 CalGreen Compliance **including C & D Recycle plan**
        4.3.8 **Fixturization (separate permit)**
        4.3.9 Sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

5. **That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.**

6. Reserved

7. That all special inspection reports be submitted to the Building Division prior to final inspection.

8. That all construction shall conform to **the Most Current Edition** (2022) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen

9. Reserved

10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

11. That the applicant provides a complete set of AS-BUILT drawings on CD, in “tif” format, to the Building Division prior to Final Inspection.

12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

13. That a form #55 shall be submitted with the plans

H A N F O R D

Fire Department

Nikkie Chamberland, Fire Marshal

City Of Hanford Fire Department Plan Review

Approval of all projects does not exempt compliance with all applicable sections of the adopted Fire Codes and local city ordinances. All fire protection systems must be installed and operational prior to occupying the building. All permits shall be issued and paid for prior to scheduling any inspections with the fire department. Please contact the building department for the submittal process. To schedule inspection please contact the building department at 559-585-2580

The scope of work shall be clearly stated on all the plans submitted for permit. All deferred submittals shall be listed on the building plan page. All deferred submittals are required to be submitted within 30 days of building permit issuance.

Site Plan Review Number: SPR0091-24
Address: 1625 West Hayden Street, Hanford, CA 93230
Reviewer: Nikkie Chamberland
Date: 3-25-2024

The following are comments that are applicable and pertain to plans submitted: This project must comply with the latest applicable codes.

- Project shall meet the minimum fire flow requirements per Appendix B & C of the CFC 2022; Provide the fire flows within one year
- New and existing residences that have a automatic sprinkler system, proposed accessory dwelling unit shall have an automatic sprinkler system. A separate fire department permit will be required.
- Fire Riser Room:
    1. a separate room that contains the Fire Riser shall contain one man door, the room shall be a 2-hour rated room with adequate spacing to perform maintenance, riser room shall be properly labeled with 4" lettering with contrasting background and a knox box shall be installed to contain the riser room key, fire sprinkler coverage required, emergency lighting and illuminated lighting required. The riser shall be interconnected with the fire alarm
- When a sprinkler system is required with more than 21 heads, the system shall be monitored by a central monitoring station. Fire alarm and fire

detection systems required by chapter 9 of CFC, CBC, shall be installed per NFPA 72.

- No traffic calming devices shall be installed without the Fire Departments approval
- Areas identified as "**Fire lanes**" must be Identified as such per requirements set forth in the California Vehicle Code Section 22500.1.

    1. **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
    2. **Access roads 26 to less than 32 feet in width**: Fire lanes shall be on one side of the fire apparatus access roads.
    3. **Access roads 32 feet in width or more:** No fire lanes required.
    4. **Markings shall include "No Parking- Fire Lane**"

- Locked gates installed across fire department access roads:
    1. **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (**See www.knoxbox.com for current models)**
    2. **Electric Gates** shall be equipped with an electric **Knox Key Switch,** at the gate location.
    3. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
    4. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
    5. Provide a Knox Box for all structures and gates. In accordance with the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.
    6. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
- All address numbers shall be installed onto the building and shall be visible from

the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

1. Downtown area (existing buildings): 4 inch numbers
2. Buildings 20-ft. or less from the street: 6 inch numbers

3. Buildings 21- to 40-ft. from the street: 8 inch numbers
4. Buildings more than 40-ft. from street: 12 inch numbers

- Operational Fire Permit is Required

- Submit plans and information regarding high piled storage, rack storage, storage of combustible commodity, hazardous materials and any processes regulated by the Uniform Fire Code

  Deferred Submittal Required for Fire Sprinklers

TSC TRACTOR SUPPLY CO.

COMBO PROJECT
1625 HAYDEN AVE.
HANFORD, CA 93230

ABBREVIATION LIST

ABOVE FINISHED FLOOR	AFF	LAMINATED PLASTIC	LAM
ADJUSTABLE	ADJ	LANDLORD	LL
ALUMINUM	ALUM	LEFT-HAND	LH
ANCHOR BOLT	AB	LONG LEG HORIZONTAL	LLH
APPROXIMATELY	APPROX	LONG LEG VERTICAL	LLV
ARCHITECTURAL	ARCH	LONG	LG
AT	@	MANHOLE	MH
BEAM	BM	MANUFACTURER	MFR
BEARING	BRG	MASONRY OPENING	MO
BLOCKING	BLKG	MATERIAL	MATL
BOARD	BD	MAXIMUM	MAX
BOTTOM	BTM or B/	MECHANICAL	MECH
BUILDING	BLDG	METAL	MTL
CATCH BASIN	CB	MINIMUM	MIN
CEILING	CLNG	MISCELLANEOUS	MISC
CENTER TO CENTER	C/C	MOUNTED	MTD
CENTERLINE	CL	NOT APPLICABLE	NA
CLEAN OUT	CO	NOT IN CONTRACT	NIC
COLUMN	COL	NOT TO SCALE	NTS
CONCRETE MASONRY UNIT	CMU	ON CENTER	OC or o.c.
CONCRETE	CONC	OPENING	OPNG
CONSTRUCTION	CONST	OPPOSITE	OPP
CONTINUOUS	CONT	OUTSIDE DIAMETER	OD
CONTROL JOINT	CJ	OVERFLOW ROOF DRAIN	ORD
COURSE	CRS	PAINT	PT
DIAMETER	DIA	PAIR	PR
DIMENSION	DIM	PLASTIC LAMINATE	PLAM
DOWN	DN	PLATE	PL
DOWNSPOUT	DS	PLUS OR MINUS	+/-
DRAWING	DWG	PLYWOOD	PLWD
EACH FACE	EF	POINT OF SALE	POS
EACH WAY	EW	PRESERVATIVE TREATED	PPT
EACH	EA	PROPERTY LINE	P/L
ELECTRIC	ELEC	QUARRY TILE	QT
ELECTRIC WATER COOLER	EWC	RADIUS	RAD or R
ELEVATION	ELEV	RAIN WATER CONDUCTOR	RWC
EQUAL	EQ	REINFORCED	REINF
EXISTING	EXIST	REQUIRED	REQ'D
EXPANSION JOINT	EJ	REVISION	REV
EXTERIOR	EXT	RIGHT HAND	RH
EXTERIOR INSULATION & FINISH SYSTEM	EIFS	RIGHT OF WAY	ROW
FIBER REINFORCED PLASTIC	FRP	ROOF DRAIN	RD
FINISH	FIN	SECTION	SECT
FINISHED FLOOR	FF	SHEET	SHT
FIRE EXTINGUISHER CABINET	FEC	SIMILAR	SIM
FIRE RETARDANT TREATED	FRT	SPECIFICATION	SPEC
FIXTURE	FIXT	SQUARE FEET	SF
FLOOR	FLR	STAINLESS STEEL	SS
FLOOR DRAIN	FD	STANDARD	STD
GALVANIZED	GALV	STEEL	STL
GAUGE	GA	STRUCTURAL	STRUCT
GENERAL CONTRACTOR	GC	SUSPENDED	SUSP
GLASS	GL	TELEPHONE	TEL
GLASS FIBER REINFORCED CONCRETE	GFRC	TONGUE AND GROOVE	T&G
GLASS FIBER REINFORCED GYPSUM	GFRG	TOP OF	T/
GYPSUM BOARD	GYP BD	TOP OF JOIST	TOJ
HANDICAPPED	HCPD	TOP OF MASONRY	TOM
HARDWOOD	HDWD	TOP OF STEEL	TOS
HEATING/VENTILATING/AIR CONDITIONING	HVAC	TYPICAL	TYP
HEAVY DUTY	HD	UNLESS NOTED OTHERWISE	UNO
HOLLOW CORE	HC	VERTICAL	VERT
HOLLOW METAL	HM	VINYL COMPOSITION TILE	VCT
HORIZONTAL	HORIZ	VINYL TILE	VT
HOSE BIBB	HB	VINYL WALL COVERING	VWC
HOT WATER HEATER	WH	WALL COVERING	WC
HOUR	HR	WELDED WIRE FABRIC	WWF
INSIDE DIAMETER	ID	WITH	W/
INSULATION	INSUL	WITHOUT	W/O
INTERIOR	INT	WOOD	WD
JOIST BEARING	JB	WORK POINT	WP

GENERAL NOTES (WHERE APPLICABLE)

1. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA A-201, 2017 IS APPLICABLE TO THE PROJECT AND INCLUDED HERE-IN BY REFERENCE.
2. DO NOT SCALE DRAWINGS. REQUEST CLARIFICATION FROM THE ARCHITECT TO RESOLVE DISCREPANCIES OR TO SUPPLY ADDITIONAL INFORMATION.
3. INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD - U.N.O.
4. FINISH FLOOR ELEVATIONS SHALL BE FROM TOP OF CONCRETE FLOOR SLAB OR TOP OF FLOOR SHEATHING WHERE APPLICABLE - U.N.O.
5. WORK IS TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, CONDITIONS STATED ON THE PERMIT DOCUMENTS, LOCAL ORDINANCES, THE U.S. DEPARTMENT OF JUSTICE 2010 ADA STANDARDS, AND THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION (AHJ).
6. WOOD NOT CLASSIFIED AS INTERIOR FINISH MATERIAL SHALL BE FIRE RETARDANT TREATED. USE AN EXTERIOR GRADE FRT PRODUCT IN EXTERIOR WALL CONSTRUCTION, ROOF RELATED CONSTRUCTION AND FLASHING CONDITIONS.
7. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
8. WHERE EXISTING STRUCTURAL STEEL IS PROTECTED WITH A FIREPROOFING MATERIAL, PROTECT DURING DEMOLITION, ALTERATION AND CONSTRUCTION. PATCH AND REPAIR ANY MISSING OR DAMAGED FIREPROOFING TO MAINTAIN PROTECTION OF THE STRUCTURE.
9. AT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES, PROVIDE PROTECTION MEETING THE REQUIREMENTS OF ASTM E-814 AND BEARING THE APPROPRIATE U.L. LABEL FOR THE CONDITION.
10. DESIGN & SELECTION OF SUPPORTS, BRACES, ANCHORS, ATTACHMENTS AND RELATED FASTENERS, UNLESS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS, IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR, UTILIZING INDUSTRY STANDARD MATERIALS AND METHODS SUITABLE TO THE CONDITION.
11. WALL AND CEILING MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO REGISTERS, DIFFUSERS, GRILLES, SPEAKERS, CLEAN-OUTS AND COVER PLATES, WHETHER FACTORY PRE-FINISHED OR NOT, WHICH DO NOT MATCH THE ADJACENT WALL OR CEILING COLOR SHALL BE FIELD PAINTED, UNLESS OTHERWISE NOTED. COLOR AND FINISH TO BE APPROVED BY THE ARCHITECT.
12. COMPLY WITH SPECIAL WORKING CONDITIONS RELATING TO THE PROJECT, INCLUDING BUT NOT LIMITED TO REQUIREMENTS FOR TEMPORARY PROTECTION, TRASH MANAGEMENT, NOISE, LIGHT, DUST AND POLLUTION CONTROL, AND LIMITATIONS ON WORKING HOURS.

CONTACTS

SR. CONSTRUCTION MANAGER
TRACTOR SUPPLY CO.
5401 VIRGINIA WAY BRENTWOOD, TN 37027
CONTACT: JUSTIN WOOD
PH: 615-427-1046
E: jwood@tractorsupply.com

CONSTRUCTION MANAGER
TRACTOR SUPPLY CO.
5401 VIRGINIA WAY BRENTWOOD, TN 37027
CONTACT: DAVID BURLESON
E: dburleson@tractorsupply.com

ARCHITECT
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25001 EMERY ROAD SUITE 400 CLEVELAND, OH 44128
CONTACT: COLLEEN KURNIAWAN
PH: 216-223-3246
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CONTACT: JOSH MAUS
PH: 216-223-3255
E: jmaus@onyxcreative.com

GREENHOUSE ENGINEER
ZUENDT ENGINEERING
P.O. BOX 26177 GREENVILLE, SC 29616
CONTACT: CAL LOONEY
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E: cal@merchneygreenhouses.com

ENGINEER (MEP)
BLUESTREAK CONSULTING
25001 EMERY ROAD SUITE 400 CLEVELAND, OH 44128
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E: rknapp@bluestreak-consulting.com

STRUCTURAL ENGINEER
BLUESTREAK CONSULTING
25001 EMERY ROAD SUITE 400 CLEVELAND, OH 44128
CONTACT: KEITH BOWES
PH: 216-223-3200
E: kbowes@bluestreak-consulting.com

CIVIL ENGINEER

PROJECT SUMMARY

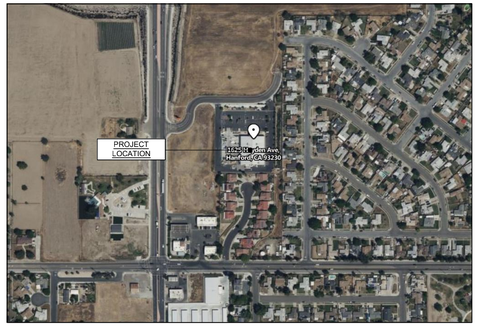
THE PROPOSED PROJECT CONSISTS OF INTERIOR AND EXTERIOR ALTERATIONS TO THE EXISTING TRACTOR SUPPLY CO. STORE. THE STORE WILL HAVE A GRAND REOPENING ONCE CONSTRUCTION IS COMPLETE.

THE INTERIOR WORK IS CALLED "THE FUSION PROJECT" WHICH CONSISTS OF A FULL SCALE REMODEL, NEW FIXTURE LAYOUT, ADDING A SELF-SERVICE PET WASH, AND ADDITIONAL OUTLETS TO THE REMODELED SALES FLOOR.

THE ADDITION OF THE EXTERIOR GARDEN CENTER IS CALLED "THE SIDE LOT PROJECT". THE PRIMARY FUNCTION IS TO PROVIDE A NEW CUSTOMER EXPERIENCE WITHIN THE EXISTING PERIMETER FENCING OF THE OUTDOOR SIDE YARD.

KEY FEATURES OF THE "SIDE LOT PROJECT" WILL INCLUDE A SUNSHADE CANOPY WITHIN A "DEDICATED" GARDEN CENTER ALONG WITH AN ENCLOSED BULK FEED STORAGE AREA AND A DRIVE-THROUGH LANE WHICH UTILIZES THE EXISTING LANE & GATES. THE DRIVE AISLE IS TO BE USED AS A CUSTOMER PICK-UP AREA TO RELOCATE THE EXISTING SERVICE OF A CURBSIDE PICKUP ZONE IN THE PARKING LOT. NO CHANGES TO THE OVERALL SIZE OF THE IMPERVIOUS SIDE YARD IS PROPOSED AND WILL BE COMPLETELY CONTAINED WITHIN THE EXISTING FENCED AREA.

VICINITY MAP



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APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRIC CODE

CONTRACTOR RESPONSIBILITIES

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS ON SITE. DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS AS WELL AS DISCREPANCIES BETWEEN LANDLORD WORK AND TSC WORK SHALL BE BROUGHT TO THE ATTENTION OF TSC AND ARCHITECT IN WRITING PRIOR TO BID SUBMISSION

CONTRACTOR SHALL FILL OUT THEIR OWN PUNCH LIST PRIOR TO T.S.C. P.M. ARRIVING TO COMPLETE THE PROJECT PUNCH FOR T.S.C. CONTRACTOR SHALL COMPLETE THE SELF-PUNCH AND SUBMIT WITHIN FIVE DAYS. T.S.C. P.M. WILL REVIEW AND COMPLETE THEIR OWN PUNCH AT WHICH TIME CONTRACTOR WILL HAVE SEVEN DAYS TO CORRECT ALL ITEMS.

ALL ROOF VENTS / PENETRATIONS ARE TO BE FLASHED AS RECOMMENDED BY ROOFING SYSTEM MANUFACTURER AND PREFORMED BY LANDLORD'S ROOFING CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND THE APPLICABLE SCOPE OF PROJECT.

CHANGE ORDER POLICY

TRACTOR SUPPLY COMPANY SHALL NOT BE RESPONSIBLE FOR THE PAYMENT OF ANY WORK PERFORMED OR MATERIAL SUPPLIED BY THE CONTRACTOR OR ANY OF ITS SUB- CONTRACTORS, SUB-SUBCONTRACTORS AND ANYONE CLAIMING BY THROUGH OR UNDER ANY OF THEM WHICH IS NOT IDENTIFIED IN WRITING AND SIGNED BY ONE OF THE FOLLOWING TRACTOR SUPPLY COMPANY PERSONNEL: VICE PRESIDENT OF REAL ESTATE, VICE PRESIDENT OF CONSTRUCTION, OR A CONSTRUCTION PROJECT MANAGER. NO ACTION, CONDUCT, OMISSION, PRIOR FAILURE, OR COURSE OF DEALING BY TRACTOR SUPPLY COMPANY SHALL ACT TO WAIVE, MODIFY, CHANGE OR ALTER THE REQUIREMENT THAT ALL WORK, WHETHER BY CONTRACT, CHANGE ORDER OR CHANGE DIRECTIVE, MUST BE IN WRITING AND SIGNED BY THE PERSONNEL IDENTIFIED IN THIS PROVISION. ANY WORK PERFORMED OR MATERIAL PROVIDED BY THE CONTRACTOR, ANY OF ITS SUB-CONTRACTORS, SUB- SUBCONTRACTORS CONTRARY TO THIS PROVISION SHALL BE AT ITS OWN RISK AND OWN EXPENSE AND TRACTOR SUPPLY COMPANY SHALL NOT BE OBLIGATED TO REIMBURSE OR PAY THE CONTRACTOR OR ANY OF ITS SUB-CONTRACTORS, SUB- SUBCONTRACTORS FOR SAME.

DEFERRED SUBMITTALS

THE FOLLOWING DRAWINGS WILL BE SUBMITTED AT A LATER DATE:
1. SPRINKLER SHOP DRAWINGS
2. FIRE ALARM SHOP DRAWINGS
3. GARDEN CENTER CANOPY SHOP DRAWINGS
4. PROPANE CANOPY SHOP DRAWINGS

NOTE: CONTACT DIRECTOR OF ARCHITECTURE TO OBTAIN MICROSOFT TEAMS LINK FOR DOWNLOAD OF STANDARD CRITERIA PLANS, DWG/CAD FILES OR PDFS, AND/OR ANY SUPPLEMENTAL INFORMATION INCLUDED WITH THE STANDARD CRITERIA PLAN RELEASE.

ERRC COMPLIANCE / TESTING

WHERE REQUIRED BY THE AHJ, CONTRACTOR SHALL ENGAGE AN INDEPENDENT EMERGENCY RESPONDER RADIO COVERAGE (ERRC) TESTING COMPANY TO VERIFY SIGNAL STRENGTH INSIDE OF BUILDING (AFTER THE COMPLETION OF CONSTRUCTION & PLACEMENT OF MERCHANDISE), INCLUDING ALL CRITICAL REQUIRED AREAS. IF SIGNAL STRENGTH IS NOT ADEQUATE TO THE AHJ STANDARDS, CONTACT AOR FOR ERRC IMPROVEMENT PACKAGE.

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onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA
08/28/2024

Design and construction documents as instruments of services are given in confidence and remain the property of Onyx Creative. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Onyx Creative.

TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM

Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
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11-3-23	3 REVISION 3
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T1.0

COVER SHEET

TRACTOR SUPPLY & VENDOR CONTACT INFORMATION

(CLOSED SPECS.)

VENDOR #1: DOORS, FRAMES, & HARDWARE

DH PACE
LEAD TIME:
2 WEEKS - HOLLOW METAL FRAMES
3 WEEKS - PRE-PAINTED & HPI DOORS
6-8 WEEKS - WIND RATED ASSEMBLIES & COASTAL / CA PROJECTS

NAT. ACCTS. NEW CONSTRUCTION TEAM (NAC)
#888.722.3667 EXT. 10031
tscdoors@dhpace.com

VENDOR #2: SECTIONAL DOORS

DH PACE
LEAD TIME:
2-3 WEEKS - SECTIONAL & COILING DOORS
*USE COILING DOORS IN HIGH IMPACT REGIONS

NAT. ACCTS. NEW CONSTRUCTION TEAM (NAC)
#888.722.3667 EXT. 10031
tscdoors@dhpace.com

VENDOR #3: STOREFRONT DOORS

ALLEGION ACCESS TECHNOLOGIES
(AKA STANLEY)
LEAD TIME: 16-20+ WEEKS

BILL GERARDIN
NATIONAL ACCOUNT MANAGER
#480.257.0619
william.gerardin@allegion.com

SAMANTHA FAULSTICK
NATIONAL ACCOUNT PROJECT MANAGER
#843.962.0996
samantha.faulstick@allegion.com

RECORD DOORS
LEAD TIME: 4-8 WEEKS

MARK DUGO
VP OF SALES AND MARKETING
#704.290.0220 x10220
mark.dugo@recorddoors.com

DAVID PICKERS
VICE PRESIDENT OF DIRECT SALES
#704.315.7392
david.pickers@recorddoors.com

RECORD IS AN APPROVED SECONDARY SUPPLIER FOR BOTH NEW STORES AND REMODELS, WHEN REQUIRED FOR LEAD TIMES.
V.P. CONSTRUCTION APPROVAL REQUIRED FOR APPROVAL OF BIDS OR CHANGE ORDERS.

VENDOR #4: LIGHTING PROVIDER

VILLA LIGHTING SUPPLY, INC.
LEAD TIME:
3-5 DAYS - INT/EXT LIGHTING
3-4 WEEKS - SITE POLE LIGHTING
tractorsupply@villalighting.com

BRYAN BIRDWELL
#314.633.0546 bryan.birdwell@villalighting.com

ADAM CARRIER
NATIONAL ACCOUNTS MANAGER
#314.633.0532
adam.carrier@villalighting.com

ANNE VOELKER
PRICING CONTACT
#314.633.0554

VENDOR #5: HVAC PROVIDER

LENNOX
LEAD TIME: 20 WEEKS

GARRY BAKER
#800.367.6285
nationalaccountrequest@lennoxind.com

STEVEN PETER
NATIONAL ACCOUNT SALES MANAGER
#404.403.7083
steven.peter@lennoxind.com

YORK / JOHNSON CONTROLS
LEAD TIME: 15-24 WEEKS
#1.800.481.9738 TECH SUPPORT
be-na-tractorsupply@jci.com

DAVID ARPS
ACCOUNT MANAGER
#414.687.7101
david.w.arps@jci.com

JOE RAY
APPLICATION ENGINEER
#405.419.6631
joe.ray@jci.com

VENDOR #6: FIRE ALARM & SECURITY SYSTEMS

JCI
tscsupport@jci.com

GAIL DRAKE
STRATEGIC ACCOUNT MANAGER
#916.342.5277
gail.drake@jci.com

BRIAN COUSIONS
PROGRAM MANAGER
#720.313.3919
brian.cousions@jci.com

NOTE: JCI CONTRACTS DIRECTLY WITH TSC FOR FIRE ALARM & SECURITY SYSTEMS

EVERON SOLUTIONS

RON KING
NATIONAL ACCOUNTS MANAGER
ronaldking@everonsolutions.com

DUKE DAUGHTREY
PROJECT MANAGER
#229.896.5041
ddaughtrey@everonsolutions.com

VENDOR #7: ELECTRIC PANEL

CAROLINA PRODUCTS, INC. (CPI)
LEAD TIME: 6 WEEKS

ERIC LINE
NATIONAL ACCOUNTS MANAGER
#800.736.4455 OFFICE
#704.778.2327 CELL
eric@cpipanels.com

VENDOR #8: ENS

BRAINBOX AI

GAGE PERRY
#603.716.0636
g.perry@brainboxai.com

VENDOR #9: LOW VOLTAGE PROVIDER

MERCURY TECH PARTNERS, INC.

TERRY L CORPENING
#828.465.7348 x 221
terry@gomtp.com

DUANE MULLINS
#828.465.7348 x 344
duane@gomtp.com

VENDOR #10: BOPIS SHED AND PALLET RACKING PROVIDER

L.J.S. SOLUTIONS

RICK WELLER
#803.773.9625
rickweller@ljs-solutions.com

VENDOR #11: VINYL PLANK FLOORING

SWIFF-TRAIN COMPANY
WEST DIVISION *CONFIRM VENDOR WITH TSC PM

CINDY SASS
#800.929.1222
cindysass@swiff-train.com

JOE REDDINGTON
#469.853.3081
joer@swiff-train.com

REFER TO THE TERRITORY MAP

NORTHSTAR FLOORING
EAST DIVISION *CONFIRM VENDOR WITH TSC PM
tractorsupply@northstarflooring.com

MEGAN HUFFMAN
#800.935.1657
Megan.Huffman@northstarflooring.com

VENDOR #12: HAND DRYERS

WORLD DRYERS DISTRIBUTOR

ASHLEY MAY
#800.459.7099
ashley.may@hjcinc.com

VENDOR #13: PARKING SIGNS & BOLLARD COVERS

MCCUE

STEPHEN COATS
#404-405-8101
scoats@mccue.com

VENDOR #14: METAL RAMP DISTRIBUTOR

Q.S.I. ENVIRONMENTAL &
INDUSTRIAL STEEL FABRICATORS
LEAD TIME: 3 WEEKS

TONY HAMILTON
#334.793.6878
thamilton@qsisteel.com

DURA-RAMP, INC.
LEAD TIME: 3-5 WEEKS

ANDREW STREUTKER
#604.795.9799
andrew@duraramp.com

VENDOR #15: SIGNAGE MANUFACTURER

ID ASSOCIATES
*CONFIRM VENDOR WITH TSC PM
#334.836.1400

DeANNA PAYNE
#334.805.1012
dpayne@idassociatesinc.com

REFER TO THE TERRITORY MAP

BILL HOLLAND
#334.791.0108
jholland@idassociatesinc.com

THE SIGN RESOURCES
*CONFIRM VENDOR WITH TSC PM

AARON DUDLEY
#803-457-4373
aaron.dudley@tsrfl.com

MEL ELL
#562-230-4002
melell@tsrfl.com

VENDOR #16: PROPANE CANOPY

VERSATUBE BUILDING SYSTEMS

SPENCER BRATTON
#901.401.3687
sbratton@versatube.com

VENDOR #17: PAINT

SHERWIN WILLIAMS

DANIEL CHAISSON
REGIONAL ACCOUNT EXECUTIVE
#901.4843409
daniel.chaisson@sherwin.com

PPG

TOM KERR
CORPORATE ACCOUNT MANAGER
#614.580.8305
thomas.kerr@ppg.com

VENDOR #18: BALERS

JWR, INC.

CORY GARDNER
NATIONAL ACCOUNTS MANAGER
#888.699.2848
cory@jwrinc.net

VENDOR #19: SEISMIC FIXTURE ANCHORING

TAMARACK GROVE

BRENDON COLLINS
PROJECT MANAGER
#208.908.7874
brendon.collins@tamarackgrove.com

VENDOR #20: FIXTURE INSTALLATION

RAPID INSTALLATION GROUP

TONY CLEMONS
#678.205.6201
tonyclemons@rapid-install.com

VENDOR #21: CONCRETE SEALER

THE EUCLID CHEMICAL COMPANY

MICHAEL A. MAHONEY
CENTRAL REGION MANAGER
#216.692.8301
mmahoney@euclidchemical.com

VENDOR #22: GRAPHICS

YUNKER SIGNAGE

MICHELLE WEDLING
ACCOUNT MANAGER
#414.339.5349
mwendling@yunker.com

TRACTOR SUPPLY:

~~TRACTOR SUPPLY TEXTURE PLANS~~

VICKY DERON
#615-440-4508
vderon@tractorsupply.com

RENEE RYCHLICA
rychlica@TractorSupply.com

PROPANE COORDINATION

CLINT WEAVIL
STORE SERVICES SPECIALIST
#615.440.4074
cweavil@TractorSupply.com

RACHEL DENNY
LIVE GOODS & BULK PROPANE
#615.647.2753
rdenny@TractorSupply.com

BRIAN SPEARS
MANAGER, SAFETY &
ENVIRONMENTAL COMPLIANCE
#615.440.44115
bspears@TractorSupply.com

UTILITY TRANSFER INFORMATION

JAMES MASTERS, TSC ENERGY MANAGER
ENGIE
#615.440.4396
jmasters@tractorsupply.com
tractorsupplyOPCL.insight@engie.com
(FOR LP ACCOUNTS FOR BUILDING HEAT CALL AMERIGAS)

RECOMMENDED ONLY:

WASTE & RECYCLING VENDOR
ROCKTENN COMPANY

DIANE HUEFFMEIER
PROGRAM MANAGER
#314.292.3313
dhueffme@rocktenn.com

RED STRIPING
POP SOLUTIONS GROUP

RICK TOWNE
#901.483.5929 (CELL)
#901.795.5936 x 19 (OFFICE)
rtowne@popsolutionsgroup.com

SKYLIGHTS
VELUX COMMERCIAL DAYLIGHTING

SUSAN FLANAGAN
#864.813.6896
susan.flanagan@velux.com

FIRE SPRINKLER SYSTEMS
JCI

KAREN PATRICK
#317.710.5137
karen.patrick@jci.com

PRINTING
PLAN EXPRESS

SHERI RYDER
866.404.2614
customerservice@planexpress.net

GARDEN CENTERS ONLY:

LGC, GREENHOUSE, AND FEED BUILDING PROVIDERS
MERCHNEY GREENHOUSES
#864.940.6666

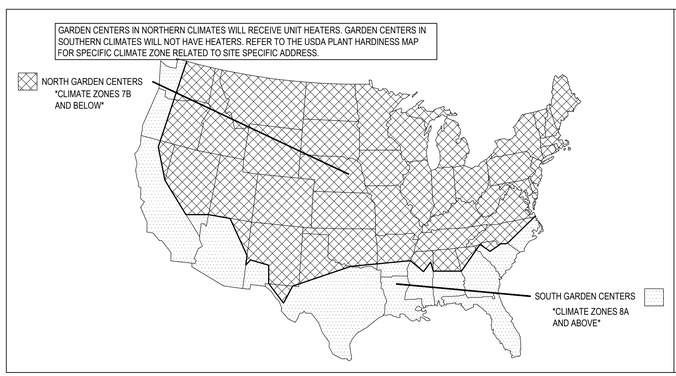
JALIYAH SANFORD
LOGISTICS AND COMMUNICATION
jaliyah@merchneygreenhouses.com

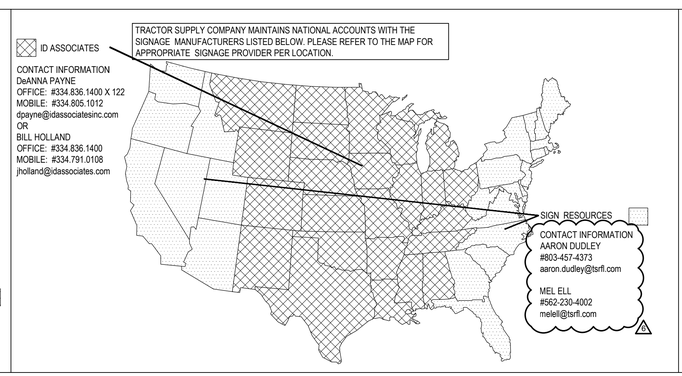
CAL LOONEY
PRESIDENT
cal@merchneygreenhouses.com

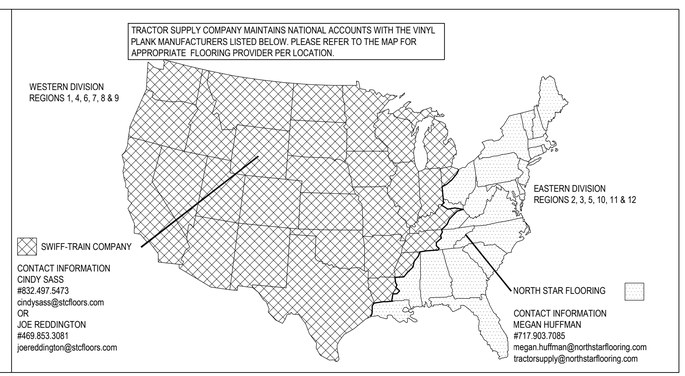
PROSPIANT, INC.

BRENNA STENCEL
#513.377.3659
bstencel@prospiant.com

KYLE VIVIER
#937.830.6990
kvivier@prospiant.com







onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA

08/28/2024

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1825 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	**20600**
Drawn By:	JM

Date	**Issue**
9-16-22	**PERMIT**
11-3-23	1 REVISION 3
12-01-23	1 REVISION 4
8-28-24	1 REVISION 6

T1.1

VINDOR INFORMATION

REMODEL - TIME AND ACTION CALENDAR

TASK	COMPLETION DATE	CONTACT	RESPONSIBILITY
FIXTURE PLAN FROM TSC	6 WEEKS	CARL ADLER caadler@tractorsupply.com	TSC FIXTURE PLANNING
ARCHITECT TO EMAIL FLOOR PLAN BASE SHEET TO SECURITY SYSTEMS CONTRACTOR	AT PLAN APPROVAL	VENDOR #6	ARCHITECT
ARCHITECT TO OBTAIN PROPANE APPROVAL DATE AND STAMP FROM TSC FOR SCHEDULE I INCLUSION	PRIOR TO SCHEDULE I SUBMISSION	CLINT WEAVIL cweavil@tractorsupply.com	ARCHITECT
ARCHITECT TO UPLOAD PLANS TO PLAN EXPRESS	LATEST DOCUMENTS	PLAN EXPRESS - (1.866.404.2614) customerservice@planexpress.net	ARCHITECT
CONTRACTOR - CONTACT SECURITY SYSTEMS CONTRACTOR AND SCHEDULE ALARM INSTALLATION	7 WEEKS	VENDOR #6	CONTRACTOR
SECURITY SYSTEMS CONTRACTOR - HAS TO BEGIN INSTALLATION	3 WEEKS	VENDOR #6	TSC LOSS PREVENTION
CONTRACTOR - CONDUITS FOR IT AND PHONE WITH PULL STRINGS	4 WEEKS	CHRISTIE DURAND (615.275.6271)	CONTRACTOR
QSI / DURA-RAMP OR LOADING DOCK ACCESS, FORKLIFT, PROPANE GAS AND PROPANE DIS. TANK (PROPANE FOR FORKLIFT AND HEAT IF NECESSARY)	4 WEEKS	AMERIGAS- SCOTT PIERCE (317.109.2339) scott.pierce@amerigas.com, CHRIS SAUER (610.768.7612) christopher.sauer@amerigas.com, MOLLIE TRELOAR (615.440.4230) mtreloar@tractorsupply.com, MARIAH CRAYTON (615.647.2639) mcrayton@tractorsupply.com	TSC STORE ADMINISTRATION &CONTRACTOR
CONTRACTOR - ALL DOORS TO BE INSTALLED WITH LOCKS	3 WEEKS	VENDOR #1, VENDOR #2, VENDOR #3	CONTRACTOR
UNIFIRST - MOPS AND MATS	1 WEEK	UNIFIRST- (888.851.2474 EX 5) BRAD COOPER (615.440.4965) bcooper@tractorsupply.com	TSC STORE ADMINISTRATION
TERMINIX - (PEST CONTROL)	1 WEEK	TERMINIX- (866.818.4573), BRAD COOPER (615.440.4965) bcooper@tractorsupply.com	TSC STORE ADMINISTRATION
SERVICE DESK, RECEIVING DESK, REGISTER COUNTERS WITH POWER POLES SET IN PLACE	1 WEEK	CHRISTIE DURAND (615.275.6271)	CONTRACTOR
CABELING INSTALLED TO REGISTER COUNTERS, SERVICE DESK AND RECEIVING DESK CONNECT TO PERMANENT POWER	1 WEEK	CHRISTIE DURAND (615.275.6271)	IT
PROPANE PROVIDER TO FILL PROPANE DISTRIBUTION TANK	1 WEEK	AMERIGAS- DEREK STYPOLKOWSKI (610.337.7000 x1123) Derek.Stypolkowski@amerigas.com, SUBURBAN- SCOTT MCLEAN (843.261.4400) smclean@suburbanpropane.com, MOLLIE TRELOAR (615.440.4230) mtreloar@tractorsupply.com, MARIAH CRAYTON (615.647.2639) mcrayton@tractorsupply.com	TSC STORE ADMINISTRATION
EXTERIOR &INTERIOR DRESSING ROOM WALLS PAINTED &DRIED	2 WEEKS BEFORE COMPLETION	SITE SUPERVISOR	CONTRACTOR
LOZIER - FIXTURES - FULL TRUCK	THURSDAY BEFORE MERCH START	CHRISTIE DURAND (615.275.6271)	TSC STORE ADMINISTRATION
SOS (FULL TRUCK)	FRIDAY BEFORE MERCH START	CHRISTIE DURAND (615.275.6271)	TSC STORE ADMINISTRATION
LIS - BACKROOM AND SIDELOT FIXTURES (1/2 TRUCK)	DAY 1 OF MERCH EXECUTION	CHRISTIE DURAND (615.275.6271)	TSC STORE ADMINISTRATION
DELIVERY OF GARDEN CENTER /FEED CENTER MATERIALS	COORD. w/ T.S.C. PM.	**COORDINATE WITH T.S.C. P.M.	CONTRACTOR
DRESSING ROOM DOOR	COORD. w/ T.S.C. PM.	VENDOR #2	CONTRACTOR
SIGNAGE	COORD. w/ T.S.C. PM.	MARI MEYER mmeyer@yuniker.com	CONTRACTOR
HVAC FOR FEED CENTER	COORD. w/ T.S.C. PM.	VENDOR #5	CONTRACTOR
BOPIS SHED		VENDOR #10	CONTRACTOR
VINYL PLANK FLOORING		VENDOR #11	CONTRACTOR
CARHARTT SHOP (IF APPLICABLE)	4 WEEKS BEFORE FUSION COMPLETION - COORD. w/ T.S.C. PM.	VENDOR #15	CONTRACTOR

NOTE: GENERAL CONTRACTOR TO ORDER, "CONTACT POSTER" FROM PLAN EXPRESS AND POST ON STOREFRONT AT CONSTRUCTION START.

Tractor Supply Co./Alarm Integrator - Pre-Installation Checklist

The information for this form must be obtained by the alarm company's representative from GC Site Super. Upon completion, FAX or e-mail the completed form to your Project Manager/Coordinator and to Rich Wood(Tractor Supply Company Loss Prevention) at 615-484-4721/ rwood@tractorsupply.com.

Store #/City: _____ Integrator: _____ _____

Fixture Date: Soft Open Date: Retro Fit or Prototype

Key Contacts

GC Site Super: _____ Phone/Email _____

Alarm Site Rep: _____ Phone/Email _____

Alarm Proj Mgr: _____ Phone/Email _____

TSC LP Rep: Rich Wood, office 615-440-4721, cell 330-554-4757, rwood@tractorsupply.com

Pre-Construction Review

Low Voltage Wiring Contractor? _____ Date Low Voltage Wiring to be complete? _____

Who is responsible for turning in the fire submittals? _____

Is the Riser located in the Tractor Supply space? YES NO

Can alarms connect to it? YES NO

What date will Riser points will be ready for connection? _____

Any unusual HVAC issues with the building or from the landlord? YES NO

Is Global Shutdown required at this site? YES NO

> Who is responsible for the Global Shutdown GC or Mechanical? _____

> Company Name _____

> What date will Duct Detectors be ready for connection? _____

> Does alarm vendor have any additional responsibilities with HVAC units? _____

What date will the Final Inspection will be called for by GC? (By Thursday before Fixture) _____

What date will the Final FA inspection will be completed? (By Thursday before Fixture) _____

If there is any change or delay to the inspection date by the GC or Alarm Vendor please notify TSC Project Manager and Rich Wood immediatley via email and phone.

Other Key Dates

What date will Interior Painting will be completed? _____

What date is Site Floor Preparation scheduled? _____

What date will the Front Doors will be installed by? _____

What date will the Delayed Egress Door be fully powered and be ready for alarm connections? _____

PE Beam Details

Will 3 PE Beams cover all sides of the outdoor lot fenceline? YES NO

> If not, how many additional beams will be needed? _____

> What is the surface type of the fenced area? Concrete Asphalt

> Is the fence attached to the store? _____

*****PLEASE INCLUDE A DRAWING OF THE PROPOSED FENCED AREA WITH THIS CHECKLIST*****

PE Beams are not authorized for detached lots without TSC SSC LP Approval.

Was this Pre-Install Checklist completed by phone or by site visit? _____

_____ _____

Alarm Vendor Rep (Signature) *Site Superintendent (Signature)*

GENERAL NOTES:

1. ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AND ORDINANCES AS OF THE DATE OF THE DRAWINGS. ANY DEVIATIONS FROM BUILDING CODES REQUIRES NOTIFICATION AND APPROVAL FROM TSC PROJECT MANAGER.
2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS OF THE SITE. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT & OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
   2.1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK AFTER SO LOCATED.
3. REMOVE ALL CONSTRUCTION AND DEMOLITION DEBRIS FROM JOB SITE DAILY. MAKE JOB PREMISES CLEAN AT COMPLETION OF PROJECT.
4. FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT PRIOR TO COMPLETION OF CONSTRUCTION.
5. ALL DIMENSIONS ARE FACE OF DRYWALL AT NEW WALLS AND TO FINISHED FACE AT MASONRY WALLS UNLESS NOTED OTHERWISE.
6. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IF DISCREPANCIES ARE FOUND, THE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
8. THRESHOLDS SHALL NOT EXCEED 1/2 INCH IN HEIGHT.
9. DRYWALL TO BE HELD UP 1/2" ABOVE CONCRETE FLOOR.
10. ALL CONCEALED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS IN ACCORDANCE WITH ASTM E84.
11. DOORS INDICATED ON THE PLAN SHALL BE LOCATED A MINIMUM OF 4" FROM ADJACENT WALLS UNLESS NOTED OR DIMENSIONED OTHERWISE, OR AS REQUIRED FOR HARDWARE INSTALLATION.
12. EXIT HARDWARE SHALL ALLOW FOR EGRESS AT ALL TIMES WITHOUT THE USE OF SPECIAL KNOWLEDGE OR EFFORT.
13. THE CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE.
14. THE FOLLOWING ITEMS ARE FURNISHED BY T.S.C. AND INSTALLED BY THE CONTRACTOR.

QUANTITY	ITEM
1 SET	RESTROOM ACCESSORIES (NOT INCLUDING MIRRORS)
	FIRE EXTINGUISHERS
	BRAILLE SIGNAGE

15. THE FOLLOWING ITEMS ARE FURNISHED AND INSTALLED BY T.S.C.

QUANTITY	ITEM
1	"OPEN" SIGN
1	"CUB CADET" SIGN
1	T.S.C. ROAD SIGN. GENERAL CONTRACTOR TO PROVIDE POWER TO SIGN BASE. COORDINATE WITH SIGN COMPANY ASSIGNED TO THIS LOCATION
1	SECURITY VENDOR WORK (NOT INCLUDING LVW) PAID BY TSC

16. SPECIFIC MANUFACTURERS AND PRODUCTS ARE NAMED ON THE DRAWINGS TO INDICATE THE MINIMUM ACCEPTABLE LEVEL OF QUALITY. EQUAL OR BETTER PRODUCTS WILL BE CONSIDERED. SUBSTITUTES MUST BE APPROVED BY TSC PM.
17. ALL OFFICE WALLS TO BE INSULATED.
18. CONCEAL ALL PIPING IN WALLS. WHERE PIPING IS TOO LARGE WALLS ARE TO BE FURRED OUT A MINIMUM TO CONCEAL PIPING.
19. PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND ALL PLUMBING FIXTURES.
20. ALL COUNTERTOPS TO BE 2'-0" IN DEPTH UNLESS OTHERWISE NOTED.
21. PROVIDE SOLID BLOCKING FOR WALL HUNG CABINETS, PLUMBING FIXTURES, ACCESSORIES AND MILLWORK.
22. ALL MATERIALS USED BY ALL TRADES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED PER THE MANUFACTURES INSTRUCTIONS.
23. TSC RESERVES THE RIGHT TO REVIEW THE BUILDING ON OR BEFORE THE EXPIRATION OF THE LL'S ONE YEAR WARRANTY. IF ANY WARRANTY OR PUNCH LIST ITEMS ARE FOUND THE LL SHALL IMMEDIATELY CORRECT THE CONDITION AT ITS' EXPENSE.
24. WHEN SOS TRUCK COMES AS SCHEDULED, GENERAL CONTRACTOR TO ASSIST TSC STORE MANAGER WITH THE UNLOADING AND STORAGE OF ALL SOS TRUCK CONTENTS. IF GENERAL CONTRACTOR REQUESTS SOS TRUCK EARLY, GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL LABOR AND EQUIPMENT REQUIRED TO UNLOAD AND PROPER PLACEMENT AND STORAGE OF CONTENTS ONCE OFF SOS TRUCK.
25. GENERAL CONTRACTOR TO PROVIDE 2 COPIES OF SITE PLAN AND ELEVATIONS TO SIGN COMPANY ASSIGNED TO THIS PROJECT. VERIFY SIGN COMPANY W/ TSC. 1 COPY OF ELEVATIONS TO POP SOLUTIONS, RICK TOWNE (901.795.5936) – ARCHITECT TO E-MAIL CAD BASE OF FLOOR PLAN TO CARL ADLER, CAADLER@TRACTOR SUPPLY.COM), NO LATER THAN TWO WEEKS OF STARTING CONSTRUCTION.
26. GENERAL CONTRACTOR SHALL COORDINATE ENTIRE PROJECT AND SCHEDULE THE ALARM COMPANY FOR ALL ROUGH-IN AND FINAL CONNECTIONS AND INSPECTIONS. CONTACT TSC, RICH WOOD 615.440.4721 FOR THE ALARM COMPANY ASSIGNED TO THIS LOCATION NO LATER THAN TWO WEEKS AFTER CONSTRUCTION START. REFER TO THE SECURITY VENDOR PRE-CONSTRUCTION AND PRE-INSTALLATION CHECKLIST.
27. CLOSE-OUT REQUIREMENTS, REFER TO LEASE / CONTRACT. FOR QUESTIONS, CONTACT JULIE BANE 615.440.47895.
28. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ANY DUCT SMOKE DETECTOR FOR NEW WORK ONLY. COORDINATE WITH THE ASSIGNED ALARM COMPANY.
29. THE GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITY COST DURING CONSTRUCTION AND CONTACT DEEANA GHOLSON AT ECOVA, INC. #509.329.7516 TWO WEEKS PRIOR TO FIXTURE DATE FOR TRANSFER TO TSC.
30. DOCK ACCESS FROM ROAD MUST BE ACHIEVED 3 WEEKS PRIOR TO FIXTURE DATE.
31. THE GENERAL CONTRACTOR OR LANDLORD SHALL SUBMIT A REPORT, ON A WEEKLY BASIS INDICATING THE PERCENT COMPLETE FOR EACH LINE ITEM ON THE SCHEDULE USING THE TSC WEEKLY PROGRESS REPORT ALONG WITH PHOTOS PER PHOTO LOG ON THE BLANK REPORTS PROVIDED BY TSC.
32. T.S.C. WILL EMPLOY AN INDEPENDENT INSPECTION COMPANY FOR CONCRETE QUALITY & STRENGTH AND STRUCTURAL STEEL AS INDICATED WITHIN STRUCTURAL & GREENHOUSE DOCUMENTS. THE RESULTS ARE TO BE SUBMITTED TO THE OWNER AND THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL PROVIDE UPDATES TO T.S.C. RELATED TO SCHEDULE AND PROVIDE ACCESS FOR THE INDEPENDENT INSPECTIONS.
33. FOR RED STRIPING, CONTACT POP SOLUTIONS AT 901-795-5936, ACCOUNT REP.: RICK TOWNE.
34. LANDLORD/LANDLORD GENERAL CONTRACTOR TO VERIFY WITH LOCAL POSTMASTER IF A MAILBOX IS REQUIRED. IF SO, GENERAL CONTRACTOR TO INSTALL MAILBOX TYPE AND LOCATION PER THE POSTMASTER RECOMMENDATION AND PER USPS STANDARDS.
35. 'J' MOLD TO BE USED AT ALL INTERSECTIONS OF GYPSUM BOARD AND ANY OTHER NON-GYPSUM MATERIAL.
36. CORNER GUARDS TO BE USED AT ALL INTERIOR 'OUTSIDE' CORNER CONDITIONS.
37. DURING CONSTRUCTION, ANY PARTIALLY COMPLETED MASONRY WALLS (CMU, BRICK, ETC.) SHALL BE COVERED WITH STRONG WEATHER RESISTIVE MATERIAL DURING ALL TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS AND ESPECIALLY AT THE END OF EACH WORK DAY. THE COVER SHALL BE DRAPED OVER THE WALL AND EXTEND A MINIMUM OF (2) TWO FEET DOWN FROM BOTH SIDES AND SECURELY HELD IN PLACE.
38. FOR SOS TRUCK DELIVERIES ON RELO STORES, COORDINATE WITH TSC STORE SERVICES SPECIALIST CAROLINE RICE CRICE@TRACTORSUPPLY.COM FOR RENTAL TOW-MOTOR DROP. RENTAL TOW-MOTOR SHOULD ARRIVE NO LATER THAN THE WEDNESDAY PRIOR TO FIXTURE DATE. THE RENTAL TOW-MOTOR WILL BE PICKED-UP THE MONDAY FOLLOWING THE STORE'S SOFT OPENING DATE.
39. FINISHED SPACE SHALL BE PROVIDED IN A MANNER THAT PREVENTS RODENT INTRUSION. SEAL PENETRATIONS THROUGH EXTERIOR WALL SURFACES WITH AN AEROSOL, MOISTURE-CURING POLYURETHANE FOAM SIMILAR TO "PUR BLACK" BY TODOL PRODUCTS, INC. (508.651.3818) OR APPROVED EQUAL.
40. CONCRETE MASONRY UNITS AND EXTERIOR CONCRETE MOISTURE CONTENT CRITERIA. GENERAL CONTRACTOR, OR, THE OWNERS TESTING COMPANY SHALL PROVIDE MOISTURE TESTING OF ALL CMU AND CONCRETE EXTERIOR WALL PER ASTM D4263 PRIOR TO APPLICATION OF PAINT.
41. TSC PROJECT MANAGER MUST APPROVE THE APPLICATION OF PAINT IN WRITING, IF THE MOISTURE CONTENT IS ABOVE 15%.
42. GENERAL CONTRACTOR TO HAVE A LOCAL CONTACT WITHIN 2-HOURS FOR ALL (NON)WARRANTY ELECTRICAL AND/OR PLUMBING CALL BACK REPAIRS.
43. ADD STEEL WOOL AT ALL CONDUIT/PIPE PENETRATIONS AT EXTERIOR WALLS AND ADD ESCUTCHEON PLATE AND PROVIDE SEALANT AT ALL ESCUTCHEON EDGES TO PREVENT RODENT INTRUSION.
44. AT EXISTING HVAC CURBS, CONTRACTOR TO INSTALL STEEL WOOL AND CLOSED-CELL SPRAY FOAM AT ALL CURB PENETRATIONS TO PREVENT RODENT INTRUSION. CONTRACTOR TO VERIFY ALL WARRANTIES REMAIN INTACT AND APPROVED BY LANDLORD.
45. USE OF CLEAR SEALANTS IS PROHIBITED.
46. POWER POLES FOR ALL CHECKOUT DROPS ARE TO BE BLACK; NO SUBSTITUTIONS.

FINAL FIXTURE PLAN TO BE RECEIVED BY CONTRACTOR AND/OR LL APPROXIMATELY 8 WEEKS PRIOR TO FIXTURE DATE TO ESTABLISH PROPER PLACEMENT OF ALL COUNTERS, POWER POLES, AND WOOD GRAIN FLOORING.

ON TSC OWNED PROJECTS ONLY, AN EXTREME WEATHER EVENT AND/ OR WEATHER RELATED CONDITIONS TO BE CONSIDERED FOR A CHANGE ORDER TO THE BASE CONTRACT MUST BE SUBSTANTIATED AS AN EVENT EXCEEDING THE PRIOR 3 YEAR AVERAGE OF SUCH AN EVENT VIA ACCUWEATHER.COM FOR THE SPECIFIC LOCATION AND SCHEDULE OF THIS PROJECT. PROPOSED CHANGE ORDERS OR CHARGES FOR WEATHER RELATED ISSUES MUST EXCEED THAT 3 YEAR AVERAGE IN ORDER TO BE CONSIDERED.

EXHIBIT H-1: TRAINING CERTIFICATION

COPY OF THIS EXECUTED DOCUMENT TO BE INCLUDED IN THE CLOSE OUT DOCUMENTS PROVIDED BY THE GENERAL CONTRACTOR (FOR RETRO FIT BY TENANT) OR LANDLORD (RETRO FIT BY LL AND GROUND UP PROJECTS) TO TRACTOR SUPPLY COMPANY!

TSC STORE MANAGER	INITIAL GC	TRAINING HAS BEEN COMPLETED WITH THE STORE MANAGER BY THE GENERAL CONTRACTOR (GC) ON HOW TO USE, OPERATE AND MAINTAIN:
		THE IRRIGATION SYSTEM, ALSO THE TSC STORE MANAGER HAD BEEN ADVISED THAT THE STORE IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING STATING AT EITHER FIXTURE DATE OR COMPLETION DATE, THE LATTER OF THE TWO DATES.
		THE LIGHT TIMER SYSTEM INCLUDING REVIEW OF THE SCHEDULE
		THE HVAC SYSTEM OPERATION INCLUDING HOW TO ADJUST THE PROGRAMMABLE THERMOSTATS.
		THE AUTOMATIC FRONT DOORS OPERATIONS INCLUDING SENSOR ADJUSTMENTS.
		THE OVERHEAD DOORS OPERATIONS INCLUDING TIMER, TIMER OVERRIDE, AND SAFETY EDGE.
		THE DELAY EGRESS DOOR (THE RESET BUTTON IS IN THE CONTROL BOX AND HAS TO BE RESET ANY TIME POWER IS LOST).

STORE # _____

CITY/STATE _____

STORE MANAGER _____

GENERAL CONTRACTOR _____

LVW RESPONSIBILITY AND TIMING PLAN

REMODELS & RETROFITS

ACTION	BY WHO	WHEN	SPECIAL NOTES
STORE ADDED TO SOS	TSC REAL ESTATE	1ST MONDAY OF EACH MONTH	
TSC ARCHITECT TO SEND BASE PLAN TO SECURITY SYSTEMS CONTRACTOR	TSC PM	10-20 DAYS AFTER ADDED TO SOS	
CODES RESEARCHED, BA AND FA PLANS	JCI / ADT	UPON RECEIPT OF BASE PLAN	
TSC ARCHITECT TO NOTIFY SECURITY SYSTEMS CONTRACTOR VIA EMAIL THAT FULL SET OF PLANS IS AVAILABLE AT PLAN EXPRESS	TSC PM	20-30 DAYS AFTER REC APPROVAL	SECURITY SYSTEMS CONTRACTOR TO IDENTIFY EXIST. HVAC UNITS BY THE LL PER THE CHECKLIST
SECURITY SYSTEM COMPLETED PLANS SENT TO RICH WOOD AND TSC PM	JCI / ADT	WIN 3 DAYS OF RECEIPT OF FULL SET OF PLANS	
TSC ARCHITECT TO INSERT SECURITY SYSTEM PLANS INTO SET FOR PERMIT	TSC PM	UPON RECEIPT OF SECURITY SYSTEMS PLAN	
GC TO CONTACT ASSIGNED LVW VENDORS FOR PRICING	TSC PM	VERIFIED AT BID EVALUATION	
GC / LVW VENDOR FINISHED ALL LVW SOW PER PLANS	VENDOR #9	NO LESS THAN 2 WEEKS PRIOR TO FD	PLEASE BE SURE TO VIF HVAC SYSTEMS (GROUND MOUNT VS. ROOF MOUNT, ETC.)
SECURITY SYSTEMS CONTRACTOR TO INSTALL THEIR EQUIPMENT AND MAKE TERMINATIONS	JCI / ADT	STARTING APPROXIMATELY 3 WEEKS FROM FD TO WEDNESDAY PRIOR TO FD. TERMINATION TO BE DONE LAST AS LVW VENDOR COMPLETES NO LATER THAN 2 WEEKS PRIOR TO FD.	
INSTALLATION OF PA SYSTEM, PHONE SYSTEM, SPEAKERS, OUTSIDE HORNS, PHONES, PATCH PANEL, APS W/ ANTENNAS	STAN KOLIC / VENDOR #9	MONDAY AND TUESDAY BEFORE FD	
INSTALLATION OF POS SYSTEMS AT ALL LOCATIONS AND TESTING OF AP SYSTEM	STAN KOLIC / AGYLISIS	THURSDAY BEFORE FD	

NOTE:
ALL OTHER ACTIONS AND TIME FRAMES TO BE PER THE EXISTING TIMING AND ACTION CALENDAR.
COORDINATE THE ABOVE RESPONSIBILITY AND TIMING WITH T.S.C. PM & CONSTRUCTION MANAGER.

CLOSE-OUT BINDER REQUIREMENTS

PM **STORE #** **CITY/STATE:**

X=REQUIRED PROTOTYPE	X=REQUIRED RETROFIT		
			CONTRACTOR SHALL PROVIDE OWNER WITH ONE ELECTRONIC CLOSE-OUT BINDER ON A CD. ALL INFORMATION BELOW MUST BE INCLUDED. THE CLOSE-OUT BINDER SHALL BE SENT ATTN TO THE CONSTRUCTION COORDINATOR AT THE OWNER'S ADDRESS: 5401 VIRGINIA WAY, BRENTWOOD, TN 37027.
X	X	1.	NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTOR AND ALL SUBCONTRACTORS.
X	X	2.	THE FINAL CERTIFICATE OF OCCUPANCY OR THE EQUIVALENT THEREOF DESCRIBED IN ARTICLE 15.5.2(b)
X	X	3.	AN ASSIGNMENT BY THE CONTRACTOR OF ALL GUARANTEES AND WARRANTIES FROM ALL SUBCONTRACTORS, VENDORS, SUPPLIES, AND MANUFACTURERS, TOGETHER WITH ORIGINALS OF ALL SUCH GUARANTEES, WARRANTIES, AND OPERATING MANUALS (E.G. HVAC, ROOF, DOORS, WATER HEATER, ETC. AS APPLICABLE).
X	X	4.	COMPLETE LIST OF EQUIPMENT COMPLETE TEMPLATE.
X	X	5.	CONFIRMATION IN WRITING FROM THE INSTALLER OF THE HVAC SYSTEM OR COMPONENTS THEREOF CONFIRMING THAT THE PROPER START-UP PROCEDURES WERE FOLLOWED.
N/A	X	6.	COMPLETE RETROFIT HVAC BREAKDOWN OF COSTS COMPLETE TEMPLATE.
X	N/A	7.	COMPLETE PROTOTYPE HVAC INFORMATION COMPLETE TEMPLATE.
N/A	X	8.	CERTIFICATE OF SEWER CLEAN-OUT BY THE PERSON WHO PERFORMED THE SAME.
X	X	9.	DISABILITY ACCESSIBILITY INSPECTION REPORTS SENT TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (FOR TEXAS STORES ONLY).
X	X	10.	A COPY OF THE PUNCH LIST ITEMS SIGNED BY THE OWNER (OR STORE MANAGER, IF SO AUTHORIZED BY OWNER) CONFIRMING ALL PUNCH LIST ITEMS ARE COMPLETED.
X	X	11.	(1) PDF CONTAINING WORKING DRAWINGS AND PLANS AND SPECIFICATIONS REFLECTING "AS-BUILT" CONDITIONS WITH A SUMMARY LIST OF CHANGES, INCLUDED IN PDF FORMAT. A COMPLETE SET OF FIRE SPRINKLER SHOP DRAWINGS, IF APPLICABLE.
X	X	12.	A COMPLETE SET OF FIRE SPRINKLER SHOP DRAWINGS, IF APPLICABLE.
N/A	X	13.	A CERTIFICATE EVIDENCING THAT INSURANCE REQUIRED UNDER THE CONTRACT DOCUMENTS SHALL REMAIN IN FORCE AFTER FINAL PAYMENT AND SHALL NOT BE CANCELED, REDUCED OR ALLOWED TO EXPIRE UNTIL AT LEAST 30 DAYS PRIOR WRITTEN NOTICE HAS BEEN GIVEN TO THE OWNER.
X	X	14.	CERTIFICATION OF WATER WELLS AND/OR SEPTIC SYSTEMS THAT DEMONSTRATE INSPECTION AND ACCEPTANCE BY THE MUNICIPALITY. THIS SHOULD INCLUDE ANY ONGOING TESTING AND/OR INSPECTIONS THAT ARE REQUIRED AS WELL AS THE INTERVAL AT WHICH TESTING AND/OR INSPECTION MUST BE COMPLETED.
N/A	X	15.	DIGITAL PHOTOGRAPHS OF THE "BEFORE" AND "AFTER" OF THE FRONT VIEW OF THE STORE.
X	X	16.	ROOFING INSPECTION REPORT FROM THE ROOFING MANUFACTURER (SHOULD REFLECT ROOF PROPERLY INSTALLED AND AS SUCH WARRANTY 100% IN TACT).
X	N/A	17.	CERTIFICATE FROM THE PROJECT CIVIL ENGINEER THAT THE STORM WATER DRAINAGE SYSTEM HAS BEEN CONSTRUCTED AND INSTALLE DIN ACCORDANCE WITH THE APPROVED PLANS AND ALL APPLICABLE LAWS (SEE LEASE EXHIBIT)

TSC PM
APPROVAL & DATE
NOTE: GENERAL CONTRACTOR / LANDLORD TO SEE LEASE / CONTRACT FOR SPECIFIC CHECKLIST

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216.223.3200 onyxcreative.com

LICENSED ARCHITECT * STATE OF CALIFORNIA * CHRISTOPHER MIERKE C-33983 Renewal Date 07.30.25 12.7.23

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	GWM

Date	Issue
9-16-22	PERMIT
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4

T1.2

SUPPLEMENTAL INFORMATION

GENERAL NOTES

PARKING REQUIREMENTS:

A. EXISTING PARKING SPACES / CONFIGURATION TO REMAIN, UNLESS NOTED OTHERWISE BY THE S.O.W. OR AS REQUIRED BY LOCAL JURISDICTION.
B. WHEN RESEALING AND/OR RE-STRIPING: BAY SPACING, AS NOTED ON PLAN IS PREFERRED, WITH A PARKING STALL SIZE OF 9' WIDTH x 18' LENGTH AND 90-DEGREE ORIENTATION.
C. STRIPING AND GRAPHICS SHALL USE A SINGLE 4" WIDE STRIPE, DIRECTIONAL ARROWS AND LETTERING ARE SOLID; COLOR AS REQUIRED PER NOTES ON THIS SHEET.

LANDSCAPE AREAS AND IRRIGATION:

A. LANDSCAPE IS TO ONLY BE MODIFIED AS REQUIRED BY NEW WORK AFFECTING PREVIOUS LANDSCAPE. NEW LANDSCAPING IS NOT INTENDED THROUGHOUT
B. IF ALREADY INSTALLED, IRRIGATION SYSTEM TO BE COMPATIBLE WITH THE PLANT MATERIAL AND ENVIRONMENTAL EXPOSURE.
C. IF LANDSCAPE IS TO BE ADDED / MODIFIED DESIGN WITH CONSIDERATION TO SIGHT LINES TO BUILDING SIGNAGE AND ENTRY ELEMENTS AS TO NOT REDUCE VISIBILITY.

GRADING AND DRAINAGE:

A. EXISTING IMPERVIOUS AREA AND CALCULATED DRAINAGE AREA IS NOT INTENDED TO BE CHANGED. EXISTING SIDE LOT PAVEMENT IS INTENDED TO BE UTILIZED AS SLAB FOR NEW GREENHOUSE AND/OR FEED STORAGE BUILDING.
B. IF NEW PAVEMENT OR SIDEWALKS ARE TO BE CONSTRUCTED, AS IDENTIFIED WITHIN, DRAINAGE SHALL FLOW AWAY FROM BUILDINGS AND SIDEWALK CURBS. SIDEWALKS SHALL SLOPE AWAY FROM BUILDING AT 1/8" PER FOOT (MIN.)
C. PROVIDE ALL REQUIRED UNDERGROUND AND SLEEVING ALL UTILITY AND IRRIGATION CONNECTIONS.

SITE LIGHTING:

A. EXISTING SITE LIGHTING TO REMAIN; NO NEW LIGHTING OR LIGHT POLES INCLUDED, U.N.O.
B. MINIMUM MAINTAINED ILLUMINATION AT GROUND SURFACE:
REPAIR OR REPLACE FIXTURES AND LAMPS THAT ARE NOT OPERATIONAL.
C. IF NOTED ON THE S.O.W. ALL CONCRETE LIGHT POLE BASES ARE TO BE PAINTED SAFETY YELLOW UNLESS OTHERWISE REQUIRED BY AUTHORITY HAVING JURISDICTION (REFER TO SCOPE OF WORK SUMMARY FOR ADDITIONAL INFORMATION).

OUTDOOR DISPLAY FIXTURE INSTALLATION GUIDELINES:

A. VERIFY WITH THE STORE MANAGER THAT ALL RACKS ARE PROPERLY BUILT AND POSITIONED.
B. DRILL HOLES FOR ANCHOR. (NOTE: HOLE IN BASE PLATE OF THE RACK MAY VARY. COORDINATE HOLE DIAMETER WITH MANUFACTURE.)
C. BOLT DOWN WITH ANCHOR BOLTS PER MANUFACTURER'S SPECIFICATIONS.
D. SWEEP UP DRILLINGS AND ANY OTHER DEBRIS.

EXTERIOR PENETRATIONS:

FLASH, DRAFT-STOP AND INSULATE AROUND ALL PENETRATIONS INCLUDING, BUT NOT LIMITED TO: PLUMBING PIPES AND VENTS, ELECTRICAL WIRES AND CONDUITS, ELECTRICAL FIXTURES , OTHER MECHANICAL SERVICES, AND, IN SOME CASES, STRUCTURAL MEMBERS WITH A NON-DELETERIOUS ELASTOMERIC SEALANT, CAULK, FOAM, PAINT, ADHESIVE OR EFFECTIVE GASKET THROUGHOUT THE BUILDING ENCLOSURE. USE APPROPRIATE INFILL MATERIAL(S) COMPATIBLE WITH ADJACENT MATERIALS. DO NOT EXCEED MANUFACTURERS PUBLISHED TOLERANCES FOR MAXIMUM OPENING SIZES TO INFILL. REFER TO ASTM C1193 FOR A STANDARD GUIDE FOR USE OF JOINT SEALANTS. **NO CLEAR SEALANTS.**

8' HIGH CHAIN LINK FENCE SPECIFICATIONS: "REMODELS ONLY"

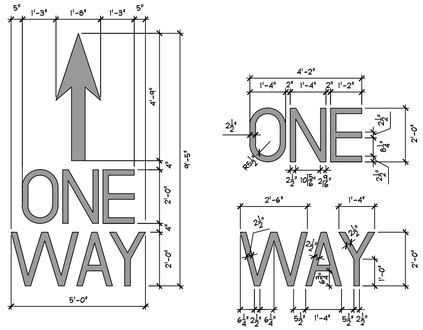
A. FABRIC: 96" 9 GA. GALVANIZED (2" MESH) CHAIN LINK FABRIC.
B. TOP & BOTTOM RAIL: 1 5/8" O.D. FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). TOP RAIL TO BE JOINED WITH 1 5/8" SLEEVE. BOTTOM RAIL @ 18" ABV. GRADE.
C. LINE POST: 2 1/2" O.D. FULL WEIGHT PIPE, 3.65 LBS. PER FOOT (MIN). LINE POST TO BE SET 10' ON CENTER MAX. SPACING. CONCRETE FOOTING TO BE 8" DIA. BY 30" DEEP CONC.
D. TERMINAL POST: 3" O.D. FULL WEIGHT PIPE, 5.79 LBS. PER FOOT (MIN). SET IN 8" DIA. BY 36" DEEP CONC. FOOTING.
E. GATE POST: 4" O.D. FULL WEIGHT PIPE, 9.10 LBS. PER FOOT (MIN). 8" DIA. 36" DEEP CONC. FOOTING.
F. GATES: (5-6): (4) 10 FOOT SWINGING CHAIN LINK GATES AND (1-2) 4 FOOT SWING GATE(S), WITH FRAMEWORK OF 1 5/8" FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). GATES BRACED AND TRUSSED AS NECESSARY. SAME FABRIC AS FENCE. SEE PLAN FOR WIDTH.
G. SWING GATES: DESIGN AS PER THE MANUFACTURERS DESIGN STANDARDS. GATES SHALL BE MANUALLY OPERATED SWINGING. MAXIMUM DISTANCE BETWEEN BOTTOM OF GATE AND FINISH GRADE TO BE 10".
H. TENSION WIRE: 7 GA. COIL SPRING GALVANIZED TENSION WIRE ATTACHED TO BOTTOM OF FENCE FABRIC WITH 9 GA. ALUM. HOG RING SPACED 24" ON CENTER.
I. FITTINGS: HEAVY BRACED BAND AND CARRIAGE BOLT, PRESSED STEEL RAIL-END, PRESSED STEEL LOOP CAP, PRESSED STEEL CAP, 1/4" X 3/4" TENSION BAR, HEAVY TENSION BAND AND CARRIAGE BOLT.
J. TIE WIRE: 8 1/4" 12 GA. STEEL TIE WIRE AND 6 1/2" 12 GA. STEEL WIRE SPACED 15" ON CENTER FOR LINE POST AND 24" ON CENTER FOR RAILS.
K. POST FOOTING: TRUCK POURED CONCRETE.
L. SPECIFY A GATE LATCH WITH THE ABILITY TO ACCEPT A STANDARD PAD LOCK.

PARKING LOT PAINT SPECIFICATIONS - 15 MIL APPLICATION (0.015 INCH THICKNESS):

A. NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
B. REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT RIGOROUS METHOD. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS.
C. CONFIRM & RECORD PROPER AIR AND SURFACE TEMPERATURES OF 55° AND RISING AND LESS THAN 95°. IF THE SURFACE TEMPERATURE IS NOT WITH THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS (AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, NIGHT STRIPING, ETC. IN ORDER TO MEET TSC OPENING SCHEDULE. CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY.
D. PROVIDE A 15 MIL THICK 4" WIDE CONTINUOUS STRIPE WHERE AND IN THE COLOR INDICATED. MINIMUM OF (2) TWO COATS.
E. PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, OXIDIZED AND/OR HAVE AGGREGATE EXPOSED.

SITE STRIPING NOTE:

A. STRIPING ON CONCRETE TO BE YELLOW.
B. STRIPING ON ASPHALT TO BE WHITE.



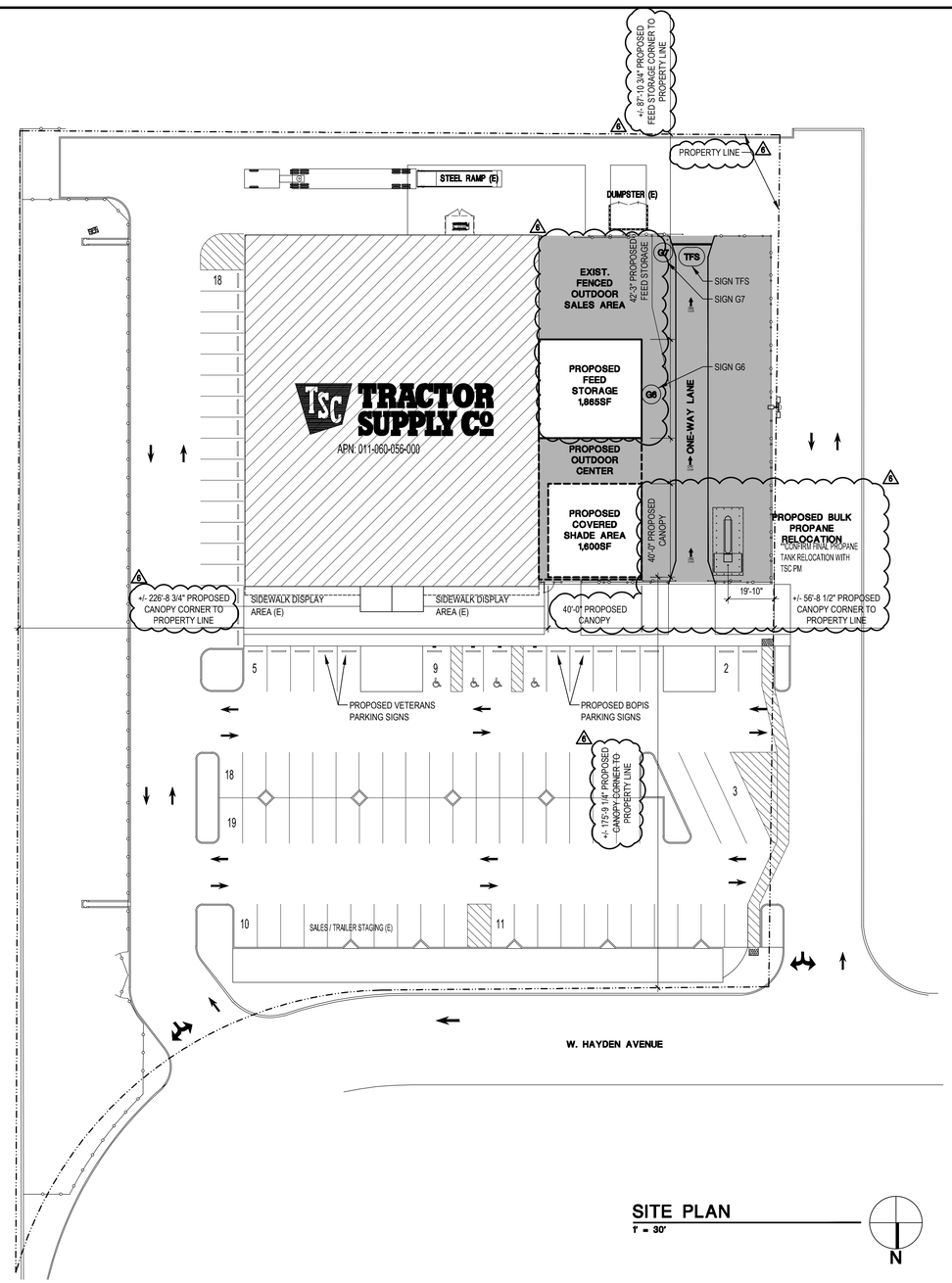
TYPICAL
3 | ONE WAY LETTERING
3/8"=1'

NOTE:
UNLESS OTHERWISE SHOWN:
LETTER HEIGHT = 8'-4"
LETTER WIDTH = 1'-4"
LETTER SPACING = 2'
VERTICAL SPACING = 4"

(USE EQUAL SPACING BETWEEN LETTERS AND CENTER ENTIRE SYMBOL IN LANE)

TYPICAL
2 | STOP LANE LINE
3/8"=1'

TYPICAL
1 | EDGE LANE LINE
3/8"=1'



SITE PLAN
1" = 30'

N

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LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA
08/28/2024

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TRACTOR SUPPLY Co

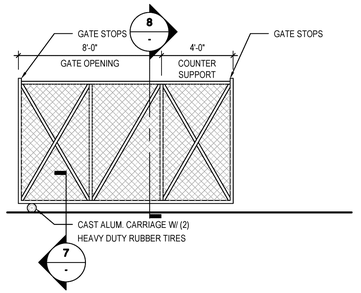
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM

Date	Issue
9-16-22	PERMIT
12-23-22	1 REVISION 1
1-27-23	2 REVISION 2
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4
8-28-24	6 REVISION 6

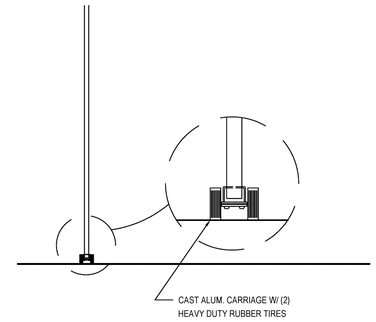
AS1.0

SITE PLAN



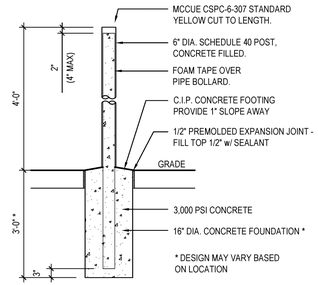
10 | 8'-0" ROLLING GATE

1/4"=1'-0"



7 | GATE WHEELS

1/2"=1'-0"



NOTE:
PATCH EXISTING SURROUNDING PAVEMENT DISTURBED BY BOLLARD INSTALLATION TO MATCH EXISTING PAVEMENT (WHERE APPLICABLE)

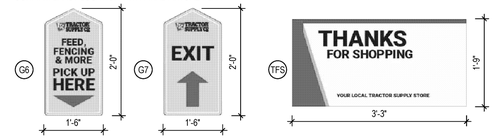
9 | BOLLARD DETAIL

1/2"=1'-0"

FENCED OUTDOOR DISPLAY LOT SIGNS - CRITERIA		
DRIVE THRU	FEED BULDING	SIGNS
NO	NO	NO CHANGES FOR CONSTRUCTION
YES	NO	NO CHANGES FOR CONSTRUCTION
YES	YES	INSTALL 2 SIGNS IN THE DRIVE THRU ("FEED STOP HERE" & "EXIT"), INSTALL "THANKS FOR SHOPPING" SIGN ON REAR FENCE GATE
YES	NO	INSTALL "EXIT" SIGN IN THE DRIVE THRU, INSTALL "THANKS FOR SHOPPING" SIGN ON REAR FENCE GATE

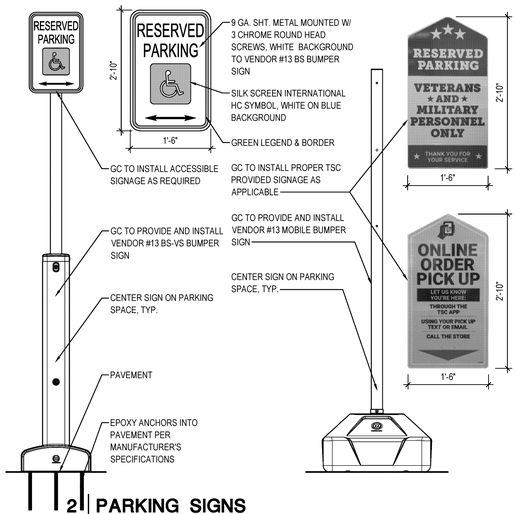
FENCED OUTDOOR DISPLAY LOT SIGNS - MOUNTING		
TSC ID AND SIGN DESCRIPTION	MOUNTING LOCATION	SUGGESTED MOUNTING METHOD
G6 - POLE SIGN: FEED, FENCING & MORE (18" X 24")	SIDE OF FEED BLGD OVERHEAD DOOR	2-1/2" DIA. GALVANIZED MTL POLE USING U-BOLTS
G7 - POLE SIGN: EXIT (18" X 24")	SIDE OF REAR DRIVE THRU FENCE GATE	2-1/2" DIA. GALVANIZED MTL POLE USING U-BOLTS
TFS - GATE SIGN: THANKS FOR SHOPPING (39" X 21")	ON FRONT SIDE OF REAR DRIVE THRU FENCE GATE	YUNKER WILL SEND A UHOOK FOR INSTALLATION

*CONFIRM EXACT LOCATION WITH FINAL FIXTURE PLAN



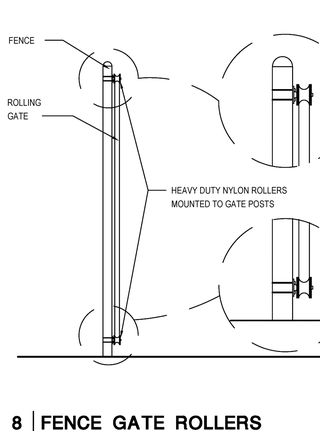
3 | FENCED AREA SIGNS

3/4"=1'-0"



2 | PARKING SIGNS

3/4"=1'-0"



8 | FENCE GATE ROLLERS

1/2"=1'-0"

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LICENSED ARCHITECT * STATE OF CALIFORNIA
CHRISTOPHER MIERKE C-33983
Renewal Date 07.30.25
12.7.23

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TSC TRACTOR SUPPLY CO.

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Project No.:	20600
Drawn By:	GWM

Date	Issue
9-16-22	PERMIT
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4

AS1.1

SITE DETAILS

CODE SUMMARY

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE

NUMBER OF STORIES:
1 - EXISTING
OCCUPANCY CLASSIFICATION:
EXISTING MAIN BUILDING: MERCANTILE (M)
BUSINESS (B)
STORAGE (S-2)
PROPOSED FEED BLDG: STORAGE (S-2)
CONSTRUCTION TYPE:
II-B
FIRE PROTECTION:
SPRINKLERED:
EXISTING MAIN BUILDING: EXISTING TO REMAIN
PROPOSED FEED BLDG: NEW DRY PIPE SPRINKLER; REFER TO SHEET FP1.0 FOR REFERENCE (TO BE SUBMITTED BY OTHERS).
ALARM SYSTEM:
ALARMED:
EXISTING MAIN BUILDING: EXISTING TO REMAIN
PROPOSED FEED BLDG: ADDED TO EXISTING SYSTEM (TO BE SUBMITTED BY OTHERS).

AREA AND OCCUPANT LOAD CALCULATIONS:
MAIN BUILDING (EXISTING TO REMAIN):
MERCANTILE: 15,750 SF / 60 = 263 OCCUPANTS
BUSINESS: 338 SF / 150 = 3 OCCUPANTS
STORAGE: 2,358 SF / 300 = 8 OCCUPANTS
MAIN BUILDING TOTAL: 18,446 SF AND 274 OCCUPANTS (EXISTING TO REMAIN)
EXISTING EGRESS:
M : 263 x 0.2 = 52.6" REQ'D x 50% = 26.3"; 84" + 32" = 116" PROVIDED
B : 3 x 0.2 = 0.6" REQ'D; 32" PROVIDED.
S : 8 x 0.2 = 1.6" REQ'D; 32" PROVIDED.

~~*EGRESS HAS BEEN CALCULATED INDEPENDENTLY TO SHOW COMPLIANCE. IT IS NOT THE INTENT FOR THE ADDITION TO EGRESS INTO THE EXISTING MAIN BUILDING, OR FOR THE MAIN BUILDING TO EGRESS INTO AND THROUGH THE PROPOSED GREENHOUSE.~~

PROPOSED AREA (NEW):
FEED STORAGE (STORAGE S-2): 1,865 SF / 300 = 7 OCCUPANTS
7 x 0.2 = 1.4" EGRESS REQUIRED (32" MIN.) AND 1 EXIT
32" EXITS PROVIDED

TOTAL OCCUPANT LOAD: 20,311 SF AND 281 OCCUPANTS

GENERAL BUILDING NOTES:

1. PROVIDE TACTILE SIGNAGE AT ALL EXTERIOR DOORS.
2. PROTRUDING OBJECTS IN THE EGRESS PATH, MUST COMPLY WITH THE CODE AND ACCESSIBILITY REQUIREMENTS.
3. PROVIDE KNOX BOX FOR GATE LOCKS. COORDINATE WITH LOCAL FIRE DEPARTMENT.

ERRC COMPLIANCE / TESTING

WHERE REQUIRED BY THE AHJ, CONTRACTOR SHALL ENGAGE AN INDEPENDENT EMERGENCY RESPONDER RADIO COVERAGE (ERRC) TESTING COMPANY TO VERIFY SIGNAL STRENGTH INSIDE OF BUILDING (AFTER THE COMPLETION OF CONSTRUCTION & PLACEMENT OF MERCHANDISE), INCLUDING ALL CRITICAL REQUIRED AREAS. IF SIGNAL STRENGTH IS NOT ADEQUATE TO THE AHJ STANDARDS, CONTACT AOR FOR ERRC IMPROVEMENT PACKAGE.

FIRE EXTINGUISHERS

CLASS A HAZARD (ORDINARY)
- MAXIMUM FLOOR AREA PER UNIT OF A = 1,500 SQ. FT.
  (EXAMPLE: 2A SHALL PROTECT 3,000 SQ. FT.)
- MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 75'

CLASS B HAZARD (ORDINARY)
- MAXIMUM TRAVEL DISTANCE TO 10B RATED EXTINGUISHER = 30'
- MAXIMUM TRAVEL DISTANCE TO 20B RATED EXTINGUISHER = 50'

CLASS C HAZARD
- REQUIRED WHERE ENERGIZED ELECTRICAL EQUIPMENT CAN BE ENCOUNTERED
- SHALL BE SIZED AND LOCATED ON THE BASIS OF CLASS A OR CLASS B HAZARD

CLASS K HAZARD
- REQUIRED WHERE THERE IS A POTENTIAL FOR FIRES INVOLVING COMBUSTIBLE COOKING MEDIA.
- MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 30'

GENERAL NOTES
A. DESIGN CRITERIA PER APPLICABLE BUILDING/FIRE CODES AND NFPA 10.
B. PROVIDE MINIMUM 2A-10B:C EXTINGUISHERS AS INDICATED ON PLAN OR AS DIRECTED BY AHJ.
C. COORDINATE FINAL QUANTITIES, LOCATIONS AND INSTALLATION w/ AHJ.
D. EXTINGUISHERS SHALL HAVE A GROSS WEIGHT NOT TO EXCEED 40 LBS.
E. EXTINGUISHERS SHALL BE INSTALLED w/ BOTTOM @ 4"AFF MIN.
F. EXTINGUISHERS SHALL BE INSTALLED w/ TOP @ 3'-6"AFF MAX - U.N.O.
G. EXTINGUISHER CABINETS (WHERE OCCUR) SHALL BE INSTALLED w/ TOP OF CABINET @ 4'-0"AFF MAX - U.N.O.

PLUMBING CODE CALCULATIONS PER TABLE 4-1 [BSC]

MAIN BUILDING (EXISTING):
MERCANTILE: 15,803 SF / 100 = 158 OCCUPANTS
BUSINESS: 338 SF / 150 = 3 OCCUPANTS
STORAGE: 2,358 SF /500 = 5 OCCUPANTS

FEED STORAGE (STORAGE S-2) 1,865 SF / 500 = 4 OCCUPANTS

MERCANTILE TOTAL: 158 (79 MEN/79 WOMEN)
BUSINESS TOTAL: 3 (2 MEN/2 WOMEN)
STORAGE TOTAL: 9 (5 MEN/ 5 WOMEN)

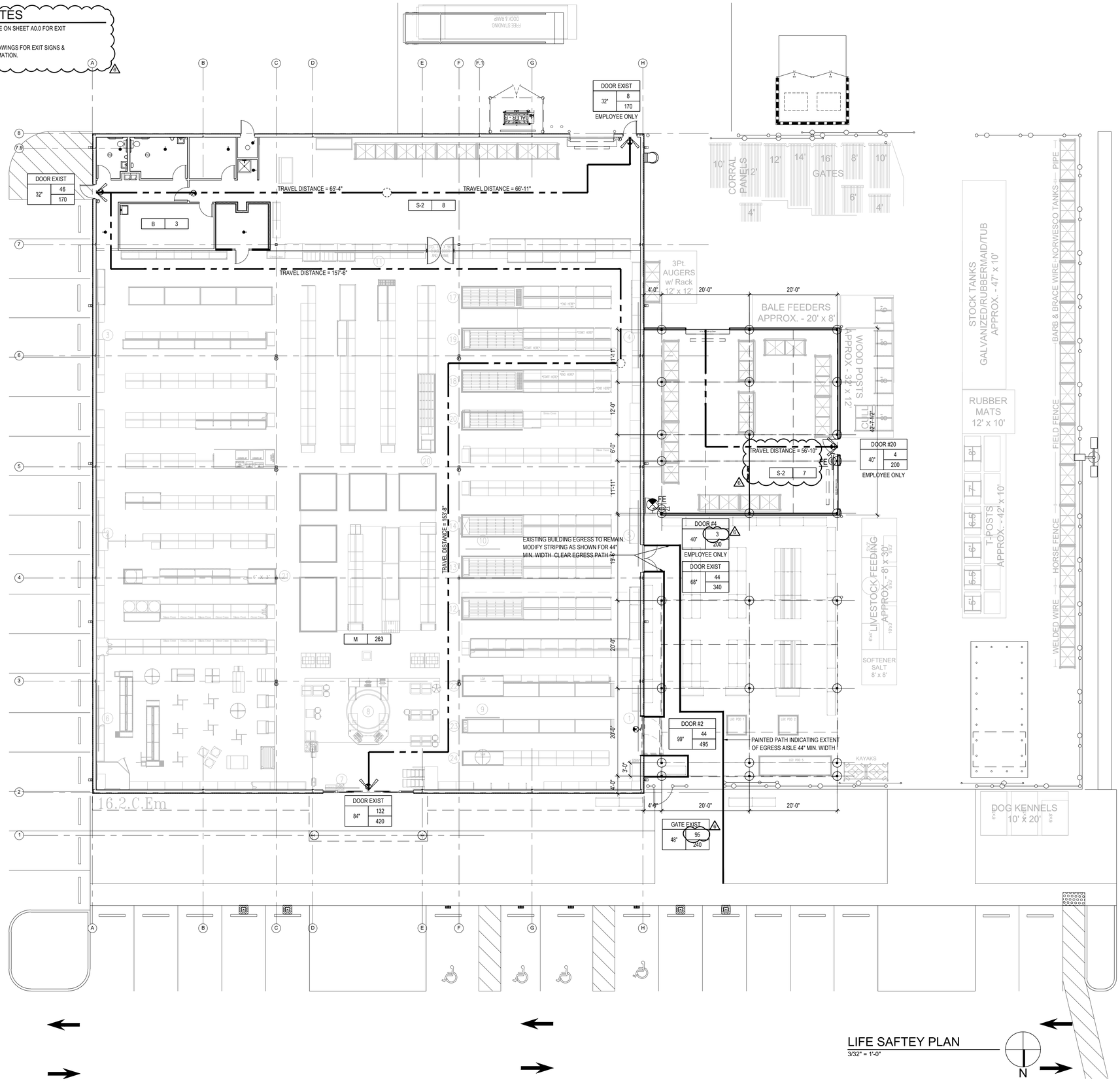
PLUMBING CALCULATIONS

CPC TABLE 422.1

CRITERIA		REQUIREMENTS	
MALE	FEMALE	MALE	FEMALE
TOILETS BY USE TYPE	TOILETS BY USE TYPE		
M: (79 OCC. X 2/200)=0.79	M: (79 OCC. X 2/200)=0.79		
B: (2 OCC. X 1/50)=0.04	B: (2 OCC. X 1/15)=0.13		
S: (5 OCC. X 1/100)=0.05	S: (5 OCC. X 1/100)=0.05		
TOTAL TOILETS= 0.88	TOTAL TOILETS= 0.97	1 TOILET	1 TOILET
LAVATORIES BY USE TYPE	LAVATORIES BY USE TYPE		
M: (79 OCC. X 1/200)=0.40	M: (79 OCC. X 1/200)=0.40		
B: (2 OCC. X 1/75)=0.03	B: (2 OCC. X 1/50)=0.04		
S: (5 OCC. X 1/200)=0.03	S: (5 OCC. X 1/200)=0.03		
TOTAL LAVS= 0.46	TOTAL LAVS= 0.47	1 LAV	1 LAV
ACTUAL FIXTURES PROVIDED		2 TOILETS / 1 URNIAL / 2 LAV	
DRINKING FOUNTAINS REQUIRED = 2 PER 251-500 OCCUPANTS		2 PROVIDED (1 HIGH / 1 LOW)	
SERVICE SINK REQUIRED = 1		1 PROVIDED	

GENERAL NOTES

A. REFER TO DOOR SCHEDULE ON SHEET A0.0 FOR EXIT HARDWARE & OPERATION.
B. REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGNS & EMERGENCY LIGHT INFORMATION.



LIFE SAFTEY PLAN

3/32" = 1'-0"

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LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA
08/28/2024

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM
Date	Issue
9-16-22	PERMIT
12-23-22	1 REVISION 1
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4
2-9-24	5 REVISION 5
8-23-24	6 REVISION 6

LS1.0

LIFE SAFETY PLAN

CODED NOTES

1. NOT USED.
2. SAW-CUT & REMOVE EXIST PAVING AS REQUIRED FOR NEW FOOTINGS; COORDINATE WITH VENDOR DOCUMENTS FOR ADDITIONAL INFORMATION AND COLUMN PLACEMENT.
3. SAW-CUT & REMOVE EXIST BUILDING WALL TO CREATE NEW OPENING FOR DOORS WHERE INDICATED. REFER TO SHEET A1.0 & S1.0 FOR ADDITIONAL INFORMATION. COORDINATE SIZE OF OPENING WITH DOOR MANUFACTURER.
PRIOR TO CUTTING DOORWAY, COMPARE THE INTERIOR FINISH FLOOR ELEVATION & EXTERIOR GRADE ELEVATION. IF SLOPED CONCRETE OR A RAMP IS REQUIRED, CONTACT TSC PM & COORDINATE EXTENT OF WORK.
4. ***DO NOT DISCONNECT OR REMOVE PROPANE TANK PRIOR TO FINAL RELOCATION DESTINATION IS COMPLETE & INSPECTED TO MINIMIZE PROPANE USE SHUTDOWN****
REMOVE EXIST PROPANE TANK & BOLLARDS. RELOCATE TANK AND EQUIPMENT WHERE INDICATED. REFER TO SHEET A1.0 FOR ADDITIONAL INFORMATION. COORDINATE WITH TSC PM. PATCH PAVEMENT AS NECESSARY TO MATCH ADJACENT SURFACES.
5. NOT USED.
6. NOT USED.
7. REMOVE EXIST FENCE WHERE INDICATED. PREPARE AREA TO RECEIVE NEW WORK.
8. PREP SIDE LOT WALL FOR ADDITION; REMOVE OR RELOCATE WALL PACKS, PROPANE SHUT OFF, AWNING, CONDUIT, LADDER, ETC. INFILL WALL PENETRATIONS & PAVEMENT WHERE NECESSARY; PREPARE AREA TO RECEIVE NEW WORK.
9. NOT USED.
10. REMOVE PAINTED GROUND MARKINGS ON PAVEMENT, INCLUDING STRIPING & CLEARANCE CROSS-HATCHING.
11. REMOVE RXIST SHELTER AND ALL ASSOCIATED COMPONENTS. PATCH PAVEMENT AS NESSESSARY TO MATCH ADJACENT SURFACES.
12. NOT USED.
13. REMOVE EXIST DOOR; PREP OPENING FOR NEW WORK.
14. REMOVE EXIST LVT FLOORING THAT EXTENDS BEYOND THE NEW DEPARTMENT LAYOUT. REMOVE ALL GLUE / MASTIC. PREP FLOOR FOR NEW WORK. COORDINATE WITH TSC FIXTURE LAYOUT.
15. PREP SLAB FOR INSTALL OF NEW LVT PLANK FLOORING; COORDINATE WITH A1.0 & TSC FIXTURE LAYOUT.
16. NOT USED.
17. REMOVE EXIST DRESSING ROOM.
18. CONFIRM WITH TSC PM IF OVERHEAD DOOR IS TO BE REMOVED; PREP OPENING FOR NEW WORK.
19. NOT USED.
20. REMOVE ALL DAMAGED & STAINED CEILING TILES. REMOVE ALL LIGHT COVERS.
21. REMOVE ALL CEILING TILES & LIGHT COVERS.
22. REMOVE EXIST COUNTER & SINK UNIT IN BREAKROOM.
23. NOT USED.
24. REMOVE EXIST PAPER TOWEL DISPENSER(S) IN RESTROOMS.
25. REMOVE EXIST MIRROR IN RESTROOMS.
26. NOT USED.
27. NOT USED.
28. NOT USED.
29. NOT USED.

GENERAL NOTES

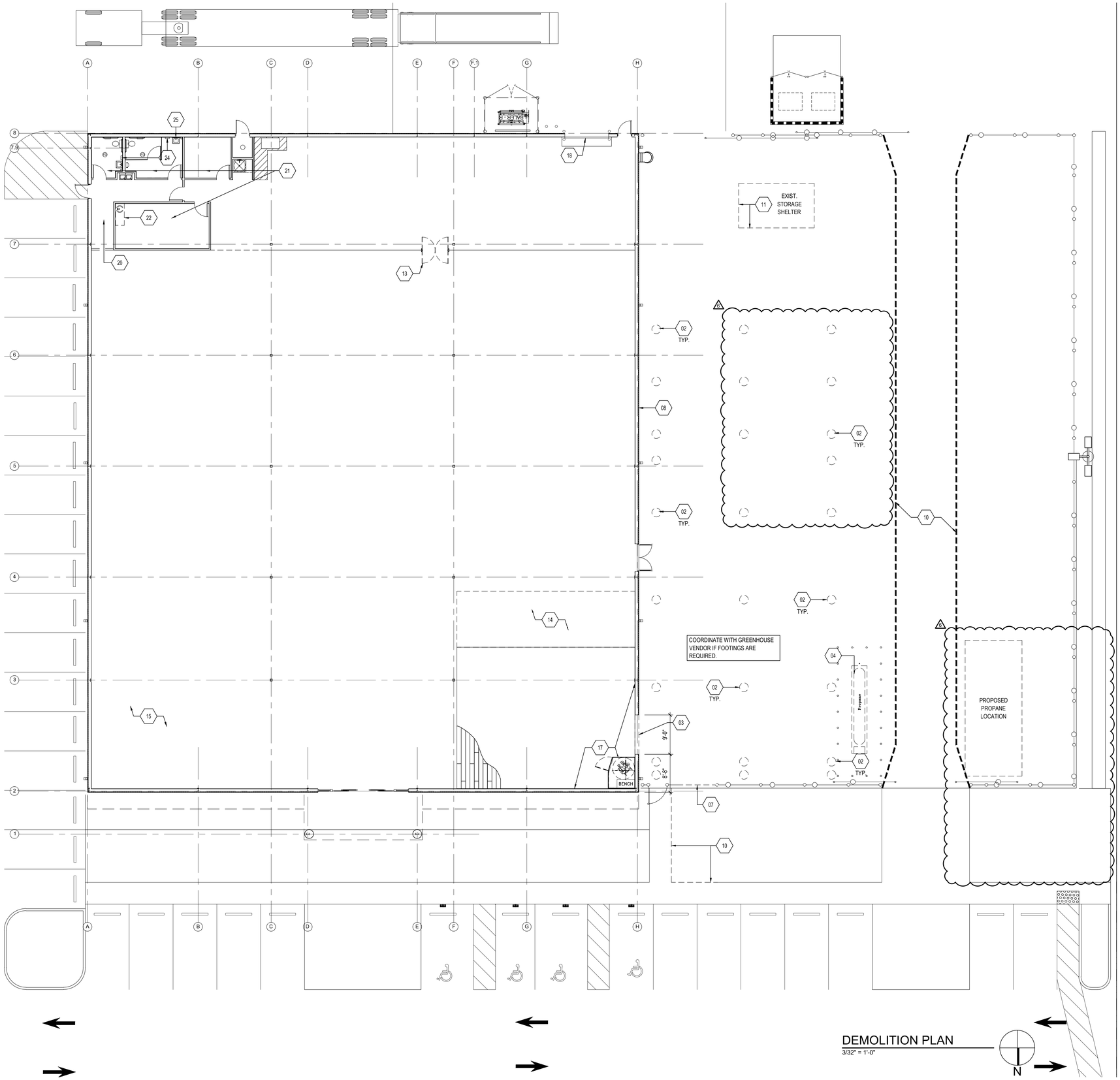
A. DEMOLITION PLAN SHOWS THE APPROXIMATE LAYOUT OF EXISTING BUILDING SPACE AND IS NOT INTENDED TO REPRESENT "AS-BUILT" CONDITIONS. PRIOR TO ANY DEMOLITION WORK, THE CONTRACTOR MUST FIELD VERIFY EXISTING BUILDING CONDITIONS AS WELL AS VERIFY EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL WORK LOCATED IN THE DEMOLITION SPACE. NOTIFY ARCHITECT, T.S.C. PM AND CONSTRUCTION MANAGER IF THERE ANY DISCREPANCIES.

B. PROTECT EXISTING CONSTRUCTION SHOWN TO REMAIN DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION.

C. PROTECT FROM DAMAGE ALL EXISTING FINISH WORK TO REMAIN IN PLACE AND WHICH BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

D. PROVIDE ALL NECESSARY SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED, AND ADJACENT STRUCTURE OR ELEMENT SHOWN TO REMAIN. SHORING AND BRACING SHALL BE DESIGNED BY CONTRACTOR'S PROFESSIONAL ENGINEER LICENSED IN THE APPLICABLE JURISDICTION.

E. REFER TO MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.



DEMOLITION PLAN
3/32" = 1'-0"

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LICENSED ARCHITECT
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8-23-24	6 REVISION 6

D1.0

DEMOLITION PLAN

WALL COVERING INSTALLATION

ADHESIVE BACKED VINYL

1. NEW DRYWALL: MAKE SURE THE DRYWALL IS FREE OF CONTAMINANTS SUCH AS DUST, DIRT AND MILDEW. JOINTS AND SPACKLED AREAS SHOULD BE THOROUGHLY CURED AND SANDED SMOOTH. BEST RESULTS ARE OBTAINED WHEN THE MOISTURE CONTENT OF THE DRYWALL IS AT OR LESS THAN 5 PERCENT. APPLY A GOOD QUALITY OPAQUE/WHITE PRIMER PRIOR TO PAINTING.

2. MOISTURE BEHIND DRYWALL CAN CAUSE THE DRYWALL PAPER TO RELEASE. WATCH FOR WALLS THAT BACK UP TO COOLING SYSTEMS, WATER PIPES, OVERHEAD WINDOWS OR WINDOWS THAT HAVE BEEN BOARDED UP. THESE AREAS ARE PRONE TO CONDENSATION THAT MAY NOT BE OBVIOUS AT THE TIME OF INSTALLATION (PLEASE TRY AND POINT THESE OUT TO YOUR INSTALLER).

3. REPAIR ANY DAMAGE. WALL GRAPHICS WILL NOT ADHERE TO PEELING OR CHIPPED PAINT, DENTED WALL SURFACES, OR HOLES IN THE WALL. PLEASE BE SURE THAT ALL ITEMS THAT HAVE BEEN REPAIRED, ARE SANDED AND CLEANED SO THAT THERE IS A SMOOTH CLEAN SURFACE TO PAINT ON.

4. WE RECOMMEND THAT A GLOSS OR SEMI-GLOSS PAINT IS USED BECAUSE IT PROVIDES A SMOOTH, NON-POROUS SURFACE. FLAT OR SATIN FINISH PAINTS ARE NOT RECOMMENDED. PLEASE ADVISE IF CONSIDERING USING A FLAT OR SATIN FINISH PAINT. ALSO, PLEASE INFORM YUNKER IF YOU ARE USING A LOW TO 0 VOC PAINT SO THE APPROPRIATE VINYL CAN BE USED. CONTACT JULIE VENDEIRO: jvendeiro@yunker.com; 940.367.6680.

5. USE A DAMP CLOTH TO REMOVE ANY DUST OR DEBRIS FROM THE WALL.

6. FOR ALL NEW CONSTRUCTION ALL WALLS MUST BE PRIMED BEFORE PAINTING.
PLEASE NOTE: VINYL WILL NOT ADHERE TO A WALL THAT HAS ONLY BEEN PAINTED AND NOT PRIMED.

7. ALLOW NO LESS THAN 7 DAYS FOR THE PAINT TO CURE BEFORE APPLYING VINYL.

GENERAL REQUIREMENTS

1. PAINT YELLOW STRIPE DOWN THE CENTER OF THE INSIDE OF THE ROLLING STEEL ROLLUP DOOR THAT RECEIVES NEW STRIPE DOORS. ONLY PAINT STRIPE IF PLASTIC STRIP DOOR IS INSTALLED ON THE INSIDE. ON THE INSIDE, HANG A 6 INCH YELLOW PAINTED PVC PIPE AT THE HEIGHT OF THE ROLLING STEEL ROLLUP DOOR THAT WILL WARN FORK LIFT DRIVER THAT THEIR FORKS ARE TOO HIGH. IF SECTIONAL DOOR, HANG 6 INCH YELLOW PAINTED PVC AT THE HEIGHT OF THE EXPOSED SIDE OF THE TRACK. IF SECTIONAL DOOR, DO NOT PAINT STRIPE DOWN THE CENTER.
2. CHECK PRIMARY ROLLUP DOOR (DOOR USED BY FORKLIFT TO EXIT BUILDING) FOR PLASTIC CURTAIN STRIPS. IF STORE CURRENTLY HAS THESE, AND THEY ARE DAMAGED, MISSING, OR NON-TRANSLUCENT, PLEASE REPLACE. EACH STRIPS SHOULD OVERLAP 50%. IF STORE DOES NOT HAVE THESE ON THEIR PRIMARY ROLLUP DOOR, INSTALL NEW SET. IF SECTIONAL DOOR, STRIPS ON EXTERIOR. IF ROLLING STEEL DOOR, STRIPS ON INTERIOR.
3. CONTRACTOR IS TO HIRE COMMERCIAL CLEANING COMPANY TO REMOVE ALL DIRT AND GRIME FROM THE BATHROOMS, BREAK ROOM, MANAGER OFFICE, HALLWAY, SERVICE COUNTER & CASH WRAPS. AT THE SIDE LOT DOOR & VESTIBULE DOOR; REMOVE ALL DIRT AND GRIME FROM INTERIOR & EXTERIOR FROM AND GLASS. THIS SHOULD BE DONE AT THE END OF THE PROJECT PRIOR TO THE PUNCH DATE.
4. ANY WALL THAT IS RECEIVING PAINT IS ALSO TO RECEIVE NEW OUTLET COVERS TO MATCH AS WELL AS NEW COVE BASE.
5. ALL HVAC GRILLS ON SALES FLOOR, VESTIBULE, REST ROOMS, BREAK ROOM, AND MANAGERS OFFICE TO BE CLEANED.

NOTE: CONFIRM APPLICABILITY WITH TSC PM PER TSC PROJECT.

DOOR-OPENING FORCE - FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
1. INTERIOR HINGED DOOR: 5.0 POUNDS MAXIMUM
2. SLIDING OR FOLDING DOOR: 5.0 POUNDS MAXIMUM
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.

ALL LOCKSETS WILL BE FURNISHED CONSTRUCTION KEYED. AT THE END OF THE CONSTRUCTION PERIOD NEW PERMANENT CORES BY INSTAKEY WILL BE FURNISHED TO THE CONTRACTOR WHO WILL THEN CHANGE THEM OUT. THERE WILL BE A SEALED CARTON WITH THE SHIPMENT. THE CONTRACTOR IS TO TURN THAT SEALED CARTON OVER TO THE TSC STORE MANAGER AND GET THEIR SIGNATURE ON THE ENCLOSED RECEIPT.

FLOORING SPECIFICATIONS

FLOOR IN VESTIBULE, SALES, RESTROOMS, CORRIDOR, MANAGER'S OFFICE, EMPLOYEE LOUNGE
CONCRETE FLOORING SPECIFICATIONS, PROVIDE THE FOLLOWING:
- ANY FLOOR AREAS OVER 3" ROUND WILL BE PREPPED BY THE "GC".
- MECHANICALLY GROUND AND POLISHED FLOOR SURFACE TO A 400 GRIT RESIN DIAMOND FOLLOWED BY 800 GRIT DIAMOND PAD BURNISH FOR A MID LEVEL GLOSS. INCLUDED IN THIS PROCESS IS CONCRETE DENSIFICATION, JOINT/CRACK FILLING UP TO 1150 LF AND PATCHING OF HOLES SMALLER THAN 3" THAT POSE A TRIP HAZARD. PROCESS TO BE INSTALLED BY FLOORING SUB-CONTRACTOR.

FLOOR IN STOCKROOM, IT ROOM
CONCRETE FLOORING SPECIFICATIONS, PROVIDE THE FOLLOWING:
- 1 CUT GRIND THEN SEALED WITH GUARD/ SEALER INSTALLED BY FLOORING SUBCONTRACTOR.

FLOOR IN PET WASH
CONCRETE FLOORING SPECIFICATIONS, PROVIDE THE FOLLOWING:
1. DO NOT BROOM FINISH THIS AREA. PLACE AND FINISH CONCRETE AS SPECIFIED IN SECTION 3.04 "CONCRETE FINISHES AND TOLERANCES", PARAGRAPH A "GENERAL FINISHES". CURE USING "KUREZ DR VOX" OR "KUREZ DR 100" AT AN APPLICATION RATE OF 400 SF/GALLON
2. JOINT FILLING: FILL ALL CONTROL JOINTS AS SPECIFIED IN SECTION 3.07 "INTERIOR CONCRETE JOINT FILLER", PARAGRAPH B.
3. SURFACE PREPARATION: EPOXY FLOOR COATING SYSTEM IS DESIGNED FOR APPLICATION ON CONCRETE SUBSTRATES. NEWLY PLACED CONCRETE SURFACES SHOULD BE CURED FOR A MINIMUM OF 28 DAYS PRIOR TO COATING. CONCRETE SURFACES MUST BE STRUCTURALLY SOUND, FREE OF LOOSE OR DETERIORATED CONCRETE AND FREE OF DUST, DIRT, PAINT, EFFLORESCENCE, OIL AND OTHER CONTAMINANTS. MECHANICALLY ABRADE THE SURFACE TO ACHIEVE A SURFACE PROFILE EQUAL TO CSP 2-3 IN ACCORDANCE WITH ICRI GUIDELINE 310.2. PROPERLY CLEAN PROFILED AREA. THE pH OF THE SURFACE SHOULD BE CHECKED ACCORDING TO ASTM D 4262. FOLLOWING SURFACE PREPARATION, THE CLEANED SURFACE SHOULD HAVE A MINIMUM SURFACE-TENSILE STRENGTH OF 200 PSI WHEN TESTED WITH AN ELCOMETER OR SIMILAR PULL TESTER (ASTM D 4541).
4. PRODUCTS:
   a. INITIAL COAT: "INCRETE HIGH PERFORMANCE EPOXY" 1 GALLON KIT (GRAY COLOR) BY EUCLID CHEMICAL
   b. PIGMENTED CHIPS: " INCRETE GRANITE COAT CHIPS" (MICA COLOR) BY EUCLID CHEMICAL
   c. GROUT COAT: "INCRETE HIGH PERFORMANCE EPOXY" 1 GALLON KIT (CLEAR COLOR) BY EUCLID CHEMICAL
   d. FINAL WEAR COAT: "INCRETE POLYSEAL POLYASPARTIC" 2 GALLON KIT (CLEAR COLOR) BY EUCLID CHEMICAL
5. INITIAL COAT MIXING: PRE-MIX "INCRETE HIGH PERFORMANCE EPOXY" (GRAY) PART A AND PART B, THEN COMBINE 2 PARTS BY VOLUME OF PART A WITH ONE PART BY VOLUME OF PART B, AND THEN MIX THOROUGHLY USING A LOW-SPEED DRILL MOTOR AND A "JIFFY" TYPE MIXER. MIX ONLY THE AMOUNT OF MATERIAL THAT CAN BE APPLIED DURING THE POT LIFE. DO NOT AERATE THE MIX.
6. INITIAL COAT APPLICATION: APPLY "INCRETE HIGH PERFORMANCE EPOXY" (GRAY) AT 120 SF/GALLON. SPREAD THE MIXED EPOXY WITH A NOTCHED SQUEEGEE WHILE WEARING SPIKED SHOES. START FROM ONE END OF THE FLOOR AND WORK BACKWARDS AND SIDEWAYS TRYING TO KEEP A WET-TO-WET EDGE. THE COATING SHOULD THEN BE ROLLED IN ONE DIRECTION USING A 3/8" NAP, SHED-RESISTANT ROLLER. MAKE SURE THE MATERIAL IS APPLIED AS QUICKLY AS POSSIBLE WITHOUT LEAVING PUDDLES.
7. PIGMENTED CHIP APPLICATION: BROADCAST UNTIL REFUSAL "INCRETE GRANITE COAT CHIPS" (MICA) IN A HIGH ARCING MOTION INTO THE WET EPOXY. ALLOW TO CURE. ONCE DRY, VACUUM/SCRAPE OFF EXCESS FLAKES. ALLOW TO DRY.
8. GROUT COAT: APPLY "INCRETE HIGH PERFORMANCE EPOXY" (CLEAR) AT 120 SF/GALLON. ALLOW TO DRY.
9. WEAR COAT: APPLY A FINAL COAT OF "INCRETE POLYSEAL POLYASPARTIC" (CLEAR) AT 120 SF/GALLON. ALLOW TO DRY.
10. COVE BASE: IN ADDITION TO THE SEAMLESS INTEGRAL FLOOR, PROVIDE A 4" COVE BASE FROM THE FLOOR TO THE FRP WALL TRANSITION. COVE BASE SHALL CONSIST OF A MIXTURE OF "INCRETE HIGH PERFORMANCE EPOXY" AND FINELY GRADED, CLEAN DRY , TROWELABLE AGGREGATES, TROWELED TO THE PREVIOUSLY INSTALLED VERTICAL CEMENT BOARD SURFACE, TO A HEIGHT OF 4 INCHES. CREATE A COVED, SEAMLESS, INTEGRAL TRANSITION AT JOINT BETWEEN WALL AND FLOOR. BROADCAST UNTIL REFUSAL, "INCRETE GRANITE COAT CHIPS" (MICA) INTO THE WET EPOXY. FINISH COVE BASE DETAIL WITH THE GROUT COAT AND WEAR COAT AS SPECIFIED HEREIN. ONCE COMPLETED, THE FLOOR AND COVE BASE SHALL BE SEAMLESS IN FUNCTION AND APPEARANCE.
    a. INSTALL CEMENT WALL BOARD SO THAT THE BOTTOM EDGE IS FLUSH WITH THE FLOOR AS SPECIFIED.
    b. INSTALL CEMENT WALL BOARD TAPE, SIMILAR TO GOLDBLATT PROFESSIONAL CEMENT BOARD TAPE, TO ALL JOINT OF CEMENT BOARD.
    c. INSTALL FIBER REINFORCED PANELS (FRP) AS REQUIRED. DO NOT APPLY ADHESIVE TO ANY AREAS CONTACTING THE 4" COVE BASE INSTALLATION. DO NOT APPLY WATER TO ANY OF THESE SURFACES PRIOR TO INSTALLATION OF THE EPOXY FLOOR OR COVE SYSTEM.
    d. INSTALL 4" COVE BASE DIRECTLY TO CEMENT BOARD. COVE BASE SHALL COME IN DIRECT CONTACT WITH THE BOTTOM EDGE OF THE FIBER REINFORCED PANELS SO THAT THE FLOOR AND COVE BASE SHALL BE SEAMLESS IN FUNCTION AND APPEARANCE.

NOTE: TSC REQUIRES NO GAP BETWEEN THE BOTTOM RAIL OF THE CANTILEVER GATE AND THE FINISH GRADE SHALL BE GREATER AT ANY POINT WITHIN THE GATE OPENING THAN THE DEPTH OF THE CASTERS. GENERAL CONTRACTOR IS RESPONSIBLE FOR RESOLVING GRADES AT F.O.D.

AN ABBREVIATED CONCRETE SPECIFICATION APPROVED BY TSC SHALL BE INCLUDED FOR ALL RETROFIT PROJECTS. A COPY OF A GENERIC ABBREVIATED CONCRETE SPECIFICATION APPROVED BY TSC IS AVAILABLE FROM ONYX CREATIVE UPON REQUEST.

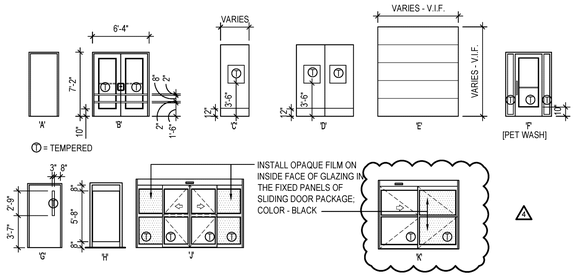
ONYX CREATIVE, INC.
25001 EMERY ROAD, SUITE 400
CLEVELAND, OH 44128
216-223-3200

HARDWARE SCHEDULE

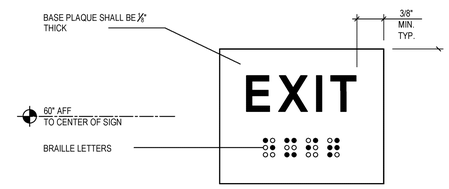
SET#	DOORS	QTY	ITEM	MANUFACTURE
1A	2	1 EA.	MORTISE CYLINDER 28107-1-26D	KABA
		1 EA.	1CC7A2 (GREEN CONSTRUCTION CORE)-GREEN	BEST
		1 EA.	MORTISE THUMB TURN CYLINDER-26D	KABA
			BALANCE OF HARDWARE BY DOOR SUPPLIER	
1D	7	1 EA.	MORTISE CYLINDER 28107-1-26D	KABA
		1 EA.	MORTISE THUMB TURN CYLINDER-26D	KABA
		1 EA.	ICC7A2 (GREEN CONSTRUCTION CORE)	BEST
			BALANCE OF HARDWARE BY DOOR SUPPLIER	
2	6, ~~10~~ 18, 21, ~~23, 33~~		ALL HARDWARE BY DOOR SUPPLIER	
4	5	1 EA.	CONTINUOUS HINGE 22HD	MCK
		1 EA.	PRIVACY LOCK T301S X D X 23981137 X 5164 X 1 3/4- 626	FAL
		3 EA.	SILENCER SR64- GRY	IVE
5	4, 20, ~~24~~	3 EA.	HINGES MPB79 4 1/2 X 4 1/2 NRP- 26D	MCK
		1 EA.	ALARMED EXIT DEVICE ECL-230D-GRAY	DET
		2 EA.	RIM CYLINDER R28207-9	KABA
		1 EA.	SURFACE PULL 8N US28	HAG
		1 EA.	CLOSER, PARALLEL ARM SC81 A X DS X SLIM-689	FAL
		1 EA.	THRESHOLD 896V- MILL	NAT
		1 EA.	DOOR BOTTOM 795WH- MILL	NAT
		1 EA.	WEATHERSTRIP 160V - MILL	NAT
		1 EA.	DRIP CAP 16A-A	NAT

DOOR SCHEDULE

NO.	SIZE	TYPE	MATERIAL	FRAME	RATING	HARDWARE	REMARKS
2	9'-0" X 7'-8" (PACKAGE)	K	STOREFRONT GLASS	ALUM.		1A	10, 13 &14
4	3'-0" X 7'-0"	A	HM DOOR	H.MTL.		5	25, 26 & 27
5	3'-0" X 5'-6"	H	S.C. WOOD	H.MTL.		4	21 & 26
6	(2) 3'-0" X 8'-0"	D	CHASE IMPACT DOORS	MTL.		2	18 & 24
7	3'-0" X 7'-0"	F	STOREFRONT GLASS	ALUM.		1D	3, 4, 10, 19 & 22
18	10'-0" X 10'-0"	E	INSUL MTL.	MTL.		2	1, 12,15, 26 & 27
20	3'-0" X 7'-0"	A	HM DOOR	H.MTL.		5	25, 26 & 27
21	10'-0" X 10'-0"	E	INSUL MTL.	MTL.		2	1, 12,15, 26 & 27



DOOR REMARKS (NOTES):
1. 10' WIDE X 10' HIGH COILING INSULATED METAL DOOR W/ ELECTRIC OPERATOR, (2) RADIO REMOTES, TIMER, CHAIN KEEPER AND REVERSING SAFETY EDGE. OVERRIDE BUTTON TO BE SUPPLIED BY OVERHEAD DOOR VENDOR AND INSTALLED BY GENERAL CONTRACTOR'S ELECTRICIAN. COLOR TO BE FACTORY FINISHED WHITE.
2. KEY OUTSIDE.
3. PROVIDED AND INSTALLED BY G.C.
4. DOOR TO HAVE 4" ALUM. HEAD AND THRESHOLD.
5. SIGNAGE TO BE PROVIDED BY TSC.
6. NOTE THAT DOORS REQUIRE A MINIMUM 10" BOTTOM RAIL TO RECEIVE KICK PLATES.
7. ALL DOORS TO HAVE A.D.A. APPROVED HARDWARE WHICH IS IN COMPLIANCE WITH IBC SECTION 1010.1.9.2.
8. GENERAL CONTRACTOR TO CHANGE OUT CONSTRUCTION CORES OF ALL HARDWARE PRIOR TO TURNOVER OF STORE. KEY AND TURNOVER DOCUMENT TO BE SIGNED BY G.C. AND STORE MANAGER.
9. ALL LOCKSETS KEYED TO ESTABLISH TSC GRANDMASTER KEY. ESTABLISH A NEW MASTER KEY AND KEY INDIVIDUALLY AS DIRECTED TO OPERATE ALL CYLINDERS & LOCK SETS. FURNISH (4) COPIES OF THE MASTER KEY, FURNISH 2 KEYS PER LOCK.
10. DOORS KEYED ALIKE.
11. ELECTRICIAN RESPONSIBLE FOR MAKING FINAL CONNECTION BETWEEN SECURITY VENDOR WORK AND DOOR WIRING.
12. CONTRACTOR TO INSTALL PLASTIC AIR CURTAIN WITH 50% PANEL OVERLAP @ NEW MASONRY OPENING INSIDE NEW DOOR. AIR CURTAIN INCLUDED WITH OVERHEAD DOOR VENDOR PACKAGE. INCLUDES ALL OVERHEAD DOORS IN RETROFIT STORES.
13. CONTRACTOR TO PROVIDE AND INSTALL DOOR SWEEPS.
14. DOORS TO HAVE FLAT THRESHOLD PROVIDED BY DOOR MANUFACTURER.
15. THE CHANNELS THAT MAKE UP THE JAMBS AND HEAD FOR THE ROLLING SERVICE DOOR AND ITS ATTACHMENT POINTS SHOULD BE FLUSH AND SMOOTH WITH THE SURROUNDING INTERIOR WALLS AS WELL AS ABOVE THE INTERIOR OPENING. PROVIDE A STRUCTURAL SURFACE IN LINE WITH THE JAMBS THAT EXTENDS ABOVE THE OPENING FOR A MINIMUM OF 30" FOR ATTACHMENT POINTS. STRUCTURAL SURFACE TO BE CAPABLE OF WITHSTANDING 1850 LB. POINT FORCE IN EITHER TENSION, COMPRESSION OR SHEAR.
16. PROVIDE AND INSTALL "EMPLOYEES ONLY" SIGN WHERE INDICATED.
17. W/ 2 EACH CRASH RAILS ON INSIDE OF EACH DOOR.
18. 72" X 96", 72" X 84" OR 36" X 96" OPENINGS TO BE PROVIDED AS: P11PLUS, WITH 10" X 30" ADA COMPLIANT WINDOWS, 18" TALL BUMPERS, COLOR: RED. (OR) OPENINGS 96" X 120" TO BE: DURULITE STANDARD DOORS WITH 20" X 30" ADA COMPLIANT WINDOWS, 36" TALL BUMPERS, COLOR: RED.
19. INSTALL CLEAR ANODIZED STOREFRONT FRAMING WITH 1/4" TEMP. CLEAR GLASS SIDELIGHTS. DOOR TO SWING OPEN TO CENTER OF STORE. SIDELIGHT GLASS TO ACCEPT 6.25" X 48.85" VINYL FILM. NARROW STILE DOOR WINDOW GLASS TO ACCEPT 30.25" X 57.825" VINYL FILM.
20. ANEMOSTAT WINDOW KIT WITH CLEAR TEMPERED 1/4" GLASS WITH GLAZING TAPE APPLIED (BOTH SHIPPED LOOSE). BY VENDER #1.
21. CONTRACTOR TO PAINT FRAME SW7513 SANDERLING BOTH SIDES.
22. SFIC COMPATIBLE HARDWARE.
23. GENERAL CONTRACTOR TO SUPPLY AND INSTALL ACCESS PANEL.
24. DOORS AND SELF-SUPPORTING FRAME SUPPLIED BY TSC; INSTALLED BY CONTRACTOR.
25. COORDINATE DOOR WITH VENDOR #1 AND GARDEN CENTER VENDOR ON FRAME ORDER AND INSTALLATION.
26. DOOR AND FRAME BY VENDOR #1; INSTALLED BY CONTRACTOR.
27. DOOR AND FRAME BY GARDEN CENTER VENDOR.
28. LOCATED WITHIN (1) HOUR FIRE RATED WALL ASSEMBLY.



NOTES:
1. BASED ON ICC/ANSI A117.1 & [C.B.C.]
2. RAISED CHARACTERS HEIGHT PER ICC A117.1 TABLE 703.2.4. 'SANS SERIF' FONT, RAISED 1/32" FROM BASE PLAQUE COMPLYING w/ 703.2 [11B-703.2]
3. BRAILLE (CONTRACTED GRADE 2) COMPLYING w/ 703.3 [11B-703.3]
4. IF INSTALLING DIRECTLY TO GLASS, PROVIDE EQUAL SIZE BLANK PLAQUE ON OPPOSITE SIDE OF GLASS TO PREVENT VIEWING OF ADHESIVE.

1 | TACTILE EXIT SIGN
N.T.S.

onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT * STATE OF CALIFORNIA * CHRISTOPHER MIERKE C-33983 Renewal Date 07.30.25 12.7.23

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TRACTOR SUPPLY CO. TSC

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	GWM

Date	Issue
9-16-22	PERMIT
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4

A0.0

NOTES & DOOR / HARDWARE SCHEDULES

ALTERNATE COLOR SCHEDULE

EXTERIOR BUILDING FINISHES:

CONCRETE MASONRY UNITS FOR CONVENTIONAL BUILDINGS.
PPG PAINTS ACRYLIC SYSTEM
FLAT FINISH - COLOR TO MATCH PPG1021-4 DIVERSION TO 4'-0" A.F.F., PPG1097-4 DUSTY TRAIL FROM 4'-0" A.F.F. TO TOP OF C.M.U. ON ALL SIDES
1ST COAT: PPG PERMA-CRETE BLOCK SURFACER, 4-100XI (60-100 SQ FT/ GAL @ 16 MILS WET; 9 MILS DRY)
2ND COAT: PPG PERMA-CRETE HIGH BUILD ACRYLIC COATING, 4-22XI
3RD COAT: PPG PERMA-CRETE HIGH BUILD ACRYLIC COATING, 4-22XI (12 MILS WET, 5.0 MILS PER DRY COAT)
(ACCEPTABLE TOLERANCE IS 9-10 PINHOLES PER SQ. FT.

NOTE: APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS

RED ACCENT STRIPE
(CONCRETE MASONRY UNITS)
HIGH GLOSS FINISH - COLOR TO MATCH PC895 SAFETY RED ON FRONT, RIGHT, AND LEFT SIDE
2 COATS: PPG PSX ONE HIGH SOLIDS SINGLE COMPONENT POLYSILOXANE, PXONET4 SAFETY RED
APPLY AS NEEDED FOR COMPLETE COVERAGE (NO CLEAR COAT NEEDED)

LIGHTING POLE BASES
GLOSS FINISH - COLOR TO BE PPG SAFETY YELLOW
1ST COAT: PPG PERMA-CRETE BLOCK SURFACER, 4-100XI (60-100 SQ FT/ GAL @ 16 MILS WET; 9 MILS DRY)
2ND COAT: PPG PERMA-CRETE HIGH BUILD ACRYLIC COATING, 4-22XI
3RD COAT: PPG PERMA-CRETE HIGH BUILD ACRYLIC COATING, 4-22XI
(APPLY AS NEEDED FOR COMPLETE COVERAGE)
(NO TINTING REQUIRED- PACKAGE SAFETY YELLOW)

LOADING DOCK GUARDRAILS AND HOLLOW METAL DOOR & FRAMES
GLOSS FINISH - COLOR TO MATCH PPG1007-5 LAZY AFTERNOON
1ST COAT: PPG MULTIPRIME UNIVERAL METAL PRIMER, 94-269 (5.0 - 7.0 MLS WET / 3.0 -4.0 MILS DRY PER COAT)
2ND COAT: PPG INDUSTRIAL ENAMEL, 7-814
3RD COAT: PPG INDUSTRIAL ENAMEL, 7-814 (2.0 - 3.0 MILS DRY PER COAT)
(APPLY AS NEEDED FOR COMPLETE COVERAGE)

E.I.F.S.
E.I.F.S. (ACCENT) DRYVIT, COLOR MATCH TO PXONET4 SAFETY RED

INTERIOR FINISHES:

MASONRY (CONCRETE, SCORED, SMOOTH, HIGH/LOW DENSITY)
SEMI-GLOSS FINISH - COLOR TO MATCH PPG1001-1 DELICATE WHITE
1ST COAT: PPG SPEEDHIDE BLOCK FILLER, 6-15XI (75-125 SQ. FT./GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

NOTE: APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE PPG DATA SHEET APPLICATION RECOMMENDATIONS

OUTER CORE AREAS
DRYWALL (WALLS, GYPSUM BOARD, PLASTER BOARD, ETC.)
SEMI-GLOSS FINISH - (COLOR TO MATCH PPG1001-1 DELICATE WHITE)
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

INNER CORE AREAS
SEMI-GLOSS FINISH - (COLOR TO MATCH PPG1024-3 CRUSHED SILK)
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

WOOD (DOORS)
SEMI-GLOSS FINISH - (COLOR TO MATCH PPG1007-5 LAZY AFTERNOON)
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS. WET, 1.3 MILS DRY)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.5 MILS DRY PER COAT)

OUTER DRESSING ROOM WALLS
SEMI-GLOSS FINISH - (COLOR TO MATCH PPG1021-4 DIVERSION)
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

RED ACCENT STRIPE (IN RETAIL SALES AREA - 10'-3" TO BOTTOM OF STRIPE, 12" STRIPE)
SEMI-GLOSS FINISH - PPG SAFETY RED
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS. WET, 1.3 MILS DRY)
2ND COAT: PPG ACCENT COLOR BASE LATEX SEMI-GLOSS, 25-250
3RD COAT: PPG ACCENT COLOR BASE LATEX SEMI-GLOSS, 25-250 (4 MILS WET, 1.5 MILS DRY PER COAT)

EXPOSED DECK & JOISTS (PRE-PRIMED GREY) PREFERED OR AS APPROVED BY TSC

INTERIOR COLUMNS (METAL)
GLOSS FINISH - (COLOR TO MATCH PPG1007-5 LAZY AFTERNOON)
1ST COAT: PPG MULTIPRIME UNIVERSAL METAL PRIMER, 94-269 (6.0 - 8.0 MILS WET / 3.0 - 4.0 MILS DRY PER COAT)
2ND COAT: SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

EXTERIOR METAL AND INTERIOR WOOD DOORS:
(COLOR TO MATCH PPG1007-5, LAZY AFTERNOON)
(COLOR TO MATCH PPG1021-4, DIVERSION - @ DRESSING ROOM DOOR ONLY)
1ST COAT: FACTORY PRIMED
REMAINING COATS: FACTORY FINISHED

TOUCH-UP PAINT
PROVIDED BY DH PACE

METAL DOOR FRAMES
GLOSS FINISH - (COLOR TO MATCH PPG1007-5 LAZY AFTERNOON)
(COLOR TO MATCH PPG1021-4 DIVERSION @ DRESSING ROOM DOOR ONLY)
1ST COAT: FACTORY PRIMED
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

METAL DOOR FRAMES - OPTION
GLOSS FINISH - (COLOR TO MATCH PPG1007-5 LAZY AFTERNOON)
(COLOR TO MATCH PPG1021-4 DIVERSION @ DRESSING ROOM DOOR ONLY
1ST COAT: FACTORY PRIMED
2ND COAT: PPG PITT-TECH PLUS DTM GLOSS, 90-1310
3RD COAT: PPG PITT-TECH PLUS DTM GLOSS, 90-1310 (5 MILS WET, 2 MILS DRY PER COAT)

COLOR SCHEDULE

EXTERIOR BUILDING FINISHES:

22 GAUGE GALVANIZED CORRUGATED STEEL PANEL - 'MATTE / WEATHERED' FINISH
GALVANIZED STANDING SEAM METAL ROOFING (ROOF AT VESTIBULE GABLE)

METAL SIDING 26 GA. MTL. REVERSE "R" PANEL - COLOR TO BE DETERMINED BASED ON BUILDING TYPE ON PRE ENGINEERED BUILDINGS

CONCRETE MASONRY UNITS AND EXTERIOR CONCRETE MOISTURE CONTENT CRITERIA.
GENERAL CONTRACTOR, OR, THE OWNERS TESTING COMPANY SHALL PROVIDE MOISTURE TESTING OF ALL CMU AND CONCRETE EXTERIOR WALL PER ASTM D4263 PRIOR TO APPLICATION OF PAINT. TSC PROJECT MANAGER MUST APPROVE THE APPLICATION OF PAINT IN WRITING, IF THE MOISTURE CONTENT IS ABOVE 15%.

CONCRETE MASONRY UNITS FOR CONVENTIONAL BUILDINGS.
ELASTOMERIC SYSTEM
FLAT FINISH - COLOR TO MATCH SW7513 SANDERLING TO 4'-0" A.F.F., SW7532 URBAN PUTTY FROM 4'-0" A.F.F. TO TOP OF C.M.U. ON ALL SIDES
1ST COAT: S-W LOXON ACRYLIC BLOCK SURFACER, LX01W0200 (50-100 SQ FT/ GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES
3RD COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES (16 MILS WET, 7.5 MILS PER DRY COAT)
(ACCEPTABLE TOLERANCE IS 9-10 PINHOLES PER SQ. FT.)

NOTE: APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS

RED ACCENT STRIPE (CONCRETE MASONRY UNITS)
HIGH GLOSS FINISH - COLOR TO MATCH SW4081 SAFETY RED FROM 10'-0" A.F.F. TO 10'-8" A.F.F., FRONT, LEFT, AND RIGHT SIDES
2 COATS: S-W ACROLON 100, B65R720 PART A SAFETY RED/ B65V720 PART B HARDENER
APPLY AS NEEDED FOR COMPLETE COVERAGE)
APPLY TO EXTERIOR RED STRIPE ONLY
CLEAR COAT GLOSS FINISH - DIAMOND-CLAD WB
3 COMPONENT, LOW VOC WATERBASED ACRYLIC POLYURETHANE CLEAR COAT
DIAMOND-CLAD CLEAR COAT URETHANE GLOSS CLEAR PART A (B65T175)
DIAMOND-CLAD CLEAR COAT URETHANE HARDNER PART B (B65V175)
DIAMOND-CLAD CLEAR COAT URETHANE CATALYST PART C (B65C175)
MIX COMPONENTS PER MANUFACTURERS SPECIFICATIONS COAT ACROLON WITHIN 48 HOURS
RECOMMENDED SPREAD RATE (WET MILS: 2.4-4.8 AND DRY MILS: 1.0-2.0)

NOTE: SEE ALTERNATE COLOR SCHEDULE THIS SHEET FOR PPG PAINT SPECIFICATION.

RED STRIPE BY POP SOLUTIONS AROUND VESTIBULE BUMP OUT TO MATCH RED STRIPE SW 4081 SAFETY RED

LIGHTING POLE BASES
GLOSS FINISH - COLOR TO BE SW4084 SAFETY YELLOW
1ST COAT: S-W LOXON ACRYLIC BLOCK SURFACER, LX01W0200 (50-100 SQ FT/ GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES
3RD COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES (APPLY AS NEEDED FOR COMPLETE COVERAGE)
PRODUCT IS PACKAGE SAFETY YELLOW; COLOR ACCEPTANCE SHOULD BE APPROVED BY TRACTOR SUPPLY.

LOADING DOCK GUARDRAILS AND HOLLOW METAL DOOR & FRAMES
GLOSS FINISH - COLOR TO MATCH SW1012 POWER GREY
1ST COAT: S-W KEM KROMIK UNIVERSAL METAL PRIMER, B50Z SERIES (6.0 - 8.0 MLS WET / 3.0 -4.0 MLS DRY PER COAT)
2ND COAT: S-W INDUSTRIAL ENAMEL HS, B54Z400 SERIES
3RD COAT: S-W INDUSTRIAL ENAMEL HS, B54Z400 SERIES (2.0 - 4.0 MILS DRY PER COAT)
(APPLY AS NEEDED FOR COMPLETE COVERAGE)

BOLLARDS
6" SCHEDULE 40 CONCRETE FILLED PIPE BOLLARD WITH MCCUE POST COVER CSPC-6-307

STOREFRONT FRAMING
CLEAR ANODIZED ALUMINUM

E.I.F.S. DRYVIT, # 113 AMARILLO WHITE, SANDPEBBLE TEXTURE
E.I.F.S. (ACCENT) DRYVIT, COLOR MATCH TO SW4081 SAFETY RED

INTERIOR FINISHES:

MASONRY (CONCRETE, SCORED, SMOOTH, HIGH/LOW DENSITY)
SEMI-GLOSS FINISH - COLOR TO MATCH SW7005 PURE WHITE
1ST COAT: S-W PREPRITE BLOCK FILLER B25W25 (75-125 SQ. FT./GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

NOTE: APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS

OUTER CORE AREAS / INTERIOR DRESSING ROOM
DRYWALL (WALLS, GYPSUM BOARD, PLASTER BOARD, ETC.)
SEMI-GLOSS FINISH - (COLOR TO MATCH SW7005 PURE WHITE.)
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

INNER CORE AREAS
SEMI-GLOSS FINISH - (COLOR TO MATCH SW7036 ACCESSIBLE BEIGE.)
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

RED ACCENT STRIPE (IN RETAIL SALES AREA - 10'-3" TO BOTTOM OF STRIPE, 12" STRIPE)
SEMI-GLOSS FINISH - SW 4081 SAFETY RED
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS. WET, 1.2 MILS DRY)
2ND COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31R02658
3RD COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31R02658

WOOD (DOORS)
SEMI-GLOSS FINISH - COLOR TO MATCH SW1012 POWER GREY
1ST COAT: S-W PREPRITE 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

OUTER DRESSING ROOM WALLS
GC TO PROVIDE:
1ST COAT: S-W PREPRITE 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600
TSC TO PROVIDE AND INSTALL:
WALLPAPER

EXPOSED CONDUIT IN RETAIL SALES AREA
GC TO PAINT EXPOSED CONDUIT IN RETAIL SALES AREA TO MATCH INTERIOR WALL FINISH

EXPOSED DECK & JOISTS (PRE-PRIMED GREY) PREFERED OR AS APPROVED BY TSC

INTERIOR COLUMNS (METAL)
GLOSS FINISH - COLOR TO MATCH SW1012, POWER GREY
1ST COAT: S-W KEM KROMIK UNIVERSAL METAL PRIMER, B50Z SERIES (6.0 - 8.0 MILS WET / 3.0 - 4.0 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

EXTERIOR METAL AND INTERIOR WOOD DOORS:
(COLOR TO MATCH SW1012, POWER GREY)
(COLOR TO MATCH SW7513, SANDERLING - @ DRESSING ROOM DOOR ONLY)
1ST COAT: FACTORY PRIMED
REMAINING COATS: FACTORY FINISHED

TOUCH-UP PAINT
PROVIDED BY DH PACE

METAL DOOR FRAMES
GLOSS FINISH - COLOR TO MATCH SW1012, POWER GREY
COLOR TO MATCH SW7513, SANDERLING - @ DRESSING ROOM DOOR ONLY
1ST COAT: FACTORY PRIMED
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

METAL DOOR FRAMES - OPTION (HARDER FINISH AND BETTER COLOR/GLOSS RETENTION)
GLOSS FINISH - COLOR TO MATCH SW1012, POWER GREY
COLOR TO MATCH SW7513, SANDERLING - @ DRESSING ROOM DOOR ONLY
1ST COAT: FACTORY PRIMED
2ND COAT: S-W PRO INDUSTRIAL WATERBASED ALKYD URETHANE ENAMEL B53W01051 SERIES
3RD COAT: S-W PRO INDUSTRIAL WATERBASED ALKYD URETHANE ENAMEL B53W01051 SERIES (4 MILS WET, 1.6 MILS DRY PER COAT)

VINYL PLANK FLOORING	SWIFF-TRAIN COMPANY "EARTHWERKS" WOOD CLASSIC IN SENORA GWC 9812 NORTH STAR FLOORING "SOMA" IN RUSSET
VINYL BASE	JOHNSONITE VINYL #40 BLACK. ALL INSIDE AND OUTSIDE CORNERS TO HAVE PRE-FORMED CORNER BASE.
PLASTIC LAMINATE	WILSONART 4857-60 SHADOW ZEPHYR AT EMPLOYEE LOUNGE COUNTERTOP PROVIDED BY TSC
TOILET PARTITIONS	GLOBAL INDUSTRIES PLASTIC LAMINATE FLOOR MOUNTED TOILET PARTITIONS TO BE FINISHED WITH WILSONART LAMINATE, 4857-60 SHADOW ZEPHYR OR EQUAL AS REQUIRED BY LOCAL CODE.
LAY-IN CEILINGS & GRID (OFFICE CORE)	ARMSTRONG DUNE 1776 2X4, WHITE, SQUARE LAYIN, OR EQUAL
LAY-IN CEILINGS & GRID (VESTIBULE)	GRID STONE GYPSUM CEILING PANELS 1/2" X 2' X 4'
FRP WAINSCOT	WAINSCOT TO 4' A.F.F. ON WALLS ADJACENT TO THE WATER FOUNTAIN AND ON NON-MASONRY WALLS IN RESTROOMS. SEE DETAILS A5.0 FOR MOP SINK CONDITION. FRP BY GLASTEEL, GLASLINER FRP,COLOR: XA WHITE, FINISH: TEXTURED.

FINISH SCHEDULE

ROOM #	ROOM	WALLS	CEILING	BASE	FLOOR	REMARKS
101	VESTIBULE	PTD. C.M.U. / STOREFRONT	GYP. BD. CEILING PANELS @ 10'-0" A.F.F.	-	REFER TO A1.0	6, 9
102	RETAIL SALES	PTD. GYP. / C.M.U. (SEMI-GLOSS, WHITE)	REFER TO A3.0	VINYL	REFER TO A1.0	2, 3, 9
103	SPRINKLER ROOM	PTD. GYP. / C.M.U. (SEMI-GLOSS, WHITE)	NO WORK		POLISHED CONC.	9
104	DRESSING ROOM	PTD. GYP. / C.M.U. (SEMI-GLOSS, WHITE)	OPEN TO ACT ABOVE	VINYL	VINYL PLANK	2, 8
105	STOCKROOM	PTD. GYP. / C.M.U. / PLYWOOD (SEMI-GLOSS, WHITE) TO DECK	EXP. STRUCTURE FACTORY PRIMED (GRAY)	-	POLISHED CONC.	9
106	CORRIDOR	PTD. GYP / FRP	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 7, 9
107	MANAGER'S OFFICE	PTD. GYP.	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 9
108	EMPLOYEE LOUNGE	PTD. GYP.	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 9
109	MEN	PTD. GYP./C.M.U./ FRP	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 5, 9
110	WOMEN	PTD. GYP./C.M.U./ FRP	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 5, 9
111	IT / ELECTRICAL	PTD. C.M.U. / PLYWOOD (SEMI-GLOSS, WHITE) TO DECK	EXP. STRUCTURE FACTORY PRIMED (GRAY)	-	POLISHED CONC.	9
112	PET WASH	PTD. GYP. / FRP / AL. MESH	ALUMINUM MESH SCREEN @ 10'-0" A.F.F.	EPOXY	EPOXY	9

FINISH REMARKS (NOTES):
1. CEILING TILE: 2' x 4' X 3/4" MINERAL BOARD, NON-DIRECTIONAL FISSURED, MEDIUM TEXTURE, FLAME RESISTANCE CLASS A, FLAME SPREAD CLASS I
2. VINYL PLANK: CONTRACTOR TO REFER TO VENDOR TERRITORY MAP ON A0.0 FOR APPROPRIATE SELECTION. DELIVERED BY TSC; SUPPLIED, PURCHASED AND INSTALLED BY CONTRACTOR. BEVELED EDGE VINYL PLANK TO BE USED AT EXPOSED TRANSITION OF VINYL PLANK FLOORING TO CONCRETE.
3. RED ACCENT STRIPE @ 10'-3" FROM FINISH FLOOR TO BOTTOM OF STRIPE -1'-0" STRIPE
4. WALL COLOR TO BE (SW7036 ACCESSIBLE BEIGE). TRIM AND DOORS TO BE (SW1012 POWER GRAY).
5. FRP WAINSCOT TO BE INSTALLED ON ALL NON-MASONRY WALLS 4'-0" A.F.F. COLOR: XA WHITE, FINISH: TEXTURED.
6. GRID STONE GYPSUM CEILING PANELS 1/2" X 2' X 4'
7. FRP WAINSCOT TO BE INSTALLED BEHIND AND ON ALL SIDES OF THE WATER COOLER ALCOVE TO 4'-0" A.F.F. COLOR: XA WHITE, FINISH: TEXTURED.
8. EXTERIOR DRESSING ROOM GYP. WALLS TO BE WALLPAPER PROVIDED AND INSTALLED BY TSC. GYP. WALL CAP AND EXTERIOR WALL EXTENDING ABOVE 9'-0" A.F.F. TO BE PAINTED PURE WHITE W/ RED STRIPE TO MATCH RETAIL SALES WALLS. WALLPAPER TO BE INSTALLED PRIOR TO TURNOVER.
9. GENERAL CONTRACTOR RESPONSIBLE FOR ALL CONCRETE REPLACEMENT, TRENCH POUR BACKS AND FILLING/PATCHING BACK OF HOLES 3" OR LARGER AND IN-GROUND ELECTRICAL BOXES NOT IN USE.

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LICENSED ARCHITECT * STATE OF CALIFORNIA
CHRISTOPHER MIERKE C-33983
Renewal Date 07.30.25

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.: 20600
Drawn By: GWM

Date	Issue
9-16-22	PERMIT
12-01-23	1 REVISION 4

A0.1

FINISH SCHEDULES

PART 1 - GENERAL

1.01 QUALITY ASSURANCE

A. READY-MIX CONCRETE SUPPLIER: A FIRM EXPERIENCED IN PRODUCING READY-MIXED CONCRETE THAT COMPLIES WITH ASTM C94 REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT. COMPLY WITH ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE."
1. MANUFACTURER CERTIFIED ACCORDING TO NRMCA'S "CERTIFICATION OF READY-MIXED CONCRETE PRODUCTION FACILITIES." CERTIFICATION SHALL NOT BE MORE THAN TWELVE MONTHS OLD.

B. CONCRETE CONTRACTOR QUALIFICATION: CONCRETE CONTRACTOR SHALL INCLUDE IN THEIR BID PACKAGE TO THE GENERAL CONTRACTOR, A MINIMUM OF THREE SIMILAR AND SUCCESSFUL PROJECTS THAT CLEARLY INDICATES THE ABILITY TO SUCCESSFULLY PERFORM THE WORK AND TO ACHIEVE THE INTERIOR SLAB ON GROUND TOLERANCES REQUIRED IN THIS SPECIFICATION. THE CONCRETE CONTRACTOR'S TEAM SHALL HAVE PARTICIPATED IN THE MAJORITY OF THE REFERENCED PROJECTS, AND THAT TEAM SHALL REMAIN THE SAME THROUGHOUT THE DURATION OF THIS PROJECT. CONCRETE CONTRACTOR'S QUALIFICATION SHALL BE SUBMITTED AS PART OF THE BID PACKAGE. THE OWNER HAS RIGHTS TO REJECT THE CONCRETE CONTRACTOR.

C. TESTING AGENCY QUALIFICATIONS: AN INDEPENDENT AGENCY, QUALIFIED ACCORDING TO ASTM C1077 AND ASTM E329 FOR TESTING INDICATED, AS DOCUMENTED ACCORDING TO ASTM E548.
1. PERSONNEL CONDUCTING FIELD TESTS SHALL BE QUALIFIED AS ACI CONCRETE FIELD-TESTING TECHNICIAN, GRADE 1, ACCORDING TO ACI CP-01 OR AN EQUIVALENT CERTIFICATION PROGRAM.
2. PERSONNEL PERFORMING LABORATORY TESTS SHALL BE ACI-CERTIFIED CONCRETE STRENGTH TESTING TECHNICIAN AND CONCRETE LABORATORY TESTING TECHNICIAN - GRADE I. TESTING AGENCY LABORATORY SUPERVISOR SHALL BE AN ACI-CERTIFIED CONCRETE LABORATORY TESTING TECHNICIAN - GRADE II.

D. TRAINED APPLICATOR: GENERAL CONTRACTORS BIDDING OR NEGOTIATING A TRACTOR SUPPLY PROJECT SHALL CONTACT EUCLID CHEMICAL TO OBTAIN A LIST OF TRAINED APPLICATORS LOCATED WITHIN THE GEOGRAPHIC REGION OF THE PROJECT. GENERAL CONTRACTORS SHALL SOLICIT AND ACCEPT PRICING ONLY FROM THOSE APPLICATORS AS PROVIDED BY EUCLID CHEMICAL. THE TRAINED APPLICATOR SELECTED FOR THE INITIAL APPLICATION OF JOINT FILLER AND LIQUID DENSIFIER/SEALER SHALL BE THE SAME AS FOR THE POLISHING PROCESS AND ADDITIONAL APPLICATION OF LIQUID DENSIFIER/SEALER.
1. PHILIP BRANDT: EUCLID CHEMICAL - 877-438-3926 / PBRANDT@EUCLIDCHEMICAL.COM

E. CONCRETE SLAB ON GROUND PRE-INSTALLATION CONFERENCE (TRACTOR SUPPLY REQUIREMENT): AT LEAST 30 DAYS PRIOR TO THE START OF CONCRETE SLAB CONSTRUCTION, THE GENERAL CONTRACTOR SHALL CONDUCT A MEETING TO REVIEW THE PROPOSED CONCRETE MIX DESIGNS AND TO DISCUSS THE REQUIRED METHODS AND PROCEDURES TO ACHIEVE THE REQUIREMENTS OF THIS SPECIFICATION. THE GENERAL CONTRACTOR SHALL SEND A PRE-CONCRETE CONFERENCE AGENDA TO ALL ATTENDEES 10 DAYS PRIOR TO THE SCHEDULED DATE OF THE CONFERENCE.
1. THE GENERAL CONTRACTOR SHALL REQUIRE RESPONSIBLE REPRESENTATIVES OF EVERY PARTY CONCERNED WITH THE CONCRETE WORK TO ATTEND THE CONFERENCE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   a. GENERAL CONTRACTOR: PROJECT MANAGER AND SUPERINTENDENT
   b. READY-MIX CONCRETE PRODUCER: QUALITY CONTROL MANAGER
   c. CONCRETE CONTRACTOR: FOREMAN
   d. TESTING AGENCY: PROJECT MANAGER AND FIELD REP FOR CONCRETE MIXES, QUALITY CONTROL, FLOOR TOLERANCE TESTING, ETC.
   e. OWNER REPRESENTATIVE: IF REQUIRED
   f. TRAINED APPLICATOR: LIQUID DENSIFIER SEALER AND JOINT FILLING APPLICATOR
   g. PHIL BRANDT: EUCLID CHEMICAL (877-438-3926) PBRANDT@EUCLIDCHEMICAL.COM
2. MINUTES OF THE MEETING SHALL BE RECORDED, TYPED, AND PRINTED BY THE GENERAL CONTRACTOR AND DISTRIBUTED TO ALL CONCERNED PARTIES, INCLUDING THE ARCHITECT, STRUCTURAL ENGINEER, AND TRACTOR SUPPLY PROJECT MANAGER, WITHIN THREE DAYS OF THE MEETING.
3. THE MINUTES SHALL INCLUDE A STATEMENT BY THE READY-MIX CONCRETE SUPPLIER STATING THAT THE PROPOSED CONCRETE MIX DESIGNS WILL PRODUCE THE CONCRETE QUALITY REQUIRED BY THESE SPECIFICATIONS.
4. THE MINUTES SHALL INCLUDE A STATEMENT BY THE CONCRETE CONTRACTOR THAT THE PROPOSED CONCRETE MIX DESIGNS WILL PROVIDE APPROPRIATE WORKABILITY AND SETTING TIMES, TO ENSURE THAT THE CONCRETE CONTRACTOR CAN ACHIEVE THE REQUIREMENTS OF THIS SPECIFICATION.

PART 2 - PRODUCTS

2.01 MATERIALS

A. CONCRETE MATERIALS:
1. PORTLAND CEMENT: ASTM C150/C150M, TYPE I/II, OR ASTM C-595, TYPE IL (PORTLAND LIMESTONE CEMENT). USE ONE BRAND OF CEMENT THROUGHOUT THE PROJECT.
2. COARSE AND FINE AGGREGATES: ASTM C 33. COMBINED AGGREGATE GRADATION FOR SLABS ON GRADE AND OTHER DESIGNATED CONCRETE SHALL BE 8% - 18% FOR LARGE TOP SIZE AGGREGATES (1½") OR 8% - 22% FOR SMALLER TOP SIZE AGGREGATES (1" OR ¾") RETAINED ON EACH SIEVE BELOW THE TOP SIZE AND ABOVE THE NO. 100 SIEVE.
   a. FOOTINGS AND PIERS: UNLESS INDICATED OTHERWISE ON DRAWINGS, FOOTINGS AND PIERS SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 1" (#57 STONE), AND BEAMS ¾" (#67 STONE).
   b. INTERIOR SLAB ON GROUND: UNLESS INDICATED OTHERWISE ON DRAWINGS, INTERIOR SLAB ON GROUND SHALL HAVE A MAXIMUM COARSE AGGREGATE SIZE OF 1" (#57 STONE).
   c. EXTERIOR SLAB ON GROUND: UNLESS INDICATED OTHERWISE ON DRAWINGS, EXTERIOR SLAB ON GROUND SHALL HAVE A MAXIMUM COARSE AGGREGATE SIZE OF 1" (#57 STONE).
3. WATER: COMPLYING WITH ASTM C94.
4. AIR-ENTRAINING ADMIXTURE (INTERIOR SLAB ON GROUND): AIR-ENTRAINING ADMIXTURE SHALL NOT BE USED FOR INTERIOR SLAB ON GROUND CONCRETE WORK.
5. AIR-ENTRAINING ADMIXTURE (EXTERIOR SLAB ON GROUND CONCRETE): ASTM C-260. ADMIXTURE MANUFACTURER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE AIR-ENTRAINING ADMIXTURE IS COMPATIBLE WITH OTHER REQUIRED ADMIXTURES. ALL EXTERIOR SLAB ON GROUND CONCRETE SHALL BE AIR-ENTRAINED (4% - 6%). ACCEPTABLE PRODUCTS: EUCLID CHEMICAL AEA-92 OR AIR40; MASTER BUILDERS SOLUTIONS MICRO AIR; GRACE CONSTRUCTION PRODUCTS DARAVAIR OR DAREX.
6. WATER-REDUCING ADMIXTURE: ASTM C494, TYPE A CONTAINING NOT MORE THAN 0.05% CHLORIDE IONS. ACCEPTABLE PRODUCTS: EUCLID CHEMICAL EUCON SERIES; MASTER BUILDERS SOLUTIONS POZZOLITH SERIES; GRACE CONSTRUCTION PRODUCTS WRDA OR DARACEM SERIES.
7. WATER-REDUCING, RETARDING ADMIXTURE: ASTM C494, TYPE D CONTAINING NOT MORE THAN 0.05% CHLORIDE IONS. ACCEPTABLE PRODUCTS: EUCLID CHEMICAL RETARDER 75; MASTER BUILDERS SOLUTIONS POZZOLITH SERIES OR DELVO; GRACE CONSTRUCTION PRODUCTS DARATARD 17.
8. HIGH RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER): ASTM C494, TYPE F OR G CONTAINING NOT MORE THAN 0.05% CHLORIDE IONS. ACCEPTABLE PRODUCTS; EUCLID CHEMICAL EUCON 37; MASTER BUILDERS SOLUTIONS RHEOBUILD 1000; GRACE CONSTRUCTION PRODUCTS DARACEM-100.
9. WATER-REDUCING, NON-CORROSIVE ACCELERATING ADMIXTURE: ASTM C494, TYPE C OR E CONTAINING NOT MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER. THE ADMIXTURE MANUFACTURER MUST HAVE LONG-TERM, NON-CORROSIVE TEST DATA FROM AN INDEPENDENT TESTING LABORATORY (OF AT LEAST A YEAR'S DURATION) USING AN ACCEPTABLE ACCELERATED CORROSION TEST METHOD SUCH AS THAT USING ELECTRICAL POTENTIAL MEASURES. ACCEPTABLE PRODUCTS: EUCLID CHEMICAL ACCELGUARD 80/90 OR NCA; MASTER BUILDERS SOLUTIONS NC534 OR POZZUTEC 20; GRACE CONSTRUCTION PRODUCTS POLARSET.
10. PROHIBITED ADMIXTURES:
    a. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING MORE THAN 0.05% CHLORIDE IONS ARE NOT PERMITTED.
    b. FLY ASH IS ONLY PERMITTED IN EXTERIOR SLAB ON GROUND SUBJECT TO ALKALI SILICA REACTIVITY (ASR); UP TO 20% EXCHANGE BY WEIGHT.
11. MACRO-SYNTHETIC FIBERS (INTERIOR AND EXTERIOR SLAB ON GROUND CONCRETE): COMPLY WITH ASTM C1116, "STRUCTURAL." FIBERS SHALL BE A PATENTED COARSE MONOFILAMENT, SELF-FIBRILLATING, POLYPROPYLENE/POLYETHYLENE FIBER WITH A MINIMUM TENSILE STRENGTH OF 73KSI AND MINIMUM LENGTH OF 2 INCHES.
    a. ACCEPTABLE MACRO-SYNTHETIC FIBER (NO SUBSTITUTIONS): "TUF-STRAND SF" BY EUCLID CHEMICAL. PHIL BRANDT 877-438-3826 / PBRANDT@EUCLIDCHEMICAL.COM
12. EVAPORATION RETARDER AND FINISH AID: INTEGRAL FINISHING AID THAT REDUCES RAPID MOISTURE LOSS FROM CONCRETE SURFACE.
    a. ACCEPTABLE PRODUCT: "EUCOSHIELD" BY EUCLID CHEMICAL.

RELATED MATERIALS:
1. EVAPORATION RETARDER: WATERBORNE, MONOMOLECULAR FILM FORMING, MANUFACTURED FOR APPLICATION TO FRESH CONCRETE.
   a. ACCEPTABLE MANUFACTURER: "EUCOBAR" BY EUCLID CHEMICAL.
2. INTERIOR SLAB ON GROUND CURING: ASTM C309 WITH A MAXIMUM VOC CONTENT OF 350G/L. THE INTERIOR SLAB ON GROUND SHALL BE CURED USING A REDUCED ODOR, DISSIPATING OR REMOVABLE LIQUID MEMBRANE FORMING CURING COMPOUND.
   a. ACCEPTABLE MANUFACTURER: "KUREZ DR VOX" OR "KUREZ DR 100" BY EUCLID CHEMICAL.
3. INTERIOR SLAB ON GROUND SEMI-RIGID POLYUREA JOINT FILLER: COMPLY WITH ACI 302, SHALL BE A TWO (2) COMPONENT, 100% SOLIDS, UV RESISTANT COMPOUND, WITH MINIMUM SHORE "A" HARDNESS OF 80. COLOR TO MATCH ADJACENT CONCRETE SURFACES.
   a. ACCEPTABLE MANUFACTURER: "QWIKJOINT UVR" BY EUCLID CHEMICAL.
4. INTERIOR SLAB ON GROUND LIQUID DENSIFIER/SEALER: SODIUM SILICONATE CONTAINING AT LEAST 24% SOLIDS BY WEIGHT.
   a. ACCEPTABLE MANUFACTURER: "EUCO DIAMOND HARD" BY EUCLID CHEMICAL.
   b. PROJECT SERVICE: GENERAL CONTRACTOR SHALL CONTACT THE MANUFACTURER PRIOR TO BIDDING FOR PRICING AND APPLICATION REQUIREMENTS, AND AT LEAST 10 DAYS PRIOR TO APPLICATION OF LIQUID DENSIFIER AND SEALER, FOR JOBSITE SERVICE. IF NECESSARY, THE REPRESENTATIVE WILL BE ON SITE DURING THE FIRST APPLICATION OF LIQUID DENSIFIER/SEALER.
5. EXTERIOR SLAB ON GROUND CURING: ASTM C1315 WITH A MAXIMUM VOC CONTENT OF 700 G/L. ALL EXTERIOR SLAB ON GROUND SHALL BE CURED USING A LIQUID MEMBRANE-FORMING CURING COMPOUND.
   a. ACCEPTABLE MANUFACTURER: "SUPER DIAMOND CLEAR" OR "SUPER DIAMOND CLEAR VOX" BY EUCLID CHEMICAL.
6. EXTERIOR SLAB ON GROUND URETHANE JOINT SEALANT: ASTM C920-86, TYPE S, GRADE NS, AND CLASS 25 INDUSTRIAL GUN GRADE POLYURETHANE SEALANT SHALL EXHIBIT A SHORE "A" HARDNESS OF 40 AND AN ELONGATION OF 250%.
   a. ACCEPTABLE MANUFACTURER: "EUCOLASTIC 1 NS/SL" BY EUCLID CHEMICAL.

2.02 CONCRETE MIXES

A. COMPLY WITH ACI 301 REQUIREMENTS FOR CONCRETE MIXES. CONCRETE MIXES SHALL BE PROPORTIONED ACCORDING TO ACI 301, FOR NORMAL-WEIGHT CONCRETE DETERMINED BY EITHER LABORATORY TRIAL MIX OR FIELD TEST DATA.

B. COMPRESSIVE STRENGTH:
1. INTERIOR SLAB ON GROUND: 4000 PSI @ 28 DAYS, WITH A MAXIMUM WATER/CEMENT RATIO OF 0.53, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
2. EXTERIOR SLAB ON GROUND: 4000 PSI @ 28 DAYS, WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
3. CONCRETE MATERIALS INCLUDED IN THE MIX DESIGN SHALL BE THE SAME MATERIALS PROVIDED TO THE PROJECT AND SHALL BE PREPARED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE OWNER. PER ACI REQUIREMENTS, IF SUFFICIENT BACKUP DATA IS NOT AVAILABLE, THE LABORATORY MIX SHALL EXCEED THE DESIRED JOB STRENGTH OF CONCRETE BY 1,200 PSI. FOUR COPIES OF THE MIX SHALL BE SUBMITTED TO THE OWNER BEFORE CONCRETE WORK BEGINS.

C. SLUMP: CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5½" FOR THE INTERIOR AND EXTERIOR SLABS ON GROUND. UNLESS INDICATED ON DRAWINGS, ALL OTHER CONCRETE SHALL NOT EXCEED A 4" SLUMP.

D. MACRO-SYNTHETIC FIBER ADDITION: ALL EXTERIOR SLAB ON GROUND SHALL CONTAIN THE SPECIFIED MACRO-SYNTHETIC FIBER USED AT A RATE OF NO LESS THAN 3.0 LBS./CYD. ACTUAL FIBER DOSAGE MAY VARY BASED ON JOB-SITE CONDITIONS AND SHALL BE CALCULATED BY STRENGTH EQUIVALENCY TO CONVENTIONAL REINFORCEMENT REQUIREMENTS. REQUIRED INFORMATION MAY INCLUDE, BUT NOT BE LIMITED TO SITE PREP, SUBBASE, AND CONCRETE PROPERTIES, CURING, AND LOADING CONDITIONS. THE "ENGINEER OF RECORD" SHALL CONTACT EUCLID CHEMICAL TO DISCUSS ACTUAL PROJECT CONDITIONS AND THE RESULTANT REQUIRED FIBER DOSAGE RATE. FIBERS MAY BE ADDED AT PLANT LOCATION OR JOBSITE AND SHALL BE MIXED IN CONCRETE FOR A MINIMUM OF 4 MINUTES.

EUCLID CONTACT: MIKE MAHONEY: 216-692-8301

E. ADJUSTMENT TO CONCRETE MIXES: MIX ADJUSTMENTS MAY BE REQUESTED BY THE GENERAL CONTRACTOR WHEN CHARACTERISTICS OF MATERIALS, JOB CONDITIONS, WEATHER, TEST RESULTS OR OTHER CIRCUMSTANCES WARRANT; AT NO ADDITIONAL COST TO THE OWNER AND AS ACCEPTED BY THE OWNER. LABORATORY TEST DATA FOR REVISED MIX AND STRENGTH RESULTS MUST BE SUBMITTED TO AND ACCEPTED BY THE OWNER PRIOR TO WORK. TESTING AGENCY AND CONCRETE CONTRACTOR SHALL VERIFY THAT THE CONCRETE MIX DESIGN WILL PRODUCE CONCRETE THAT WILL MEET THE SPECIFICATIONS FOR THIS PROJECT. IN ADDITION, THE GENERAL CONTRACTOR AND CONCRETE CONTRACTOR SHALL VERIFY THAT THE WORKABILITY, FINISHABILITY AND SETTING TIMES ARE APPROPRIATE FOR CONCRETE INSTALLATIONS. PLACEMENT SHALL BE MADE BY CONCRETE TRUCK CHUTE. IF CONCRETE PUMPING IS REQUIRED, THE PROPORTIONS ESTABLISHED ABOVE SHALL NOT BE ALTERED TO SUIT THE CAPABILITIES OF THE PUMPING EQUIPMENT. FOR CONCRETE CONTAINING MACRO-SYNTHETIC FIBERS, ADDITIONAL WATER REDUCER MAY BE NECESSARY. THE ADDITION OF WATER IS NOT PERMITTED INTO CONCRETE MIXTURE AFTER THE ADDITION OF MACRO-SYNTHETIC FIBERS.

F. INTERIOR SLAB ON GROUND CONCRETE: CONCRETE SHALL BE DESIGNED TO MEET 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS AND EXHIBIT <0.04% SHRINKAGE @ 28 DAYS. THE MIX SHALL CONTAIN APPROXIMATELY 12 CUBIC FEET OF 1" TOP SIZE AGGREGATE (#57 STONE), THE SPECIFIED WATER REDUCING ADMIXTURE, AND ACHIEVE A W/CM RATIO OF 0.53 (MAX.). AIR-ENTRAINMENT IS PROHIBITED. PROPOSED MIX DESIGN SHALL BE SIMILAR TO THE FOLLOWING:

INTERIOR SLAB ON GROUND PROTOTYPE MIX:

MATERIALS	PROTOTYPE MIX
CEMENT	517-564LBS.
FLY ASH/SLAG	PROHIBITED
COARSE AGGREGATE	12 CUBIC FEET +/- 50 (#57 STONE)
FINE AGGREGATE	7 CUBIC FEET +/- (ADJUST AS NECESSARY)
WATER CONTENT	274 - 298 LBS.
AIR CONTENT (ENTRAPPED AIR ONLY)	3.0% (MAX.)
WATER REDUCER (TYPE A/F)	3OZ.-10 OZ. / 100WT +/- (MID-RANGE)
W/CM RATIO	0.53 (MAX.)
INITIAL SLUMP (WATER)	3"
FINAL SLUMP (WITH WATER REDUCER)	5.5" (MAX.)
MAXIMUM SHRINKAGE	< 0.04% @ 28 DAYS

G. EXTERIOR SLAB ON GROUND CONCRETE: CONCRETE SHALL BE DESIGNED TO MEET 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS AND EXHIBIT <0.04% SHRINKAGE @ 28 DAYS. THE MIX SHALL CONTAIN APPROXIMATELY 12 CUBIC FEET OF 1" TOP SIZE AGGREGATE (#57 STONE), THE SPECIFIED WATER REDUCING ADMIXTURE AND ACHIEVE A W/CM RATIO OF 0.45 (MAX.). AIR-ENTRAINMENT SHALL BE AS SPECIFIED. PROPOSED MIX DESIGN SHALL BE SIMILAR TO THE FOLLOWING:

EXTERIOR SLAB ON GROUND PROTOTYPE MIX:

MATERIALS	PROTOTYPE MIX
CEMENT	517-564 LBS.
FLY ASH/SLAG	PROHIBITED EXCEPT IN AREAS SUBJECT TO ALKALI SILICA REACTIVITY (UP TO 20% BY WEIGHT EXCHANGE)
COARSE AGGREGATE	12 CUBIC FEET +/- 50 (#57 STONE)
FINE AGGREGATE	7 CUBIC FEET +/- (ADJUST AS NECESSARY)
WATER CONTENT	232 - 253 LBS. (OR LESS)
AIR CONTENT (ENTRAINED AIR)	6.0% (MAX.)
WATER REDUCER (TYPE A/F)	3OZ.-10OZ. / 100WT +/- (MID-RANGE)
W/CM	0.45 (MAX.)
INITIAL SLUMP (WATER)	3"
FINAL SLUMP (WITH WATER REDUCER)	5.5" (MAX.)
MACRO SYNTHETIC FIBER (TUF-STRAND SF)	3 LBS / CUBIC YARD (MIN.)
MAXIMUM SHRINKAGE	< 0.04% @ 28 DAYS

PART 3 - EXECUTION

3.01 INSTALLATION (GENERAL)

A. BASE MATERIAL: LOCAL STATE DEPARTMENT OF TRANSPORTATION APPROVED ROAD BASE MATERIAL WITH 100 PERCENT PASSING THE 1.5" (38 MM) SIEVE, 15 PERCENT TO 55 PERCENT PASSING THE NO. 4 (4.75 MM) SIEVE, AND LESS THAN 12 PERCENT PASSING THE NO. 200 SIEVE). INSTALL "CRUSHER RUN" BASE TYPE MATERIAL TO THE MINIMUM COMPACTED THICKNESS AS INDICATED ON THE CONSTRUCTION DOCUMENTS. CRUSHED STONE SHALL BE COMPACTED TO 98% MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM D1557. THE IN-PLACE DENSITY SHALL BE TESTED FOR COMPLIANCE NO MORE THAN 48 HOURS PRIOR TO CONCRETE PLACEMENT USING ASTM D1556, ASTM D2167, OR ASTM D2922. ONE COPY OF TEST RESULTS SHALL BE FORWARDED TO THE OWNER.

B. FORMWORK: DESIGN, CONSTRUCT, ERECT, SHORE, BRACE, AND MAINTAIN FORMWORK ACCORDING TO ACI 301.
1. FORM WORK: FORM ALL SLABS, STAIRS AND OTHER FORMED CONCRETE WITH METAL FORMS OR ¾" PLYWOOD. FOR EXPOSED SURFACES USE FORMS WITH AN UNDAMAGED FACE. FORM TIES USED SHALL BE SNAP TIES. CONCRETE RELEASE AGENT SHALL BE A VOC COMPLIANT, LIGHT VISCOSITY, NON-STAINING OIL.

C. VAPOR RETARDER: ASTM E1643 (IF INDICATED ON DRAWINGS): INSTALL, PROTECT, AND REPAIR VAPOR-RETARDER SHEETS; PLACE SHEETS IN POSITION WITH LONGEST DIMENSION PARALLEL WITH DIRECTION OF POUR.
1. PLASTIC VAPOR RETARDER FOR CONCRETE FLOOR SLAB SHALL BE 10-MIL (MINIMUM) POLYETHYLENE. SEAL VAPOR RETARDER COMPLETELY AROUND ALL PIPES AND CONDUITS. INSPECT VAPOR RETARDER THOROUGHLY AND REPAIR ALL PUNCTURES AND TEARS IMMEDIATELY PRIOR TO PLACING CONCRETE. ALL LAPS SHALL BE 18" MINIMUM AND SEALED WITH A COMPLETELY CONTINUOUS PRESSURE SENSITIVE TAPE.

D. STEEL REINFORCEMENT (IF INDICATED ON DRAWINGS): COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT.
1. DO NOT CUT OR PUNCTURE VAPOR RETARDER. REPAIR DAMAGE AND RESEAL VAPOR RETARDER BEFORE PLACING CONCRETE.
2. INSTALL ALL ANCHORS, TIES, CHAIRS, AND OTHER SUPPORTS AS PER ACI 301/302 REQUIREMENTS, TO ENSURE REINFORCING IS SUPPORTED AT PROPER LOCATIONS. ALL REINFORCING SHALL BE WIRED IN PLACE USING #16 ANNEALED WIRE. WOOD OR CLAY BRICK CHAIRS ARE NOT ACCEPTABLE.
3. WELDED WIRE FABRIC MESH (IF INDICATED ON DRAWINGS) SHALL BE LAPPED A MINIMUM OF 6" AT SIDE LAPS AND SECURED WITH TIE WIRES NO MORE THAN 4 FEET ON CENTER.

3.02 CONCRETE PLACEMENT

A. CARBON MONOXIDE / CARBON DIOXIDE EXPOSURE: IF THE BUILDING IS ENCLOSED AND THE INTERIOR SLAB ON GROUND IS PLACED LAST, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING INTERIOR SLAB ON GROUND EXPOSURE TO EXCESSIVE EXHAUST GASES CONTAINING CARBON DIOXIDE (CO/2) OR CARBON MONOXIDE (CO). TO MINIMIZE POTENTIAL DAMAGE TO THE INTERIOR SLAB ON GROUND DURING PLACEMENT AND CURING PERIODS, MAXIMUM CO/2 LEVELS SHALL BE 4,500 PARTS PER MILLION AND MAXIMUM CO LEVELS SHALL BE 15 PARTS PER MILLION AT CONCRETE SURFACE WITHIN 5 FEET OF ANY SOURCE OF EXHAUST GASES. UNVENTED COMBUSTION HEATERS SHALL NOT BE IN OPERATION DURING CONCRETE PLACEMENT, AND EQUIPMENT INSIDE THE BUILDING DURING CONCRETE PLACEMENT SHALL BE LIMITED TO THE EQUIPMENT NECESSARY TO PLACE AND FINISH CONCRETE. ONLY ONE CONCRETE TRUCK SHALL BE IN THE BUILDING AT ANY GIVEN TIME, AND UNDER NO CIRCUMSTANCE SHALL THERE BE ANY EARTH MOVING EQUIPMENT, DUMP TRUCKS, GRADING EQUIPMENT, OR ANY OTHER MOTORIZED EQUIPMENT IN OPERATION UNTIL AFTER THE INTERIOR SLAB ON GROUND IS PLACED AND PROTECTED BY SPECIFIED CURING METHOD. CARBON MONOXIDE AND CARBON DIOXIDE SHALL BE CHECKED USING AN APPROPRIATE METER FROM A COMPANY SIMILAR TO THE FOLLOWING: CEA INSTRUMENTS, INC., PHONE (201-967-5660); WEBSITE: WWW.CEAINSTR.COM.

B. COMPLY WITH REQUIREMENTS IN ACI 301 FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE.
1. COOPERATE WITH ALL OTHER TRADES. CONFER WITH ELECTRICAL, MECHANICAL, PLUMBING, CARPENTERS, STEEL WORKERS, ETC. MAKE SURE THAT ALL SLEEVES, ANCHOR, INSERT, CONDUIT, FLOOR BOXES, PIPES, FITTINGS, AND OTHER ITEMS ARE INSTALLED BEFORE PLACING CONCRETE. MAKE PROVISIONS FOR DOOR SADDLES, AND THRESHOLDS.
2. GENERAL CONTRACTOR SHALL ENSURE THE ACCURACY, PLACEMENT, AND ALIGNMENT OF ALL UNDER-SLAB WORK. THE PLACEMENT OF ALL BOXES SHALL BE SQUARE, LEVEL, AND TRUE IN ALL RESPECTS.
3. CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94.

C. COMPLY WITH ACI 305, "HOT WEATHER CONCRETE," AND ACI 306, "COLD WEATHER CONCRETE" FOR PROTECTION DURING PLACING, FINISHING, AND CURING.

D. FORM-RELEASE AGENT: COAT ALL REMOVABLE WOOD AND METAL FORMING WITH A VOC COMPLIANT, NON-STAINING, CONCRETE FORM-RELEASE AGENT AND ALLOW EXCESS LIQUID TO DRAIN OFF BEFORE FORMS ARE PLACED.

E. TRANSPORT: PLACE AT POINT OF USE AND CONSOLIDATE WITH A CONCRETE VIBRATOR. DO NOT ALLOW CONCRETE TO SEGREGATE. MAXIMUM FREE FALL FOR CONCRETE IS 3 FEET. A VIBRATOR IS REQUIRED FOR PLACEMENT OF CONCRETE IN WALLS, PIERS, FOOTINGS, AND TURNDOWNS.

F. CONCRETE PLACEMENT: PLACE ON FIRM, UNDISTURBED EARTH, OR PROPERLY COMPACTED FILL. CONSOLIDATE BY VIBRATING WITHOUT SEGREGATION. DO NOT PLACE CONCRETE WHEN TEMPERATURE IS 40°F AND FALLING OR WHEN FREEZING WEATHER IS PREDICTED WITHIN 24 HOURS.
1. PLACE CONCRETE WITHIN THE MINIMUM TEMPERATURE RANGE AS SPECIFIED IN ACI 301.
2. PROTECT CONCRETE AS REQUIRED IN ACI 301.
3. CONCRETE SHALL NOT CONTAIN TYPE III, HIGH EARLY STRENGTH CEMENT, CALCIUM CHLORIDE, CORROSIVE ACCELERATORS, OR ANTIFREEZE.
4. CONCRETE SHALL BE PLACED BEFORE INITIAL SET OCCURS, AND IN NO EVENT AFTER IT HAS CONTAINED ITS WATER CONTENT FOR MORE THAN 1½ HOURS.
5. UNLESS OTHERWISE SPECIFIED, ALL CONCRETE SHALL BE PLACED UPON CLEAN, DAMP, SMOOTH SURFACES THAT ARE FREE FROM RUNNING WATER, SUBGRADE AND BASE SHALL BE PROPERLY CONSOLIDATED AND RUT-FREE.
6. CONCRETE SHALL NOT BE PLACED UPON SOFT MUD OR DRY POROUS EARTH. THE CONCRETE SHALL BE CONSOLIDATED AND WORKED, IN AN APPROVED MANNER, INTO ALL CORNERS AND ANGLES OF THE FORMS AND AROUND REINFORCEMENT AND EMBEDDED FIXTURES IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE COARSE AGGREGATE AS REQUIRED IN ACI 301.

G. DURING CONCRETE PLACEMENT, CAREFULLY PROTECT ALL MASONRY AND METAL BUILDING WALLS BY COVERING WITH WATERPROOF PAPER.

H. WATER MAY BE ADDED IN ACCORDANCE WITH ASTM C94. WATER SHALL ONLY BE ADDED AT THE JOB SITE UNDER THE DIRECT SUPERVISION OF A REPRESENTATIVE FROM THE TESTING AGENCY. DO NOT ADD MORE WATER THAN IS INDICATED AS ALLOWABLE ON THE BATCH TICKET. WATER ADDED AT THE JOB SITE SHALL BE DOCUMENTED ON THE BATCH TICKET.

3.03 FORMED SURFACE FINISHES

A. ROUGH-FORMED FINISH: AS-CAST CONCRETE TEXTURE IMPARTED BY FORM-FACING MATERIAL WITH TIE HOLES AND DEFECTIVE AREAS REPAIRED AND PATCHED, AND FINS AND OTHER PROJECTIONS EXCEEDING ¼" IN HEIGHT SHALL BE RUBBED DOWN OR CHIPPED OFF.
1. APPLY TO CONCRETE SURFACES NOT EXPOSED TO PUBLIC VIEW.

B. SMOOTH-FORMED FINISH: AS-CAST CONCRETE TEXTURE IMPARTED BY FORM-FACING MATERIAL, ARRANGED IN AN ORDERLY AND SYMMETRICAL MANNER WITH A MINIMUM OF SEAMS. REPAIR AND PATCH TIE HOLES AND DEFECTIVE AREAS. COMPLETELY REMOVE FINS AND OTHER PROJECTIONS. ALL EXPOSED CONCRETE WALLS ARE TO BE GROUTED AND HAND RUBBED.
1. APPLY TO CONCRETE SURFACES EXPOSED TO PUBLIC VIEW OR TO BE COVERED WITH A COATING OR COVERING MATERIAL APPLIED DIRECTLY TO CONCRETE, SUCH AS WATERPROOFING, DAMP-PROOFING, VENEER PLASTER, OR PAINTING.
2. DO NOT APPLY RUBBED FINISH TO SMOOTH-FORMED FINISH.
3. APPLY SMOOTH-RUBBED FINISH, DEFINED IN ACI 301, TO SMOOTH-FORMED FINISHED CONCRETE.

C. RELATED UNFORMED SURFACES: AT TOPS OF WALLS, HORIZONTAL OFFSETS, AND SIMILAR UNFORMED SURFACES ADJACENT TO FORMED SURFACES, STRIKE OFF SMOOTH AND FINISH WITH A TEXTURE MATCHING ADJACENT FORMED SURFACES. CONTINUE FINAL SURFACE TREATMENT OF FORMED SURFACES UNIFORMLY ACROSS ADJACENT UNFORMED SURFACES, UNLESS OTHERWISE INDICATED.

3.04 CONCRETE FINISHES AND TOLERANCES

A. GENERAL: UNLESS OTHERWISE NOTED BY OWNER, INTERIOR SLAB ON GROUND SHALL BE CAST IN ONE CONTINUOUS PLACEMENT. CONCRETE SHALL BE PLACED, SCREEDED, RE-STRAIGHTENED, AND FINISHED TO MEET THE SPECIFIED F/F AND F/L TOLERANCE REQUIREMENTS. INTERIOR SLAB ON GROUND MACHINE TROWEL FINISH SHALL BE ACHIEVED WITHIN A 2" TOLERANCE OF ALL WALLS, COLUMNS, AND PARTITIONS. DO NOT WET CONCRETE SURFACES WHILE FINISHING CONCRETE.
1. LASER SCREEDS (REQUIRED), VIBRATORY SCREEDS, HIGHWAY STRAIGHTEDGES AND WOOD OR RESINOUS BULL FLOATS SHALL BE USED TO INITIATE SCREEDING AND FLOATING PROCESS TO FORM A UNIFORM AND OPEN-TEXTURED SURFACE PLANE BEFORE EXCESS MOISTURE OR BLEED WATER APPEARS ON THE SURFACE. A BACK-UP LASER SCREED IS REQUIRED DURING CONCRETE PLACEMENT OF THE INTERIOR SLAB ON GROUND. REMOVE EXCESS WATER BEFORE STARTING FLOATING OPERATIONS. DO NOT FURTHER DISTURB SURFACES BEFORE STARTING FINISHING OPERATIONS.
2. HIGHWAY STRAIGHTEDGE OPERATIONS SHALL CONTINUE BEFORE, DUR

CODED NOTES

1. NOT USED.
2. REPLACE ACCESSIBLE PARKING SIGNS & VENDOR #13 BLUE BUMPER POSTS.
3. INSTALL (2) VETERAN PARKING SIGNS & VENDOR #13 BUMPER POSTS
4. RELOCATE (2) B.O.P.I.S. PARKING SIGNS & BUMPER POSTS
5. NOT USED.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. NOT USED.
10. NOT USED.
11. CLEAN EFFLORESCENCE, TUCK-POINT ALL FAILING MORTAR JOINTS & RESOLVE ANY WATER PENETRATIONS PRIOR TO PAINT.
12. ENSURE HOSE BIB IS OPERATIONAL.
13. CRACK FILL / PATCH SIDE LOT PAVEMENT TO ALLEVIATE TRIPPING.
14. CRACK FILL / PATCH DRIVE AISLE. PRESSURE WASH & RE-STRIPE. REFER TO SHEET AS1.0 FOR MARKING DETAILS.
15. NOT USED.
16. NOT USED.
17. NOT USED.
18. EXIST GATE TO REMAIN; REPLACE WHEELS & HARDWARE AS NEEDED. GREASE & ADJUST TO ENSURE OPERATIONAL.
19. REPAIR & MOTORIZE EXIST GATE W/ FEEDBACK LOOP @ OPERATOR. PROVIDE ADDITIONAL REMOTE KEY FOB TO STORE MANAGER.
20. PAINT STOP BAR; COORDINATE WITH TSC PM
21. RELOCATE & RECONNECT PROPANE. INSTALL CANOPY W/ EXPLOSION PROOF LIGHT. PATCH PAVEMENT WHERE PROPANE, TRENCHING, & BOLLARDS WERE REMOVED.
22. PAINT EXIST ROOF LADDER; REFER TO COLOR SCHEDULE ON A0.1
23. CONFIRM W/ TSC PM IF DOOR IS TO BE REMOVED & REPLACED. DOOR TO BE PURCHASED & INSTALLED BY DH PACE IF REPLACEMENT IS REQUIRED
24. NOT USED.
25. NOT USED.
26. CAPACITY TEST MOP SINK TO ENSURE BASIN & FAUCET ARE NOT LEAKING
27. EXIST CONCRETE FLOOR TO BE BURNISHED USING 800 GRIT
28. POLISH CONCRETE; ADDITIONAL GRINDING MAY BE REQUIRED AFTER REMOVAL OF EXIST FLOORING
29. EXTENT OF VINYL PLANK FLOORING FOR NEW CLOTHING AREA. VINYL PLANK FLOORING AS SCHEDULED W/ SINGLE-BEVEL PLANK @ TRANSITION (2 SIDES). SUPPLIED BY TSC, PURCHASED & INSTALLED BY G.C. REFER TO A0.0 FOR DISTRIBUTION INFO.
30. EXTENT OF EXIST. VINYL PLANK FLOORING. USE SINGLE-BEVEL PLANK @ TRANSITION. SUPPLIED BY TSC, PURCHASED & INSTALLED BY G.C. REFER TO A0.0 FOR DISTRIBUTION INFO.
31. Ø6" CONCRETE FILLED PIPE BOLLARD W/ VENDOR #13 COVER; REFER TO 9/AS1.1
32. EXIST PAVEMENT TO BE SEALED WITH EUCOSIL LIQUID DENSIFIER AS MANUFACTURED BY EUCLID CHEMICAL COMPANY INC.
33. INSTALL HOSE REEL @ 7'-0" AFF.
34. INFILL TO MATCH EXIST PAVEMENT.
35. NOT USED.
36. 8' MANUAL ROLLING CANTILEVERED GATE.
37. NOT USED.
38. INSTALL PROPANE EMERGENCY STOP BUTTON @ 4'-6" AFF.

GENERAL NOTES

A. ENSURE AT TIME OF REMODEL ALL POLE LIGHTS & WALL PACKS ARE OPERATIONAL. EXTERIOR LIGHT COVERS ARE FREE OF DAMAGE & NOT MISSING. REPLACE ALL DAMAGED, MISSING, OR STANDARD COVERS W/ EXTERIOR WEATHER PROOF COVERS. ALL LIGHT POLE BASES NOT LOCATED IN LANDSCAPING TO BE PAINTED SAFETY YELLOW.

B. COVER EXIST. BOLLARDS W/ VENDOR #13 STANDARD YELLOW; CUT TO LENGTH. VERIFY LOCATIONS & QUANTITIES W/ PM PRIOR TO INSTALLATION.

C. GLASS THAT IS EXIST TO REMAIN SHALL BE CLEANED. ENSURE ALL SEALS ARE WEATHER TIGHT

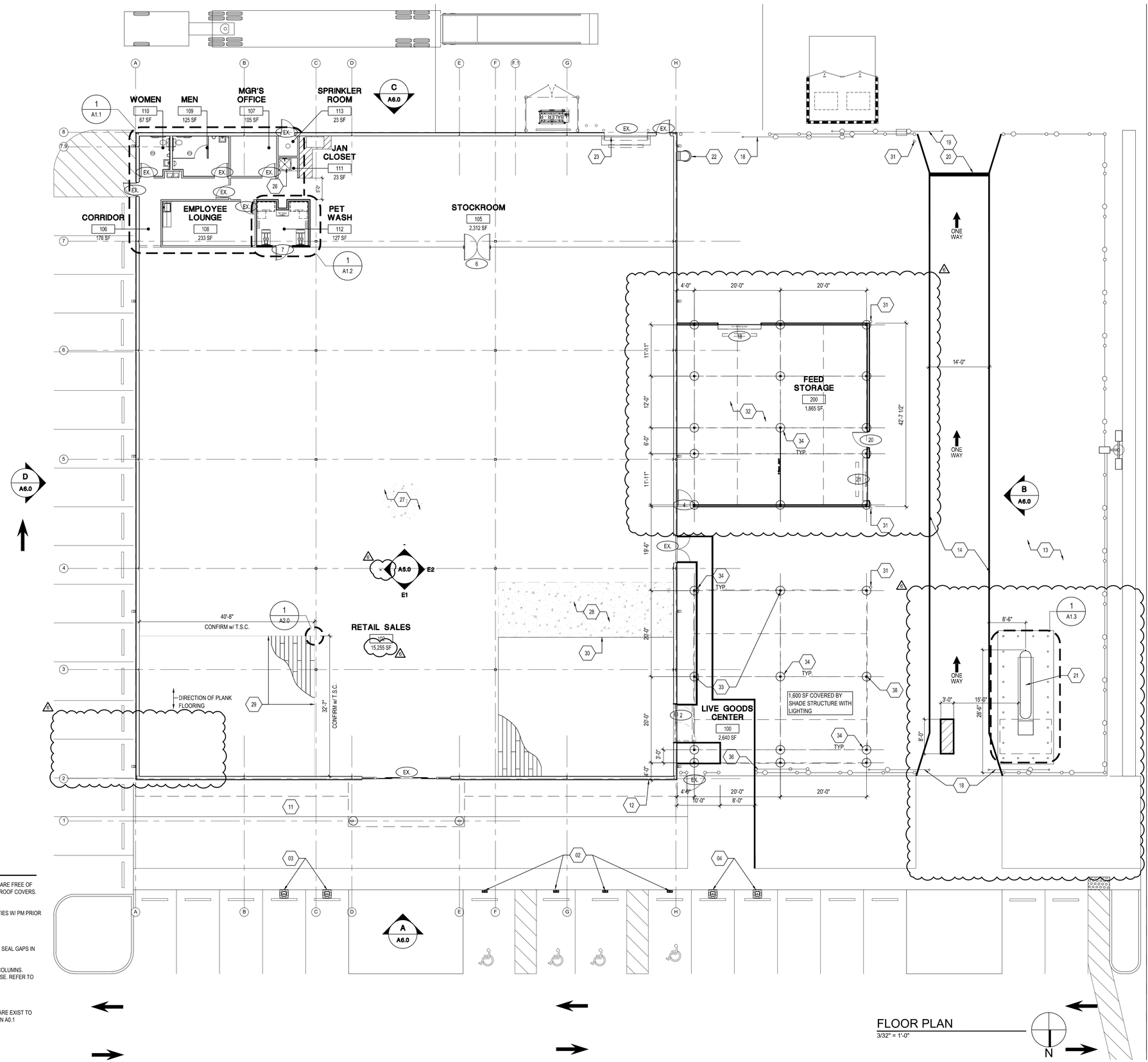
D. INTERIOR & EXTERIOR DOORS THAT ARE EXIST TO REMAIN SHALL HAVE SEALS & SWEEPS REPLACED. CAULK & SEAL GAPS IN FRAME. PAINT ALL HOLLOW METAL DOOR & FRAMES. INSPECT/ADJUST LOCKING HARDWARE & SWING.

E. PAINT ALL WALLS THAT ARE VISIBLE TO CUSTOMER. PATCH, REPAIR, & CLEAN PRIOR TO PAINTING. PAINT ALL COLUMNS. INSTALL VENDOR #13 CORNER GUARDS ON ALL OUTSIDE CORNERS. REPLACE MISSING OR DAMAGED VINYL BASE. REFER TO COLOR SCHEDULE ON A0.1

F. PAINT RED STRIPE 12" WIDE AROUND PERIMETER OF SALES FLOOR, BOTTOM OF STRIPE TO BE @ 10'-3" AFF.

G. EXIST OFFICE CORE TO BE REUSED; ALL WALL PENETRATIONS REPAIRED & PAINTED. RESTROOM UNITS THAT ARE EXIST TO REMAIN SHALL BE THOROUGHLY CLEANED & SANITIZED. REPLACE FRP 4FT UP. REFER TO COLOR SCHEDULE ON A0.1

H. REFER TO WALL TYPES ON A1.1



FLOOR PLAN
3/32" = 1'-0"

N

onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA
08/28/2024

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM
Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4
8-23-24	6 REVISION 6

A1.0

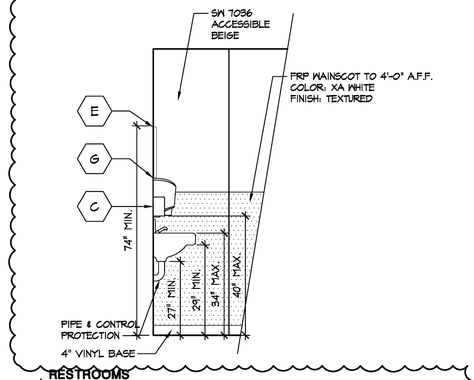
FLOOR PLAN

TOILET ROOM ACCESSORIES

TAG	DESCRIPTION		MANUFACTURER #	MODEL	REMARKS	NOTES
A	TOILET PAPER DISPENSER		BOBRICK	B-2740		QTY (1) WOMENS QTY (1) MENS
B	ACCESSIBLE GRAB BARS (WATER CLOSETS)	SIDE	BRADLEY	8320-001-42	MOUNT 33"-36" A.F.F. TO TOP, MAX	QTY (0) WOMENS QTY (0) MENS
	ACCESSIBLE GRAB BARS (WATER CLOSETS)	BACK	BRADLEY	8320-001-36	MOUNT 33"-36" A.F.F. TO TOP, MAX	QTY (0) WOMENS QTY (0) MENS
	ACCESSIBLE GRAB BARS (WATER CLOSETS)	VERT.	BRADLEY	8320-001-18	MOUNT 39"-41" A.F.F. TO BOTTOM OF BAR	QTY (1) WOMENS QTY (1) MENS
C	TOUCHLESS SOAP DISPENSER		SCOTT BRAND F.B.O., I.B.C.	32504	MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) WOMENS QTY (1) MENS
D	16" X 36" STAINLESS STEEL PANEL		FURN. & INST. BY CONTRACTOR		40" TO TOP OF PANEL	QTY (1) WOMENS QTY (1) MENS
E	MIRROR (¼" POLISHED PLATE GLASS)		1 PIECE, 18" X 36"		MOUNT 40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE	QTY (0) WOMENS QTY (1) MENS
F	PAPER TOWEL DISPENSER		F.B.O., I.B.C.		MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) BREAKROOM
G	SMARTDRI PLUS		WORLD DRYER	K-974P2	MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) WOMENS QTY (1) MENS

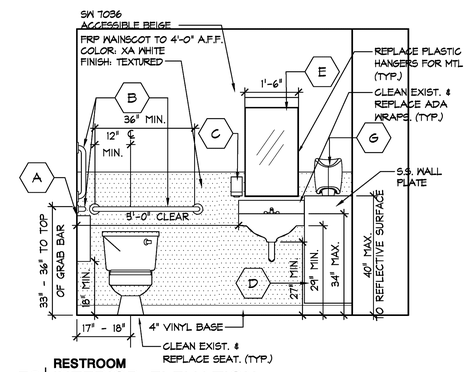
GENERAL NOTES

1. TOILET ROOM ACCESSORIES TO BE INSTALLED BY G.C.
2. F.B.O.,I.B.C. (FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.)
3. AUTOMATIC CONTROL
4. FRP TO 4'-0" A.F.F. ON ALL WALLS EXCEPT CMU UNLESS NOTED OTHERWISE.
5. ALL PLUMBING FIXTURES TO BE ANCHORED PER ALL ANCHOR POINTS.
6. PROVIDE CEILING BATT INSULATION FOR RESTROOMS.
7. NO ITEMS SHALL BE LOCATED FROM FLOOR TO CEILING WITHIN 18" OF THE EDGE OF THE PULL SIDE OF THE BATHROOM DOORS.
8. NOTE - EXISTING ACCESSORIES THAT MATCH THE ABOVE SPECIFICATION AND IN GOOD WORKING ORDER ARE NOT TO BE REPLACED. CONFIRM REPLACEMENT w/ T.S.C. P.M.



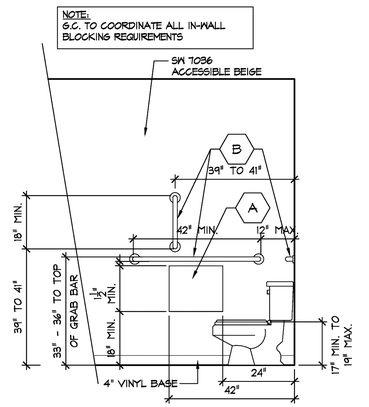
RESTROOMS
4 | ELEVATION
1/2"=1'-0"

NOTE:
G.C. TO COORDINATE ALL IN-WALL BLOCKING REQUIREMENTS

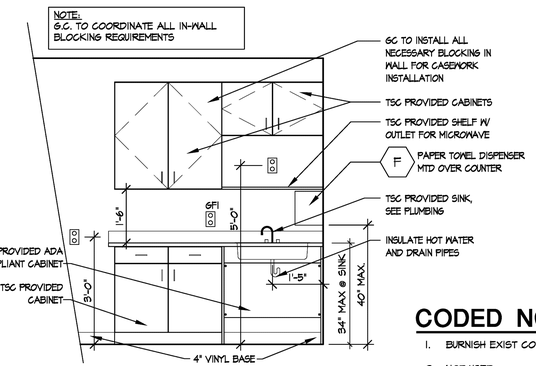


RESTROOM
E2 | INTERIOR ELEVATION
1/2"=1'-0"

NOTE:
G.C. TO COORDINATE ALL IN-WALL BLOCKING REQUIREMENTS



RESTROOMS
E1 | ELEVATION
1/2"=1'-0"



BREAK ROOM COUNTER
E5 | ELEVATION
1/2"=1'-0"

CODED NOTES

1. BURNISH EXIST CONCRETE FLOOR.
2. NOT USED.
3. NOT USED.
4. NOT USED.
5. NOT USED.
6. NOT USED.
7. THROUGHLY CLEAN & SANITIZE EXIST FOUNTAIN. ENSURE PROPER FUNCTION INSTALL / REPLACE FRP 4' AFF.
8. INSTALL / REPLACE CABINET, COUNTER, & SINK. UPPER CABINET WILL NEED BRACING ADDED IN-BETWEEN THE STUDS.
9. CLEAN & SANITIZE EXIST STALL PARTITIONS. ENSURE SCREWS ARE TIGHT ON PANELS & WALLS. REPLACE ANY DAMAGED OR MISSING HARDWARE. GRIND, PRIME, & PAINT. MATCH MTL DOOR PAINT SPECS; REFER TO COLOR SCHEDULE ON A0.1.
10. EXIST EXHAUST FAN(S) TO BE CLEANED. ENSURE UNITS ARE OPERATIONAL & ACTIVATION W/ MOTION SENSOR.
11. CLEAN & CAULK EXIST SINK. REPLACE ADA WRAPS.
12. CLEAN & REUSE EXIST MIRROR. REPLACE PLASTIC HANGERS W/ MTL HANGERS.

12a. INSTALL NEW MIRROR; REFER TO ACCESSORY SCHEDULE.

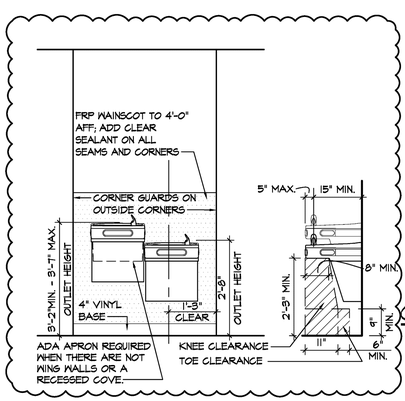
13. INSTALL NEW HAND DRYER. INSTALL MTL PLATE OVER FRP; REFER TO ELEVATIONS.
14. CLEAN & CAULK EXIST TOILET; REPLACE SEAT. ENSURE FLUSH HANDLE IS ON ACCESSIBLE SIDE OF TANK.
15. CLEAN & CAULK EXIST URINAL. INSTALL TOUCHLESS APPLICATION.

GENERAL NOTES

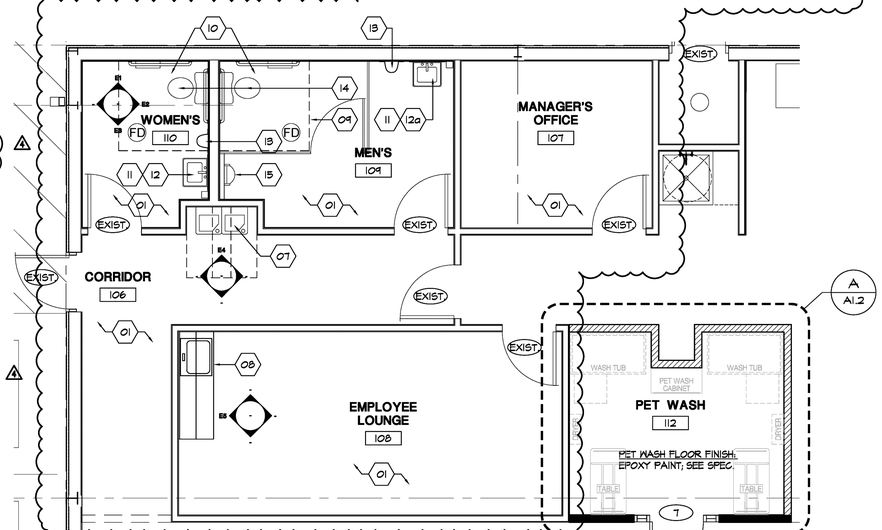
A. REPAIR PENETRATIONS & PAINT ALL WALLS. INSTALL / REPLACE FRP, 4FT AFF. INSTALL VENDOR #13 CORNER GUARDS ON ALL OUTSIDE CORNERS. REPLACE MISSING OR DAMAGED VINYL BASE. REFER TO COLOR SCHEDULE ON A0.1

B. PLUMBING FIXTURES THAT ARE EXIST TO REMAIN SHALL BE THOROUGHLY CLEANED & SANITIZED.

C. REPLACE EXIST DOOR SEALS & SWEEPS. CAULK & SEAL GAPS IN FRAME. PAINT ALL HOLLOW METAL DOOR & FRAMES. INSPECT/ADJUST LOCKING HARDWARE & SWING. POLISH HANDLES, HINGES, & KICK PLATES. INSTALL DOOR SILENCERS & DOOR STOPS AS NEEDED. REFER TO COLOR SCHEDULE ON A0.1



DRINKING FOUNTAIN
5 | ELEVATION
1/2"=1'-0"



OFFICE CORE
1 | ENLARGED PLAN
1/4"=1'-0"

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Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT * STATE OF CALIFORNIA
CHRISTOPHER MIERKE C-33983
Renewal Date 9.30.25
12.7.23

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TSC TRACTOR SUPPLY CO.

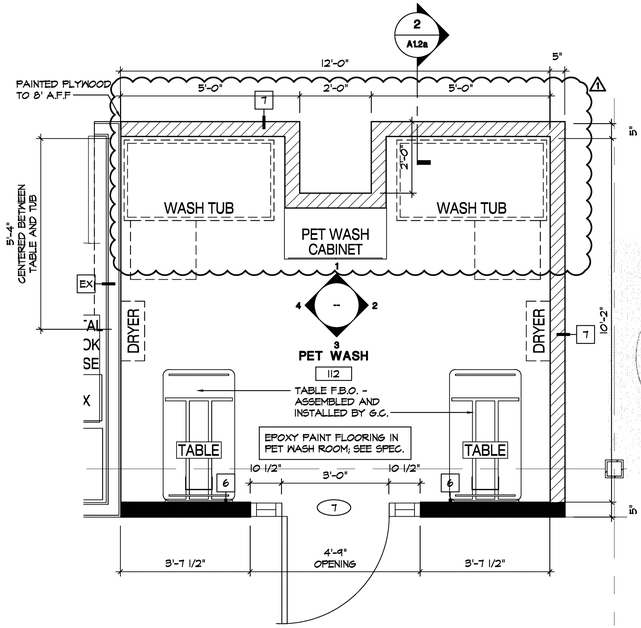
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No:	20600
Drawn By:	GWM

Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4

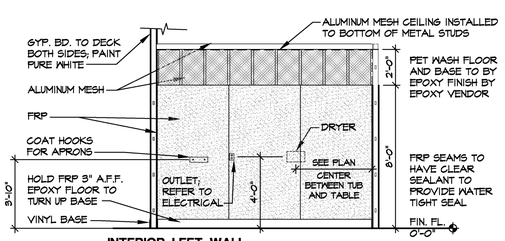
A1.1

INTERIOR ELEVATIONS, SCHEDULES, & DETAILS



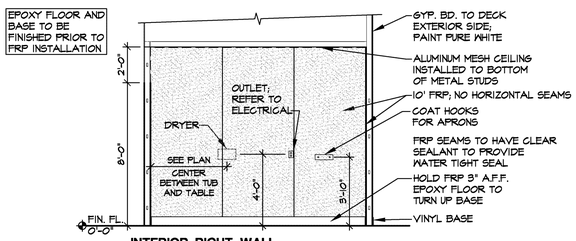
A | PET WELLNESS ENLARGED PLAN

1/2" = 1'-0"



4 | INTERIOR LEFT WALL PET WASH ELEVATION

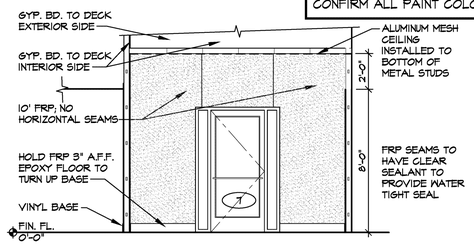
1/4" = 1'-0"



2 | INTERIOR RIGHT WALL PET WASH ELEVATION

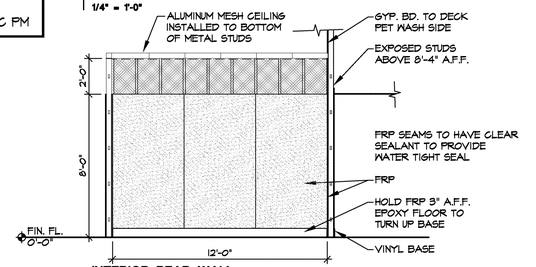
1/4" = 1'-0"

NOTE:
CONFIRM ALL PAINT COLORS WITH TSC PM



3 | INTERIOR FRONT WALL PET WASH ELEVATION

1/4" = 1'-0"



1 | INTERIOR REAR WALL PET WASH ELEVATION

1/4" = 1'-0"

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LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33983
9.30.23
Renewal Date
STATE OF CALIFORNIA
1.25.23

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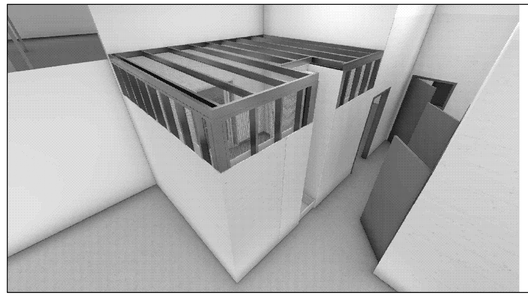
TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

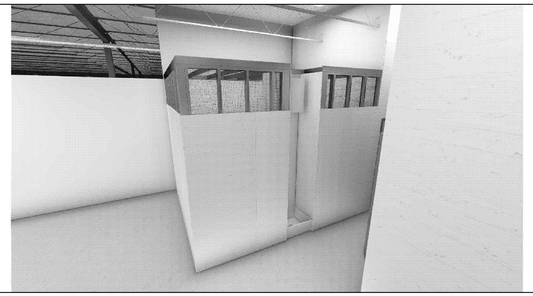
Project No.:	20600
Drawn By:	OB
Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1

A1.2

PET WELLNESS PLAN & ELEVATIONS

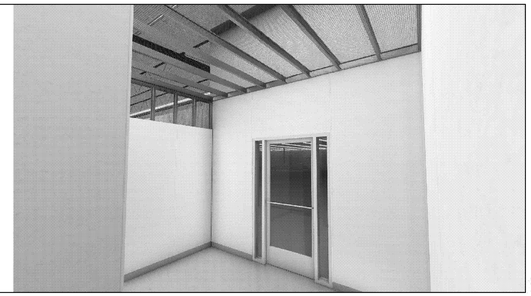


15 | PET WASH PERSPECTIVE
N.T.S.

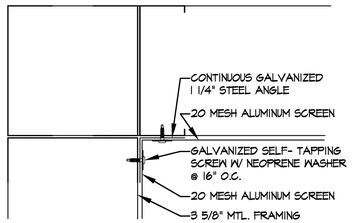


14 | PET WASH PERSPECTIVE
N.T.S.

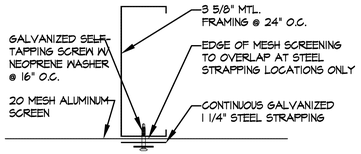
13 | PET WASH PERSPECTIVE
N.T.S.



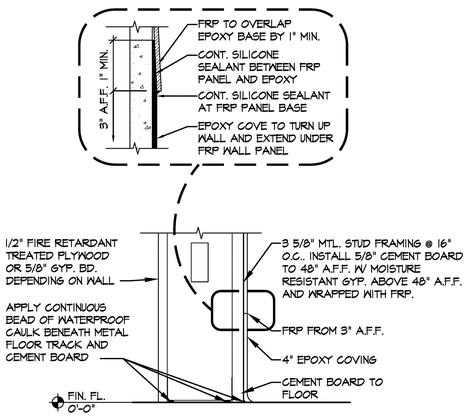
12 | PET WASH PERSPECTIVE
N.T.S.



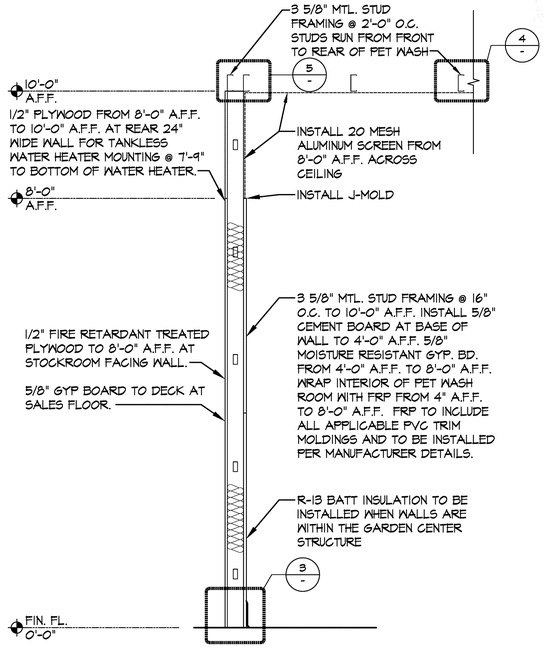
5 | PET WASH WALL CEILING
6" = 1'-0"



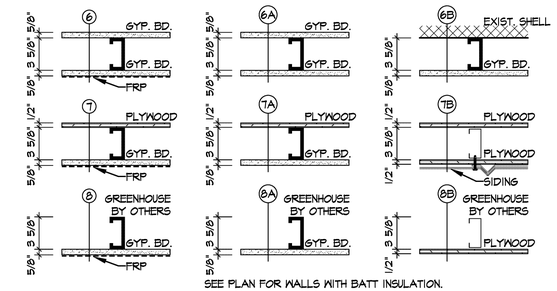
4 | PET WASH SCREEN ATTACHMENT
6" = 1'-0"



3 | PET WASH WALL BASE
3" = 1'-0"



2 | PET WASH WALL
3/4" = 1'-0"



SEE PLAN FOR WALLS WITH BATT INSULATION.

SEE PLAN / PET WASH ELEVATIONS FOR WALL FINISH HEIGHTS.

1 | WALL TYPES
1 1/2" = 1'-0"

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LICENSED ARCHITECT
CHRISTOPHER MARTIN OSTROW
4.30.23
Renewal Date
STATE OF CALIFORNIA

9.19.22

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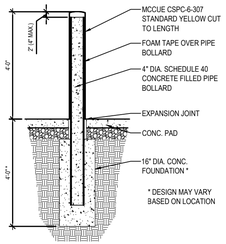
TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No:	20600
Drawn By:	OB
Date	Issue
9-16-22	PERMIT

A1.2a

PET WELLNESS DETAILS



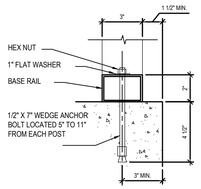
NOT USED

9 | BOLLARD DETAIL

N.T.S.

8 | BOLLARD DETAIL

3/32" = 1'-0"



CONNECTION @ CONCRETE

7 | CANOPY DETAIL

3/32" = 1'-0"

NOT USED

6 | PROPANE PLAN DETAIL

N.T.S.

GENERAL GUIDELINES FOR PROPANE LOCATION AND INSTALLATION:

A. PROPANE TANK LOCATION TO COMPLY WITH CFC 6104.3 STANDARDS AND GUIDELINES. CONTRACTOR TO VERIFY COMPLIANCE WITH PROPANE COMPANY PRIOR TO INSTALLATION.
B. PROPANE TANK TO BE INSTALLED 25' MIN. AWAY FROM ANY STRUCTURE PER CFC 6104.3 (A)
C. PROPANE TANK TO BE INSTALLED 25' MIN. AWAY FROM LIGHT POLES UNLESS EXPLOSION PROOF BOX INSTALLED PER CFC 6104.3 (A)
D. PROPANE TANK TO BE INSTALLED 25' MIN. AWAY FROM UTILITIES (I.E. STORM WATER, ELECTRICAL TRANSFORMERS, METERS) PER CFC 6104.3 (A)
E. PROPANE TANK TO BE INSTALLED 10' MIN. AWAY FROM PROPERTY LINES PER CFC 6104.3 (A)
F. ~~SPACE TANK FILLING CONNECTION 25' MIN. FROM TANKS LARGER THAN 500 GAL. OF TRANSFER PER CFC 6104.3~~
G. ~~IN TEXAS, IN ADDITION TO BOLLARD PROTECTION REQUIREMENTS (3'-0" MAX. SPACING), GUARDRAIL TO BE INSTALLED WITH 3 POINTS OF EGRESS NO GREATER THAN 35'.~~
H. ~~IN FLORIDA, IN ADDITION TO BOLLARD PROTECTION (3'-0" MAX. SPACING), A 10' WALL IN ALL DIRECTIONS SHALL BE PROVIDED FOR ALL SIDES OF TRANSFER.~~
I. FOR CONDUIT ONLY INSTALLATION (PROPANE TANK INSTALLED AT A LATER DATE) PROVIDE BOLLARD COVER (GLOBAL INDUSTRIAL MODEL WG652899M) AND (4) FOUR BOLLARD COVER ANCHOR BOLTS (GLOBAL INDUSTRIAL WG652901) OVER CONDUIT STUB-UP. INSTALL EXPLOSION PROOF JUNCTION BOX VERTICALLY TO INSURE BOLLARD COVER FIT. SEE ELECTRICAL.

PROPANE RESPONSIBILITY NOTES:

IF PROPANE TANK IS DELIVERED PRIOR TO FIXTURE DATE:

A. GENERAL CONTRACTOR IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
B. GENERAL CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
C. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
D. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION OF THE TANK.
E. SEE ELECTRICAL SHEET E1B.0 FOR ADDITIONAL NOTES AND DETAILS.

IF PROPANE TANK IS DELIVERED AFTER FIXTURE DATE:

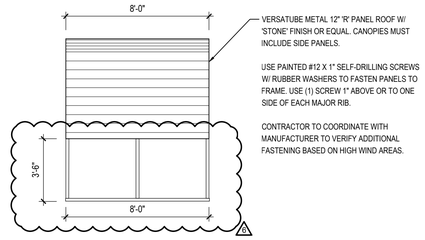
A. GENERAL CONTRACTOR IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
B. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
C. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
D. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION OF THE TANK.
E. SEE ELECTRICAL SHEET E1B.0 FOR ADDITIONAL NOTES AND DETAILS.

CLASS 1, DIV.2 CONDUIT SEAL AT 18" AFG TO BOTTOM

**REFER TO PLAN FOR LOCATION OF PROPOSED TANK INSTALL.

**MOUNT ON EXISTING SURFACE. NEW PAD ONLY WHERE REQUIRED BY AHJ. PAD TO SIT LEVEL, SHIM SKID AS NECESSARY TO LEVEL TANK. EXTENTS TO BE 5" OUTSIDE BOLLARDS.

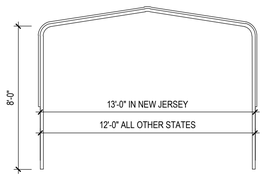
**GENERAL CONTRACTOR TO CONTACT PLAN EXPRESS FOR BULK PROPANE POWER-OPERATED DISPENSING DEVICE FOR LPG-GAS CUT-SHEET PDF DOCUMENT.



SIDE

5 | CANOPY ELEVATION

1/4" = 1'-0"



FRONT

4 | CANOPY ELEVATION

1/4" = 1'-0"

NOT USED

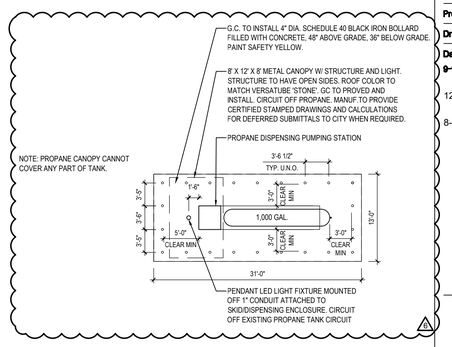
3 | PROPANE PLAN DETAIL

N.T.S.

NOT USED

2 | PROPANE PLAN DETAIL

N.T.S.



1000 GAL TANK

1 | PROPANE PLAN DETAIL

3/32" = 1'-0"

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LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA
08/28/2024

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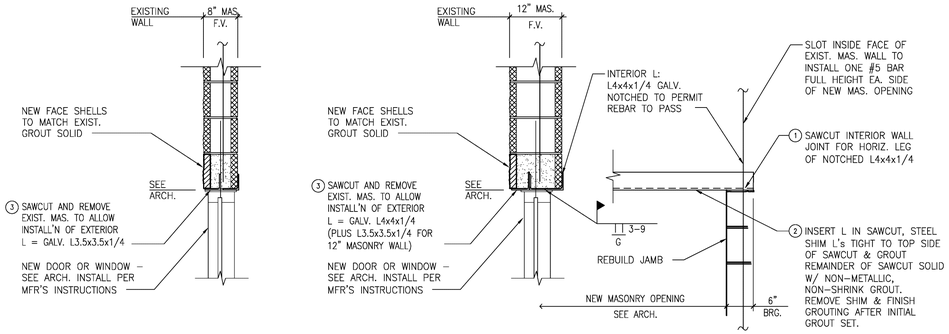
TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM
Date	Issue
9-16-22	PERMIT
12-01-23	4 REVISION 4
8-21-24	6 REVISION 6

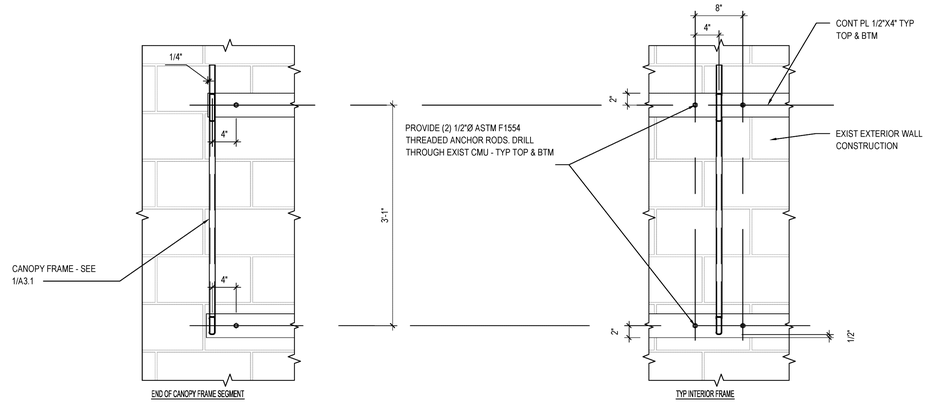
A1.3

PROPANE DETAIL & SPECIFICATIONS



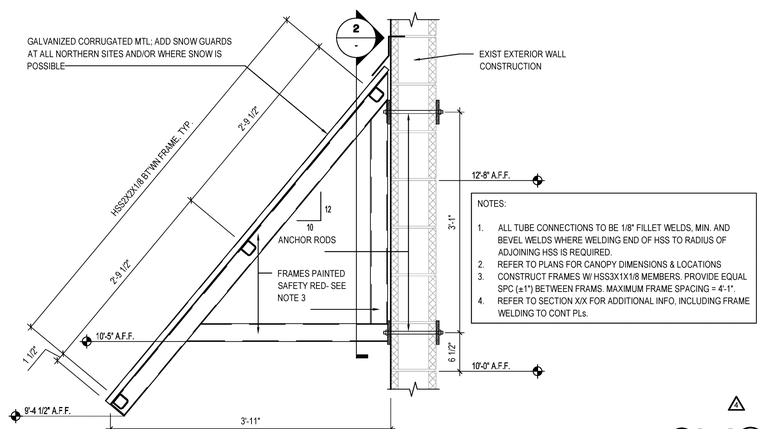
3 | DETAIL

TYPICAL NEW OPENING IN [E] MASONRY WALL



2 | DETAIL

1"=1'-0"



1 | DETAIL

1"=1'-0"

1 NEW SHEET

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CHRISTOPHER MIERKE C-33983
Renewal Date 07.30.25
12.7.23

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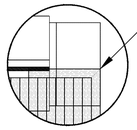
TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	GWM
Date	Issue
9-16-22	PERMIT
12-01-23	1 REVISION 4

A1.4

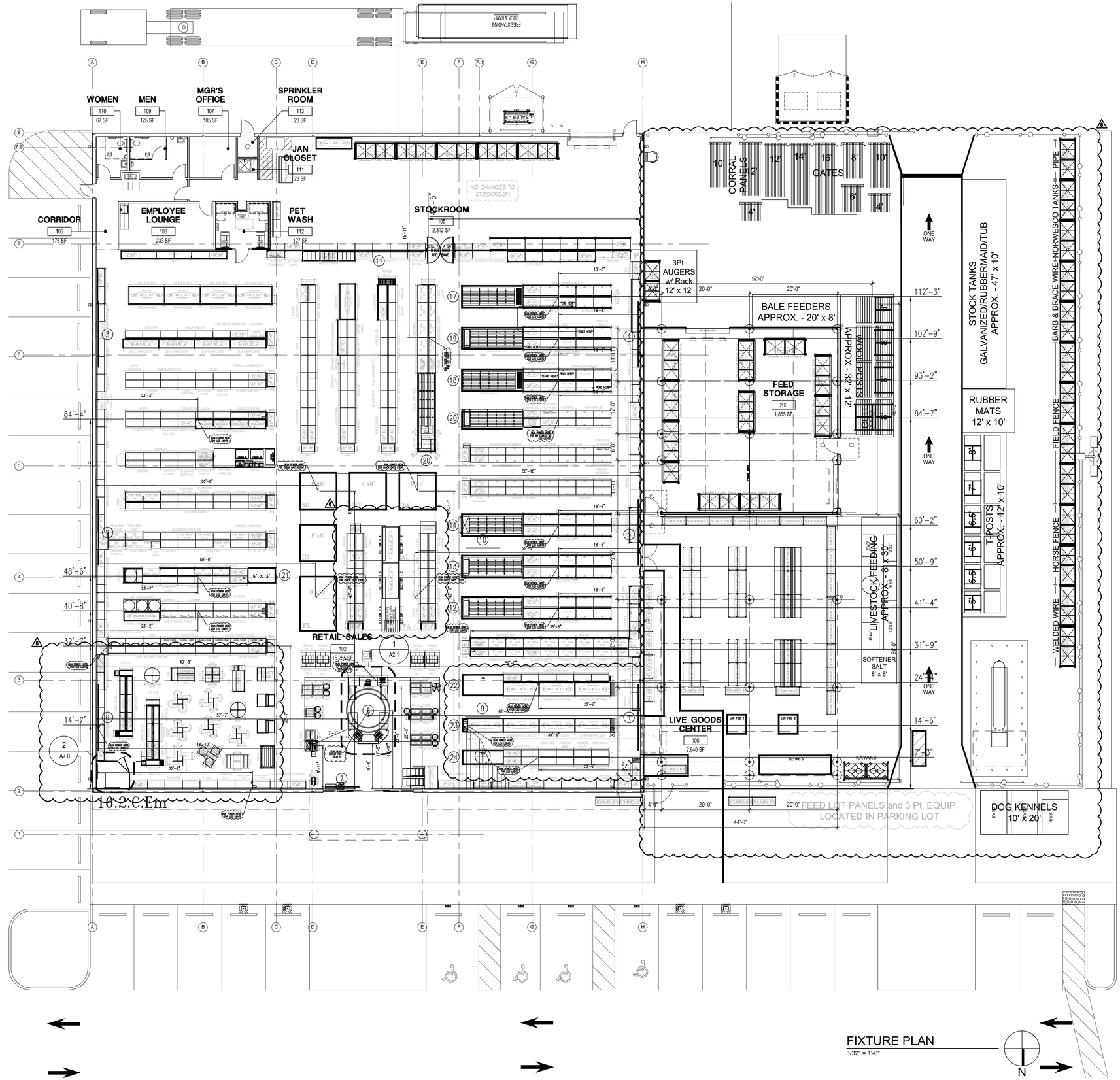
ARCHITECTURAL DETAILS



MITER VINYL PLANK AT OUTSIDE CORNER OF EXTENT OF CLOTHING AREA. RETURN VINYL PLANK TO COVER ALL EXPOSED SHORT EDGES UNTIL FIXTURES COVER FLOORING. COORDINATE W/ FINAL FIXTURE PLAN.

1 | VINYL PLANK RETURN

N.T.S.



GENERAL NOTES

A. INSTALL ENERGY MANAGEMENT SYSTEM THERMOSTAT & CALL 866-356-0656 TO ENSURE OPERATIONAL

B. ENSURE ALL PALLET RACKING HAS ONE BOLT PER LEG.

C. REQUEST FINAL DIMENSIONED LAYOUT FROM TSC PM

D. FINAL FIXTURE PLAN TO BE DEVELOPED BY TSC. SERVICE DESK, FIXTURES & COUNTERS TO THE SUPPLIED BY TSC & BOLTED DOWN BY CONTRACTOR

FIXTURE PLAN

3/32" = 1'-0"

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Cleveland, Ohio 44128
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LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
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STATE OF CALIFORNIA

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TRACTOR SUPPLY CO.

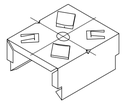
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM

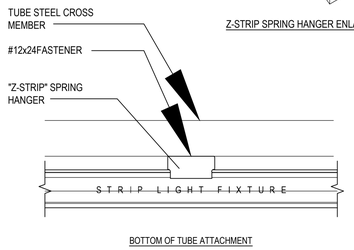
Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4
8-23-24	6 REVISION 6

A2.0

FIXTURE PLAN



Z-STRIP SPRING HANGER ENLARGED ISOMETRIC

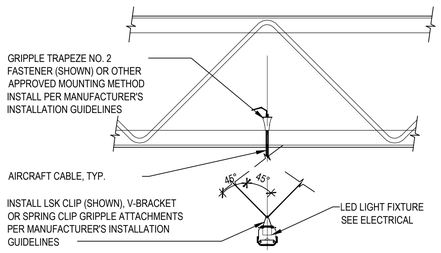


BOTTOM OF TUBE ATTACHMENT

NOTES:
A. SECURE PER LIGHT MANUFACTURER'S INSTALLATION GUIDELINES.
B. FOR CONTINUOUS ROW MOUNTING, INSTALL END PLATE COUPLER PER LIGHT MANUFACTURER'S INSTALLATION GUIDELINES.

2 | DIRECT ATTACHED LIGHT FIXTURE ATTACHMENT

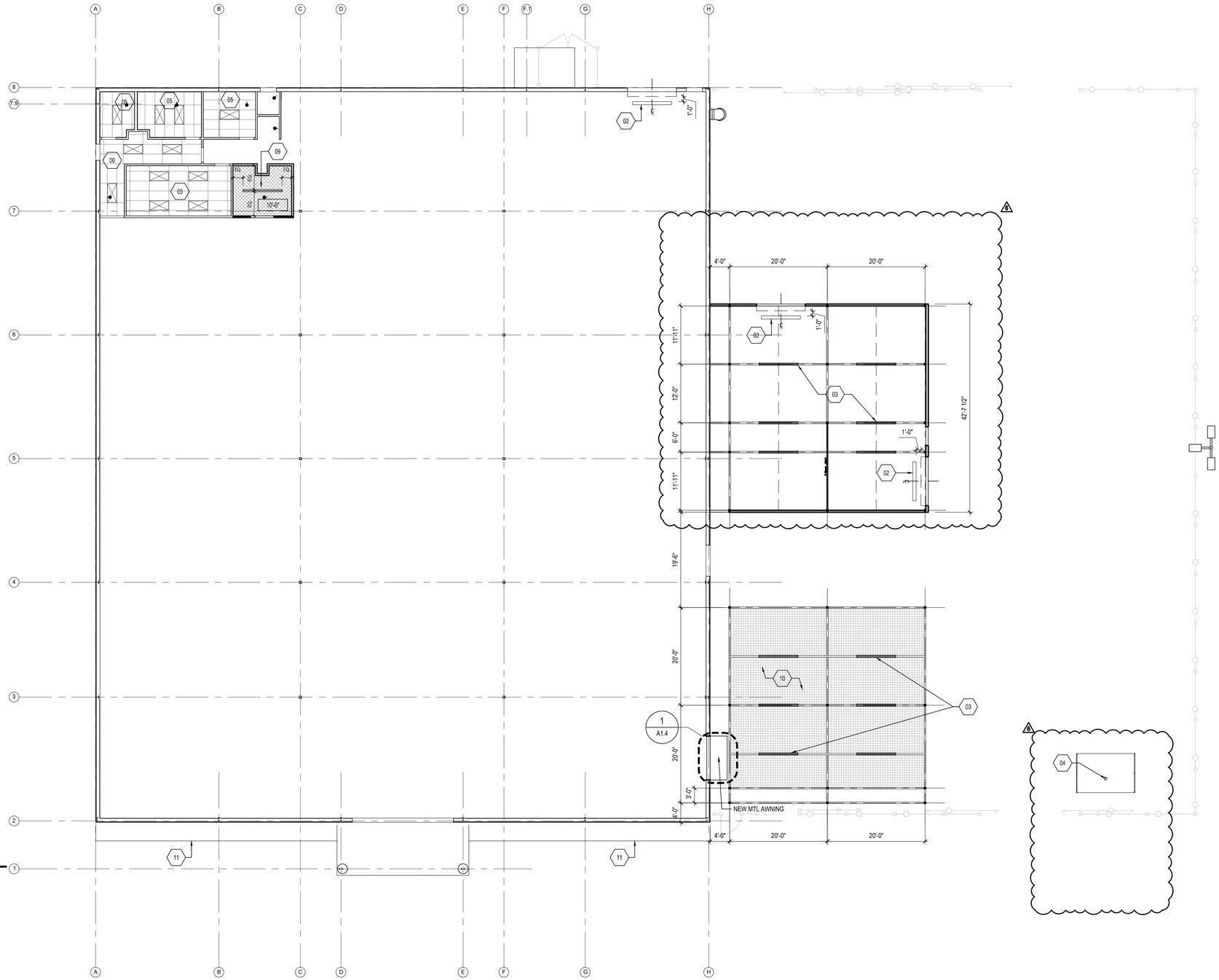
N.T.S.



NOTE: LIGHT FIXTURE SHALL HAVE ONE VERTICAL SUPPORT AND ONE SET OF DIAGONAL SUPPORTS LOCATED 6" - 12" FROM EACH END OF THE FIXTURE. LIGHT FIXTURE SHALL HAVE A MINIMUM OF (2) SUPPORTS WITH EACH SUPPORT LOCATED 6" FROM THE END OF THE FIXTURE. NON-CABLE OR FIXTURES MOUNTED DIRECTLY TO THE BOTTOM OF THE SUPPORTING STRUCTURE DO NOT REQUIRE DIAGONAL SUPPORT. AIRCRAFT CABLE IS ALLOWED; NO CHAIN.

3 | LIGHTS ABOVE PET WASH ALTERNATE ATTACHMENT DTL.

3/4" = 1'-0"



CEILING LEGEND

8' LED LIGHT FIXTURE INSTALLED TIGHT TO GREENHOUSE FRAMING

LED PENDANT FIXTURE - AT PROPANE ENCLOSURE

CODED NOTES

1. NOT USED.
2. INSTALL 8' LONG, 6" DIA PVC PIPE, SUSPENDED BY CHAIN 1" BELOW TOP OF OH DOOR OPNG. PAINT YELLOW & STENCIL "MAX LOAD HT"
3. MOUNT ALL LIGHTING FIXTURE TIGHT TO FRAMING.
4. PENDANT LED LIGHT FIXTURE MOUNTED FROM 1" CONDUIT ATTACHED TO SKID / DISPENSING ENCLOSURE.
5. REPLACE ALL CEILING TILES & LIGHT COVERS.
6. REPLACE DAMAGED & MISSING CEILING TILES. REPLACE ALL LIGHT COVERS.
7. NOT USED.
8. NOT USED.
9. ALUM MESH ON BOTTOM LIGHT GAUGE MTL JOIST. @ 10'-0" AFF. LIGHT ABOVE PET WASH TO BE MOUNTED @ 11'-0" AFF; REFER TO 3/A3.0.
10. MANUALLY RETRACTABLE SUNSHADE FABRIC.
11. PRESSURE WASH & PAINT UNDERNEATH SIDE OF CANOPY. ENSURE ALL CANOPY LIGHTS ARE OPERATIONAL.
12. NOT USED.

GENERAL NOTES

A. HIGH DUST WALLS & CEILING. CLEAN DIFFUSERS & REGISTERS. CLEAN DEBRIS FROM LIGHT COVERS. REPLACE LIGHTING OUTAGES AS NEEDED. RE-TUCK/REPAIR ANY EXPOSED INSULATION.

B. ENSURE CONDUIT IS NOT IN CONFLICT W/ CLOTHING WALL GRAPHICS.

C. ENSURE NEW HUB TV IS NOT IN CONFLICT W/ EXIST LIGHTING.

D. ENSURE ALL CEILING TILES ARE SITTING FLUSH & GRID IS FREE OF DAMAGE & PAINT. INSTALL HOLD DOWN CLIPS AS NEEDED.

E. REFER TO ELECTRICAL DRAWINGS FOR FOR QUANTITY & LOCATIONS OF NEW POWER DROPS.

REFLECTED CEILING PLAN

3/32" = 1'-0"

N

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LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
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TRACTOR SUPPLY CO.

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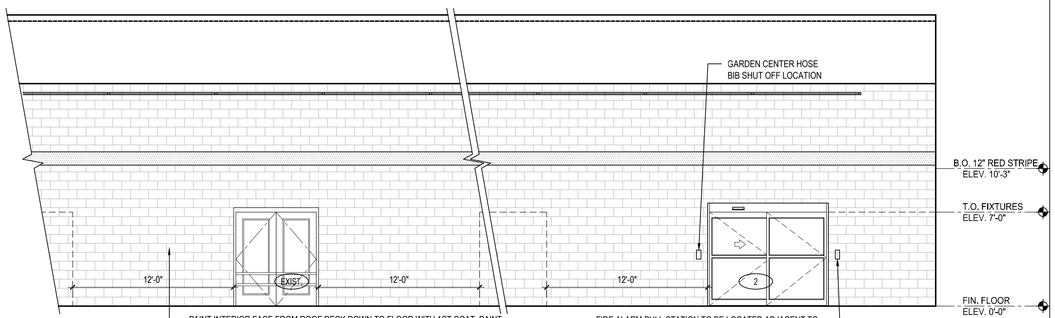
12-01-23	4 REVISION 4
8-23-24	6 REVISION 6

A3.0

CEILING PLAN

NOTE:
CONFIRM INTERIOR PAINTING AND RED STRIPE INSTALLATION WITH T.S.C. P.M.



PAINT INTERIOR FACE FROM ROOF DECK DOWN TO FLOOR WITH 1ST COAT. PAINT INTERIOR FACE FROM ROOF DECK DOWN TO 7'-0" A.F.F. WITH REMAINING 2 COATS. PAINT 12'-0" WIDE AROUND ALL OPENINGS FROM FINISH FLOOR TO ROOF DECK IN SALES FLOOR AREA WITH ALL 3 COATS. SEE COLOR FINISH SCHEDULE.

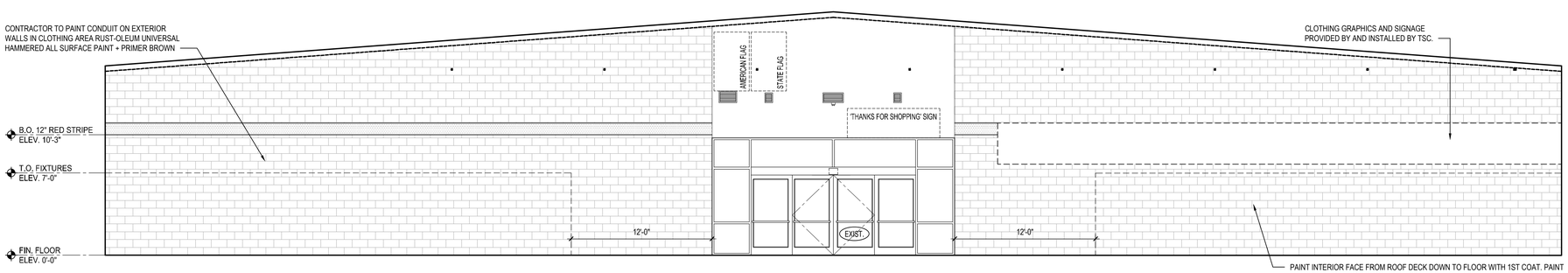
FIRE ALARM PULL STATION TO BE LOCATED ADJACENT TO SLIDING DOOR AT OPEN WALL SPACE INDICATED ON FIXTURE PLAN. COORDINATE EXACT LOCATION WITH T.S.C. PM, CONSTRUCTION MANAGER AND FIRE ALARM VENDOR.

E2 RETAIL SALES- RIGHT WALL INTERIOR ELEVATION

3/16" = 1'-0"

NOTE:
ROOF MAY BE SINGLE PITCH, SLOPING TO THE REAR. THIS ELEVATION IS INTENDED TO IDENTIFY PAINTING A GRAPHICS SCOPE.

NOTE:
NO ELECTRICAL CONDUIT, DEVICES AND/OR SPRINKLER PENETRATIONS TO BE MOUNTED ON OR THROUGH THIS WALL BELOW 13'-4" A.F.F.



PAINT INTERIOR FACE FROM ROOF DECK DOWN TO FLOOR WITH 1ST COAT. PAINT INTERIOR FACE FROM ROOF DECK DOWN TO 7'-0" A.F.F. WITH REMAINING 2 COATS. PAINT 12'-0" WIDE AROUND ALL OPENINGS FROM FINISH FLOOR TO ROOF DECK IN SALES FLOOR AREA WITH ALL 3 COATS. SEE COLOR FINISH SCHEDULE.

E1 RETAIL SALES- FRONT WALL INTERIOR ELEVATION

3/16" = 1'-0"

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LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA

08/28/2024

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TSC TRACTOR SUPPLY CO.

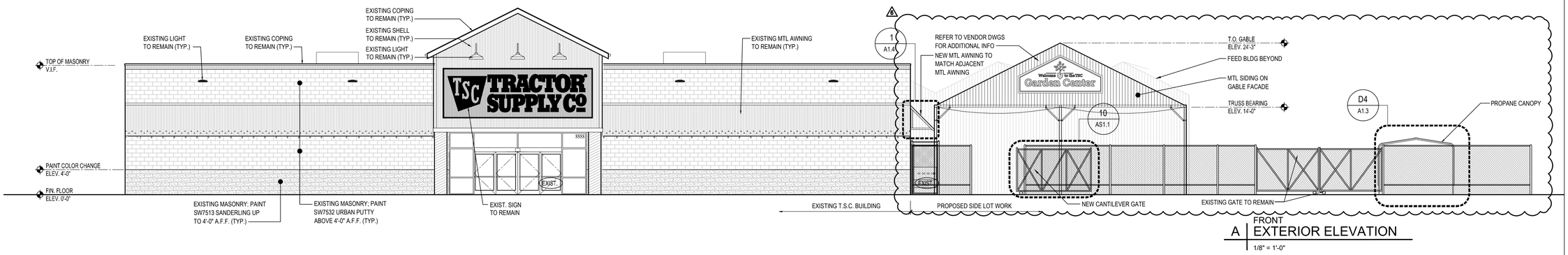
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM

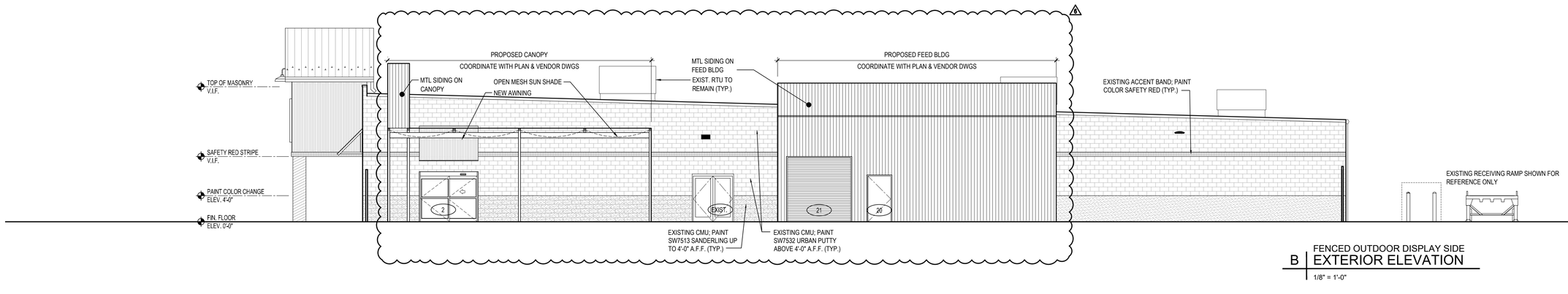
Date	Issue
9-16-22	PERMIT
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4
8-23-24	6 REVISION 6

A5.0

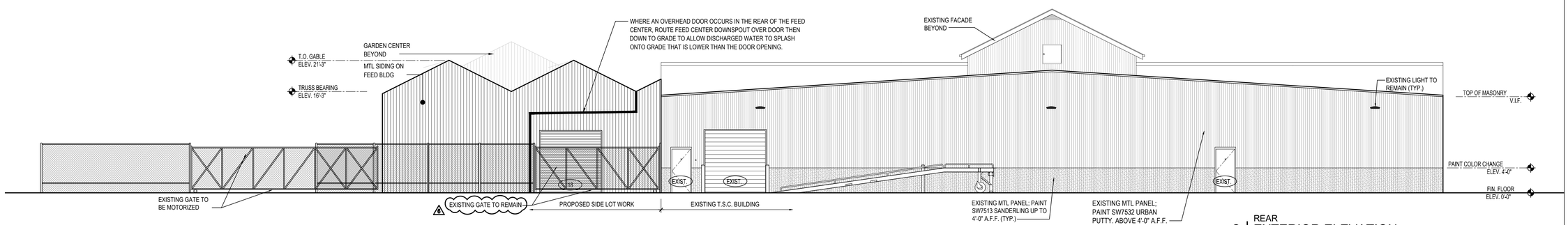
INTERIOR ELEVATIONS, SCHEDULES, & DETAILS



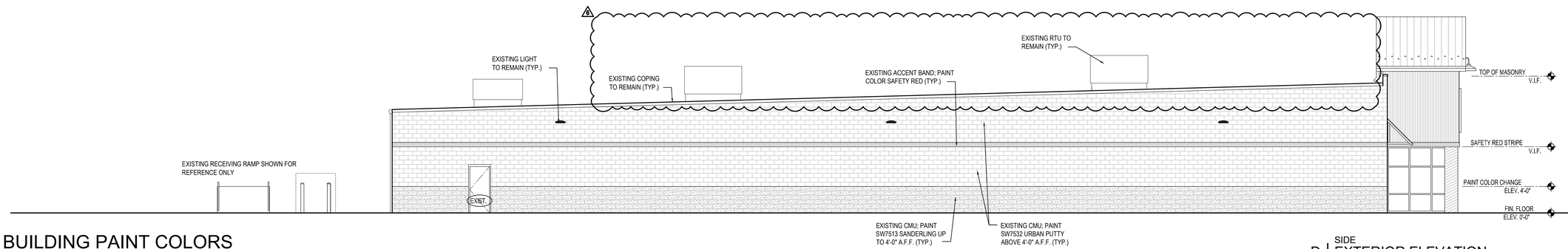
FRONT
A | EXTERIOR ELEVATION
1/8" = 1'-0"



FENCED OUTDOOR DISPLAY SIDE
B | EXTERIOR ELEVATION
1/8" = 1'-0"



REAR
C | EXTERIOR ELEVATION
1/8" = 1'-0"



SIDE
D | EXTERIOR ELEVATION
1/8" = 1'-0"

BUILDING PAINT COLORS

- THE FOUNDATION WALLS SHALL BE PAINTED "SANDERLING, SW 7513".
- THE WALLS ABOVE THE FOUNDATION LINE SHALL BE "URBAN PUTTY, SW 7532".
- THE BUILDING TRIM COLORS SHALL BE FIRESTONE "ALMOND SR" OR BERRIDGE "ALMOND".

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1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20500
Drawn By:	JM

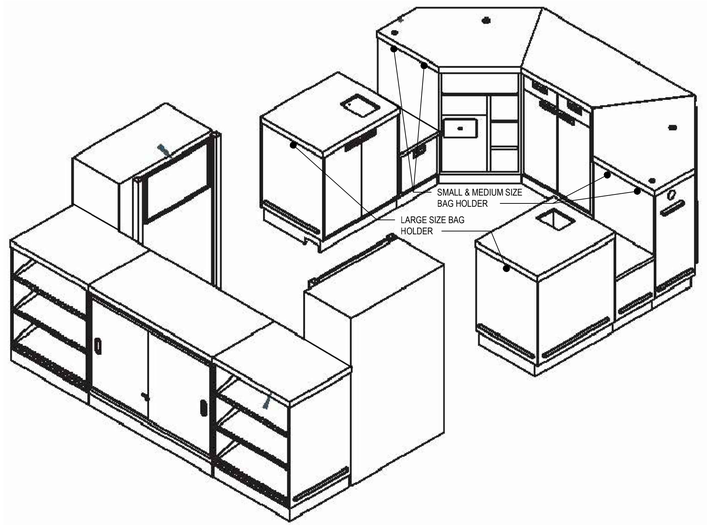
Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4
8-28-24	6 REVISION 6

A6.0

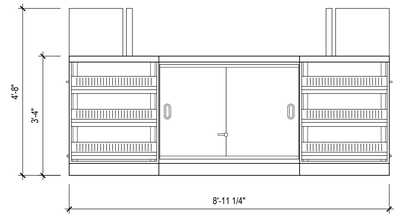
EXTERIOR ELEVATIONS

"U" REGISTER COUNTER

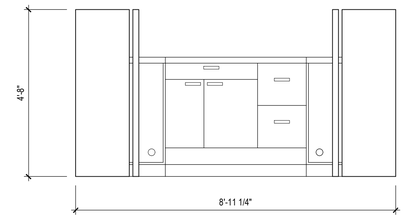
LANDLORD/ GENERAL CONTRACTOR RESPONSIBLE FOR RECEIVING' PLACING AND ASSEMBLY OF ALL TENANT SUPPLIED MILLWORK.



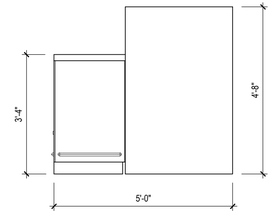
CHECK OUT COUNTER
A | ISOMETRIC
NOT TO SCALE



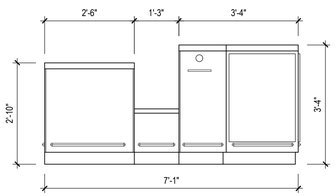
CHECK OUT COUNTER
E5 | ELEVATION
1/2"=1'-0"



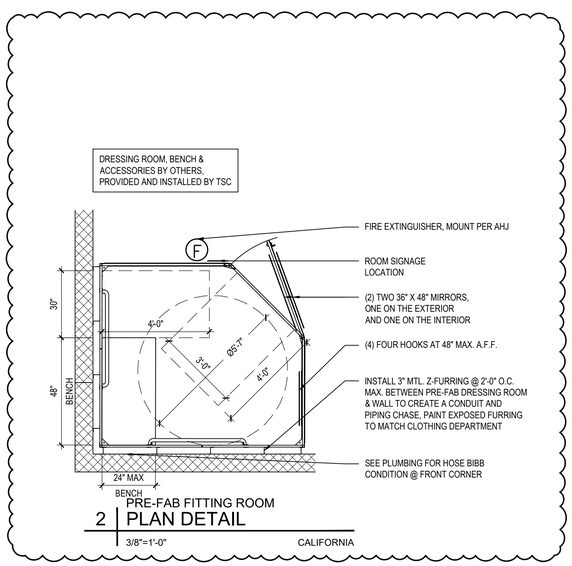
CHECK OUT COUNTER
E4 | ELEVATION
1/2"=1'-0"



CHECK OUT COUNTER
E3 | ELEVATION
1/2"=1'-0"

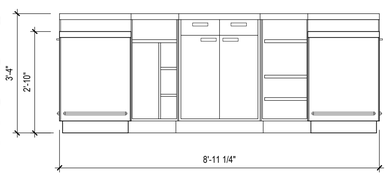


CHECK OUT COUNTER
E2 | ELEVATION
1/2"=1'-0"



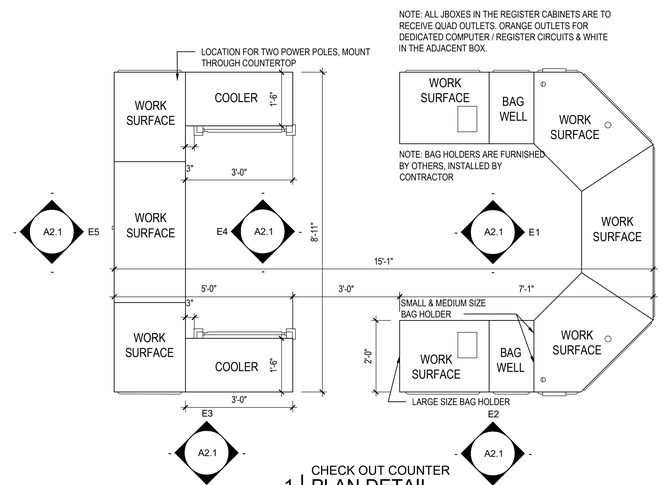
PRE-FAB FITTING ROOM
2 | PLAN DETAIL
3/8"=1'-0"

CALIFORNIA



CHECK OUT COUNTER
E1 | ELEVATION
1/2"=1'-0"

NOTE: ALL JBOXES IN THE REGISTER CABINETS ARE TO RECEIVE QUAD OUTLETS. ORANGE OUTLETS FOR DEDICATED COMPUTER / REGISTER CIRCUITS & WHITE IN THE ADJACENT BOX.



CHECK OUT COUNTER
1 | PLAN DETAIL
1/2"=1'-0"

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A7.0

PRE-FAB FXTURE DETAILS

STRUCTURAL GENERAL NOTES

Governing Code: 2019 California Building Code

Building Risk Category (IBC Table 1604.5) Category II

SNOW LOADS		WIND LOADS			SEISMIC LOADS	LIVE LOADS	
Drift per ASCE 7		V	85 mph		Ie = 1.0	Roof	20 psf
Is = 1.0		Vasd	66 mph		Ss = 0.758	First Floor Retail	100 psf
Ct = 1.0		Exposure	B		S1 = 0.273		
Ce = 1.0		GCpi	±0.18		Site Class D		
Pg = 0 psf		Component Pressure (psf)			Sds = 0.606		
Pf = 0 psf		Roof 1	+16.0	-21.3	Sd1 = N/A		
Rain on Snow N/A		Roof 2	+16.0	-35.8	Design Category D		
		Roof 3	+16.0	-53.9	Basic Seismic-Force-Resisting System:		
		Wall 4	+19.5	-21.1	Existing to remain		
		Wall 5	+19.5	-26.0	Design Base Shear: 0.3W		
		Pressures shown are for 10 sf effective wind area.			Analysis Procedure: N/A Change in W < 5%		

GENERAL:

1. The structure is designed to be self-supporting and stable after the building is completed and materials have attained their design strengths. It is the sole responsibility of the contractor to determine erection procedure and sequence to insure the safety of construction personnel, property, and component parts during all phases of construction. This responsibility includes the use of whatever shoring, temporary bracing, etc. that may be necessary.
   a. Contractor shall engage a California licensed engineer to provide shoring design calculations and installation drawings according to ASCE 37-14. Submit calculations and installation drawings to structural engineer of record for review prior to shoring installation.
2. The contractor shall conduct a pre-construction meeting with the owner's special inspector or special inspection coordinator to establish the scheduling of special inspections. Non-conforming construction due to failure to obtain special inspections shall be corrected and inspected at no cost to the owner.
3. The contractor shall perform all construction for the project in a manner and sequence that are based on accepted industry standards that recognize the interaction of the components that comprise the structure, without causing distress, unanticipated movements or irregular load paths as a result of the construction means and methods employed.
4. Details labeled "typical details" on drawings apply to situations occurring on the project that are the same or similar to those specifically detailed. Such details apply whether or not details are referenced at each location. Notify engineer of conflicts regarding applicability of "typical details".
5. Work these drawings with architectural, mechanical, plumbing and electrical drawings.
6. Do not scale drawings.
7. Contractors shall familiarize themselves with all proprietary products shown on the drawings. Such products shall be installed per the manufacturer's printed instructions unless shown otherwise in the details.
8. Prior to start of construction, contractor shall verify all existing construction, elevations and conditions. Any conditions discovered to be in variance with design documents shall be brought to the attention of the Architect immediately.
9. All structural building code requirements, standards, and specifications referenced are for the year referenced in the governing building code noted.
10. Shop drawings and other submittals:
    a. Submittals shall be checked and coordinated with other materials and trades by the general contractor and shall bear the contractor's review stamp with the checker's initials and date prior to being submitted to the architect for approval.
    b. General contractor's schedule shall allow for a minimum of 10 work days for architect's review and return of all submittals unless noted otherwise.
    c. Where dimensions or elevations of existing construction could affect the new construction, it is the contractor's responsibility to make field measurements for incorporation in the shop drawings.

CAST-IN-PLACE CONCRETE:

1. All concrete work is to be in accordance with Specifications for Structural Concrete for Building ACI 301 and ACI 302, 305 and 306 for the referenced year in the building code noted, unless noted otherwise.
2. All detailing, fabrication and placing of reinforcing bars shall conform to ACI 318, "Building Code Requirements for Structural Concrete", ACI 117, and the latest ACI detailing manual, unless noted otherwise.
3. Admixtures:
   a. Use high range water reducer (HRWR) for all slabs on grade and slabs on metal form.
   b. Use an approved air entraining agent for all concrete exposed to weather or vehicular traffic. Use 6% entrained air, plus 1% minus 1.5%.
   c. The use of calcium chloride or admixtures containing chlorides is prohibited.
   d. Use an approved water reducing agent or high range water reducer for all concrete except footings.
   e. Fly ash: A maximum of 15% by weight of the total cementitious material may consist of Type F flyash conforming to ASTM C618. This amount shall be used in calculating the water-cement ratio. Contractor's schedule shall account for longer curing times required.
4. Reinforcing Steel:
   a. Deformed bars per ASTM A615, Grade 60.
   b. Bars for welding to structural steel per ASTM A706.
   c. Epoxy - coated reinforcing bars per ASTM A934 for use in frost slabs.
   d. Lap reinforcement 40 diameters unless otherwise noted.

Bar	Minimum Lap (inches)
#3	15
#4	20
#5	25
#6	30

   e. Provide all accessories necessary to support reinforcement per CRSI recommendations.
   f. Welded wire fabric per ASTM A1064. Use mats only.
   g. Welded wire fabric in slab on grade shall be supported by "Mesh-Ups" as manufactured by Lotel, Inc. or approved equal. Use one 2 inch mesh up per 3 square feet.
   h. Minimum clearance for placement for reinforcing steel.
      1. Cast against and permanently exposed to earth - - - - - - - - - - - - - - - 3"
      2. Exposed to earth or weather:
         #5 and smaller - 1 1/2"
         #6 and larger - 2"
      3. Not exposed to weather or in contact with the ground:
         Slabs and walls, #11 and smaller - - - - - - - - - - - - - - - - - - - 3/4"
         Beams, girders, columns, principle reinforcement, ties and stirrups - - 1 1/2"
         Slabs on grade - 1 1/2"
4. Concrete Types Schedule:

LOCATION	STRENGTH	MAX SLUMP	COMMENTS
Slabs on grade, interior	4000	3"/7"	with HRWR, WWF
Grout for Masonry cores	3000	9"	3/8" max. aggregate

5. Cure all slabs using a moisture retaining cover or wet cure procedures.
6. Concrete mixes shall be proportioned in accordance with ACI 301. Interior slabs shall contain a minimum cement content of 520 lbs/cu.yd. and the maximum size aggregate blend permitted by ACI 301 Section 4.2.2.3.
7. Plastic contraction joint former shall be SureJoint by SureVoid Products. They shall be used in slabs receiving floor coverings.
8. Submittals:
   a. Submit ASTM C39 compressive strength test results for a minimum of four (4) samples of each proposed mix indicating 7 and 28 day compressive strength (psi).
   b. Submit data for proprietary material and items including admixtures, curing compound, inserts etc.
   c. Submit shop drawing of reinforcement, show bar schedules and diagrams together with placement drawings. Comply with ACI 315.
   d. Submit proposed concrete mix design including data on aggregates and cement. Submittals that omit intended Location of proposed concrete mix will be rejected without review. Submittals shall include field strength test record data for specified mixes per ACI 318, Chapter 5 and ACI 301, Section 4.2.3.4.

STRUCTURAL STEEL:

1. Detailing, fabrication and erection shall be in accordance with the latest specifications of the American Institute of Steel Construction.
2. All structural steel shall be finished with white or light grey primer.
3. Anchor bolts into concrete or masonry shall be per ASTM A36 or ASTM F1554, Grade 36.
4. All welding to be performed in accordance with latest AWS specifications. Electrodes to be E70XX coated type, low hydrogen classification.
5. All other structural and miscellaneous steel including but not limited to angles, channels, bearing plates, base plates, cap plates, etc., per ASTM A36.
6. Submittals: Shop and Erection drawings shall be submitted for approval prior to fabrication according to Section 4 of the AISC Code of Standard Practice.

SPECIAL INSPECTIONS:

1. The owner shall obtain, in addition to the regular inspections conducted by the department of building safety, special inspection and testing services in accordance with the applicable building code and AHJ and provided by an approved independent testing laboratory per ASTM E329. Reports shall be sent directly to the Owner, Architect, Structural Engineer and Contractor. Concrete test reports shall also be sent to ready mix supplier. These services shall include the following:

   Concrete:
   During the taking of test specimens and placing of reinforced concrete (except slabs on grade).

   Bolts installed in concrete:
   Prior to and during the placement of concrete around bolts identified on the drawings (if any) as requiring special inspections.

   Reinforcing steel:
   For conformance with the approved plans prior to the closing of forms or the delivery of concrete to the job site.

   Structural Masonry:
   During the preparation and taking of any required prisms or test specimens, at the start of laying units, after the placement of reinforcing steel, grout space prior to each grouting operation, and during all grouting operations.

2. The special inspector shall be a qualified person who shall demonstrate his/her competence to the satisfaction of the building official for inspection of the particular type of construction or operation requiring special inspection.

3. Duties and responsibilities of the special inspector:

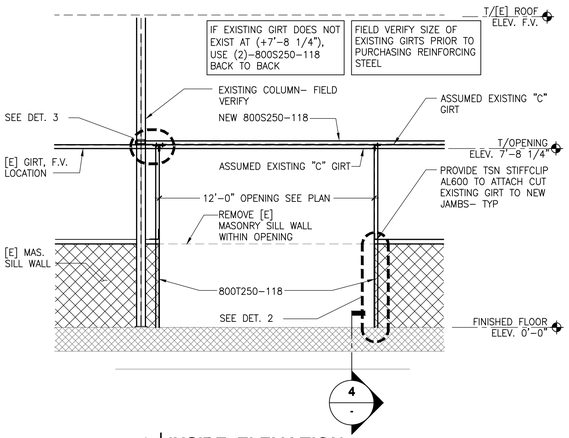
   Observe the work assigned for conformance to the approved contract documents. The inspector may not alter, modify, enlarge or waive any of the requirements of the contract documents.

   Furnish inspection reports to the owner, the building official, and the design professional of record. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, submit a complete list of all outstanding discrepancies on a weekly basis to the owner, the building official, and the design professional of record until all corrections have been completed.

   Submit a final signed report stating whether the work requiring special inspections was, to the best of the special inspector's knowledge, in conformance with the approved contract documents and the applicable workmanship provisions of the building code.

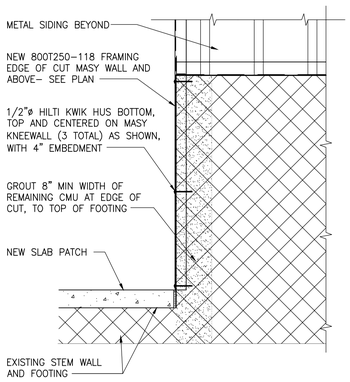
4. Structural Observation (as defined in chapter 17 of the building code) is not required.

5. Where special inspection requirements duplicate the requirements of other specified testing, duplicate inspections shall not be required.



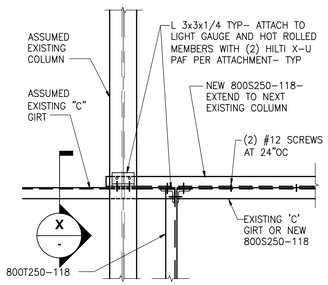
1 | INSIDE ELEVATION

NEW OPENING IN [E] WALL

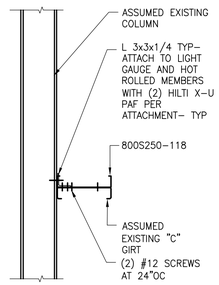


2 | DETAIL

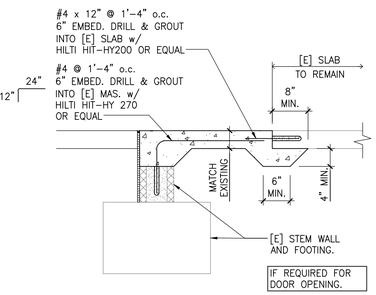
TYPICAL ATTACHMENT OF SIDE TRACK TO WALL



3 | DETAIL



X | SECTION

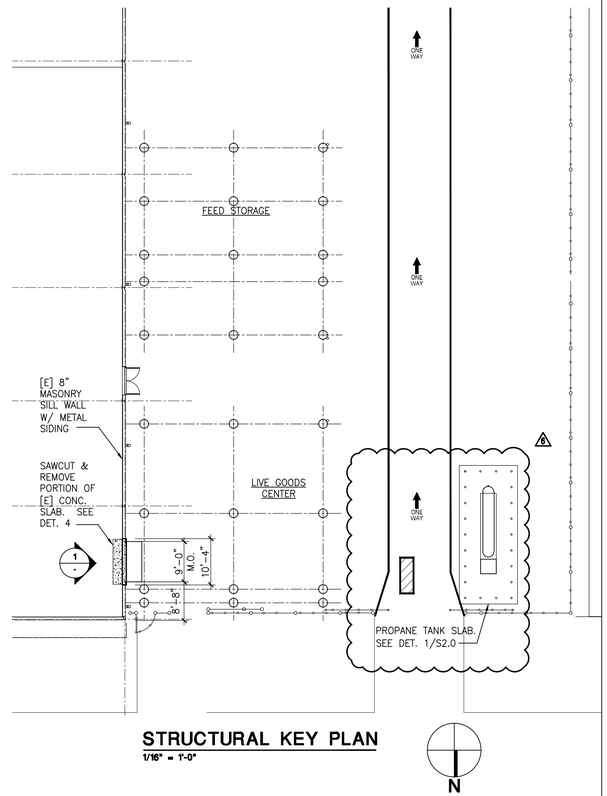


4 | DETAIL

TYPICAL NEW TO EXISTING SLAB AT NEW OPENING

VERIFICATION AND INSPECTION TASKS PER CBC 2019	CONTINUOUS INSPECTION	PERIODIC INSPECTION	REFERENCED STANDARD
STRUCTURAL STEEL SPECIAL INSPECTIONS PER REQUIREMENTS OF AISC 360 (IBC SECTION 1705.2.1)			
CONCRETE CONSTRUCTION (SECTION 1705.3 AND TABLE 1705.3)			
1. INSPECTION OF REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT		X	ACI 318: CH. 20, 25.2, 25.3, 26.6
2. INSPECTION OF ANCHORS CAST IN CONCRETE		X	ACI 318: 17.8.2
3. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS			
A. ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS			ACI 318: 17.8.2.4
4. VERIFYING USE OF REQUIRED DESIGN MIX		X	ACI 318: CH. 19, 26.4
5. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X		ASTM C 172 ASTM C 31 ACI 318: 26.4, 26.12
6. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X		
7. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X	ACI 318: 26.5
8. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS			
9. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED			ACI 318: 26.11.1.2
MASONRY CONSTRUCTION INSPECTED AND VERIFIED IN ACCORDANCE WITH TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6 REQUIREMENTS (IBC SECTION 1705.4)			

SLAB SCHEDULE		
LOCATION	THICKNESS & REINF.	BASE
SIDEWALK	4" CONC. SLAB ON GRADE WITH 6x6-W2.1xW2.1 WWF	4" CRUSHED STONE
INTERIOR	4" CONC. SLAB ON GRADE WITH 6x6-W2.1xW2.1 WWF	10 MIL. VAPOR BARRIER ON 4" COMPACTED GRAVEL



STRUCTURAL KEY PLAN

1/16" = 1'-0"

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PROFESSIONAL ENGINEER — STEPHEN SCOTT FRANCIS — C 92385 — CIVIL — STATE OF CALIFORNIA

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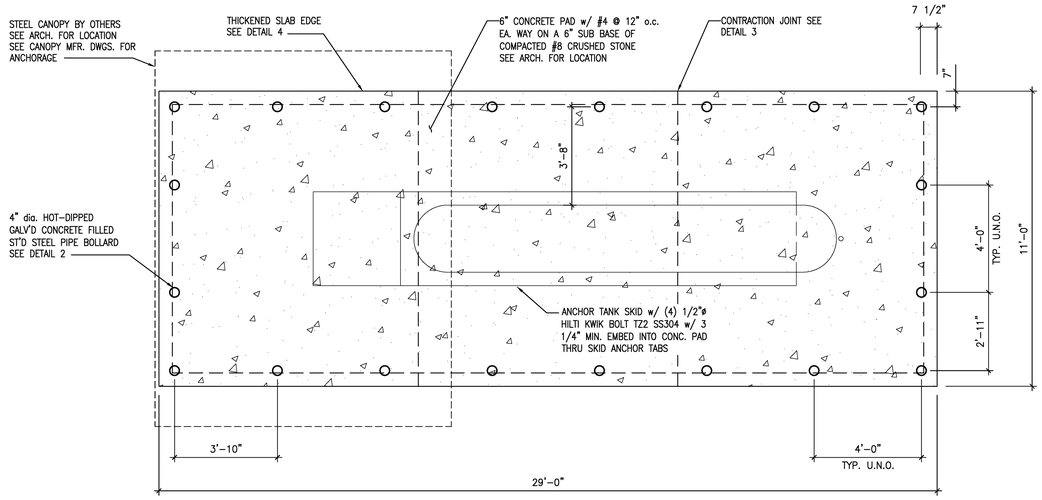
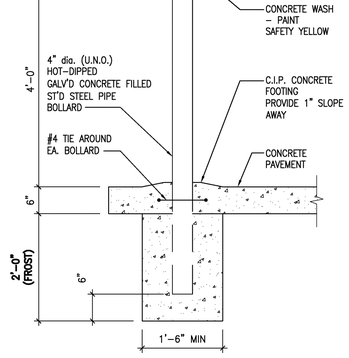
S1.0

STRUCTURAL PLAN AND NOTES



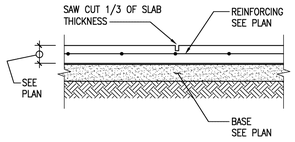
1 | PROPANE VESSEL PAD

3/8" = 1'-0"



2 | DETAIL

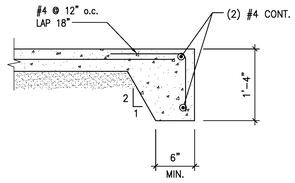
TYPICAL BOLLARD



MAX. SPACING OF JOINTS TO BE 16'-0" MAX. ENCLOSED AREA TO BE 256 SQ. FT. PANELS SHALL BE NEAR SQUARE UNLESS NOTED.
"SOFF-CUT" CONCRETE SAW SHALL BE USED WHERE REQUIRED. CUT WITHIN 4 HRS. OF FINISHING.

3 | DETAIL

TYPICAL SLAB ON GRADE CONTRACTION JOINT



4 | DETAIL

TYPICAL TURNED DOWN SLAB

onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

REGISTERED PROFESSIONAL ENGINEER SCOTT A. FRANCIS C 92385 CIVIL STATE OF CALIFORNIA

9.19.22

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	AKH

Date	Issue
9-16-22	PERMIT

S2.0

PROPANE VESSEL PLAN & DETAILS

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	ESP	SONES	WGT.	POWER V/PH	NOTES
6 TF-1	GREENHECK	SE1-20-428-B3	3,600	0.25	14.3	39 LBS	1/3HP 120/1	5-7

NOTES:
1. NOT USED
2. NOT USED
3. NOT USED
4. NOT USED
5. PREWIRED DISCONNECT
6. WALL COLLAR, BACKDRAFT DAMPER, MOTOR SIDE GUARD AND 45° WEATHERHOOD.
7. WALL STAT FOR SUMMER OPERATION. INTERLOCK FAN OPERATION WITH MOTORIZED DAMPERS ON INTAKE LOUVERS.

MECHANICAL GENERAL NOTES:

A. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATION HEATING AND COOLING SYSTEM.

B. CONTRACTOR SHALL PROVIDE ALL REQUIRED HVAC PERMITS.

C. THE CONTRACTOR SHALL COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES.

D. ALL HVAC WORK TO BE PERFORMED SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL CODES.

E. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS, AND CONTROL WIRING.

F. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE THAT SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE FINAL WORK ACCEPTANCE BY THE OWNER AND A FIVE YEAR WARRANTY ON THE COMPRESSOR.

G. CONTRACTORS SHALL INSTALL ALL NECESSARY OFFSETS, BENDS, AND TRANSITIONS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

H. ALL WORK OF THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID ANY INTERFERENCES THAT MAY DELAY PROGRESS DURING CONSTRUCTION.

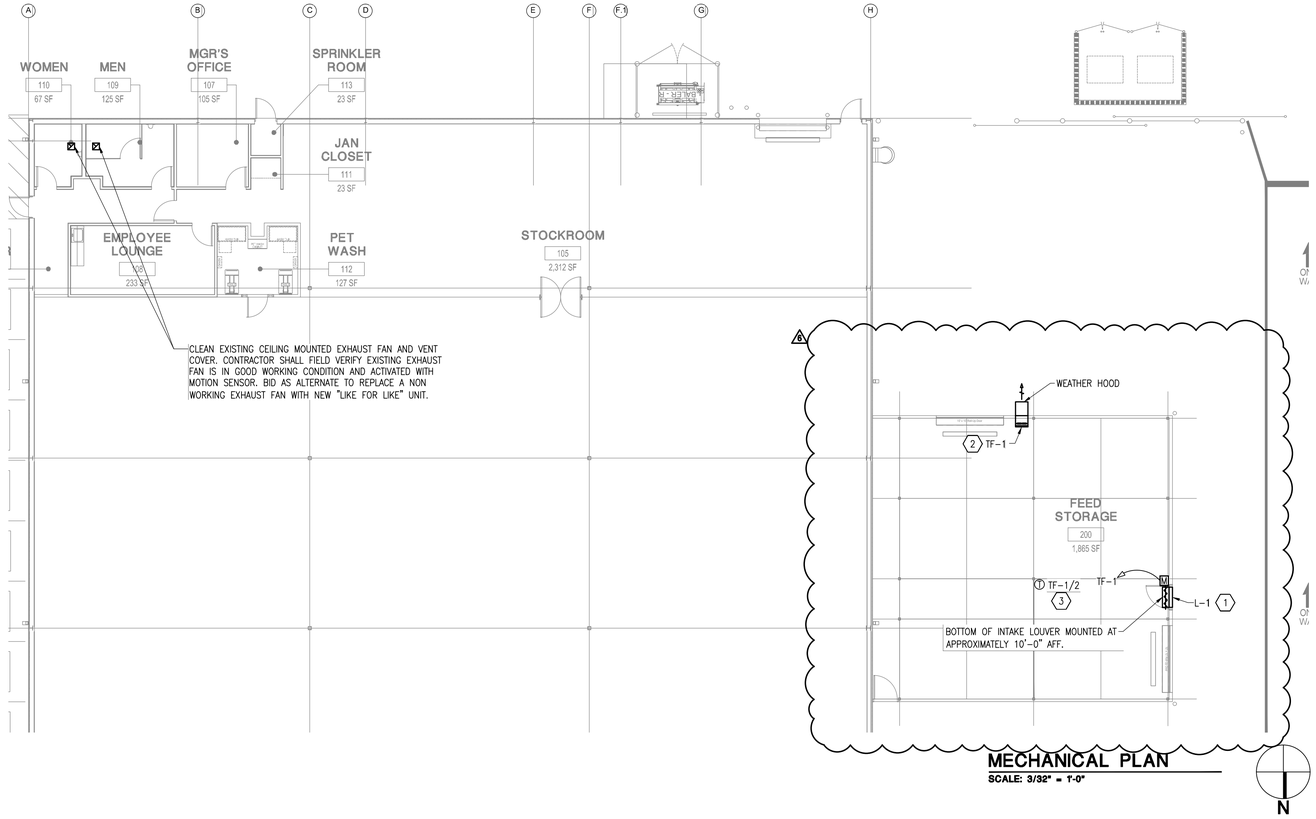
I. THE MECHANICAL CONTRACTOR SHALL TEST AND BALANCE TO THE AIR QUANTITIES ON THE PLAN AND PROVIDE A T&B REPORT.

J. CONTRACTOR SHALL INSTALL A THERMOSTAT IN ACCORDANCE WITH THERMOSTAT SPECS.

K. CONTRACTOR SHALL PROVIDE EQUIPMENT OF THE SCHEDULED CAPACITIES DESIGNED.

(X) KEYED NOTE SCHEDULE

1. FURNISH AND INSTALL 36" WIDE X 42" TALL INTAKE LOUVER (L-1, L-2), GREENHECK MODEL ESD-403 DRAINABLE BLADE MADE OF HEAVY GAUGE EXTRUDED ALUMINUM, 50% FREE AREA SIZED FOR 3,600 CFM @ 0.08 IN WG. PROVIDE WITH STAINLESS STEEL BIRDSCREEN AND MOTORIZED DAMPER WITH LIMIT SWITCH. COORDINATE ACTUATOR VOLTAGE FOR INTERLOCK WITH EXHAUST FAN. RELAY SHALL BE PROVIDED BY E.C.
2. INSTALL EXHAUST FAN AS HIGH AS POSSIBLE.
3. PROVIDE WALL STAT (WITH ADJUSTMENT AND READ-OUT) FOR SUMMER VENTILATION BASED ON ROOM TEMP 85°F(ADJ).



MECHANICAL PLAN
SCALE: 3/32" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
M39708
MECHANICAL
STATE OF CALIFORNIA
Exp: 12/31/25

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TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	DAM

Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
12-1-23	4 REVISION 4
8-28-24	6 REVISION 6

M1.0

MECHANICAL PLAN

PLUMBING FIXTURE SPECIFICATIONS

MARK	DESCRIPTION	***SUBMIT SUBSTITUTIONS FOR EQUAL PRODUCTS TO T.S.C. P.M. FOR APPROVAL
BS	BREAKROOM SINK: (SINGLE BOWL, S.S., GOOSENECK): BREAKROOM SINK AND FAUCET SHALL BE FURNISHED BY TRACTOR SUPPLY COMPANY & INSTALLED BY CONTRACTOR. PROFLO MODEL PFSR2521553C 21"x15"x5.5" DEEP BOWL 20 GA. STAINLESS STEEL, SELF RIM, AND REAR DECK FAUCET (1.8 GPM) MOUNTING WITH 3 HOLES. COMPLETE WITH PROFLO MODEL PFXC1414MCPLS FAUCET WITH GOOSENECK SPOUT AND METAL LEVER HANDLE, POLISHED CHROME FINISH MCGUIRE 8912 P-TRAP, AND TWO MCGUIRE 2165-CC SUPPLIES WITH STOPS. PROVIDE A TRUEBRO INC., HANDI-LAV-GUARD INSULATION KIT MODEL 102W WITH ACCESSORY 105W. MOUNT FIXTURE WITH FLOOD RIM MAX. 34" AFF.	
HR	HOSE REEL: REEL CRAFT MODEL GCD83050 OLP. MOUNT FROM STRUCTURE. COORDINATE EXACT LOCATION WITH LATEST TSC FIXTURE PLAN AND TSC PM.	
HB	HOSE BIBB: WOODFORD MODEL 24, 3/4", ANTI-SIPHON WITH NIDEL MODEL 34HF VACUUM BREAKER.	
HB2	HOSE BIBB (NON-FREEZE, KEYED HANDLE): WOODFORD MODEL 65, 3/4", AUTOMATIC DRAINING BRASS FINISH, NIDEL MODEL 34HA VACUUM BREAKER, PROVIDE LOOSE TEE KEY.	
WH-1	WATER HEATER (GAS INSTANTANEOUS, 96% EFFICIENCY, 120V/1ø, 4 AMPS): A.O. SMITH MODEL 240H (OR EQUAL) INTERIOR WALL MOUNTED, GAS, INSTANTANEOUS WATER HEATER, RATED AT 13,000 TO 160,000 BTUH, WITH CAPACITY OF 0.4-6.6 GAL./MIN. - WATER HEATER SHALL CONFORM TO IECC 701, 504 AND ASHRAE 90.1. SET TO 120°F OUTLET TEMP. PROVIDE W/ ISOLATION VALVE KIT, AND CONCENTRIC VENT KIT.	
WASH TUB	PET WASH TUB AND FAUCET TO BE PROVIDED BY TSC AND INSTALLED BY CONTRACTOR: DURA DOG MODEL GTU50S PREMIER STAINLESS STEEL TUB, FURNISH AND INSTALL COMPLETE WITH PETLIFT A45-4C-625 FAUCET PACKAGE WITH VACUUM BREAKER, 72" STAINLESS STEEL HOSE W/ SPRAYER, AND WALL MOUNTING HOOK. PROVIDE WITH ENDURA IN-LINE DRAIN STRAINER, MODEL 393243AW, BELOW TUB IN PLACE OF P-TRAP. STRAINER CLEANOUT SHALL BE INSTALLED IN EASILY ACCESSIBLE LOCATION. COORDINATE LEFT HAND / RIGHT HAND CONFIGURATION AS SHOWN ON DRAWINGS WITH TSC. CONTRACTOR TO INSTALL SMARTWAY INTERCEPTOR TO TUB DRAINS FURNISHED BY TUB VENDOR IN PLACE OF REGULAR STRAINER BASKETS.	
WASH TUB ADA	ACCESSIBLE PET WASH TUB AND FAUCET TO BE PROVIDED BY TSC AND INSTALLED BY CONTRACTOR: DURA DOG MODEL GTU50S PREMIER STAINLESS STEEL TUB, FURNISH AND INSTALL COMPLETE WITH PETLIFT A45-4C-625 FAUCET PACKAGE WITH VACUUM BREAKER, 72" STAINLESS STEEL HOSE W/ SPRAYER, AND WALL MOUNTING HOOK. PROVIDE WITH ENDURA IN-LINE DRAIN STRAINER, MODEL 393243AW, BELOW TUB IN PLACE OF P-TRAP. STRAINER CLEANOUT SHALL BE INSTALLED IN EASILY ACCESSIBLE LOCATION. COORDINATE LEFT HAND / RIGHT HAND CONFIGURATION AS SHOWN ON DRAWINGS WITH TSC. CONTRACTOR TO INSTALL SMARTWAY INTERCEPTOR TO TUB DRAINS FURNISHED BY TUB VENDOR IN PLACE OF REGULAR STRAINER BASKETS.	
HD	2" HUB DRAIN 3"x2" REDUCER WITH DEEP SEAL TRAP AND GREEN-SEAL (OR EQUAL) TRAP DEVICE.	
CO	FLOOR CLEANOUT. JAY R SMITH 4020 SERIES, DUCO CAST IRON CLEANOUT WITH SCORIATED SECURED NICKEL BRONZE TOP.	
FS	FLOOR SINK (14" X 14"): ZURN MODEL FS12-6-PV3 14"X14" PVC FLOOR SINK WITH 3" PVC HUB CONNECTION WITH DOME STRAINER. FURNISH WITH SEDIMENT BUCKET -Y, HALF-GRATE -H, AND P-TRAP. MOUNT FLUSH WITH CONCRETE FLOOR.	

(X) KEYNOTE SCHEDULE

1. REPLACE EXISTING BREAKROOM SINK. SINK TO BE PROVIDED BY TRACTOR SUPPLY COMPANY. RECONNECT WASTE, VENT, SINK AND WATER TO EXISTING LINES AS REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION.
2. CAPACITY TEST EXISTING MOP SINK. BID AS ALTERNATE TO REPLACE WITH NEW "LIKE FOR LIKE" UNIT IF BASIN AND/OR FAUCET ARE FOUND LEAKING.
3. THOROUGHLY CLEAN AND SANITIZE EXISTING ELECTRIC WATER COOLER.
4. EXISTING LAVATORY TO BE REUSED. CLEAN WALL MOUNTED SINK(S) AND RE-CAULK TO WALL. ENSURE CAULK IS CLEAN/SMOOTH TRANSITION FROM SINK TO WALL. CLEAN EXISTING HARDWARE. HARDWARE INCLUDES, ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE. IF HARDWARE WILL NOT COME CLEAN BID AS ALTERNATE TO REPLACE. REPLACE ADA WRAPS.
5. EXISTING WATER CLOSET TO BE REUSED. CLEAN WATER CLOSET AND REPLACE THE SEAT. IF HARDWARE WILL NOT COME CLEAN PER TSC PM, BID AS ALTERNATE TO FURNISH AND INSTALL NEW HARDWARE INCLUDING ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE.
6. EXISTING URINAL TO BE REUSED. ENSURE CAULK IS CLEAN/SMOOTH TRANSITION FROM URINAL WALL. IF HARDWARE WILL NOT COME CLEAN PER TSC PM, FURNISH AND INSTALL NEW HARDWARE INCLUDING ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE. RETROFIT EXISTING FLUSHVALVE WITH ZURN MODEL ZERK-CPM MOTION SENSOR.
7. ROUTE GAS LINE CAPABLE OF PROVIDING 160 CFH FROM BUILDING GAS SUPPLY TO WH-1. IF THE EXISTING GAS PRESSURE IS LESS THAN 2 PSI, PROVIDE AN 1 1/4" GAS LINE. IF EXISTING GAS PRESSURE IS AT 2 LBS., PROVIDE 1/2" GAS SUPPLY LINE WITH THE REGULATOR AND VENT LOCATED ON THE ROOF. ROOF TO BE SEALED WATER TIGHT AT ROOF PENETRATION.
8. EXTEND AND CONNECT 3/4" CW TO EXISTING 1" OR LARGER CW SUPPLY. FIELD LOCATE AND VERIFY. PROVIDE ISOLATION VALVE AT CONNECTION TO EXISTING PIPING.
9. CONNECT TO EXISTING MINIMUM 3" SANITARY SEWER. VERIFY LOCATION, SIZE, FLOW DIRECTION AND INVERT ELEVATION OF EXISTING SANITARY PRIOR TO ROUGH-IN OF NEW SANITARY. PROVIDE FLOOR CLEANOUT AT CONNECTION TO EXISTING. NOTIFY THE ENGINEER OF RECORD IF SUITABLE EXISTING SANITARY CONNECTION POINT IS NOT AVAILABLE.
10. EXTEND AND CONNECT 2" VENT TO EXISTING 2" VENT OR LARGER. FIELD LOCATE AND VERIFY.
11. EXTEND 4" PVC GAS FLUE AND COMBUSTION AIR INTAKE FROM WATER HEATER UP TO CONCENTRIC VENT KIT THRU ROOF. SIZE COMBUSTION AIR AND FLUE PIPING AND INSTALL CONCENTRIC VENT KIT THRU ROOF PER MANUFACTURER'S RECOMMENDATIONS.
12. INTERCEPT EXISTING DOWNSPOUTS AND EXTEND LEADERS DOWN THROUGH THE ROOF OF THE GARDEN CENTER AND ALONG BOTTOM OF GREENHOUSE TRUSSES. LEADER TO DISCHARGE AT GRADE. COORDINATE FINAL LOCATIONS AND ATTACHMENT DETAILS WITH TSC PM AND GREENHOUSE VENDOR. FLASH AROUND OPENINGS. (COORDINATE THE CUTTING AND FLASHING WITH GREENHOUSE VENDOR) (TYP)

PLUMBING GENERAL NOTES:

A. PLUMBING CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS AND SIZES OF ALL UTILITIES, INCLUDING THE DEPTHS OF ALL BELOW GRADE SANITARY SEWERS, PRIOR TO START OF WORK. THIS DRAWING IS NOT INTENDED TO INDICATE ALL EXISTING UTILITIES.

B. CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID AND FIELD VERIFY EXISTING CONDITIONS TO ENSURE THAT THE WORK REPRESENTED ON THE DRAWINGS AND IN THESE SPECIFICATIONS CAN BE INSTALLED AS INDICATED. CONTRACTOR SHALL TAKE ALL INTERFERENCES INTO CONSIDERATION. IDENTIFY POTENTIAL INTERFERENCES WITH NEW WORK AND REPORT TO ARCHITECT IMMEDIATELY. PROVIDE ALL NECESSARY OFFSETS TO SUIT FIELD CONDITIONS AS REQUIRED.

C. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTION POINTS, INCLUDING SIZES AND INVERTS WITH EXISTING FIELD CONDITION PRIOR TO START OF WORK.

D. MAKE ALL UTILITY CONNECTIONS AND INSTALLATIONS IN FULL ACCORDANCE WITH ALL UTILITY REGULATIONS. PROVIDE ALL ADDITIONAL APPURTENANCES AS REQUIRED BY UTILITY COMPANY. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY, AND THE MANUFACTURER'S STRICTEST RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION.

E. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS RELATED TO THE INSTALLATION OF THE WORK.

F. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ACTS AND ALL AUTHORITIES HAVING JURISDICTION AND LANDLORD'S CRITERIA.

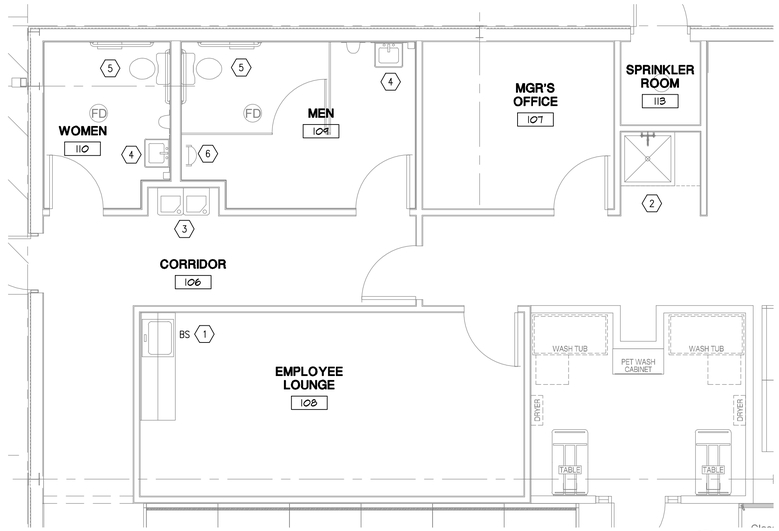
G. MAINTAIN ALL MANUFACTURER'S RECOMMENDED SERVICE CLEARANCES FOR ALL FIXTURES AND EQUIPMENT. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF PLUMBING FIXTURES.

H. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ANY WORK.

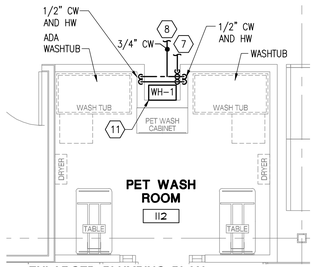
I. SLEEVE AND SEAL ALL PIPE PENETRATIONS OF WALLS AND FLOORS. APPLY INTUMESCENT FIRE SAFING COMPOUND AT PENETRATIONS OF FIRE-RATED WALLS AND FLOORS, MAINTAINING INTEGRITY AND RATING OF FIRE SEPARATION. SLEEVES THROUGH FLOORS SHALL EXTEND 2" ABOVE FLOOR, BE GROUTED INTO PLACE AND WATERPROOFED. PIPING THROUGH EXTERIOR WALLS SHALL BE SLEEVED AND SEALED WEATHER TIGHT WITH SILICONE CAULK.

J. ALL DOMESTIC COLD AND HOT WATER PIPING TO BE INSULATED WITH RIGID FIBERGLASS INSULATION WITH TYPE 'ASJ' JACKET. COLD WATER PIPES AND TO HAVE 1/2" THICK INSULATION. DOMESTIC HOT AND TEMPERED WATER PIPES TO HAVE 1" THICK INSULATION.

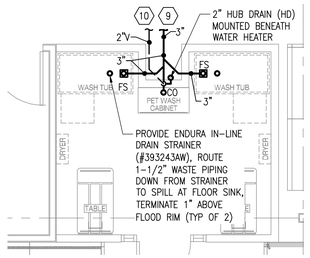
K. PVC PIPING IS NOT ALLOWED TO BE INSTALLED ABOVE GRADE UNLESS PERMITTED BY CODE AND IS NOT ALLOWED TO BE INSTALLED IN RETURN AIR PLENUMS.



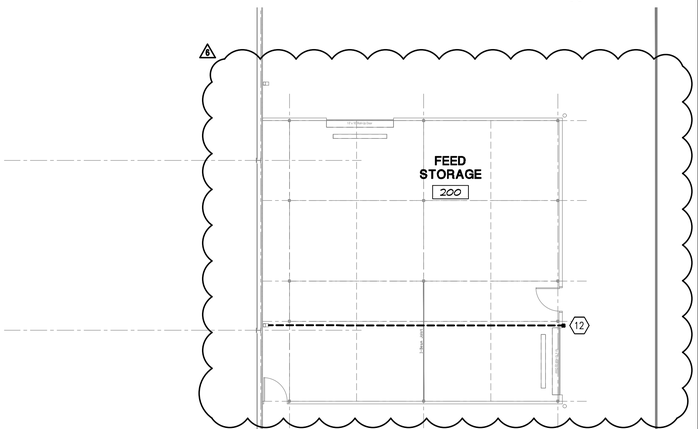
PLUMBING PLAN
SCALE: 1/4" = 1'-0"

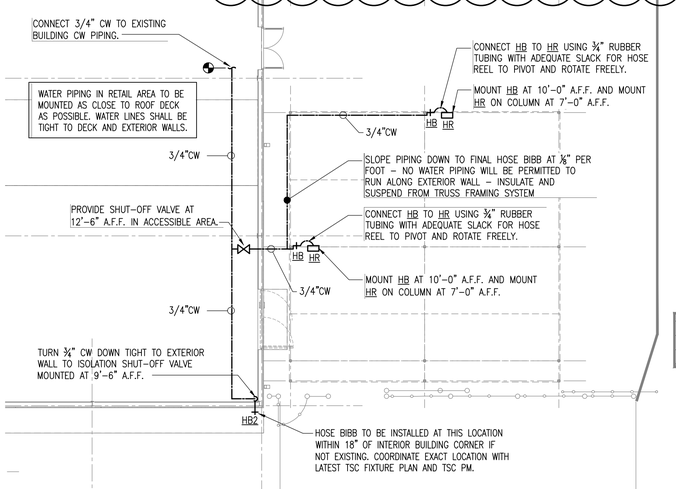


ENLARGED PLUMBING PLAN
WATER
SCALE: 1/4" = 1'-0"

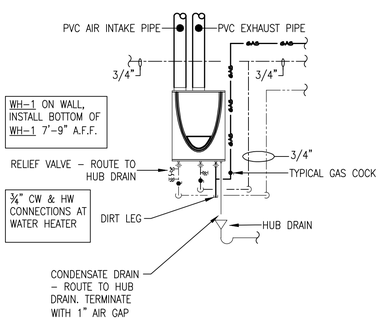


ENLARGED PLUMBING PLAN
WASTE/VENT
SCALE: 1/4" = 1'-0"

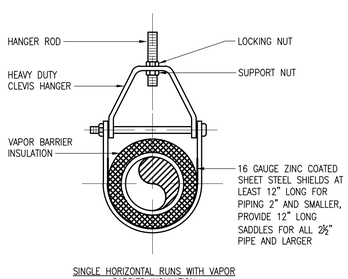




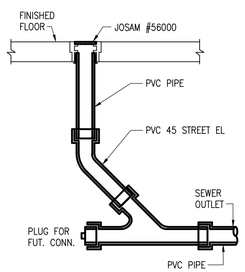
PLUMBING PLAN
SCALE: 3/32" = 1'-0"



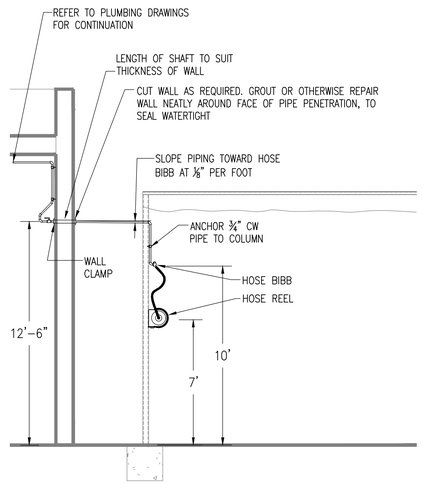
INSTANTANEOUS WATER HEATER DETAIL
SCALE: 1/2" = 1'-0"



1 | CLEVIS HANGER DETAIL
N.T.S.



2 | INTERIOR CLEANOUT DETAIL
N.T.S.



3 | GARDEN CENTER HOSE REEL SERVICE PIPING DETAIL
N.T.S.

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REGISTERED PROFESSIONAL ENGINEER
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11-3-23	3 REVISION 3
12-1-23	4 REVISION 4
8-28-24	6 REVISION 6

P1.0

PLUMBING PLAN

15001

GENERAL INFORMATION

A. GENERAL
1. CONFORM TO ALL GENERAL AND SPECIAL CONDITIONS OF CONTRACT AS SPECIFIED BY ARCHITECT, TENANT AND OWNER.
2. SPECIFICATIONS ARE APPLICABLE TO ALL CONTRACTORS AND SUBCONTRACTORS FOR MECHANICAL AND ELECTRICAL SYSTEMS
3. CONTRACTOR SHALL COMPLY WITH OWNER'S STANDARDS, FACILITY SPECIFICATIONS, RULES AND REGULATIONS. ALL OWNER'S CRITERIA SHALL BE COMPLIED WITH AND INCLUDED IN THIS BID. CHECK OTHER PLANS AND SPECIFICATIONS AND FULLY COORDINATE WITH OTHER TRADES AND ARCHITECT'S REQUIREMENTS.
4. VISIT SITE, CHECK FACILITIES AND CONDITIONS, AND VERIFY ALL UTILITY COMPANY REQUIREMENTS AND CONNECTION POINTS IN FIELD PRIOR TO STARTING WORK. TAKE ALL ITEMS INTO CONSIDERATION IN BID.
5. SYSTEMS ARE TO BE COMPLETE AND WORKABLE IN ALL RESPECTS, PLACED IN OPERATION AND PROPERLY ADJUSTED.
6. EACH CONTRACTOR SHALL PROVIDE FOR HIS OWN CLEAN-UP, REMOVAL AND LEGAL DISPOSAL OF ALL RUBBISH DAILY.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SEQUENCES OF CONSTRUCTION AND THE SAFETY OF WORKMEN. COMPLY WITH ALL OSHA REGULATIONS.
8. NO PIPING, DUCTWORK, CONTROLS, ETC., SHALL BE INSTALLED OR ROUTED ABOVE ELECTRICAL PANELS AND EQUIPMENT OR THROUGH ELEVATOR ROOMS OR SHAFTS.
9. THE MECHANICAL AND ELECTRICAL CONTRACTORS SHALL COORDINATE THE ELECTRICAL CHARACTERISTICS OF ALL MECHANICAL EQUIPMENT PRIOR TO ORDERING OF EQUIPMENT. NO ADDITIONAL PAYMENT WILL BE MADE FOR LACK OF CONTRACTOR COORDINATION OF ELECTRICAL CHARACTERISTICS.
10. ALL MECHANICAL AND ELECTRICAL SYSTEM COMPONENTS SHALL BE ROUTED TIGHT TO UNDERSIDE OF STRUCTURE AND THROUGH JOISTS OR TRUSSES WHERE POSSIBLE. COORDINATE INSTALLATION TO PRESERVE HEADROOM, EQUIPMENT ACCESS, AND ARCHITECTURAL CLEARANCES FOR FINISHES, INCLUDING CEILING HEIGHTS. COORDINATE WITH ALL OTHER TRADES AND DO NOT CONFLICT WITH THE ARCHITECTURAL REQUIREMENTS FOR THE FINISHED CONSTRUCTION. PROVIDE OFFSETS WHERE REQUIRED TO COORDINATE WITH OTHER TRADES.
11. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF ALL GRILLES AND DIFFUSERS.
12. OPERATION AND MAINTENANCE MANUALS:
THREE (3) BOUND SETS OF THE OPERATION AND MAINTENANCE MANUALS SHALL BE PROVIDED TO THE CONSTRUCTION REPRESENTATIVE AT TURNOVER, AND ARE REQUIRED FOR FINAL ACCEPTANCE.
13. AS BUILT DRAWINGS:
THE HVAC SUBCONTRACTOR SHALL PROGRESSIVELY RECORD ALL HVAC DRAWING CHANGES WHICH SHALL BE AVAILABLE AT ALL TIMES FOR REVIEW BY THE CONSTRUCTION REPRESENTATIVE. AN AUTOCAD COPY OF THE FINAL AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE CONSTRUCTION REPRESENTATIVE AT TURNOVER. THIS AUTOCAD AS-BUILT IS REQUIRED FOR FINAL ACCEPTANCE OF THE PROJECT.

B. CODES, STANDARDS AND REGULATIONS
1. CONFORM TO ALL APPLICABLE CODES, GOVERNMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND NATIONAL ELECTRICAL CODE.
2. OBTAIN PERMITS AND PAY ALL FEES. ARRANGE FOR ALL REQUIRED INSPECTIONS AND APPROVALS.

C. RELATED WORK SPECIFIED ELSEWHERE
1. OPENINGS AND CHASES, WHEN SHOWN ON ARCHITECTURAL DRAWINGS.

D. DRAWINGS
1. THE SYSTEMS AS SHOWN ON THE CONTRACT DRAWINGS ARE DIAGRAMMATIC.
2. THE INTENT IS FOR COMPLETE AND WORKABLE SYSTEMS. THE DRAWINGS AND THESE NOTES ARE TO BE USED TOGETHER AS A BASIS OF SHOWING AND/OR DESCRIBING THE SYSTEM REQUIREMENTS FOR THE FACILITY
3. VERIFY ALL DIMENSIONS AND CLEARANCES BY FIELD MEASUREMENT AND CHECK FOR INTERFERENCES PRIOR TO STARTING WORK.

E. BASE EQUIPMENT AND MATERIALS AND SUBSTITUTIONS
1. ALL EQUIPMENT AND MATERIALS SHALL BE NEW, FREE OF DEFECTS AND U.L. LABELED.
2. SUBMIT SHOP DRAWINGS FOR ALL EQUIPMENT, FIXTURES, ETC., INCLUDING ALL ACCESSORIES TO BE FURNISHED. BASE BID MANUFACTURERS AND MODELS ARE INCLUDED IN SPECIFICATIONS OR LISTED IN SCHEDULE ON DRAWING. ANY OTHER MANUFACTURER OR MODEL IS A SUBSTITUTION.
3. SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE OWNER AND SHALL BE LISTED ON THE FORM OF PROPOSAL FOR THE OWNER'S CONSIDERATION PRIOR TO CONTRACT AWARD. IF SUBSTITUTION IS SUBMITTED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO EVALUATE IT AND CERTIFY THAT THE SUBSTITUTION IS EQUIVALENT IN ALL RESPECTS TO THE BASE SPECIFICATIONS.
4. IF SUBSTITUTIONS ARE APPROVED, NOTIFY ALL OTHER CONTRACTORS, SUBCONTRACTORS OR TRADES AFFECTED BY SUBSTITUTION AND FULLY COORDINATE. ANY COSTS RESULTING FROM SUBSTITUTION, WHETHER BY CONTRACTOR OR OTHERS, SHALL BE RESPONSIBILITY OF AND PAID FOR BY SUBSTITUTING CONTRACTOR.
5. ALL EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFORM TO THESE REQUIREMENTS PRIOR TO STARTING WORK.

F. CHECK, TEST, START, ADJUST, BALANCE AND INSTRUCTIONS
1. AFTER INSTALLATION, CHECK ALL EQUIPMENT, AND PERFORM START UP IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. ALL PIPING SHALL BE TESTED AND FREE OF LEAKS.
3. BALANCE ALL SYSTEMS, CALIBRATE CONTROLS, CHECK FOR PROPER OPERATING SEQUENCE UNDER ALL CONDITIONS, AND MAKE ALL NECESSARY ADJUSTMENTS.
4. ALL WIRING SHALL BE FULLY TESTED AND MADE FREE OF GROUNDS AND SHORT CIRCUITS.
5. INSTRUCT OWNER IN OPERATION OF SYSTEMS AND SUBMIT OPERATING AND MAINTENANCE MANUAL ON ALL EQUIPMENT AND SYSTEMS.
6. PROVIDE ENGRAVED LABELS AND IDENTIFICATION TAGS FOR ALL PIPING SYSTEMS, VALVES AND EQUIPMENT.
7. PROVIDE TYPED PANEL DIRECTORIES AND ENGRAVED LABELS FOR ALL PANELS AND EQUIPMENT.

G. CUTTING, PATCHING AND DRILLING
1. ALL CUTTING AND CHASING OF THE BUILDING CONSTRUCTION REQUIRED FOR THIS WORK SHALL BE BY THIS CONTRACTOR UNLESS SHOWN ON ARCHITECTURAL DRAWINGS AND CONFIRMED AS TO SIZE AND LOCATION PRIOR TO NEW CONSTRUCTION. CUTTING SHALL BE IN A NEAT AND WORKMANLIKE MANNER.
2. NEATLY SAW CUT ALL RECTANGULAR OPENINGS, SET SLEEVE THROUGH OPENING, AND FINISH PATCH OR PROVIDE TRIM FLANGE AROUND OPENING.
3. NEATLY SAW CUT FLOORS FOR SEWER INSTALLATION AND PATCH FLOOR TO MATCH EXISTING, INCLUDING FLOOR COVERING.
4. CORE DRILL AND SLEEVE ALL ROUND OPENINGS.
5. CUT AND PATCH EXISTING BUILDING WALLS AS REQUIRED FOR DUCT INSTALLATION. PROVIDE STEEL LINTEL ABOVE OPENING WIDER THAN 10". SEE STRUCTURAL DRAWINGS FOR SIZES. PROVIDE ESCUTCHEONS OR 2" WIDE SHEET METAL FLANGES AROUND ALL EXPOSED PENETRATIONS.
6. DO NOT CUT ANY STRUCTURAL COMPONENTS WITHOUT ARCHITECT'S APPROVAL.
7. PATCH AND FINISH TO MATCH ADJACENT AREAS THAT HAVE BEEN CUT, DAMAGED OR MODIFIED TO INSTALL EQUIPMENT FOR THIS PROJECT.
8. CUTTING OF ROOF, INSTALLATION OF CURBS, AND PATCHING OF ROOF SHALL BE BY A CERTIFIED ROOFING CONTRACTOR, APPROVED BY BUILDING OWNER, AND PAID FOR BY THIS CONTRACTOR.
9. FIRE STOP ALL PENETRATIONS OF FIRE RATED CONSTRUCTION IN A CODE APPROVED MANNER, USING UL LISTED FIRE RATED MATERIALS.
10. ALL CONTRACTORS SHALL CONFIRM WITH OWNER, PRIOR TO BID, TIMES AVAILABLE FOR NOISE PRODUCING WORK SUCH AS CUTTING AND CORE DRILLING OF FLOORS, WALLS, ETC., AS WELL AS TIMES FOR WORK WHICH REQUIRE ACCESS INTO ADJOINING AREAS. INCLUDE ANY PREMIUM TIME REQUIRED IN BID.

H. WARRANTY
1. FULLY WARRANT ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
2. EXTEND ALL MANUFACTURER'S WARRANTIES TO OWNER, INCLUDING FIVE (5) YEAR COMPRESSOR AND TEN (10) YEAR HEAT EXCHANGER EXTENDED WARRANTY ON HVAC EQUIPMENT.
3. REPAIR OR REPLACE WITHOUT CHARGE TO THE OWNER ALL ITEMS FOUND DEFECTIVE DURING THE WARRANTY PERIOD.

SECTION 15082

PIPING INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES
A. PIPING INSULATION.
B. JACKETS AND ACCESSORIES.

1.02 RELATED REQUIREMENTS

PART 2 PRODUCTS

2.01 REQUIREMENTS FOR ALL PRODUCTS OF THIS SECTION
A. SURFACE BURNING CHARACTERISTICS: FLAME SPREAD/SMOKE DEVELOPED INDEX OF 25/50, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM E 84, NFPA 255, OR UL 723.

2.02 GLASS FIBER (THICKNESS SHALL PROVIDE R VALUE REQUIRED BY GOVERNING ENERGY CONSERVATION CODE FOR SPECIFIC APPLICATION)
A. INSULATION: RIGID MOLDED, NONCOMBUSTIBLE.
1. 'K' VALUE: 0.24 AT 75 DEGREES F.
2. MAXIMUM SERVICE TEMPERATURE: 850 DEGREES F.
3. MAXIMUM MOISTURE ABSORPTION: 0.2 PERCENT BY VOLUME.
B. VAPOR BARRIER JACKET: WHITE KRAFT PAPER WITH GLASS FIBER YARN, BONDED TO ALUMINIZED FILM; MOISTURE VAPOR TRANSMISSION WHEN TESTED IN ACCORDANCE WITH 0.02 PERM-INCHES.

2.03 JACKETS
A. PVC PLASTIC.
1. JACKET: ONE PIECE MOLDED TYPE FITTING COVERS AND SHEET MATERIAL, OFF-WHITE COLOR.
a. MINIMUM SERVICE TEMPERATURE: 0 DEGREES F.
b. MAXIMUM SERVICE TEMPERATURE: 150 DEGREES F.
c. MOISTURE VAPOR PERMEABILITY: 0.002 PERM INCH, MAXIMUM.
d. THICKNESS: 10 MIL.
e. CONNECTIONS: BRUSH ON WELDING ADHESIVE.

PART 3 EXECUTION

3.01 EXAMINATION
C. VERIFY THAT PIPING HAS BEEN TESTED BEFORE APPLYING INSULATION MATERIALS.
D. VERIFY THAT SURFACES ARE CLEAN AND DRY, WITH FOREIGN MATERIAL REMOVED.

3.02 INSTALLATION
A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
B. INSTALL IN ACCORDANCE WITH NAIMA NATIONAL INSULATION STANDARDS.
C. EXPOSED PIPING: LOCATE INSULATION AND COVER SEAMS IN LEAST VISIBLE LOCATIONS.
D. INSULATED PIPES CONVEYING FLUIDS BELOW AMBIENT TEMPERATURE: INSULATE ENTIRE SYSTEM INCLUDING FITTINGS, VALVES, UNIONS, FLANGES, STRAINERS, FLEXIBLE CONNECTIONS, PUMP BODIES, AND EXPANSION JOINTS.
E. GLASS FIBER INSULATED PIPES CONVEYING FLUIDS BELOW AMBIENT TEMPERATURE:
1. PROVIDE VAPOR BARRIER JACKETS, FACTORY-APPLIED OR FIELD-APPLIED. SECURE WITH SELF-SEALING LONGITUDINAL LAPS AND BUTT STRIPS WITH PRESSURE SENSITIVE ADHESIVE. SECURE WITH OUTWARD CLINCH EXPANDING STAPLES AND VAPOR BARRIER MASTIC.
2. INSULATE FITTINGS, JOINTS, AND VALVES WITH MOLDED INSULATION OF LIKE MATERIAL AND THICKNESS AS ADJACENT PIPE. FINISH WITH GLASS CLOTH AND VAPOR BARRIER ADHESIVE OR PVC FITTING COVERS.
F. FOR HOT PIPING CONVEYING FLUIDS 140 DEGREES F OR LESS, DO NOT INSULATE FLANGES AND UNIONS AT EQUIPMENT, BUT BEVEL AND SEAL ENDS OF INSULATION.
G. GLASS FIBER INSULATED PIPES CONVEYING FLUIDS ABOVE AMBIENT TEMPERATURE:
1. PROVIDE STANDARD JACKETS, WITH OR WITHOUT VAPOR BARRIER, FACTORY-APPLIED OR FIELD-APPLIED. SECURE WITH SELF-SEALING LONGITUDINAL LAPS AND BUTT STRIPS WITH PRESSURE SENSITIVE ADHESIVE. SECURE WITH OUTWARD CLINCH EXPANDING STAPLES.
2. INSULATE FITTINGS, JOINTS, AND VALVES WITH INSULATION OF LIKE MATERIAL AND THICKNESS AS ADJOINING PIPE. FINISH WITH GLASS CLOTH AND ADHESIVE OR PVC FITTING COVERS.
H. INSERTS AND SHIELDS:
1. APPLICATION: PIPING 1-1/2 INCHES DIAMETER OR LARGER.
2. SHIELDS: GALVANIZED STEEL BETWEEN PIPE HANGERS OR PIPE HANGER ROLLS AND INSERTS.
3. INSERT LOCATION: BETWEEN SUPPORT SHIELD AND PIPING AND UNDER THE FINISH JACKET.
4. INSERT CONFIGURATION: MINIMUM 6 INCHES LONG, OF SAME THICKNESS AND CONTOUR AS ADJOINING INSULATION; MAY BE FACTORY FABRICATED.
5. INSERT MATERIAL: HYDROUS CALCIUM SILICATE INSULATION OR OTHER HEAVY DENSITY INSULATING MATERIAL SUITABLE FOR THE PLANNED TEMPERATURE RANGE.
I. CONTINUE INSULATION THROUGH WALLS, SLEEVES, PIPE HANGERS, AND OTHER PIPE PENETRATIONS. FINISH AT SUPPORTS, PROTRUSIONS, AND INTERRUPTIONS. AT FIRE SEPARATIONS.
J. PIPE EXPOSED IN MECHANICAL EQUIPMENT ROOMS OR FINISHED SPACES (LESS THAN 10 FEET ABOVE FINISHED FLOOR) WHERE SUBJECT TO DAMAGE: FINISH WITH PVC JACKET AND FITTING COVERS.
K. BURIED PIPING: PROVIDE FACTORY FABRICATED ASSEMBLY WITH INNER ALL-PURPOSE SERVICE JACKET WITH SELF-SEALING LAP, AND ASPHALT IMPREGNATED OPEN MESH GLASS FABRIC, WITH ONE MIL THICK ALUMINUM FOIL SANDWICHED BETWEEN THREE LAYERS OF BITUMINOUS COMPOUND; OUTER SURFACE FACED WITH A POLYESTER FILM.

3.03 SCHEDULES
A. PLUMBING SYSTEMS:
1. DOMESTIC HOT AND COLD WATER SUPPLY:
a. GLASS FIBER INSULATION:
1) PIPE SIZE RANGE: 1/2-3 INCH.
2) THICKNESS: 1/2 INCH.

SECTION 15145

PLUMBING PIPING

PART 1 GENERAL

1.01 SECTION INCLUDES
A. PIPE, PIPE FITTINGS, VALVES, AND CONNECTIONS FOR PIPING SYSTEMS.
1. SANITARY SEWER AND VENT.
2. DOMESTIC WATER.

1.02 SUBMITTALS
A. PROJECT RECORD DOCUMENTS: RECORD ACTUAL LOCATIONS OF VALVES.

1.03 QUALITY ASSURANCE
1. PERFORM WORK IN ACCORDANCE WITH CURRENT LOCAL GOVERNING PLUMBING CODE
2. MAINTAIN ONE COPY ON PROJECT SITE.
B. VALVES: MANUFACTURER'S NAME AND PRESSURE RATING MARKED ON VALVE BODY.
C. WELDING MATERIALS AND PROCEDURES: CONFORM TO ASME (BPV IX) AND APPLICABLE STATE LABOR REGULATIONS.
D. WELDER QUALIFICATIONS: CERTIFIED IN ACCORDANCE WITH ASME (BPV IX).
E. IDENTIFY PIPE WITH MARKING INCLUDING SIZE, ASTM MATERIAL CLASSIFICATION, ASTM SPECIFICATION, POTABLE WATER CERTIFICATION, WATER PRESSURE RATING.

1.04 REGULATORY REQUIREMENTS
A. PERFORM WORK IN ACCORDANCE WITH CURRENT LOCAL GOVERNING PLUMBING CODE.
B. CONFORM TO APPLICABLE CODE FOR INSTALLATION OF BACKFLOW PREVENTION DEVICES.
C. PROVIDE CERTIFICATE OF COMPLIANCE FROM AUTHORITY HAVING JURISDICTION INDICATING APPROVAL OF INSTALLATION OF BACKFLOW PREVENTION DEVICES.

1.05 DELIVERY, STORAGE, AND HANDLING
A. ACCEPT VALVES ON SITE IN SHIPPING CONTAINERS WITH LABELING IN PLACE. INSPECT FOR DAMAGE.
B. PROVIDE TEMPORARY PROTECTIVE COATING ON CAST IRON AND STEEL VALVES.
C. PROVIDE TEMPORARY END CAPS AND CLOSURES ON PIPING AND FITTINGS. MAINTAIN IN PLACE UNTIL INSTALLATION.
D. PROTECT PIPING SYSTEMS FROM ENTRY OF FOREIGN MATERIALS BY TEMPORARY COVERS, COMPLETING SECTIONS OF THE WORK, AND ISOLATING PARTS OF COMPLETED SYSTEM.

1.06 FIELD CONDITIONS
A. DO NOT INSTALL UNDERGROUND PIPING WHEN BEDDING IS WET OR FROZEN.

PART 2 PRODUCTS

2.01 SANITARY SEWER PIPING, BURIED WITHIN 5 FEET OF BUILDING
A. CAST IRON PIPE: HUB AND SPIGOT
1. FITTINGS: CAST IRON.
2. JOINTS: COMPRESSION GASKETS CONFORMING TO ASTM 564
B. PVC-DWV PLASTIC ASTM D-2665 WITH ASTM D-2665 DWV SOLVENT WELD SOCKET FITTINGS.

2.02 SANITARY SEWER AND VENT PIPING, ABOVE GRADE
A. CAST IRON PIPE: HUBLESS, SERVICE WEIGHT.
1. FITTINGS: CAST IRON.
2. JOINTS: NEOPRENE GASKETS AND STAINLESS STEEL CLAMP-AND-SHIELD ASSEMBLIES.
B. PVC PIPE: (WHERE ACCEPTABLE IN GOVERNING PLUMBING CODE)
1. FITTINGS: PVC.
2. JOINTS: SOLVENT WELDED, WITH SOLVENT CEMENT.

2.03 WATER PIPING, BURIED WITHIN 5 FEET OF BUILDING
A. COPPER PIPE: ANNEALED.
1. FITTINGS: CAST COPPER ALLOY OR WROUGHT COPPER AND BRONZE.
2. JOINTS: ALLOY SN95 SOLDER.

2.04 WATER PIPING, ABOVE GRADE
A. COPPER TUBE: TYPE L (B), DRAWN (H).
1. FITTINGS: CAST COPPER ALLOY OR WROUGHT COPPER AND BRONZE.
2. JOINTS: ALLOY SN95 SOLDER.

2.08 NATURAL GAS PIPING, ABOVE GRADE
A. STEEL PIPE: SCHEDULE 40 BLACK.
1. FITTINGS: MALLEABLE IRON, OR WROUGHT STEEL WELDING TYPE.
2. JOINTS: NFPA 54, THREADED OR WELDED.

2.09 FLANGES, UNIONS, AND COUPLINGS
A. UNIONS FOR PIPE SIZES 3 INCHES AND UNDER:
1. FERROUS PIPE: CLASS 150 MALLEABLE IRON THREADED UNIONS.
2. COPPER TUBE AND PIPE: CLASS 150 BRONZE UNIONS WITH SOLDERED JOINTS.

2.10 BALL VALVES
A. UP TO AND INCLUDING 2 INCHES
3. BRONZE, TWO PIECE BODY, CHROME PLATED, BRASS BALL, TEFLON SEATS AND TOPPING BOX RING, LEVER HANDLES AND BALANCING STOPS, SOLDER OR THREADED ENDS WITH UNION.

2.11 GATE VALVES
A. UP TO AND INCLUDING 3 INCHES:
1. MSS SP-80, CLASS 125, BRONZE BODY, BRONZE TRIM, RISING STEM, HANDWHEEL, INSIDE SCREW, SOLID WEDGE DISC, SOLDER ENDS.
B. 2 INCHES AND LARGER:
1. MSS SP-70, CLASS 125, IRON BODY, BRONZE TRIM, OUTSIDE SCREW AND YOKE, HANDWHEEL, SOLID WEDGE DISC, FLANGED ENDS. PROVIDE CHAIN-WHEEL OPERATORS FOR VALVES 6 INCHES AND LARGER MOUNTED OVER 8 FEET ABOVE FLOOR.

PART 3 EXECUTION

3.01 EXAMINATION
A. VERIFY THAT EXCAVATIONS ARE TO REQUIRED GRADE, DRY, AND NOT OVER-EXCAVATED.

3.02 PREPARATION
A. REAM PIPE AND TUBE ENDS. REMOVE BURRS. BEVEL PLAIN END FERROUS PIPE.
B. REMOVE SCALE AND DIRT, ON INSIDE AND OUTSIDE, BEFORE ASSEMBLY.
C. PREPARE PIPING CONNECTIONS TO EQUIPMENT WITH FLANGES OR UNIONS.

3.03 INSTALLATION
A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, STATE AND LOCAL PLUMBING CODES.
B. PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINTING DISSIMILAR METALS.
C. ROUTE PIPING IN ORDERLY MANNER AND MAINTAIN GRADIENT. ROUTE PARALLEL AND PERPENDICULAR TO WALLS.
D. INSTALL PIPING TO MAINTAIN HEADROOM, CONSERVE SPACE, AND NOT INTERFERE WITH USE OF SPACE.
E. GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS.
F. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
G. PROVIDE CLEARANCE IN HANGERS AND FROM STRUCTURE AND OTHER EQUIPMENT FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS.
H. PROVIDE ACCESS WHERE VALVES AND FITTINGS ARE NOT EXPOSED. COORDINATE SIZE AND LOCATION OF ACCESS DOORS WITH ARCHITECTURAL DRAWINGS/SPECIFICATIONS.
I. ESTABLISH ELEVATIONS OF BURIED PIPING OUTSIDE THE BUILDING TO ENSURE IT IS BELOW SITES FROST LINE.
J. INSTALL VENT PIPING PENETRATING ROOFED AREAS TO MAINTAIN INTEGRITY OF ROOF ASSEMBLY.
K. PROVIDE SUPPORT FOR UTILITY METERS IN ACCORDANCE WITH REQUIREMENTS OF UTILITY COMPANIES.
L. INSTALL BELL AND SPIGOT PIPE WITH BELL END UPSTREAM.
M. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.
N. INSTALL WATER PIPING TO ASME B31.9.
O. PVC PIPE: MAKE SOLVENT-WELDED JOINTS IN ACCORDANCE WITH ASTM D 2855. (DO NOT INSTALL IN RETURN AIR PLENUMS.)
P. SLEEVE PIPES PASSING THROUGH PARTITIONS, WALLS AND FLOORS.
Q. INSERTS:
1. PROVIDE INSERTS FOR PLACEMENT IN CONCRETE FORMWORK.
2. PROVIDE INSERTS FOR SUSPENDING HANGERS FROM REINFORCED CONCRETE SLABS AND SIDES OF REINFORCED CONCRETE BEAMS.
3. PROVIDE HOOKED ROD TO CONCRETE REINFORCEMENT SECTION FOR INSERTS CARRYING PIPE OVER 4 INCHES.
4. WHERE CONCRETE SLABS FORM FINISHED CEILING, LOCATE INSERTS FLUSH WITH SLAB SURFACE.
5. WHERE INSERTS ARE OMITTED, DRILL THROUGH CONCRETE SLAB FROM BELOW AND PROVIDE THROUGH-BOLT WITH RECESSED SQUARE STEEL PLATE AND NUT ABOVE SLAB.
R. PIPE HANGERS AND SUPPORTS:
1. INSTALL IN ACCORDANCE WITH ASME B31.9.
2. SUPPORT HORIZONTAL PIPING AS PER PIPE MANUFACTURES RECOMMENDATIONS OR AS SCHEDULED WHICH EVER IS MORE STRINGENT.
3. INSTALL HANGERS TO PROVIDE MINIMUM 1/2 INCH SPACE BETWEEN FINISHED COVERING AND ADJACENT WORK.
4. PLACE HANGERS WITHIN 12 INCHES OF EACH HORIZONTAL ELBOW.
5. USE HANGERS WITH 1-1/2 INCH MINIMUM VERTICAL ADJUSTMENT. DESIGN HANGERS FOR PIPE MOVEMENT WITHOUT DISENGAGEMENT OF SUPPORTED PIPE.
6. SUPPORT VERTICAL PIPING AT EVERY FLOOR. SUPPORT RISER PIPING INDEPENDENTLY OF CONNECTED HORIZONTAL PIPING.
7. WHERE SEVERAL PIPES CAN BE INSTALLED IN PARALLEL AND AT SAME ELEVATION, PROVIDE MULTIPLE OR TRAPEZE HANGERS.
8. PROVIDE COPPER PLATED HANGERS AND SUPPORTS FOR COPPER PIPING.
9. PRIME COAT EXPOSED STEEL HANGERS AND SUPPORTS. REFER TO SECTION 09900. HANGERS AND SUPPORTS LOCATED IN CRAWL SPACES, PIPE SHAFTS, AND SUSPENDED CEILING SPACES ARE NOT CONSIDERED EXPOSED.
10. SUPPORT CAST IRON DRAINAGE PIPING AT EVERY JOINT.

3.04 APPLICATION
A. USE GROOVED MECHANICAL COUPLINGS AND FASTENERS ONLY IN ACCESSIBLE LOCATIONS.
B. INSTALL UNIONS DOWNSTREAM OF VALVES AND AT EQUIPMENT OR APPARATUS CONNECTIONS.
C. INSTALL BALL VALVES FOR SHUT-OFF AND TO ISOLATE EQUIPMENT, PART OF SYSTEMS, OR VERTICAL RISERS.
D. INSTALL BALL VALVES FOR THROTTLING, BYPASS, OR MANUAL FLOW CONTROL SERVICES.
E. PROVIDE UL LISTED BALL VALVES IN NATURAL GAS SYSTEMS.
F. PROVIDE FLOW CONTROLS AND CHECK VALVES IN WATER RECIRCULATING SYSTEMS WHERE INDICATED.

3.05 TOLERANCES
A. DRAINAGE PIPING: ESTABLISH INVERT ELEVATIONS WITHIN 1/2 INCH VERTICALLY OF LOCATION INDICATED AND SLOPE TO DRAIN AT MINIMUM OF 1/8 INCH PER FOOT SLOPE.

3.06 DISINFECTION OF DOMESTIC WATER PIPING SYSTEM
A. DISINFECT WATER DISTRIBUTION SYSTEM AFTER INSTALLATION. ONE GALLON 5% CHLOROX PER 300 GALLONS SYSTEM VOLUME OR DISINFECT AS PROVIDED UNDER AWWA STANDARD C651-85 WITH 24 HOUR APPLICATION TIME PERIOD.
B. PRIOR TO STARTING WORK, VERIFY SYSTEM IS COMPLETE, FLUSHED AND CLEAN.

3.08 SCHEDULES
A. PIPE HANGER SPACING:
1. METAL PIPING:
a. PIPE SIZE: 1/2 INCHES TO 1-1/4 INCHES:
1) MAXIMUM HANGER SPACING: 6.5 FT.
2) HANGER ROD DIAMETER: 3/8 INCHES.
b. PIPE SIZE: 1-1/2 INCHES TO 2 INCHES:
1) MAXIMUM HANGER SPACING: 10 FT.
2) HANGER ROD DIAMETER: 3/8 INCH.
2. PLASTIC PIPING:
f. ALL SIZES:
1) MAXIMUM HANGER SPACING: 6 FT.
2) HANGER ROD DIAMETER: 3/8 INCH.

SECTION 15146

PLUMBING SPECIALTIES

PART 1 GENERAL

1.01 SECTION INCLUDES
A. HOSE BIBBS.

PART 2 PRODUCTS

2.01 HOSE BIBBS
A. INTERIOR HOSE BIBBS:
1. BRONZE OR BRASS WITH INTEGRAL MOUNTING FLANGE, REPLACEABLE HEXAGONAL DISC, HOSE THREAD SPOUT, CHROME PLATED WHERE EXPOSED WITH HANDWHEEL, INTEGRAL VACUUM BREAKER IN CONFORMANCE WITH ASSE 1011.
B. EXTERIOR HOSE BIBBS/WALL HYDRANTS:
2. ASSE 1019; FREEZE RESISTANT, SELF-DRAINING TYPE WITH CHROME PLATED WALL PLATE HOSE THREAD SPOUT, HANDWHEEL, AND INTEGRAL VACUUM BREAKER.

PART 3 EXECUTION

3.01 INSTALLATION
A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
B. INSTALL WATER HAMMER ARRESTORS COMPLETE WITH ACCESSIBLE ISOLATION VALVE ON HOT AND COLD WATER SUPPLY PIPING TO ALL FIXTURES WITH QUICK CLOSING FITTINGS.

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	DAM
Date	Issue
9-16-22	PERMIT

MP1.0

MECHANICAL AND PLUMBING SPECIFICATIONS

FIRE PROTECTION NOTES:

A. PROVIDE COVERAGE PER NFPA 13 REQUIREMENTS.

B. PROVIDE AND INSTALL DESIGN-BUILD SYSTEM TO MEET CODE REQUIREMENTS. PREPARE HYDRAULIC CALCULATIONS AND DESIGN DRAWINGS. OBTAIN ALL PERMITS, INSPECTIONS AND APPROVALS.

C. PROVIDE FIRE STOPPING AT WALL PENETRATIONS, REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.

D. PROVIDE AND INSTALL RECESSED SPRINKLER TYPES IN ALL AREAS WITH FINISHED CEILINGS AND UPRIGHT SPRINKLER HEADS FOR AREAS WITHOUT CEILINGS.

E. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, MECHANICAL PLANS, LIGHTING PLANS, ETC. FOR COORDINATION AND PLACEMENT OF SPRINKLER HEADS AND PIPING. LIGHTING WILL HAVE HIGHEST PRIORITY.

F. SPRINKLER HEADS THAT ARE LOCATED IN THE ACOUSTICAL PANELS OF THE CEILING GRID SHALL BE IN THE CENTER OF THE PANEL. THE EXACT LOCATION OF THE SPRINKLER HEADS SHALL BE DETERMINED AFTER CEILING GRID IS INSTALLED. DO NOT USE THE CEILING GRID PLANS TO DETERMINE THE LOCATION OF THE SPRINKLER HEADS.

G. HYDRANT TEST DATA TO BE DETERMINED BY FIRE PROTECTION CONTRACTOR. FIRE PROTECTION CONTRACTOR IS RESPONSIBLE TO DETERMINE IF A FIRE PUMP WILL BE REQUIRED, AND PROVIDE AND INSTALL AS NECESSARY.

H. THE COMPLETE INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL STATE, LOCAL AND NATIONAL CODES, ALL APPLICABLE SECTIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION, AND DIVISION 13 SPECIAL CONSTRUCTION. NOTE: THE MOST STRINGENT SPECIFICATION REQUIREMENTS APPLY

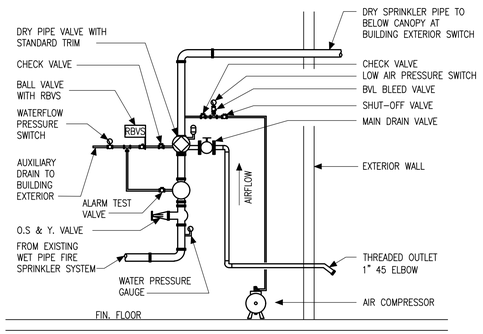
I. ALL ELECTRICAL CIRCUITS REQUIRED FOR EACH FIRE DETECTION SYSTEM, WATER FLOW ALARM AND VALVE SUPERVISION WIRING SHALL BE CHECKED BY THE FIRE PROTECTION CONTRACTOR TO ENSURE PROPER OPERATION. SPRINKLER SUPERVISORY DEVICES WILL BE COMPATIBLE WITH THE ALARM EQUIPMENT PANEL. COORDINATE WITH FIRE ALARM CONTRACTOR.

SPRINKLER LEGEND

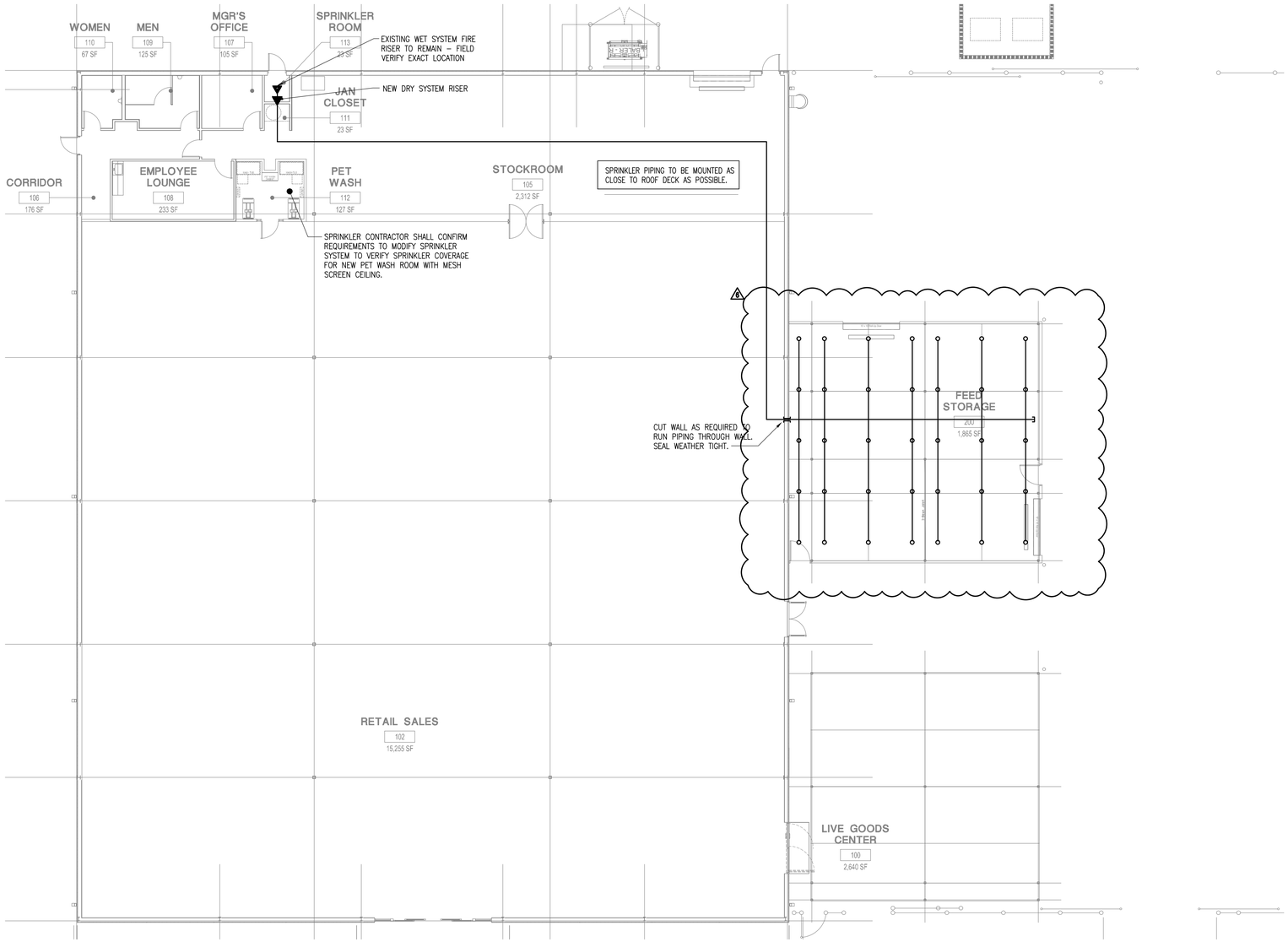
SYMBOL	DESCRIPTION
○	UPRIGHT HEAD (200°)
△	SPRINKLER RISER
◘	CHROME PENDANT HEAD (165°)
◙	DRY-TYPE RECESSED PENDANT HEAD (200°)

SPRINKLER INTENT INFORMATION

	FEED STORAGE
ZONE CLASSIFICATION**	ORDINARY HAZARD GROUP 2
DENSITY	.20 GPM/SQ. FT.
COVERAGE AREA	1,865 SQ. FT.
COVERAGE PER SPRINKLER	130 SQ. FT.
DISCHARGE TEMPERATURE	200°F
MAXIMUM HEAD SPACING	15 FT.
HOSE STREAM ALLOWANCE	250 GPM



1 | DRY PIPE SPRINKLER RISER SCHEMATIC
N.T.S.



THIS PLAN IS FOR GENERAL REFERENCE ONLY. ACTUAL DESIGN OF THE SPRINKLER SYSTEM, CALCS, GRID AND HEAD SPACING TO BE DESIGNED AND SUBMITTED BY THE FIRE PROTECTION DESIGNER.

FIRE PROTECTION PLAN
SCALE: 3/32" = 1'-0"

N

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REGISTERED PROFESSIONAL ENGINEER
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08/28/2024
MECHANICAL
STATE OF CALIFORNIA
Exp: 12/31/25

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TSC TRACTOR SUPPLY CO.

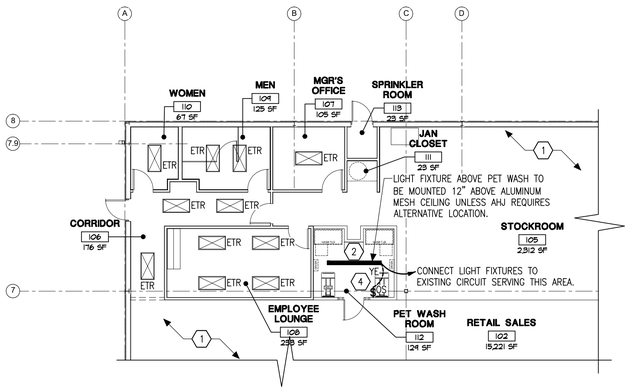
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	DAM

Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
12-1-23	4 REVISION 4
8-28-24	6 REVISION 6

FP1.0

FIRE PROTECTION PLAN



PET WASH LIGHTING PLAN

SCALE: 3/32" = 1'-0"

PANEL: C (NEW)

MAIN: 100A MAIN CIRCUIT BREAKER | VOLTAGE: 120/208 | PHASE: 3 | WIRE: 4 | BUS AMPS: 100 | AIC: 10K

MOUNTING: SURFACE | LOCATION: STOCKROOM 105 | FEED THRU LUGS: NO | ISOLATED GROUND BUS: NO

CKT	NOTE	BKR	LOAD DESCRIPTION	KVA	A∅	B∅	C∅	KVA	LOAD DESCRIPTION	BKR	NOTE	CKT
1	LZ1B	20/1	FIXTURE LIGHTING	1.0	2.0			1.0	CIRCULATING FANS	20/1		2
3	LZ1B	20/1	FIXTURE LIGHTING	1.0		2.0		1.0	CIRCULATING FANS	20/1		4
5	LZ1B	20/1	FIXTURE LIGHTING	1.0			1.0	0.0	SPARE	20/1		6
7		20/1	FIXTURE RECEPTACLE	0.6	0.6			0.0	SPARE	20/1		8
9	LZ1A	20/2	LIVE GOODS CENTER LTG/RCPT	0.4		0.5		0.0	SPARE	20/1		10
11	LZ3		LIVE GOODS CENTER SIGNAGE	0.5			1.3	0.9	SELF CHECKOUT/TV RCPT	20/1		12
13	LZ1A	20/1	FEED STORAGE LIGHTS	0.4	0.9			0.5	AUTOMATIC DOOR	20/1		14
15		20/1	SALES FLOOR AH COOLER	0.8		1.8		1.0	CHICK DAYS POWER REEL	20/1		16
17	L	20/1	HAND DRYER	1.0			2.0	1.0	CHICK DAYS POWER REEL	20/1		18
19	L	20/1	HAND DRYER	1.0	1.9			0.0	SPARE	20/1		20
21		15/1	TF-1/L-1	0.9		1.4		0.5	PETWASH WATER HEATER	20/1		22
23		20/1	SLIDING GATE	1.2			2.9	1.7	PETWASH DRYER RCPT	20/1		24
25		20/1	SPRINKLER AIR COMPRESSOR	0.5	2.2			1.7	PETWASH DRYER RCPT	20/1		26
27		20/1	RESTROOM'S RCPTS./EWC	0.6		1.6		1.0	FIXTURE LIGHTING	20/1	LZ1B	28
29		20/1	SPARE	0.0			0.0	0.0	SPARE	20/1		30
31		20/1	SPARE	0.0	0.0			0.0	SPARE	20/1		32
33		20/1	SPARE	0.0		0.0		0.0	SPARE	20/1		34
35		20/1	CHICK DAYS POWER REEL	1.0			1.0	0.0	SPARE	20/1		36
37		20/1	CHICK DAYS POWER REEL	1.0	1.5			0.5	LIGHTING CONTROL PANEL	20/1	L	38
39		20/1	SPARE	0.0		0.0		0.0	SPARE	20/1		40
41		20/1	SPARE	0.0			0.0	0.0	SPARE	20/1		42
			TOTAL KVA PER PHASE:		9.1	7.3	8.2					
			TOTAL KVA:		24.6							
			TOTAL AMPS:		68.3							

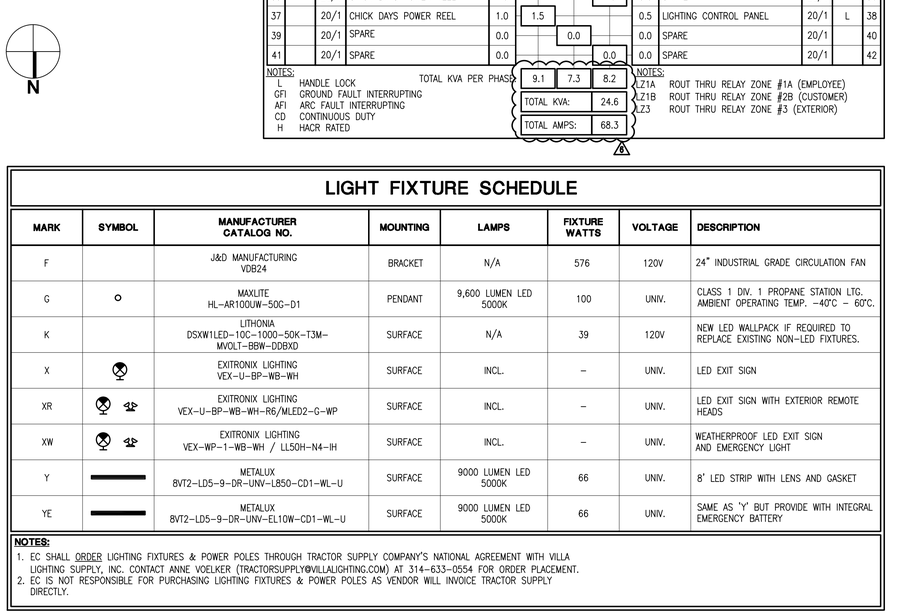
NOTES:
- L HANDLE LOCK
- GFI GROUND FAULT INTERRUPTING
- AFI ARC FAULT INTERRUPTING
- CD CONTINUOUS DUTY
- H HACR RATED

NOTES:
- LZ1A ROUT THRU RELAY ZONE #1A (EMPLOYEE)
- LZ1B ROUT THRU RELAY ZONE #2B (CUSTOMER)
- LZ3 ROUT THRU RELAY ZONE #3 (EXTERIOR)

LIGHT FIXTURE SCHEDULE

MARK	SYMBOL	MANUFACTURER CATALOG NO.	MOUNTING	LAMPS	FIXTURE WATTS	VOLTAGE	DESCRIPTION
F		J&D MANUFACTURING VDB24	BRACKET	N/A	576	120V	24" INDUSTRIAL GRADE CIRCULATION FAN
G	○	MAXLITE HL-AR100UW-50G-D1	PENDANT	9,600 LUMEN LED 5000K	100	UNIV.	CLASS 1 DIV. 1 PROPANE STATION LTG. AMBIENT OPERATING TEMP. -40°C ~ 60°C.
K		LITHONIA DSXW1LED-10C-1000-50K-T3M-MVOLT-BBW-DDBXD	SURFACE	N/A	39	120V	NEW LED WALLPACK IF REQUIRED TO REPLACE EXISTING NON-LED FIXTURES.
X	⊗	EXITRONIX LIGHTING VEX-U-BP-WB-WH	SURFACE	INCL.	–	UNIV.	LED EXIT SIGN
XR	⊗	EXITRONIX LIGHTING VEX-U-BP-WB-WH-R6/MLED2-G-WP	SURFACE	INCL.	–	UNIV.	LED EXIT SIGN WITH EXTERIOR REMOTE HEADS
XW	⊗	EXITRONIX LIGHTING VEX-WP-1-WB-WH / LL50H-N4-IH	SURFACE	INCL.	–	UNIV.	WEATHERPROOF LED EXIT SIGN AND EMERGENCY LIGHT
Y	▬	METALUX 8VT2-LD5-9-DR-UNV-L850-CD1-WL-U	SURFACE	9000 LUMEN LED 5000K	66	UNIV.	8' LED STRIP WITH LENS AND GASKET
YE	▬	METALUX 8VT2-LD5-9-DR-UNV-EL10W-CD1-WL-U	SURFACE	9000 LUMEN LED 5000K	66	UNIV.	SAME AS 'Y' BUT PROVIDE WITH INTEGRAL EMERGENCY BATTERY

NOTES:
1. EC SHALL ORDER LIGHTING FIXTURES & POWER POLES THROUGH TRACTOR SUPPLY COMPANY'S NATIONAL AGREEMENT WITH VILLA LIGHTING SUPPLY, INC. CONTACT ANNE VOELKER (TRACTORSUPPLY@VILLALIGHTING.COM) AT 314-633-0554 FOR ORDER PLACEMENT.
2. EC IS NOT RESPONSIBLE FOR PURCHASING LIGHTING FIXTURES & POWER POLES AS VENDOR WILL INVOICE TRACTOR SUPPLY DIRECTLY.

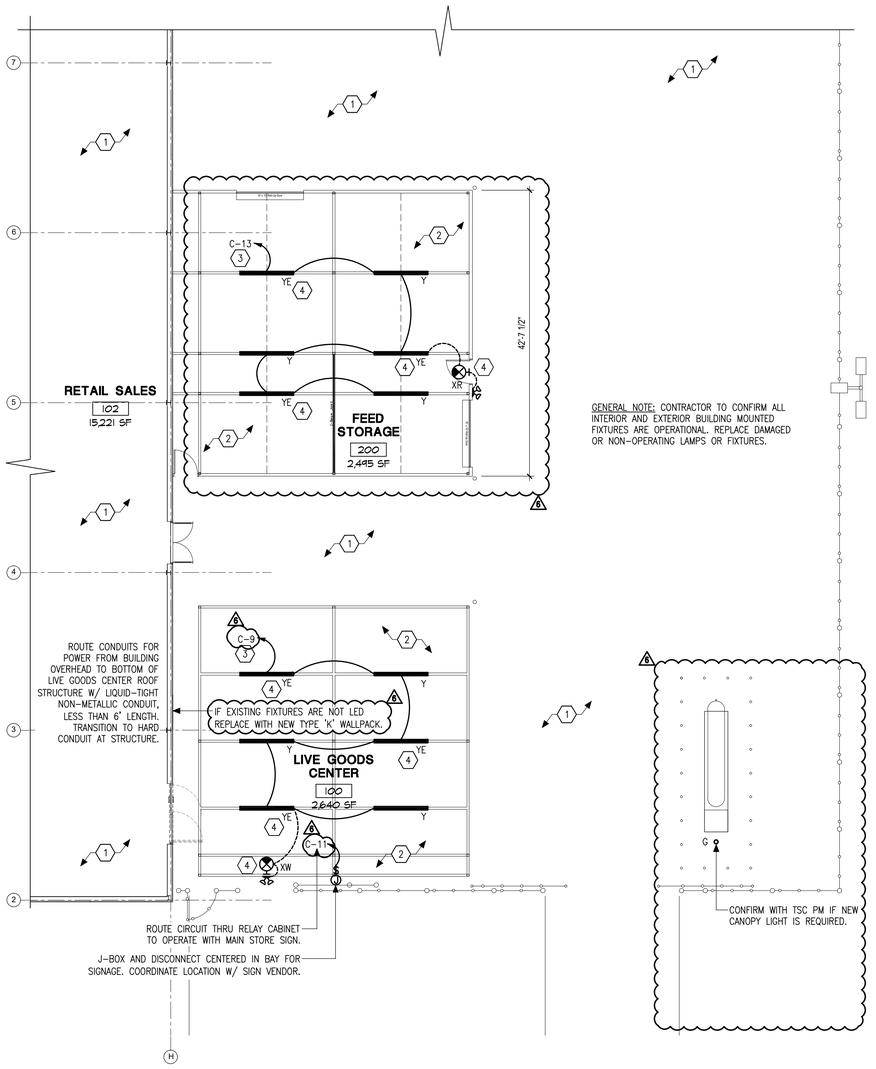


1 ONE-LINE DIAGRAM

N.T.S.

ELECTRICAL SERVICE CALCULATIONS

EXISTING PEAK DEMAND LOAD: 64.0KW / .9PF = 71.1 KVA
71.1 X 1.25% = 88.9 KVA
ADDED LOAD = 24.6 KVA
TOTAL LOAD = 113.5 KVA = 136.5A
SERVICE SIZE = 400A @ 277/480V, 3PH, 4W



GENERAL NOTE: CONTRACTOR TO CONFIRM ALL INTERIOR AND EXTERIOR BUILDING MOUNTED FIXTURES ARE OPERATIONAL. REPLACE DAMAGED OR NON-OPERATING LAMPS OR FIXTURES.

LIGHTING PLAN

SCALE: 3/32" = 1'-0"

GENERAL NOTES:

1. ALL DEVICES, EQUIPMENT, FIXTURES, ETC. MUST BE GROUNDED BY USE OF A PROPERLY SIZED GROUNDING CONDUCTOR. MECHANICAL/ELECTRICAL BONDS OF THE METALLIC RACEWAY SYSTEM SHALL ALSO BE MAINTAINED.
2. BRANCH CIRCUIT WIRE SIZES (AND CONDUITS) SHALL BE INCREASED FROM THOSE INDICATED ON THE PLANS TO PREVENT EXCESSIVE VOLTAGE DROP. BRANCH CIRCUITS SHALL BE INSTALLED WITH WIRES OF SUFFICIENT SIZE SO THAT VOLTAGE DROP BETWEEN THE PANEL AND THE LOADS DOES NOT EXCEED A LIMIT OF 3%.
3. CIRCUITS MAY BE COMBINED IN CONDUIT PROVIDED WIRE IS PROPERLY DERATED AND CONDUIT SIZED PER CODE. UNDER NO CIRCUMSTANCES SHALL MORE THAN NINE (9) CURRENT CARRYING CONDUCTORS BE RUN IN A SINGLE CONDUIT.
4. ALL CONDUITS SHALL CONTAIN A GROUND WIRE SIZED PER NEC TABLE #250-122. WHERE CIRCUIT CONDUCTORS ARE INCREASED IN SIZE FOR VOLTAGE DROP, THE GROUND WIRE SIZE SHALL BE INCREASED PROPORTIONATELY (ACCORDING TO CIRCULAR MIL AREA) FROM THE SIZE REQUIRED BY NEC TABLE #250-122.
5. EXPOSED CONDUITS, WHERE PERMITTED, SHALL BE RUN PARALLEL TO OR AT RIGHT ANGLES TO BUILDING STRUCTURAL MEMBERS.
6. ALL DEVICE COVER PLATES SHALL BE WHITE UNLESS NOTED OTHERWISE.
7. EXPOSED STRUCTURAL METAL BUILDING FRAME SHALL BE BONDED TO THE NEAREST GROUNDING ELECTRODE, GROUNDED CONDUCTOR AT SERVICE OR GROUNDING ELECTRODE CONDUCTOR OF SUFFICIENT SIZE.
8. ELECTRICAL PANELBOARDS SHALL BE PROPERLY LABELED FOR NEW AND EXISTING CIRCUIT BREAKERS.

KEYED NOTE SCHEDULE

1. ENSURE ALL EXISTING SITE POLE AND INTERIOR/EXTERIOR LIGHTING FIXTURES ARE IN GOOD WORKING ORDER. REPAIR AND/OR REPLACE FIXTURES AS NEEDED. BID AS ALTERNATE IF REPAIRS ARE NEEDED.
2. COORDINATE EXACT LOCATION OF ALL LIGHTING FIXTURES WITH ARCHITECTURAL REFLECTED CEILING PLAN.
3. PROVIDE (3)#12, #12G, 3/4"C TO 20A, 120V LIGHTING CIRCUIT, ROUTE CIRCUIT THROUGH LIGHTING CONTACT/RELAY CABINET TO OPERATE LIGHTING WITH RETAIL SPACE PROVIDE UN-SWITCHED HOT FOR EMERGENCY BALLASTS/BATTERY AS NEEDED. PROVIDE ADDITIONAL RELAYS AS NEEDED. COORDINATE EXACT REQUIREMENTS.
4. CIRCUIT EMERGENCY BALLAST/BATTERY BACKUP TO UN-SWITCHED CONTINUOUSLY HOT CONDUCTOR OF CIRCUIT INDICATED.

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REGISTERED PROFESSIONAL ENGINEER RICHARD KNOX 24320 08/28/2024 ELECTRICAL STATE OF CALIFORNIA

Exp. 12/31/25

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8-28-24	6 REVISION 6

E1.0

LIGHTING PLAN

J:\CLIENT\Tractor Supply Co\2023 Remodel Projects\20600 Operation Get Permit\20600 1882 Hanford CA Combo\XTB TSC Combo Hanford CA 1882.DWG
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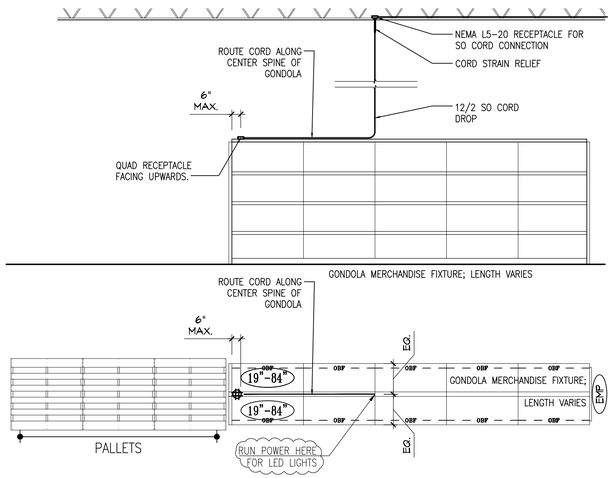
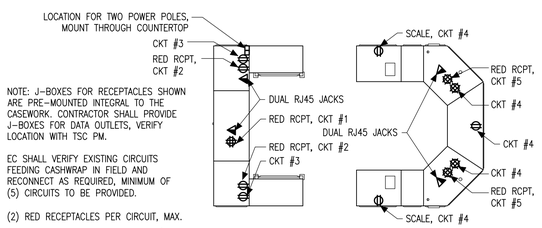
Xref Path: J:\CLIENT\Tractor Supply Co\2023 Remodel Projects\20600 1882 Hanford CA Combo\XTB TSC Combo Hanford CA 1882.DWG
Drawn By: Jesse DeJesus

⟨X⟩ KEYED NOTE SCHEDULE

1. JUNCTION BOX FOR POWER CONNECTION TO MOTORIZED DOOR. COORDINATE EXACT LOCATION AND REQUIREMENTS W/ DOOR VENDOR.
2. PROVIDE WP DUPLEX RECEPTACLE W/ IN-USE COVER PLATE IN A CAST BOX MOUNTED TO SHADE STRUCTURE POST FOR MOBILE POS SYSTEM.
3. REPAIR OR REPLACE ANY DAMAGED OUTLETS, RECEPTACLES, AND RECEPTACLE COVERS. ENSURE ALL RECEPTACLES ON EXTERIOR OF BUILDING ARE IN PROPER WORKING ORDER, ARE GFI PROTECTED, AND HAVE A WEATHERPROOF WHILE-IN-USE TYPE COVER.
4. REPAIR ALL ELECTRICAL CONCERNS IN THIS AREA. FIRE ALARM DETECTION AND NOTIFICATION DEVICES IN THIS AREA TO BE PROVIDED BY FIRE ALARM VENDOR.
5. PROVIDE 120V, 20A DEDICATED CIRCUIT FOR DRY-SPRINKLER SYSTEM COMPRESSOR. PROVIDE FIRE ALARM SYSTEM CONNECTIONS FOR TAMPER/FLOW/PRESSURE SWITCHES AS REQUIRED.
6. PROVIDE ELECTRICAL DROP FOR LED LIGHTING IN FIXTURE. COORDINATE EXACT LOCATION AND REQUIREMENTS W/ TSC PROJECT MANAGER AND FINAL FIXTURE PLAN. REFER TO DETAIL 1, LIGHT BOX ELECTRICAL DROP DETAIL. ROUTE CIRCUIT THROUGH LIGHTING CONTACT/RELAY CABINET TO BE CONTROLLED WITH SALES FLOOR LIGHTING.
7. "CHICK DAYS" POWER LOCATION. INSTALL OUTLET TO BOTTOM OF JOIST, VERIFY EXACT LOCATION W/ TSC FINAL FIXTURE PLAN. PROVIDE POWER REEL CONNECTED TO OUTLET, HUBBELL #HBLC40123TT.
8. REWORK EXISTING CASHWRAP POWER AND DATA DROPS AND CUSTOMER SERVICE POWER AND DATA DROPS TO NEW FUSION CASHWRAP. SPLICE AND EXTEND EXISTING CIRCUITS AS REQUIRED. PROVIDE NEW BLACK POWER POLE. COORDINATE EXACT LOCATION AND REQUIREMENTS W/ TSC PROJECT MANAGER AND FINAL FIXTURE PLAN. GC SHALL PLACE ORDER FOR THE POWER POLES WITH VILLA LIGHTING (ANNE VOELKER – ANNE.VOELKER@VILLALIGHTING.COM, 314-633-0554). TSC WILL PURCHASE THE POWER POLES BASED ON GC'S ORDER. REFER TO FUSION CASHWRAP DETAIL ON THIS SHEET.
9. ROUTE TWO CAT6 CABLES FROM SELF CHECKOUT TO THE IT RACK. PROVIDE 20' OF CABLE AT BOTH ENDS COILED AT CEILING W/ LABELS.
10. FURNISH AND INSTALL POWER POLES FROM SALES COUNTERTOPS TO CEILING STRUCTURE. RELOC #PP2-L183-HW-B-BLACK. REFER TO OFFICIAL TSC FIXTURE PLAN LAYOUT FOR EXACT LOCATIONS. ATTACH POWER POLE TOP TO UNI-STRUT AT BAR JOIST W/ A U CLAMP TO THE TOP OF THE POWER POLE AT THE BAR JOIST. LOOSEN THE U BOLT USED TO TIGHTEN THE CONNECTION TO THE POWER POLE SO THAT THE POWRE POLE IS ABLE TO REMAIN IN POSITION AND THE ROOF CAN FLEX DURING EXPANSION AND CONTRACTION W/OUT DAMAGING THE POWER POLE.
11. PROVIDE NEW JUNCTION BOX FOR HAND DRYER, COORDINATE MOUNTING HEIGHT AND EXACT LOCATION W/ ARCHITECT.
12. PROVIDE WP SIMPLEX RECEPTACLE AT GARDEN CENTER AND FEED STORAGE STRUCTURE FOR CIRCULATING FANS, CIRCUIT THRU WALL SWITCH AS SHOWN.
13. PROVIDE POWER FOR SUSPENDED TV @ 9'-6"AFF LOCATED ABOVE CASHWRAP, COORDINATE LOCATION W/ LOW VOLTAGE VENDOR. RCPT TO BE INSTALLED ON INSIDE OF STEEL BRACKET, ROUTE MC CABLE ON OUTSIDE OF SUSPENSION POLE SECURED TO POLE.
14. PROVIDE POWER FOR SLIDING GATE OPERATOR, DOORKING 9150, 120V, 1/2HP (OR APPROVED EQUAL). COORDINATE EXACT REQUIREMENTS W/ GATE VENDOR. PROVIDE CONTROL WIRING AS REQUIRED PER VENDOR RECOMMENDATIONS.
15. PROVIDE 3/4"C STUB FROM BUILDING INTO LIVE GOODS CENTER STRUCTURE BELOW EAVE FOR LOW VOLTAGE / SECURITY WIRING. ROUTE CONDUITS OVERHEAD TO BOTTOM OF LIVE GOODS CENTER ROOF STRUCTURE W/ LIQUID-TIGHT NON-METALLIC CONDUIT, LESS THAN 6' LENGTH, TERMINATE W/ CLAMP AT UNDERSIDE OF STRUCTURE.



1 | LIGHT BOX ELECTRICAL DROP DETAIL
N.T.S.

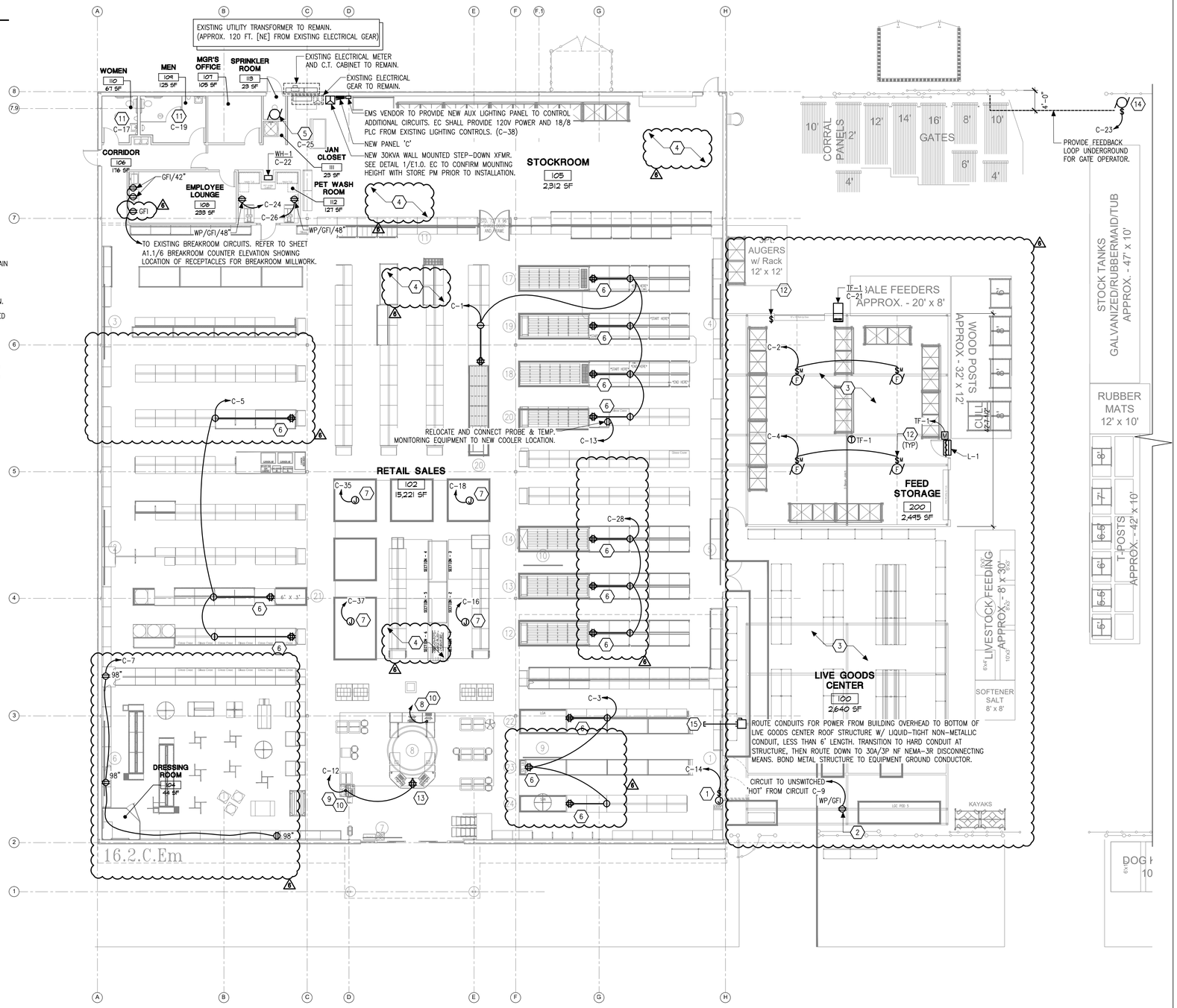


NOTE: J-BOXES FOR RECEPTACLES SHOWN ARE PRE-MOUNTED INTEGRAL TO THE CASEWORK. CONTRACTOR SHALL PROVIDE J-BOXES FOR DATA OUTLETS, VERIFY LOCATION WITH TSC PM.

EC SHALL VERIFY EXISTING CIRCUITS FEEDING CASHWRAP IN FIELD AND RECONNECT AS REQUIRED, MINIMUM OF (5) CIRCUITS TO BE PROVIDED.

(2) RED RECEPTACLES PER CIRCUIT, MAX.

2 | FUSION CASHWRAP DETAIL
N.T.S.



POWER PLAN
3/32" = 1'-0"

N

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REGISTERED PROFESSIONAL ENGINEER RICHARD KNOX 24320 08/28/2024 ELECTRICAL STATE OF CALIFORNIA
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TRACTOR SUPPLY CO. TSC

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E2.0

POWER PLAN

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Last Saved By: TPatel Save Date: 8/28/2024 10:54:00 AM
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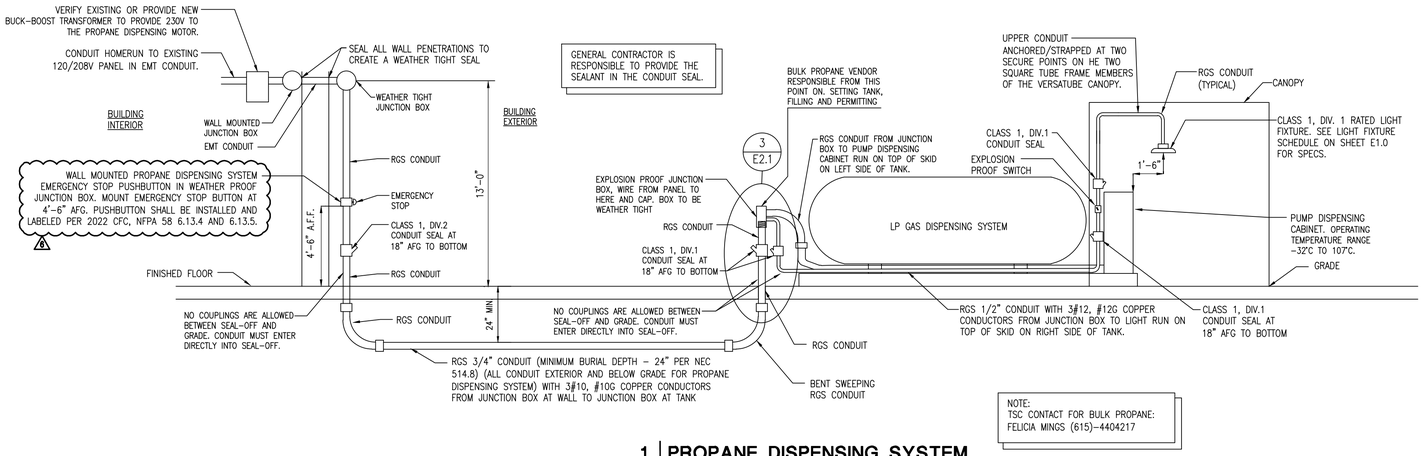
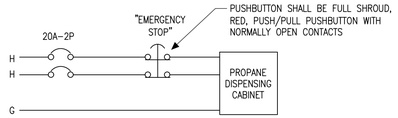
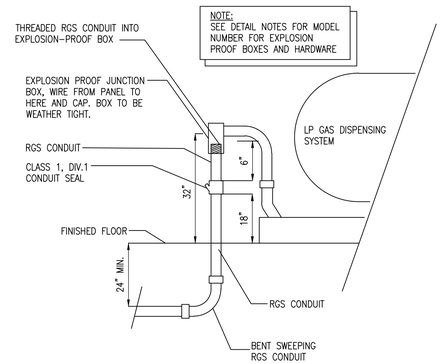
Drawn By:Jose DeJesus



1 | PROPANE DISPENSING SYSTEM
N.T.S.



2 | PROPANE DISPENSING SYSTEM CONTROL DIAGRAM
N.T.S.

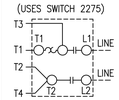


3 | ENLARGED DETAIL
N.T.S.

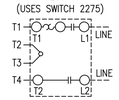
WIRE SIZING CHART

PUMP MODEL	MOTOR RATED VOLTAGE	MINIMUM STARTING VOLTAGE	FLA	MINIMUM WIRE SIZE FOR LENGTH OF RUN		
				0-100'	TO-200'	TO-300'
C12	115	115	24	8	4	2
	230	212	12	12	10	8

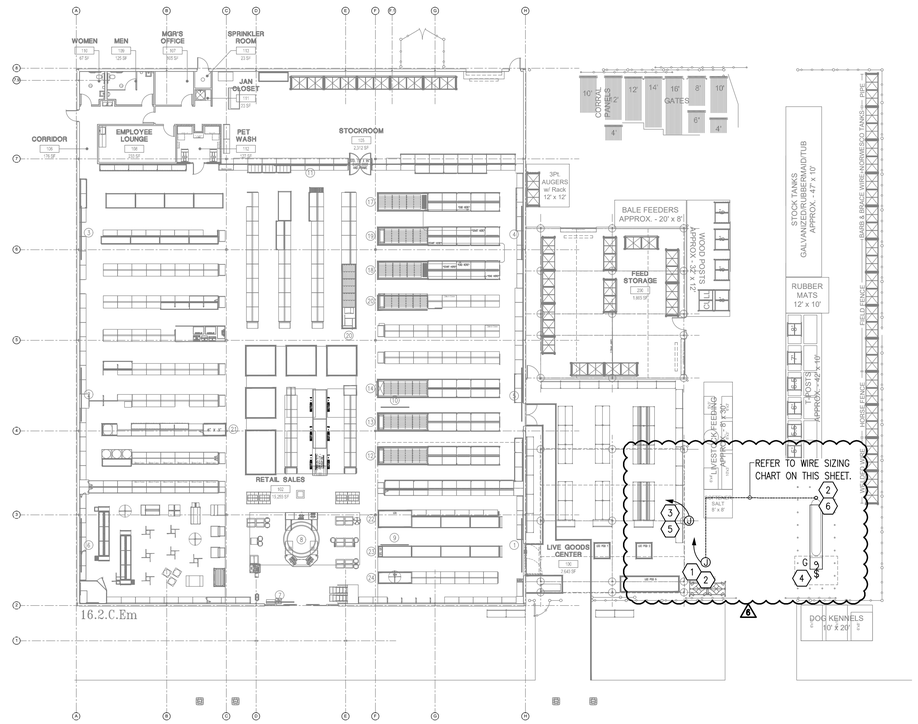
115V (USES SWITCH 2275)



230V (USES SWITCH 2275)



NOTES:
2. PREFERRED MOTOR VOLTAGE IS 230V.
3. VERIFY INITIAL VOLTAGE DROP DURING MOTOR INRUSH DOES NOT DROP STARTING VOLTAGE BELOW MINIMUM REQUIREMENTS.
4. PROVIDE BUCK/BOOST TRANSFORMER AT PANELBOARD TO INCREASE VOLTAGE IF NECESSARY.



PROPANE RELOCATION POWER PLAN
SCALE: 1" = 20'

N

PROPANE RESPONSIBILITY NOTES:

IF PROPANE IS DELIVERED PRIOR TO FIXTURE DATE:

1. GC IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
2. GC IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CABINET.
3. BULK PROPANE VENDOR IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
4. BULK PROPANE VENDOR IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION AND INSPECTION OF THE TANK.

IF PROPANE TANK IS DELIVERED AFTER FIXTURE DATE:

1. GC IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
2. BULK PROPANE VENDOR IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
3. BULK PROPANE VENDOR IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
4. BULK PROPANE VENDOR IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION AND INSPECTION OF THE TANK.

DETAIL NOTES:

1. CONDUIT FROM BUILDING TO DISPENSING SYSTEM SHALL BE ROUTED MINIMUM 24: BELOW GRADE PER NEC ARTICLE 514.8.
2. ALL EQUIPMENT LOCATED WITHIN FIVE FEET OF TANK SHALL BE RATED FOR USE IN CLASS 1, DIVISION 1 HAZARDOUS LOCATIONS.
3. ALL EQUIPMENT LOCATED BETWEEN FIVE FEET OF TANK AND 20 FEET OF TANK SHALL BE RATED FOR USE IN CLASS 1, DIVISION 2 HAZARDOUS LOCATIONS.
4. ALL CONDUIT SHALL BE RGS. NO MC OR BLACK IRON PERMITTED. ALL FITTINGS ON RGS CONDUITS SHALL BE THREADED.
5. CONDUIT SEALS SHALL BE INSTALLED ON ALL CONDUITS THAT PASS INTO OR THROUGH THE CLASS 1, DIVISION 1 OR 2 HAZARDOUS BOUNDARIES WITHIN TEN FEET AFTER PENETRATION ABOVE GGRADE ON EACH END OF CONDUIT PER NEC 514.9.
6. PROVIDE AND INSTALL (1) EXPLOSION-PROOF JUNCTION BOX AT THE DISPENSING UNIT. JUNCTION BOX TO BE COOPER CROUSE HINDS MODEL #GUAWZ6. INSTALL SUCH THAT BOX IS IN A VERTICAL POSITION SO THE MAXIMUM WIDTH IS 4-1/4". COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH PROPANE DISPENSING VENDOR PRIOR TO ROUGH-IN. COORDINATE LOCATION OF CONDUIT ENTRIES WITH PROPANE DISPENSING VENDOR PRIOR TO ORDERING.
7. REFERENCE SHEET A-1 FOR EXACT LOCATION OF CONDUIT STUB-UP AT PROPANE TANK.

(X) KEYED NOTE SCHEDULE

1. SPLICE AND EXTEND EXISTING PROPANE DISPENSING CIRCUITS TO NEW PROPANE LOCATION. IF ADDITIONAL CIRCUIT LENGTH REQUIRES INCREASED WIRE SIZE DUE TO WIRE SIZING CHART, NEW CIRCUITING SHALL BE EXTENDED FULL LENGTH FROM PANEL TO PROPANE DISPENSING UNIT.
2. EXISTING PROPANE DISPENSING SYSTEM TO BE RELOCATED. REMOVE ALL ASSOCIATED ELECTRICAL EQUIPMENT AND WIRING. CONDUITS SHALL BE CUT BELOW GRADE AND SURFACE PATCHED TO MATCH SURROUNDING SURFACES. LOCATION FOR CONDUIT PENETRATION THROUGH GRADE FROM BUILDING TO PROPANE GAS DISPENSING SYSTEM. VERIFY WITH TSC PROJECT MANAGER IF SCP CANNOT BE FOLLOWED. REFERENCE DETAILS 1,2,3 ON SHEET E2.1.
3. PROPANE EMERGENCY STOP BUTTON, LOCATE GREATER THAN 25' AWAY BUT WITHIN 100' OF PROPANE DISPENSING UNIT AND WITHIN SIGHT. WALL MOUNTED PROPANE DISPENSING SYSTEM EMERGENCY STOP PUSHBUTTON IN WEATHERPROOF JUNCTION BOX. MOUNT EMERGENCY STOP BUTTON AT 4'-6" AFG. CONTRACTOR SHALL PROVIDE SIGN AT PUSHBUTTON TO IDENTIFY AS "PROPANE- CONTAINER LIQUID VALVE EMERGENCY SHUTOFF." COORDINATE EXACT MOUNTING LOCATION OF PUSHBUTTON WITH ARCHITECT. REFERENCE DETAIL 3 ON SHEET E2.1 FOR CONTROL DIAGRAM. PUSHBUTTON SHALL BE INSTALLED AND LABELED PER 2022 CFC, NFPA 58 6.13.4 AND 6.13.5. (6)
4. PROVIDE TYPE "G" LIGHTING FIXTURE AT CANOPY CONTROLLED BY AN EXPLOSION-PROOF SWITCH. CONNECT LIGHT TO PROPANE DISPENSING CIRCUIT. SEE DETAIL 1 ON SHEET E2.1.
5. CONTRACTOR SHALL ROUTE CONDUIT FOR ELECTRICAL DEVICES LOCATED BELOW 96" AFF RECESSED IN THE WALL. CONDUIT MAY BE ROUTED EXPOSED ABOVE 96" AFF. PAINT TO MATCH WALL.
6. PROVIDE AND INSTALL (1) EXPLOSION-PROOF JUNCTION BOX AT THE DISPENSING UNIT. JUNCTION BOX TO BE COOPER CROUSE HINDS MODEL #GUAWZ6. INSTALL SUCH THAT BOX IS IN A VERTICAL POSITION SO THE MAXIMUM WIDTH IS 4-1/4". COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH PROPANE DISPENSING VENDOR PRIOR TO ROUGH-IN. COORDINATE LOCATION OF CONDUIT ENTRIES WITH PROPANE DISPENSING VENDOR PRIOR TO ORDERING.

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REGISTERED PROFESSIONAL ENGINEER RICHARD KNOX 24320 08/28/2024 ELECTRICAL STATE OF CALIFORNIA
Exp. 12/31/25

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TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA. 93230

Project No.:	20600
Drawn By:	TP

Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
8-29-24	6 REVISION 6

E2.1

PROPANE ELECTRICAL PLAN AND DETAILS

J:\CLIENT\Tractor Supply Co\1023 Remote Projects\20600 Operation Get Permit\20600 1882 Hanford CA Combo\V19 TSC Combo Hanford CA 1882.DWG
Xref Path:\CLIENT\Tractor Supply Co\1023 Remote Projects\20600 Operation Get Permit\20600 1882 Hanford CA Combo\ 1882 TSC Combo Hanford CA E2.1.dwg
Xref Path:\CLIENT\Tractor Supply Co\1023 Remote Projects\20600 1882 Hanford CA Combo\ 1882 TSC Combo Hanford CA E2.1.dwg
Drawn By:Jose Deleon

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	MTG. HGT. (U.N.O.)
$	LIGHT SWITCH	48"
$M	MOTOR RATED TOGGLE SWITCH	
$OS	WALL MOUNTED OCCUPANCY SENSOR	48"
OS	CEILING MOUNTED OCCUPANCY SENSOR	
⊕ / ⊕ / ⊕	SINGLE / DUPLEX / DOUBLE DUPLEX RECEPTACLE	18"
⊕GFI / ⊕GFI / ⊕GFI	RECEPTACLE WITH GROUND FAULT PROTECTION	18"
⊕WP / ⊕WP / ⊕WP	WEATHER RESISTANT RECEPTACLE WITH WEATHERPROOF IN-USE COVER	18"
⊕WR / ⊕WR / ⊕WR	WEATHER RESISTANT RECEPTACLE	18"
J	JUNCTION BOX	
T	THERMOSTAT LOCATION, PROVIDE BOX WITH 1/2" CONDUIT TO CEILING SPACE	60"
▼	TELEPHONE JACK, PROVIDE BOX WITH 1/2" CONDUIT TO CEILING SPACE	18"
▽	DATA JACK, PROVIDE BOX WITH 3/4" CONDUIT TO CEILING SPACE	18"
◉	BUTTON	48"
B	BELL/BUZZER	
	PANELBOARD	
	MOTOR	
	NON-FUSED DISCONNECT	
HK	HORN/STROBE	
SD	DUCT SMOKE DETECTOR	

ELECTRICAL SPECIFICATIONS

SECTION 16010 – ELECTRICAL GENERAL PROVISIONS

1. THE PROVISIONS OF THE INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, ALTERNATES, ADDENDAS AND DIVISION 1 ARE A PART OF THIS SPECIFICATION. ELECTRICAL, ARCHITECTURAL, MECHANICAL AND ALL OTHER DRAWINGS AS WELL AS THE SPECIFICATIONS FOR ALL THE DIVISIONS ARE A PART OF THE CONTRACT DOCUMENTS.

2. VISIT THE SITE OF THE WORK AND BECOME FAMILIAR WITH THE CONDITIONS AFFECTING THE INSTALLATION. SUBMISSION OF A PROPOSAL SHALL PRESUPPOSE KNOWLEDGE OF SUCH CONDITIONS AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED WHERE EXTRA LABOR OR MATERIALS ARE REQUIRED BECAUSE OF IGNORANCE OF THESE CONDITIONS.

3. DEFINITIONS:

   A. THE TERM "FURNISH" SHALL MEAN TO SUPPLY AND DELIVERY TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS.

   B. THE TERM "INSTALL" SHALL MEAN WORK WHICH INCLUDES THE ACTUAL UNLOADING, UNPACKING, ASSEMBLY, ERECTING, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS.

   C. THE TERM "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE.

4. INCLUDE ALL LABOR, MATERIAL, EQUIPMENT, SERVICES AND PERMITS NECESSARY FOR THE PROPER COMPLETION OF ALL ELECTRICAL WORK SHOWN. ITEMS OMITTED, BUT NECESSARY, TO MAKE THE ELECTRICAL SYSTEM COMPLETE AND WORKABLE SHALL BE UNDERSTOOD TO FORM PART OF THE WORK.

5. IT IS THE PURPOSE OF THE ELECTRICAL DRAWINGS TO INDICATE THE APPROXIMATE LOCATION OF ALL EQUIPMENT, OUTLETS, ETC. ASCERTAIN EXACT LOCATIONS AND ARRANGE WORK ACCORDINGLY. THE RIGHT IS RESERVED TO EFFECT REASONABLE CHANGES IN THE LOCATION OF OUTLETS UP TO THE TIME OF ROUGHING-IN, WITHOUT ADDITIONAL COST TO THE OWNER.

6. TEMPERATURE AND INTERLOCK CONTROLS ARE PROVIDED AND WIRED BY A CONTROLS CONTRACTOR. LINE (120 VOLT) VOLTAGE CONTROL DEVICES, SUCH AS THERMOSTATS AND AQUASTATS, WHICH CONTROL FRACTIONAL HORSEPOWER, 120 VOLT MOTORS ARE FURNISHED BY MECHANICAL CONTRACTOR, AND ARE WIRED BY ELECTRICAL CONTRACTOR.

7. SECURE AND PAY FOR PERMITS AND INSPECTIONS REQUIRED FOR THE ELECTRICAL WORK.

8. WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF LOCAL AND STATE CODES, AS WELL AS THE LATEST ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE, AS INTERPRETED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

9. CONSULT THE DRAWINGS, PRODUCT DATA AND SHOP DRAWINGS COVERING THE WORK FOR VARIOUS OTHER TRADES, THE FIELD LAYOUTS OF THE CONTRACTORS FOR THE TRADE AND MAKE ADJUSTMENTS ACCORDINGLY IN LAYING OUT THE ELECTRICAL WORK.

10. WARRANT THAT EQUIPMENT AND ALL WORK IS INSTALLED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE AND THAT ALL EQUIPMENT WILL MEET THE REQUIREMENTS SPECIFIED. GUARANTEE AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS; REPAIR OR REPLACE ANY DEFECTIVE WORK, MATERIAL OR EQUIPMENT WITHIN ONE YEAR FROM DATE OF ACCEPTANCE.

11. THE EXISTING ELECTRICAL AND TELEPHONE SERVICE, AND ALL EXISTING COMMUNICATION SYSTEMS WITHIN THE BUILDING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ANY SERVICE SHUTDOWNS THAT MAY BE REQUIRED SHALL BE SCHEDULED THROUGH THE OWNER AND SHALL BE DONE AT A TIME AS DIRECTED BY THE OWNER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THESE SHUTDOWN PERIODS EVEN THOUGH PREMIUM-TIME WORK MAY BE REQUIRED. PROVIDE TEMPORARY SERVICE TO EQUIPMENT OR SYSTEMS THAT CANNOT BE SHUTDOWN, AS DETERMINED BY OWNER.

12. PROVIDE A MINIMUM OF ONE WEEK'S NOTICE TO THE OWNER BEFORE ANY SERVICE SHUTDOWN IS SCHEDULED.

13. BIDS SHALL BE BASED UPON THE SPECIFIED PRODUCTS OR LISTED ALTERNATIVES. THE DRAWINGS AND SPECIFICATIONS ARE BASED ON THE PRODUCTS SPECIFIED BY TYPE, MODEL AND SIZE AND THUS ESTABLISH MINIMUM QUALITIES WHICH SUBSTITUTES MUST MEET TO QUALIFY FOR REVIEW. WHERE ONLY ONE MAKE IS NAMED, IT SHALL BE PROVIDED. VERBAL REQUESTS OR APPROVALS SHALL NOT BE BINDING ON THE ARCHITECT, ENGINEER OR OWNER. SHOULD THE CONTRACTOR PROPOSE TO FURNISH MATERIALS AND EQUIPMENT OTHER THAN THOSE SPECIFIED, HE SHALL SUBMIT A WRITTEN REQUEST FOR SUBSTITUTIONS TO THE ARCHITECT AT THE BID OPENING. INDICATE ANY ADDITIONS OR DEDUCTIONS TO THE CONTRACT PRICE ON THE BID FORM.

14. EQUIPMENT AND MATERIALS USED ON THIS PROJECT SHALL BE NEW AND U.L. LABELED FOR THE APPLICATION.

15. KEEP ONE COMPLETE SET OF THE CONTRACT WORKING DRAWINGS ON THE PROJECT SITE ON WHICH HE SHALL RECORD ANY DEVIATIONS OR CHANGES FROM SUCH CONTRACT DRAWINGS MADE DURING CONSTRUCTION. AFTER THE PROJECT IS COMPLETED, RECORD SETS OF DRAWINGS SHALL BE DELIVERED TO THE ARCHITECT IN GOOD CONDITION, AS A PERMANENT RECORD OF THE INSTALLATION AS CONSTRUCTED.

16. PROVIDE NAMEPLATES ON PANELBOARDS, DISTRIBUTION EQUIPMENT, SAFETY SWITCHES, MOTOR STARTERS, JUNCTION BOXES, AND CONTROL DEVICES. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, LETTERING SHALL INCLUDE THE NAME OR DESIGNATION OF EQUIPMENT, HORSEPOWER, VOLTAGE RATING AND SERVICE DESIGNATION. NAMEPLATES SHALL BE LAMINATED PHENOLIC WITH A BLACK SURFACE AND WHITE CORE. IDENTIFICATION WITH A DYMO TYPE INSTRUMENT IS NOT PERMISSIBLE. THE INSIDE COVER OF ALL RECEPTACLE OUTLET PLATES SHALL BE PERMANENTLY MARKED TO INDICATE THE PANEL AND CIRCUIT NUMBER OF THE OUTLET. THE INSIDE COVER OF ALL BLANK PLATES FOR JUNCTION BOXES INSTALLED SHALL BE PERMANENTLY MARKED TO INDICATE THE SYSTEM.

17. AFTER INSTALLATION, TEST FOR GROUNDS, SHORT CIRCUITS AND PROPER FUNCTION OF EACH SYSTEM AND RELATED WIRING. FAULTS IN THE INSTALLATION SHALL BE CORRECTED.

18. INSULATION RESISTANCE TESTS SHALL BE MADE ON THE ELECTRICAL SYSTEM WITH AN APPROVED MEGOHMMETER.

19. A GROUND CONTINUITY TEST SHALL BE MADE ON THE ENTIRE GROUNDING SYSTEM FROM THE SERVICE TO EVERY OUTLET.

20. AFTER ALL TESTS AND ADJUSTMENTS HAVE BEEN COMPLETED, CLEAN ALL EQUIPMENT LEAVING EVERYTHING IN WORKING ORDER AT THE COMPLETION OF THIS WORK. CLEAN LIGHTING FIXTURES, OUTLET BOX PLATES, PANEL AND CABINET INTERIORS AND EXTERIORS, ETC., OF DIRT, DUST , DEBRIS AND PAINT, AFTER ALL OTHER TRADES HAVE COMPLETED THEIR WORK.

21. PROVIDE A TEMPORARY ELECTRICAL SERVICE ADEQUATE IN SIZE FOR HEATING, FOR THE USE OF ALL TRADES AND FOR THE LIGHTING OF EACH ROOM DURING CONSTRUCTION. TEMPORARY WIRING SHALL BE TO OSHA REQUIREMENTS. TEMPORARY SERVICE CAN BE EXTENDED FROM THE OWNER'S EXISTING POWER DISTRIBUTION SYSTEM. THE OWNER MUST APPROVE OF THE POINT OF SUPPLY, THE METHOD OF EXTENSION AND THE ROUTING OF NECESSARY TEMPORARY FEEDERS. PROVIDE A TEMPORARY TELEPHONE SERVICE FOR THE USE OF ALL TRADES DURING CONSTRUCTION.

22. DO ALL CUTTING AND PATCHING IN EXISTING CONSTRUCTION AS NECESSARY FOR INSTALLATION OF THIS WORK. HAVE CUTTING DONE BY SKILLED MECHANICS AS CAREFULLY AS POSSIBLE AND WITH AS LITTLE DAMAGE AS POSSIBLE.

23. DETERMINE IF ANY STRUCTURAL ELEMENTS SUCH AS REBAR OR POST TENSION CABLES EXIST IN FLOORS, WALLS OR ROOFS BY INSPECTION COORDINATED WITH THE LANDLORDS TENANT COORDINATOR OR STRUCTURAL ENGINEER AND BY USE OF X-RAY WHEN REQUIRED PRIOR TO ANY CUTTING OR CORE DRILLING. IF SUCH ELEMENTS EXIST, REPORT THIS IMMEDIATELY TO THE ARCHITECT AND LANDLORD'S TENANT COORDINATOR FOR RESOLUTION PRIOR TO CUTTING OR DRILLING.

24. OPERATION PRIOR TO COMPLETION:
WHEN ANY MECHANICAL OR ELECTRICAL EQUIPMENT IS OPERATED DURING CONSTRUCTION THE WARRANTY PERIOD SHALL NOT COMMENCE UNTIL THE EQUIPMENT IS OPERATED BY THE OWNER. PROPERLY CLEAN AND ADJUST THE EQUIPMENT AND COMPLETE ALL PUNCH LIST ITEMS BEFORE FINAL ACCEPTANCE BY THE OWNER. THE DATE OF ACCEPTANCE AND THE START OF THE WARRANTY MAY NOT BE THE SAME DATE. ALL INCANDESCENT LAMPS OPERATED FOR MORE THAN 50 HOURS DURING CONSTRUCTION SHALL BE REPLACED WITH NEW LAMPS PRIOR TO OWNER ACCEPTANCE.

25. FIRE AND SMOKE INTEGRITY:
SEAL BUILDING OPENINGS THROUGHOUT, CAUSED BY INSTALLATION OF ALL TYPES OF ELECTRICAL EQUIPMENT(CONDUIT, CABLE/WIRE, PANELS ETC.) WHERE OPENINGS ARE IN FLOORS OR FIRE RATED WALLS CONFIGURE THE PENETRATION IN CONFORMANCE WITH UL LISTED CRITERIA. INSURE FIRE AND SMOKE BARRIER INTEGRITY THROUGHOUT. WHERE INTUMESCENT SEALER/CAULKING IS REQUIRED USE MATERIALS OF 3M OR DOW CORNING.

26. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

SECTION 16050 – BASIC MATERIALS AND METHODS

1. ALL BOXES SHALL BE RIGIDLY SUPPORTED FROM THE BUILDING STRUCTURE INDEPENDENT OF THE CONDUIT SYSTEM. ALL BOXES SHALL BE 4" SQUARE BOXES MINIMUM WITH RAISED COVERS SUITABLE FOR THE WALL MATERIAL.

2. CONDUITS SHALL BE:

   A. RIGID OR INTERMEDIATE GRADE GALVANIZED STEEL CONDUIT IN WET LOCATIONS, CONCRETE, EXTERIOR MASONRY WALLS AND EXPOSED LOCATIONS SUBJECT TO DAMAGE.

   B. GALVANIZED STEEL ELECTRICAL METALLIC TUBING IN DRY LOCATIONS, INTERIOR PARTITIONS AND CEILING SPACE.

   C. FLEXIBLE METAL CONDUIT FOR FINAL CONNECTIONS TO TRANSFORMERS, MOTORS AND EQUIPMENT.
   LIQUID-TIGHT FLEXIBLE METAL CONDUIT IN WET AND DAMP LOCATIONS.

   D. FLEXIBLE METALLIC TUBING FROM OUTLET BOX TO RECESSED LIGHT FIXTURES IN SUSPENDED CEILINGS, SIX FOOT MAXIMUM LENGTH.

   E. SCHEDULE 40 PVC RIGID NON-METALLIC CONDUIT BURIED BELOW GROUND FLOOR SLAB AND FOR EXTERIOR UNDERGROUND.

   F. CONDUIT CONNECTIONS TO UNDERCABINET TYPE LIGHTING FIXTURES SHALL BE 3/8" FLEXIBLE METAL CONDUIT OR MC TYPE CABLE FROM THE WALL OUTLET BOX TO THE FIXTURE HOUSING.

   G. RACEWAYS SHALL BE SIZED IN ACCORDANCE WITH N.E.C. WIRING TABLES OR AS NOTED ON DRAWINGS, WHICHEVER IS LARGER. MINIMUM CONDUIT SIZE SHALL BE ONE-HALF INCH.

   H. CONDUIT FITTINGS FOR RIGID CONDUIT SHALL BE THREADED CAST FERROUS ALLOY WITH GASKETS AND COVERS WHERE REQUIRED. CONDUIT FITTINGS FOR EMT TO BE SET SCREW TYPE. LOCKNUTS SHALL BE OF THE BONDING TYPE WHICH BITE INTO THE METAL OF THE BOX. BUSHINGS SHALL BE OF THE INSULATING TYPE.

   I. METAL CONDUITS SHALL BE COUPLED AND SECURED TO ALL BOXES IN A MANNER THAT PROVIDES AN ELECTRICALLY CONTINUOUS GROUND PATH FROM POINT OF SERVICE TO ALL OUTLETS.

   J. RIGID CONDUITS SHALL BE TERMINATED IN SHEET STEEL WITH DOUBLE LOCKNUTS AND AN INSULATING BUSHING. EMPTY CONDUITS STUBBED SHALL BE THREADED AND CAPPED.

   K. NYLON PULL LINE SHALL BE INSTALLED IN ALL EMPTY CONDUITS.

   L. CONDUIT ROUTING INDICATED ON THE DRAWINGS IS DIAGRAMMATIC ONLY AND IS NOT NECESSARILY THE INTENDED ACTUAL CONDUIT RUN. CONTRACTOR SHALL CHECK AND BE RESPONSIBLE FOR THE ACTUAL INSTALLATION WITH REGARD TO AVAILABLE SPACE AND SHALL COOPERATE WITH OTHER TRADES.

   M. ALL CONDUITS SHALL BE SIZED AND INSTALLED SO THAT THE REQUIRED NUMBER OF CONDUCTORS MAY BE PULLED IN WITHOUT INJURY OR STRAIN.

   N. CONDUIT RUNS SHALL BE LOCATED TO AVOID EQUIPMENT AND ACCESS TO EQUIPMENT OF OTHER TRADES.

   O. CONDUITS SHALL BE CONTINUOUS AND SECURED TO ALL BOXES IN SUCH A MANNER THAT EACH CONDUIT SYSTEM SHALL BE ELECTRICALLY CONTINUOUS FROM THE POINT OF SERVICE TO ALL OUTLET BOXES. RUN CONDUITS CONCEALED UNLESS OTHERWISE INDICATED. WHERE IT IS NOT POSSIBLE TO INSTALL CONCEALED CONDUIT, PERMISSION MUST BE OBTAINED FROM THE ARCHITECT TO RUN SURFACE WIREMOLD OR CONDUIT. THE ROUTING AND ELEVATION OF SUCH SURFACE MOUNTED RACEWAYS MUST BE COORDINATED WITH THE ARCHITECT BEFORE INSTALLATION. EXPOSED RACEWAYS SHALL BE RUN PARALLEL TO OR AT RIGHT ANGLES TO STRUCTURAL MEMBERS AND SHALL BE PAINTED TO MATCH ADJACENT FINISHES.

   P. CONDUIT SUPPORTS SHALL BE ATTACHED TO BUILDING STRUCTURAL MEMBERS ONLY, AND NOT TO ANY BUILDING SUB-SYSTEMS SUCH AS SUSPENDED CEILINGS, MECHANICAL DUCTS OR PIPES.

   Q. ENDS OF EACH CONDUIT SHALL BE CAPPED WITH AN APPROVED CAP OR DISC TO PREVENT THE ENTRANCE OF FOREIGN MATERIALS DURING CONSTRUCTION.

   R. CONDUITS THAT PASS THROUGH FIRE OR SMOKE-RATED WALLS, CEILINGS, OR DECKS SHALL BE INSTALLED SO AS TO MAINTAIN THE FIRE OR SMOKE RATING.

   S. EXPANSION FITTINGS SHALL BE INSTALLED AT ALL POINTS WHERE CONDUITS CROSS BUILDING EXPANSION JOINTS.

   T. CONDUIT ENTRIES INTO BUILDING SHALL BE MADE WATERTIGHT. ALL UNDERGROUND JOINTS SHALL BE SEALED.

   U. EXTERIOR UNDERGROUND CONDUITS SHALL BE INSTALLED 36 INCHES MINIMUM BELOW FINISHED GRADE.

3. BUSHINGS, LOCKNUTS AND CONNECTORS:

   A. WHERE RIGID OR INTERMEDIATE METAL CONDUIT ENTERS A BOX, SECURE THE CONDUIT TO THE BOX WITH A LOCKNUT ON THE OUTSIDE AND INSIDE. PROVIDE BUSHINGS FOR CONDUIT TERMINALS AT BOXES. FOR CONDUCTORS THRU #8 AWG BUSHINGS SHALL BE GALVANIZED, NON-INSULATING TYPE, AND FOR CONDUCTORS LARGER THAN #8 AWG BUSHINGS ARE TO BE INSULATING TYPE. IF THE CONDUIT FITTING PROVIDES EQUIVALENT PROTECTION OF THE CONDUCTORS, THE BUSHING MAY BE ELIMINATED.

4. FEEDER AND BRANCH CIRCUIT CONDUCTORS:

   A. FEEDER AND BRANCH CIRCUIT CONDUCTORS SHALL BE U.L. LABELED, 98%% CONDUCTIVITY
   COPPER-STAMPED AT 2 FT. INTERVALS WITH CONDUCTOR SIZE AND INSULATION TYPE.

   B. FEEDER CIRCUIT CONDUCTORS SHALL BE TYPE "XHHW-2" OR "THHN," 600 VOLT, STRANDED COPPER, 90 DEGREE C RATED.

   C. BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE "THWN/THHN-2," 600 VOLT, 90°C COPPER. WIRE SIZES #8 AWG AND LARGER SHALL BE STRANDED. OR BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE 'MC' THHN-2, 600 VOLT 90 DEGREE C COPPER WITH INSULATED GREEN GROUND WIRE ENCLOSED IN AN ALUMINUM OR GALVANIZED STEEL ARMOR 'CONDUIT' THAT IS APPROVED FOR EXPOSED OR CONCEALED APPLICATIONS.

   D. MINIMUM WIRE SIZE SHALL BE #12 AWG OR LARGER AS REQUIRED TO LIMIT VOLTAGE DROP AT FURTHEST OUTLET TO 3%.

5. WIRE AND CABLE INSTALLATION:

   A. PULL WIRE AND CABLES INTO CONDUIT USING IDEAL INDUSTRIES "YELLOW 190", OR EQUIVALENT.

   B. COLOR CODE WIRE AND CABLE FOR CIRCUITS AS CALLED FOR IN THE NATIONAL ELECTRICAL CODE. COLOR CODING OF FEEDERS SHALL BE BY MEANS OF COLORED TAPE AT TERMINALS.

   C. INDIVIDUAL BRANCH CIRCUITS ARE SHOWN ON THE DRAWINGS FOR CLARITY. LIGHTING AND RECEPTACLE CIRCUITS MAY BE GROUPED FOR HOMERUNS, SO LONG AS CONDUCTOR AMPACITIES ARE DERATED PER NEC REQUIRMENTS. NEUTRAL CONDUCTORS IN RECEPTACLE CIRCUITS SERVING DATA EQUIPMENT LOADS SHALL NOT BE SHARED.

   D. WIRING FROM LEGALLY REQUIRED EMERGENCY AND STANDBY POWER GENERATION SOURCES SHALL BE KEPT INDEPENDENT OF EACH OTHER AND INDEPENDENT OF ALL OTHER BRANCH CIRCUIT WIRING, AND SHALL NOT ENTER THE SAME RACEWAY, CABLE, BOX, OR CABINET WITH OTHER WIRING, UNLESS SPECIFICALLY ALLOWED BY THE NATIONAL ELECTRICAL CODE.

6. WIRING DEVICES:

   A. LOCAL LIGHT SWITCHES SHALL BE 20 AMPERE, 120/277 VOLTS, AC SPECIFICATION GRADE, WITH GROUNDING TERMINAL, AS MANUFACTURED BY HUBBELL, OR EQUIVALENT, #CS-122 SERIES.

   B. DUPLEX RECEPTACLES SHALL BE 20A, 125V, 2 POLE, 3 WIRE GROUNDING. GENERAL PURPOSE
   "SPECIFICATION GRADE" DUPLEX RECEPTACLES: HUBBELL #CR5352. ISOLATED GROUND DUPLEX RECEPTACLES: HUBBELL #CR5352 IG – ORANGE. HOSPITAL GRADE DUPLEX RECEPTACLES: HUBBELL #8300H. TAMPER RESISTANT "SAFETY TYPE" DUPLEX RECEPTACLES: HUBBELL #HBL8300SG.

   C. DUPLEX RECEPTACLES WHERE INDICATED ON THE DRAWINGS OR WHERE REQUIRED BY CODE, SHALL HAVE AN INTEGRAL GROUND FAULT PROTECTOR AND SHALL BE 20A, 125V, 2 POLE, 3 WIRE GROUNDING: HUBBELL #GFR5352. GROUND FAULT RECEPTACLES SHALL NOT BE THRU-WIRED. PROVIDE INDIVIDUAL DUPLEX RECEPTACLES AS SHOWN ON THE DRAWINGS. HOSPITAL GRADE GROUND FAULT DUPLEX RECEPTACLES: HUBBELL #HGF8300.

   D. ALL SWITCHES, DIMMERS, AND RECEPTACLES SHALL BE WHITE UNLESS OTHERWISE INDICATED WITHIN THESE SPECIFICATIONS. VERIFY COLOR WITH THE ARCHITECT PRIOR TO PROCUREMENT OF THE DEVICES. ALL COVERPLATES SHALL BE SMOOTH HIGH IMPACT THERMOPLASTIC FINISH WITH COLOR TO MATCH THE DEVICES. EMERGENCY RECEPTACLES AND SWITCHES SHALL BE RED, WITH COVERPLATES TO MATCH THE FINISH OF THE OTHER COVERPLATES PROVIDED IN THE AREA. IN UNFINISHED AREAS, USE CADMIUM PLATED, ROUND CORNER, STEEL COVERPLATES FOR SURFACE MOUNTED OUTLET BOXES. BOTH THE WIRING DEVICES AND THE COVERPLATES SHALL BE BY THE SAME MANUFACTURER.

7. WIRING DEVICE INSTALLATION:

   A. ADJACENT DEVICES SHALL BE MOUNTED IN GANGED BOXES WITH COMMON COVER PLATES.

   B. VERIFY MOUNTING HEIGHTS AND LOCATIONS WITH THE ARCHITECT BEFORE ROUGH-IN. REFER TO DETAILS AND INTERIOR WALL ELEVATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS.

   C. OUTLETS SHALL NOT BE INSTALLED BACK TO BACK.

   D. ALL RECEPTACLES SHALL BE MOUNTED WITH THE GROUND OPENING ABOVE THE PHASE AND NEUTRAL OPENINGS.

   E. ALL DEVICES SHALL BE SECURED WITH MORE THAN A SINGLE SCREW.

8. DISCONNECT SWITCHES

   A. PROVIDE MOTOR DRIVEN EQUIPMENT WITH PROPERLY SIZED AND RATED DISCONNECT SWITCHES TO COMPLY WITH N.E.C. REQUIREMENTS, WHETHER OR NOT INDICATED ON THE DRAWINGS.

   B. DISCONNECT SWITCHES FOR THREE-PHASE MOTORS AND SINGLE-PHASE MOTORS GREATER THAN 1/2 HORSEPOWER SHALL BE HEAVY-DUTY, SINGLE-THROW SAFETY SWITCHES. SWITCHES SHALL BE FUSIBLE OR NON-FUSIBLE, AS INDICATED, WITH AMPERAGE, POLES AND NEUTRAL, AS SHOWN ON DRAWINGS. PROVIDE SWITCHES WITH QUICK-MAKE, QUICK-BREAK OPERATING MECHANISM, FULL COVER INTERLOCK AND INDICATOR HANDLE, PROVISIONS FOR PADLOCKING OFF, U.L. CLASS "R" REJECTION TYPE FUSE CLIPS, N.E.M.A. 1 ENCLOSURE FOR DRY LOCATIONS AND N.E.M.A. 3R ENCLOSURE FOR DAMP OR WET LOCATIONS.

   C. DISCONNECT SWITCHES SHALL BE MANUFACTURED BY SQUARE D OR BY APPROVED ALTERNATE MANUFACTURERS: GENERAL ELECTRIC, WESTINGHOUSE OR SIEMENS. SHALL BE WESTINGHOUSE TYPE "MS" SERIES OR EQUIVALENT, WITH PILOT

10. HANGERS AND SUPPORTS:

   I. SUPPORT CONDUIT RUNS DIRECTLY ADJACENT TO BUILDING CONSTRUCTION WITH SUITABLE ONE AND TWO-HOLE STRAPS AND/OR CLAMP-TYPE HANGERS. SUPPORT CONDUIT RUNS NOT ADJACENT TO BUILDING CONSTRUCTION WITH SUITABLE, ADJUSTABLE HANGERS. DO NOT USE PERFORATED STRAP-TYPE HANGER, WIRE TIES OR PLUMBERS STRAP.

   J. PROVIDE ANGLE IRON FRAMES AND SUPPORTS FOR JUNCTION BOXS AND CABINETS TO PREVENT STRAIN ON ENTERING CONDUITS. GROUP EXPOSED CONDUITS TOGETHER. CONDUIT PENETRATIONS INCEILINGS SHALL BE TIGHT TO THE CONDUIT AND SEALED.

   K. SUPPORT RIGID STEEL, IMC, AND EMT RACEWAYS AT MAX. TEN FEET INTERVALS AND WITHIN THREE FEET OF OUTLET AND JUNCTION BOXS, CABINETS OR FITTINGS. SUPPORT WITHIN 12" OF EACH CHANGE IN DIRECTION. USE ONE-HOLE MALLEABLE IRON CLAMPS. SUPPORT MULTIPLE RUNS ON GALVANIZED UNISTRUT.

   L. DO NOT SUPPORT ELECTRICAL RACEWAYS, BOXES, FIXTURES AND EQUIPMENT FROM CEILING SUPPORT SYSTEMS, MECHANICAL SYSTEM SUPPORTS, OR MECHANICAL SYSTEMS.

11. ALL EQUIPMENT MOUNTED ON EQUIPMENT ROOM WALLS SHALL BE ATTACHED TO 3/4" PLYWOOD BOARDS, PAINTED WITH FIRE RESISTANT PAINT.

SECTION 16400 – SERVICE AND DISTRIBUTION

1. GROUNDING.

   A. GROUND ALL ELECTRICAL SYSTEM CONDUITS, MOTORS, PANELS AND OTHER EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ALL PROVISIONS OF THE NATIONAL ELECTRICAL CODE, STATE BUILDING CODE AND LOCAL OR REGIONAL CODES.

   B. GROUNDING OF THE ELECTRICAL SYSTEM SHALL BE BY MEANS OF AN INSULATED GROUNDING CONDUCTOR INSTALLED WITH FEEDER AND BRANCH CIRCUIT CONDUCTORS IN ALL CONDUITS. GROUNDING CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH N.E.C. ARTICLE 250.

   C. SYSTEM NEUTRAL CONDUCTORS SHALL BE GROUNDED AT THE SOURCE. NEUTRAL CONDUCTORS SHALL NOT BE USED FOR EQUIPMENT GROUNDING.

   D. THE GROUNDING CONDUCTOR FOR BRANCH CIRCUITS FEEDING ISOLATED GROUND RECEPTACLES SHALL BE CONNECTED ONLY AT THE ISOLATED GROUND RECEPTACLE GROUND TERMINALS, AND AT THE GROUND BUS OF THE SERVING PANEL.

3. PROVIDE 75 DEGREE C RATED CONNECTIONS THROUGHOUT.

SECTION 16500 – LIGHTING

1. RECESSED AND SURFACE MOUNTED FIXTURES MOUNTED IN, OR ON CEILINGS OTHER THAN ACCESSIBLE LAY-IN CEILING SYSTEMS, SHALL BE SECURELY SUPPORTED IN A MANNER APPROVED BY THE ARCHITECT. MOUNTING SHALL ALSO BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE ARTICLE 410, AND AS RECOMMENDED BY THE FIXTURE MANUFACTURER.

2. ALL LIGHTING FIXTURES (INCLUDING "NORMALLY-OFF" EMERGENCY FIXTURES) THAT ARE CAPABLE OF BEING AIMED SHALL BE AIMED BY THE CONTRACTOR FOR THE OPTIMUM COVERAGE OF THEIR TASK, TO THE SATISFACTION OF, AND UNDER THE DIRECTION OF THE ARCHITECT.

COMMUNICATIONS

1. ALL COMMUNICATIONS CABLING SHALL MEET TSC VENDOR SPECIFICATIONS FOR SHIELDED, STRANDED AND PLENUM RATED.

J:\CLIENT\Tractor Supply Co\1000 Remodel Projects\20600 Operation Get Permit\20600 1682 Hanford CA Combo\HTB TSC Combo Hanford CA 1682SWQ
Job Path:\CLIENT\Tractor Supply Co\1023 Remodel Projects\20600 1682 Hanford CA Combo\031 TSC Combo Hanford CA E3.1.dwg
Drawn By:Jose DeJesus

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REGISTERED PROFESSIONAL ENGINEER 24820 11-7-23 ELECTRICAL STATE OF CALIFORNIA
Exp. 12/31/ 23

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1682
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	TP
Date	Issue
9-18-22	PERMIT
11-3-23	⚠3 REVISION 3

E3.1

ELECTRICAL SPECIFICATIONS

TRACTOR SUPPLY CO.

COMBO PROJECT
1625 HAYDEN AVE.
HANFORD, CA 93230

ABBREVIATION LIST

ABOVE FINISHED FLOOR	AFF	LAMINATED PLASTIC	LAM
ADJUSTABLE	ADJ	LANDLORD	LL
ALUMINUM	ALUM	LEFT-HAND	LH
ANCHOR BOLT	AB	LONG LEG HORIZONTAL	LLH
APPROXIMATELY	APPROX	LONG LEG VERTICAL	LLV
ARCHITECTURAL	ARCH	LONG	LG
AT	@	MANHOLE	MH
BEAM	BM	MANUFACTURER	MFR
BEARING	BRG	MASONRY OPENING	MO
BLOCKING	BLKG	MATERIAL	MATL
BOARD	BD	MAXIMUM	MAX
BOTTOM	BTM or B/	MECHANICAL	MECH
BUILDING	BLDG	METAL	MTL
CATCH BASIN	CB	MINIMUM	MIN
CEILING	CLNG	MISCELLANEOUS	MISC
CENTER TO CENTER	C/C	MOUNTED	MTD
CENTERLINE	CL	NOT APPLICABLE	NA
CLEAN OUT	CO	NOT IN CONTRACT	NIC
COLUMN	COL	NOT TO SCALE	NTS
CONCRETE MASONRY UNIT	CMU	ON CENTER	OC or o.c.
CONCRETE	CONC	OPENING	OPNG
CONSTRUCTION	CONST	OPPOSITE	OPP
CONTINUOUS	CONT	OUTSIDE DIAMETER	OD
CONTROL JOINT	CJ	OVERFLOW ROOF DRAIN	ORD
COURSE	CRS	PAINT	PT
DIAMETER	DIA	PAIR	PR
DIMENSION	DIM	PLASTIC LAMINATE	PLAM
DOWN	DN	PLATE	PL
DOWNSPOUT	DS	PLUS OR MINUS	+/-
DRAWING	DWG	PLYWOOD	PLWD
EACH FACE	EF	POINT OF SALE	POS
EACH WAY	EW	PRESERVATIVE TREATED	PPT
EACH	EA	PROPERTY LINE	P/L
ELECTRIC	ELEC	QUARRY TILE	QT
ELECTRIC WATER COOLER	EWC	RADIUS	RAD or R
ELEVATION	ELEV	RAIN WATER CONDUCTOR	RWC
EQUAL	EQ	REINFORCED	REINF
EXISTING	EXIST	REQUIRED	REQ'D
EXPANSION JOINT	EJ	REVISION	REV
EXTERIOR	EXT	RIGHT HAND	RH
EXTERIOR INSULATION & FINISH SYSTEM	EIFS	RIGHT OF WAY	ROW
FIBER REINFORCED PLASTIC	FRP	ROOF DRAIN	RD
FINISH	FIN	SECTION	SECT
FINISHED FLOOR	FF	SHEET	SHT
FIRE EXTINGUISHER CABINET	FEC	SIMILAR	SIM
FIRE RETARDANT TREATED	FRT	SPECIFICATION	SPEC
FIXTURE	FIXT	SQUARE FEET	SF
FLOOR	FLR	STAINLESS STEEL	SS
FLOOR DRAIN	FD	STANDARD	STD
GALVANIZED	GALV	STEEL	STL
GAUGE	GA	STRUCTURAL	STRUCT
GENERAL CONTRACTOR	GC	SUSPENDED	SUSP
GLASS	GL	TELEPHONE	TEL
GLASS FIBER REINFORCED CONCRETE	GFRC	TONGUE AND GROOVE	T&G
GLASS FIBER REINFORCED GYPSUM	GFRG	TOP OF	T/
GYPSUM BOARD	GYP BD	TOP OF JOIST	TOJ
HANDICAPPED	HCPD	TOP OF MASONRY	TOM
HARDWOOD	HDWD	TOP OF STEEL	TOS
HEATING/VENTILATING/AIR CONDITIONING	HVAC	TYPICAL	TYP
HEAVY DUTY	HD	UNLESS NOTED OTHERWISE	UNO
HOLLOW CORE	HC	VERTICAL	VERT
HOLLOW METAL	HM	VINYL COMPOSITION TILE	VCT
HORIZONTAL	HORIZ	VINYL TILE	VT
HOSE BIBB	HB	VINYL WALL COVERING	VWC
HOT WATER HEATER	WH	WALL COVERING	WC
HOUR	HR	WELDED WIRE FABRIC	WWF
INSIDE DIAMETER	ID	WITH	W/
INSULATION	INSUL	WITHOUT	W/O
INTERIOR	INT	WOOD	WD
JOIST BEARING	JB	WORK POINT	WP

GENERAL NOTES (WHERE APPLICABLE)

1. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA A-201, 2017 IS APPLICABLE TO THE PROJECT AND INCLUDED HERE-IN BY REFERENCE.
2. DO NOT SCALE DRAWINGS. REQUEST CLARIFICATION FROM THE ARCHITECT TO RESOLVE DISCREPANCIES OR TO SUPPLY ADDITIONAL INFORMATION.
3. INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD - U.N.O.
4. FINISH FLOOR ELEVATIONS SHALL BE FROM TOP OF CONCRETE FLOOR SLAB OR TOP OF FLOOR SHEATHING WHERE APPLICABLE - U.N.O.
5. WORK IS TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, CONDITIONS STATED ON THE PERMIT DOCUMENTS, LOCAL ORDINANCES, THE U.S. DEPARTMENT OF JUSTICE 2010 ADA STANDARDS, AND THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION (AHJ).
6. WOOD NOT CLASSIFIED AS INTERIOR FINISH MATERIAL SHALL BE FIRE RETARDANT TREATED. USE AN EXTERIOR GRADE FRT PRODUCT IN EXTERIOR WALL CONSTRUCTION, ROOF RELATED CONSTRUCTION AND FLASHING CONDITIONS.
7. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
8. WHERE EXISTING STRUCTURAL STEEL IS PROTECTED WITH A FIREPROOFING MATERIAL, PROTECT DURING DEMOLITION, ALTERATION AND CONSTRUCTION. PATCH AND REPAIR ANY MISSING OR DAMAGED FIREPROOFING TO MAINTAIN PROTECTION OF THE STRUCTURE.
9. AT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES, PROVIDE PROTECTION MEETING THE REQUIREMENTS OF ASTM E-814 AND BEARING THE APPROPRIATE U.L. LABEL FOR THE CONDITION.
10. DESIGN & SELECTION OF SUPPORTS, BRACES, ANCHORS, ATTACHMENTS AND RELATED FASTENERS, UNLESS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS, IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR, UTILIZING INDUSTRY STANDARD MATERIALS AND METHODS SUITABLE TO THE CONDITION.
11. WALL AND CEILING MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO REGISTERS, DIFFUSERS, GRILLES, SPEAKERS, CLEAN-OUTS AND COVER PLATES, WHETHER FACTORY PRE-FINISHED OR NOT, WHICH DO NOT MATCH THE ADJACENT WALL OR CEILING COLOR SHALL BE FIELD PAINTED, UNLESS OTHERWISE NOTED. COLOR AND FINISH TO BE APPROVED BY THE ARCHITECT.
12. COMPLY WITH SPECIAL WORKING CONDITIONS RELATING TO THE PROJECT, INCLUDING BUT NOT LIMITED TO REQUIREMENTS FOR TEMPORARY PROTECTION, TRASH MANAGEMENT, NOISE, LIGHT, DUST AND POLLUTION CONTROL, AND LIMITATIONS ON WORKING HOURS.

CONTACTS

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CIVIL ENGINEER

PROJECT SUMMARY

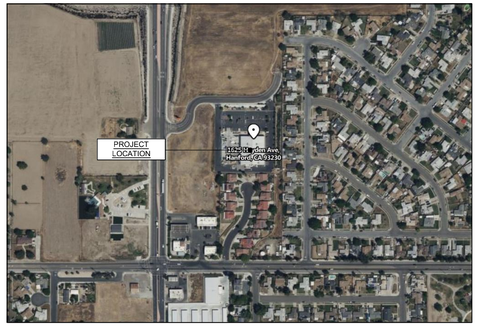
THE PROPOSED PROJECT CONSISTS OF INTERIOR AND EXTERIOR ALTERATIONS TO THE EXISTING TRACTOR SUPPLY CO. STORE. THE STORE WILL HAVE A GRAND REOPENING ONCE CONSTRUCTION IS COMPLETE.

THE INTERIOR WORK IS CALLED "THE FUSION PROJECT" WHICH CONSISTS OF A FULL SCALE REMODEL, NEW FIXTURE LAYOUT, ADDING A SELF-SERVICE PET WASH, AND ADDITIONAL OUTLETS TO THE REMODELED SALES FLOOR.

THE ADDITION OF THE EXTERIOR GARDEN CENTER IS CALLED "THE SIDE LOT PROJECT". THE PRIMARY FUNCTION IS TO PROVIDE A NEW CUSTOMER EXPERIENCE WITHIN THE EXISTING PERIMETER FENCING OF THE OUTDOOR SIDE YARD.

KEY FEATURES OF THE "SIDE LOT PROJECT" WILL INCLUDE A SUNSHADE CANOPY WITHIN A "DEDICATED" GARDEN CENTER ALONG WITH AN ENCLOSED BULK FEED STORAGE AREA AND A DRIVE-THROUGH LANE WHICH UTILIZES THE EXISTING LANE & GATES. THE DRIVE AISLE IS TO BE USED AS A CUSTOMER PICK-UP AREA TO RELOCATE THE EXISTING SERVICE OF A CURBSIDE PICKUP ZONE IN THE PARKING LOT. NO CHANGES TO THE OVERALL SIZE OF THE IMPERVIOUS SIDE YARD IS PROPOSED AND WILL BE COMPLETELY CONTAINED WITHIN THE EXISTING FENCED AREA.

VICINITY MAP



APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRIC CODE

CONTRACTOR RESPONSIBILITIES

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS ON SITE. DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS AS WELL AS DISCREPANCIES BETWEEN LANDLORD WORK AND TSC WORK SHALL BE BROUGHT TO THE ATTENTION OF TSC AND ARCHITECT IN WRITING PRIOR TO BID SUBMISSION

CONTRACTOR SHALL FILL OUT THEIR OWN PUNCH LIST PRIOR TO T.S.C. P.M. ARRIVING TO COMPLETE THE PROJECT PUNCH FOR T.S.C. CONTRACTOR SHALL COMPLETE THE SELF-PUNCH AND SUBMIT WITHIN FIVE DAYS. T.S.C. P.M. WILL REVIEW AND COMPLETE THEIR OWN PUNCH AT WHICH TIME CONTRACTOR WILL HAVE SEVEN DAYS TO CORRECT ALL ITEMS.

ALL ROOF VENTS / PENETRATIONS ARE TO BE FLASHED AS RECOMMENDED BY ROOFING SYSTEM MANUFACTURER AND PREFORMED BY LANDLORD'S ROOFING CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND THE APPLICABLE SCOPE OF PROJECT.

CHANGE ORDER POLICY

TRACTOR SUPPLY COMPANY SHALL NOT BE RESPONSIBLE FOR THE PAYMENT OF ANY WORK PERFORMED OR MATERIAL SUPPLIED BY THE CONTRACTOR OR ANY OF ITS SUB- CONTRACTORS, SUB-SUBCONTRACTORS AND ANYONE CLAIMING BY THROUGH OR UNDER ANY OF THEM WHICH IS NOT IDENTIFIED IN WRITING AND SIGNED BY ONE OF THE FOLLOWING TRACTOR SUPPLY COMPANY PERSONNEL: VICE PRESIDENT OF REAL ESTATE, VICE PRESIDENT OF CONSTRUCTION, OR A CONSTRUCTION PROJECT MANAGER. NO ACTION, CONDUCT, OMISSION, PRIOR FAILURE, OR COURSE OF DEALING BY TRACTOR SUPPLY COMPANY SHALL ACT TO WAIVE, MODIFY, CHANGE OR ALTER THE REQUIREMENT THAT ALL WORK, WHETHER BY CONTRACT, CHANGE ORDER OR CHANGE DIRECTIVE, MUST BE IN WRITING AND SIGNED BY THE PERSONNEL IDENTIFIED IN THIS PROVISION. ANY WORK PERFORMED OR MATERIAL PROVIDED BY THE CONTRACTOR, ANY OF ITS SUB-CONTRACTORS, SUB- SUBCONTRACTORS CONTRARY TO THIS PROVISION SHALL BE AT ITS OWN RISK AND OWN EXPENSE AND TRACTOR SUPPLY COMPANY SHALL NOT BE OBLIGATED TO REIMBURSE OR PAY THE CONTRACTOR OR ANY OF ITS SUB-CONTRACTORS, SUB- SUBCONTRACTORS FOR SAME.

DEFERRED SUBMITTALS

THE FOLLOWING DRAWINGS WILL BE SUBMITTED AT A LATER DATE:
1. SPRINKLER SHOP DRAWINGS
2. FIRE ALARM SHOP DRAWINGS
3. GARDEN CENTER CANOPY SHOP DRAWINGS
4. PROPANE CANOPY SHOP DRAWINGS

NOTE: CONTACT DIRECTOR OF ARCHITECTURE TO OBTAIN MICROSOFT TEAMS LINK FOR DOWNLOAD OF STANDARD CRITERIA PLANS, DWG/CAD FILES OR PDFS, AND/OR ANY SUPPLEMENTAL INFORMATION INCLUDED WITH THE STANDARD CRITERIA PLAN RELEASE.

ERRC COMPLIANCE / TESTING

WHERE REQUIRED BY THE AHJ, CONTRACTOR SHALL ENGAGE AN INDEPENDENT EMERGENCY RESPONDER RADIO COVERAGE (ERRC) TESTING COMPANY TO VERIFY SIGNAL STRENGTH INSIDE OF BUILDING (AFTER THE COMPLETION OF CONSTRUCTION & PLACEMENT OF MERCHANDISE), INCLUDING ALL CRITICAL REQUIRED AREAS. IF SIGNAL STRENGTH IS NOT ADEQUATE TO THE AHJ STANDARDS, CONTACT AOR FOR ERRC IMPROVEMENT PACKAGE.

DRAWING INDEX

		REVISIONS					
		1-13-23	1-27-23	11-03-23	12-01-23	2-9-24	8-28-24
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T1.1	VENDOR INFORMATION			3	4		6
T1.2	GENERAL NOTES				4		
CIVIL							
C1	NOT USED						
C2	NOT USED						
ARCHITECTURAL							
AS1.0	SITE PLAN	1	2	3	4		6
AS1.1	SITE DETAILS			3	4		
LS1.0	LIFE SAFETY PLAN	1		3	4	5	6
D1.0	DEMOLITION PLAN	1		3	4		6
A0.0	NOTES & DOOR / HARDWARE SCHEDULES			3	4		
A0.1	FINISH SCHEDULES				4		
A0.2	CONCRETE SPECIFICATION						6
A1.0	FLOOR PLAN	1		3	4		6
A1.1	OFFICE CORE PLAN, ELEV. & DETAILS	1		3	4		
A1.2	PET WASH PLAN & ELEVATIONS	1					
A1.2a	PET WASH DETAILS						
A1.3	PROPANE DETAIL & SPECIFICATIONS				4		6
A1.4	ARCHITECTURAL DETAILS				4		
A1.5	NOT USED						
A2.0	FIXTURE PLAN	1		3	4		6
A3.0	REFLECTED CEILING PLAN	1		3	4		6
A5.0	INTERIOR ELEVATIONS & DETAILS			3	4		6
A6.0	EXTERIOR ELEVATIONS	1		3	4		6
A7.0	PRE-FAB FIXTURE DETAILS				4		6
FIXTURE & RACKING SEISMIC ANCHORING							
A9.0	NOT USED						
A9.1	NOT USED						
A9.2	NOT USED						
A9.3	NOT USED						
F1.0	NOT USED						
F2.0	NOT USED						
STRUCTURAL							
S1.0	STRUCTURAL DETAILS	1		3	4		6
S2.0	STRUCTURAL PROPANE PLAN & DETAILS						
MECHANICAL & PLUMBING							
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P1.0	PLUMBING PLAN	1		3	4		6
MP1.0	MECHANICAL & PLUMBING SPECIFICATIONS						
FIRE PROTECTION							
FP1.0	FIRE PROTECTION PLAN	1		3	4		6
ELECTRICAL							
E1.0	LIGHTING PLAN	1		3	4		6
E2.0	POWER PLAN	1		3	4		6
E2.1	PROPANE ELECTRICAL PLAN AND DETAILS	1		3			6
E3.1	ELECTRICAL DETAILS & SPECIFICATIONS			3			

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LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA
08/28/2024

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TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM

Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
1-27-23	2 REVISION 2
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4
2-9-24	5 REVISION 5
8-28-24	6 REVISION 6

T1.0

COVER SHEET

CODED NOTES

1. NOT USED.
2. REPLACE ACCESSIBLE PARKING SIGNS & VENDOR #13 BLUE BUMPER POSTS.
3. INSTALL (2) VETERAN PARKING SIGNS & VENDOR #13 BUMPER POSTS
4. RELOCATE (2) B.O.P.I.S. PARKING SIGNS & BUMPER POSTS
5. NOT USED.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. NOT USED.
10. NOT USED.
11. CLEAN EFFLORESCENCE, TUCK-POINT ALL FAILING MORTAR JOINTS & RESOLVE ANY WATER PENETRATIONS PRIOR TO PAINT.
12. ENSURE HOSE BIB IS OPERATIONAL.
13. CRACK FILL / PATCH SIDE LOT PAVEMENT TO ALLEVIATE TRIPPING.
14. CRACK FILL / PATCH DRIVE AISLE. PRESSURE WASH & RE-STRIPE. REFER TO SHEET AS1.0 FOR MARKING DETAILS.
15. NOT USED.
16. NOT USED.
17. NOT USED.
18. EXIST GATE TO REMAIN; REPLACE WHEELS & HARDWARE AS NEEDED. GREASE & ADJUST TO ENSURE OPERATIONAL.
19. REPAIR & MOTORIZE EXIST GATE W/ FEEDBACK LOOP @ OPERATOR. PROVIDE ADDITIONAL REMOTE KEY FOB TO STORE MANAGER.
20. PAINT STOP BAR; COORDINATE WITH TSC PM
21. RELOCATE & RECONNECT PROPANE. INSTALL CANOPY W/ EXPLOSION PROOF LIGHT. PATCH PAVEMENT WHERE PROPANE, TRENCHING, & BOLLARDS WERE REMOVED.
22. PAINT EXIST ROOF LADDER; REFER TO COLOR SCHEDULE ON A0.1
23. CONFIRM W/ TSC PM IF DOOR IS TO BE REMOVED & REPLACED. DOOR TO BE PURCHASED & INSTALLED BY DH PACE IF REPLACEMENT IS REQUIRED
24. NOT USED.
25. NOT USED.
26. CAPACITY TEST MOP SINK TO ENSURE BASIN & FAUCET ARE NOT LEAKING
27. EXIST CONCRETE FLOOR TO BE BURNISHED USING 800 GRIT
28. POLISH CONCRETE; ADDITIONAL GRINDING MAY BE REQUIRED AFTER REMOVAL OF EXIST FLOORING
29. EXTENT OF VINYL PLANK FLOORING FOR NEW CLOTHING AREA. VINYL PLANK FLOORING AS SCHEDULED W/ SINGLE-BEVEL PLANK @ TRANSITION (2 SIDES). SUPPLIED BY TSC, PURCHASED & INSTALLED BY G.C. REFER TO A0.0 FOR DISTRIBUTION INFO.
30. EXTENT OF EXIST. VINYL PLANK FLOORING. USE SINGLE-BEVEL PLANK @ TRANSITION. SUPPLIED BY TSC, PURCHASED & INSTALLED BY G.C. REFER TO A0.0 FOR DISTRIBUTION INFO.
31. Ø6" CONCRETE FILLED PIPE BOLLARD W/ VENDOR #13 COVER; REFER TO 9/AS1.1
32. EXIST PAVEMENT TO BE SEALED WITH EUCOSIL LIQUID DENSIFIER AS MANUFACTURED BY EUCLID CHEMICAL COMPANY INC.
33. INSTALL HOSE REEL @ 7'-0" AFF.
34. INFILL TO MATCH EXIST PAVEMENT.
35. NOT USED.
36. 8' MANUAL ROLLING CANTILEVERED GATE.
37. NOT USED.
38. INSTALL PROPANE EMERGENCY STOP BUTTON @ 4'-6" AFF.

GENERAL NOTES

A. ENSURE AT TIME OF REMODEL ALL POLE LIGHTS & WALL PACKS ARE OPERATIONAL. EXTERIOR LIGHT COVERS ARE FREE OF DAMAGE & NOT MISSING. REPLACE ALL DAMAGED, MISSING, OR STANDARD COVERS W/ EXTERIOR WEATHER PROOF COVERS. ALL LIGHT POLE BASES NOT LOCATED IN LANDSCAPING TO BE PAINTED SAFETY YELLOW.

B. COVER EXIST. BOLLARDS W/ VENDOR #13 STANDARD YELLOW; CUT TO LENGTH. VERIFY LOCATIONS & QUANTITIES W/ PM PRIOR TO INSTALLATION.

C. GLASS THAT IS EXIST TO REMAIN SHALL BE CLEANED. ENSURE ALL SEALS ARE WEATHER TIGHT

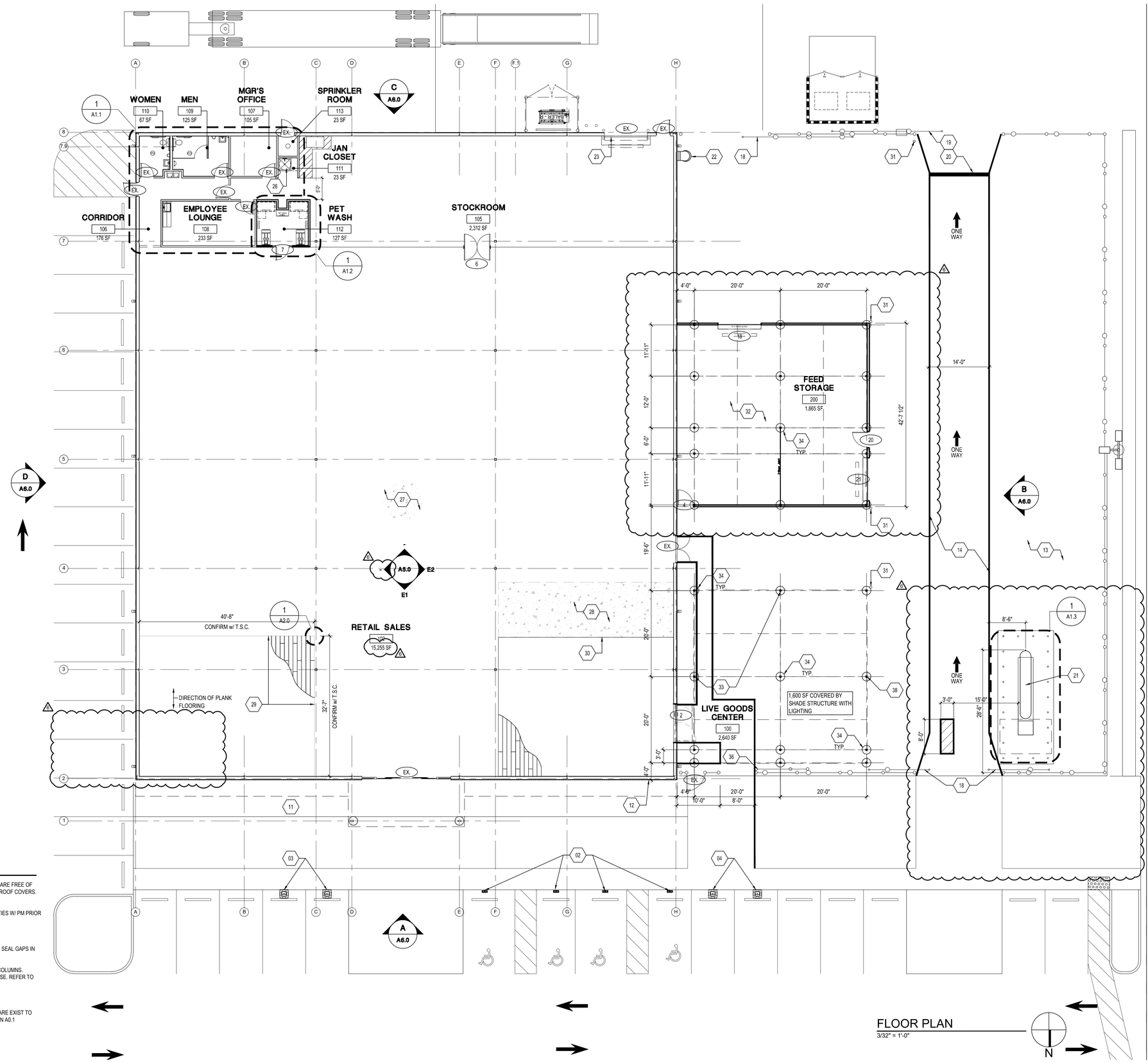
D. INTERIOR & EXTERIOR DOORS THAT ARE EXIST TO REMAIN SHALL HAVE SEALS & SWEEPS REPLACED. CAULK & SEAL GAPS IN FRAME. PAINT ALL HOLLOW METAL DOOR & FRAMES. INSPECT/ADJUST LOCKING HARDWARE & SWING.

E. PAINT ALL WALLS THAT ARE VISIBLE TO CUSTOMER. PATCH, REPAIR, & CLEAN PRIOR TO PAINTING. PAINT ALL COLUMNS. INSTALL VENDOR #13 CORNER GUARDS ON ALL OUTSIDE CORNERS. REPLACE MISSING OR DAMAGED VINYL BASE. REFER TO COLOR SCHEDULE ON A0.1

F. PAINT RED STRIPE 12" WIDE AROUND PERIMETER OF SALES FLOOR, BOTTOM OF STRIPE TO BE @ 10'-3" AFF.

G. EXIST OFFICE CORE TO BE REUSED; ALL WALL PENETRATIONS REPAIRED & PAINTED. RESTROOM UNITS THAT ARE EXIST TO REMAIN SHALL BE THOROUGHLY CLEANED & SANITIZED. REPLACE FRP 4FT UP. REFER TO COLOR SCHEDULE ON A0.1

H. REFER TO WALL TYPES ON A1.1



FLOOR PLAN

3/32" = 1'-0"

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LICENSED ARCHITECT
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8-23-24	6 REVISION 6

A1.0

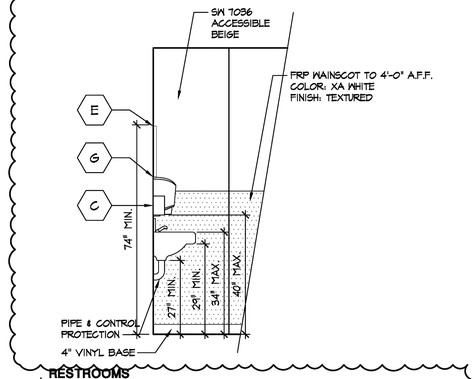
FLOOR PLAN

TOILET ROOM ACCESSORIES

TAG	DESCRIPTION		MANUFACTURER #	MODEL	REMARKS	NOTES
A	TOILET PAPER DISPENSER		BOBRICK	B-2740		QTY (1) WOMENS QTY (1) MENS
B	ACCESSIBLE GRAB BARS (WATER CLOSETS)	SIDE	BRADLEY	8320-001-42	MOUNT 33"-36" A.F.F. TO TOP, MAX	QTY (0) WOMENS QTY (0) MENS
	ACCESSIBLE GRAB BARS (WATER CLOSETS)	BACK	BRADLEY	8320-001-36	MOUNT 33"-36" A.F.F. TO TOP, MAX	QTY (0) WOMENS QTY (0) MENS
	ACCESSIBLE GRAB BARS (WATER CLOSETS)	VERT.	BRADLEY	8320-001-18	MOUNT 39"-41" A.F.F. TO BOTTOM OF BAR	QTY (1) WOMENS QTY (1) MENS
C	TOUCHLESS SOAP DISPENSER		SCOTT BRAND F.B.O., I.B.C.	32504	MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) WOMENS QTY (1) MENS
D	16" X 36" STAINLESS STEEL PANEL		FURN. & INST. BY CONTRACTOR		40" TO TOP OF PANEL	QTY (1) WOMENS QTY (1) MENS
E	MIRROR (¼" POLISHED PLATE GLASS)		1 PIECE, 18" X 36"		MOUNT 40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE	QTY (0) WOMENS QTY (1) MENS
F	PAPER TOWEL DISPENSER		F.B.O., I.B.C.		MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) BREAKROOM
G	SMARTDRI PLUS		WORLD DRYER	K-974P2	MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) WOMENS QTY (1) MENS

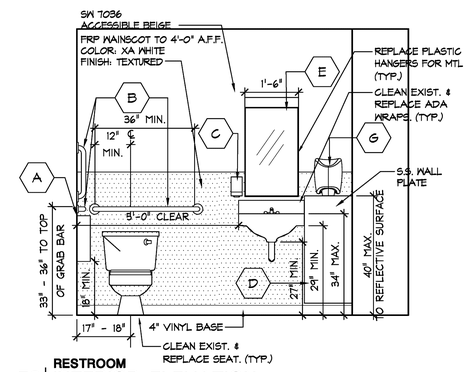
GENERAL NOTES

1. TOILET ROOM ACCESSORIES TO BE INSTALLED BY G.C.
2. F.B.O.,I.B.C. (FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.)
3. AUTOMATIC CONTROL
4. FRP TO 4'-0" A.F.F. ON ALL WALLS EXCEPT CMU UNLESS NOTED OTHERWISE.
5. ALL PLUMBING FIXTURES TO BE ANCHORED PER ALL ANCHOR POINTS.
6. PROVIDE CEILING BATT INSULATION FOR RESTROOMS.
7. NO ITEMS SHALL BE LOCATED FROM FLOOR TO CEILING WITHIN 18" OF THE EDGE OF THE PULL SIDE OF THE BATHROOM DOORS.
8. NOTE - EXISTING ACCESSORIES THAT MATCH THE ABOVE SPECIFICATION AND IN GOOD WORKING ORDER ARE NOT TO BE REPLACED. CONFIRM REPLACEMENT w/ T.S.C. P.M.



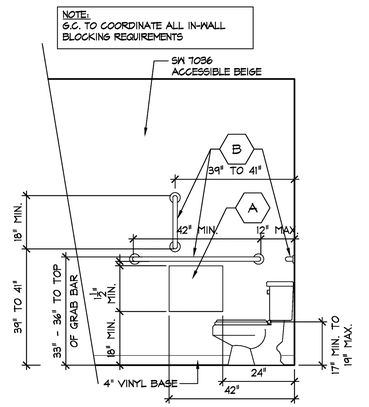
RESTROOMS
4 | ELEVATION
1/2"=1'-0"

NOTE:
G.C. TO COORDINATE ALL IN-WALL BLOCKING REQUIREMENTS



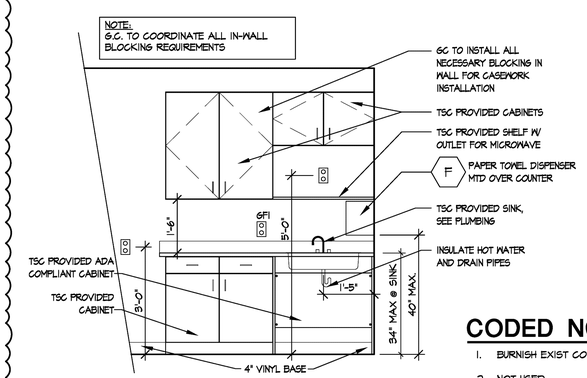
RESTROOM
E2 | INTERIOR ELEVATION
1/2"=1'-0"

NOTE:
G.C. TO COORDINATE ALL IN-WALL BLOCKING REQUIREMENTS



RESTROOMS
E1 | ELEVATION
1/2"=1'-0"

NOTE:
G.C. TO COORDINATE ALL IN-WALL BLOCKING REQUIREMENTS



BREAK ROOM COUNTER
E5 | ELEVATION
1/2"=1'-0"

CODED NOTES

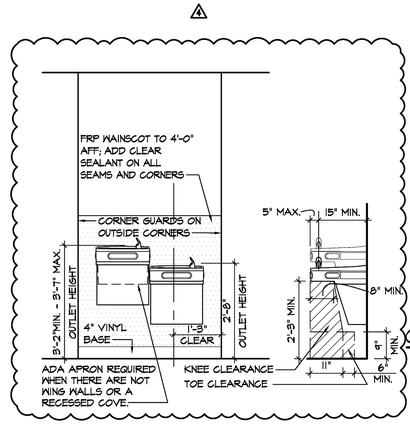
1. BURNISH EXIST CONCRETE FLOOR.
2. NOT USED.
3. NOT USED.
4. NOT USED.
5. NOT USED.
6. NOT USED.
7. THROUGHLY CLEAN & SANITIZE EXIST FOUNTAIN. ENSURE PROPER FUNCTION INSTALL / REPLACE FRP 4' AFF.
8. INSTALL / REPLACE CABINET, COUNTER, & SINK. UPPER CABINET WILL NEED BRACING ADDED IN-BETWEEN THE STUDS.
9. CLEAN & SANITIZE EXIST STALL PARTITIONS. ENSURE SCREWS ARE TIGHT ON PANELS & WALLS. REPLACE ANY DAMAGED OR MISSING HARDWARE. GRIND, PRIME, & PAINT. MATCH MTL DOOR PAINT SPECS; REFER TO COLOR SCHEDULE ON A0.1.
10. EXIST EXHAUST FAN(S) TO BE CLEANED. ENSURE UNITS ARE OPERATIONAL & ACTIVATION W/ MOTION SENSOR.
11. CLEAN & CAULK EXIST SINK. REPLACE ADA WRAPS.
12. CLEAN & REUSE EXIST MIRROR. REPLACE PLASTIC HANGERS W/ MTL HANGERS.

12a. INSTALL NEW MIRROR; REFER TO ACCESSORY SCHEDULE.

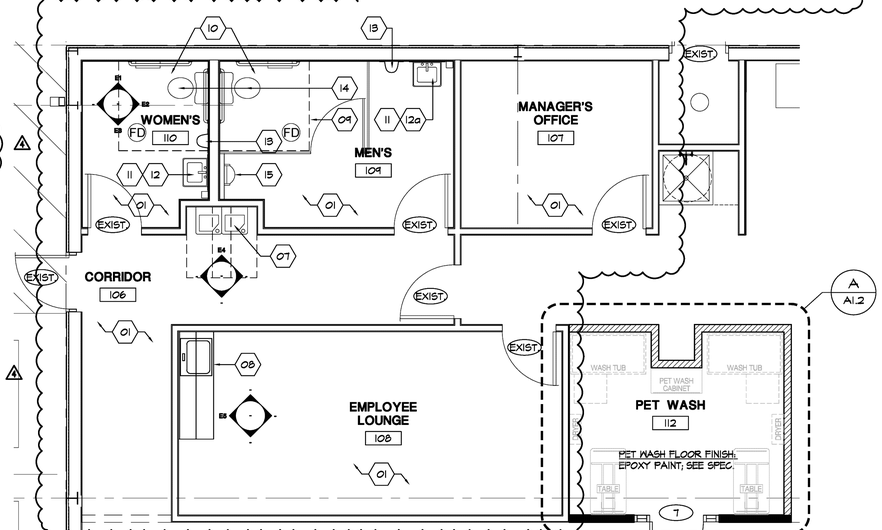
13. INSTALL NEW HAND DRYER. INSTALL MTL PLATE OVER FRP; REFER TO ELEVATIONS.
14. CLEAN & CAULK EXIST TOILET; REPLACE SEAT. ENSURE FLUSH HANDLE IS ON ACCESSIBLE SIDE OF TANK.
15. CLEAN & CAULK EXIST URINAL. INSTALL TOUCHLESS APPLICATION.

GENERAL NOTES

A. REPAIR PENETRATIONS & PAINT ALL WALLS. INSTALL / REPLACE FRP, 4FT AFF. INSTALL VENDOR #13 CORNER GUARDS ON ALL OUTSIDE CORNERS. REPLACE MISSING OR DAMAGED VINYL BASE. REFER TO COLOR SCHEDULE ON A0.1
B. PLUMBING FIXTURES THAT ARE EXIST TO REMAIN SHALL BE THOROUGHLY CLEANED & SANITIZED.
C. REPLACE EXIST DOOR SEALS & SWEEPS. CAULK & SEAL GAPS IN FRAME. PAINT ALL HOLLOW METAL DOOR & FRAMES. INSPECT/ADJUST LOCKING HARDWARE & SWING. POLISH HANDLES, HINGES, & KICK PLATES. INSTALL DOOR SILENCERS & DOOR STOPS AS NEEDED. REFER TO COLOR SCHEDULE ON A0.1



DRINKING FOUNTAIN
5 | ELEVATION
1/2"=1'-0"



OFFICE CORE
1 | ENLARGED PLAN
1/4"=1'-0"

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25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT * STATE OF CALIFORNIA
CHRISTOPHER MIERKE C-33983
Renewal Date 9.30.25
12.7.23

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TSC TRACTOR SUPPLY CO.

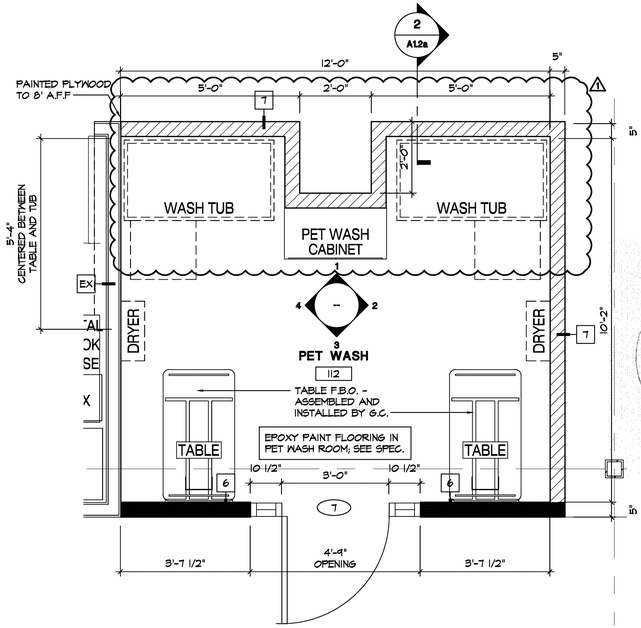
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No:	20600
Drawn By:	GWM

Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4

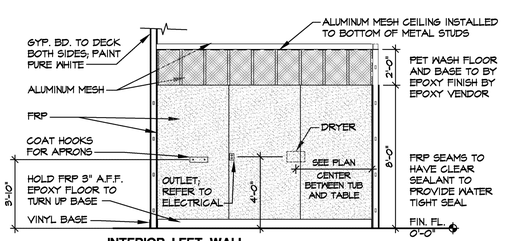
A1.1

INTERIOR ELEVATIONS, SCHEDULES, & DETAILS



A | PET WELLNESS ENLARGED PLAN

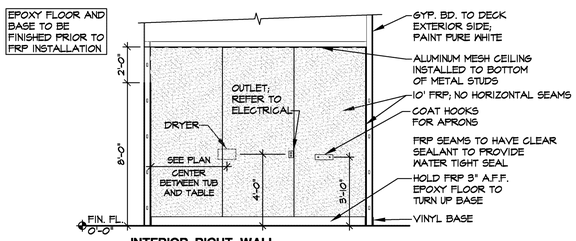
1/2" = 1'-0"



4 | INTERIOR LEFT WALL PET WASH ELEVATION

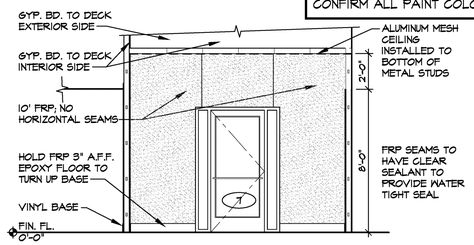
1/4" = 1'-0"

NOTE:
CONFIRM ALL PAINT COLORS WITH TSC PM



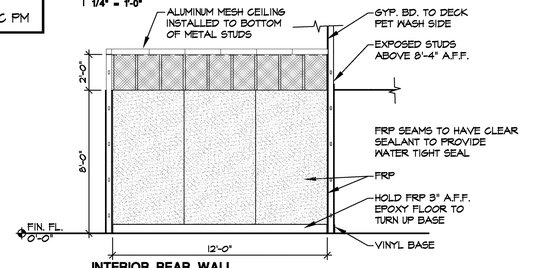
2 | INTERIOR RIGHT WALL PET WASH ELEVATION

1/4" = 1'-0"



3 | INTERIOR FRONT WALL PET WASH ELEVATION

1/4" = 1'-0"



1 | INTERIOR REAR WALL PET WASH ELEVATION

1/4" = 1'-0"

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Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33983
9.30.23
Renewal Date
STATE OF CALIFORNIA
1.25.23

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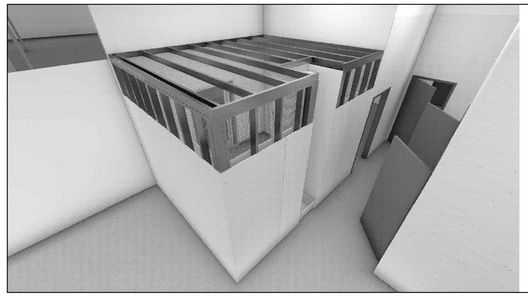
TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

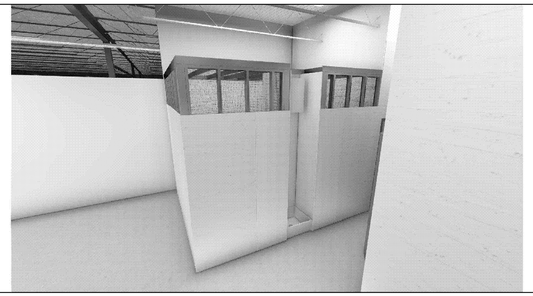
Project No.:	20600
Drawn By:	OB
Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1

A1.2

PET WELLNESS PLAN & ELEVATIONS

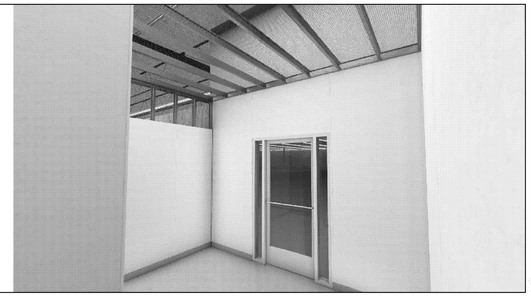


15 | PET WASH PERSPECTIVE
N.T.S.

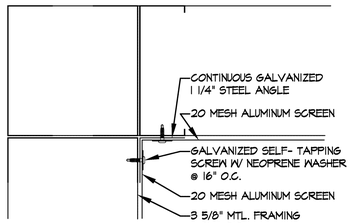


14 | PET WASH PERSPECTIVE
N.T.S.

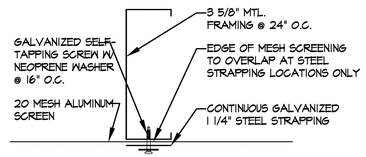
13 | PET WASH PERSPECTIVE
N.T.S.



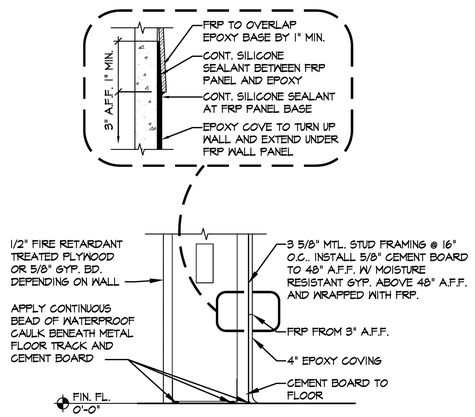
12 | PET WASH PERSPECTIVE
N.T.S.



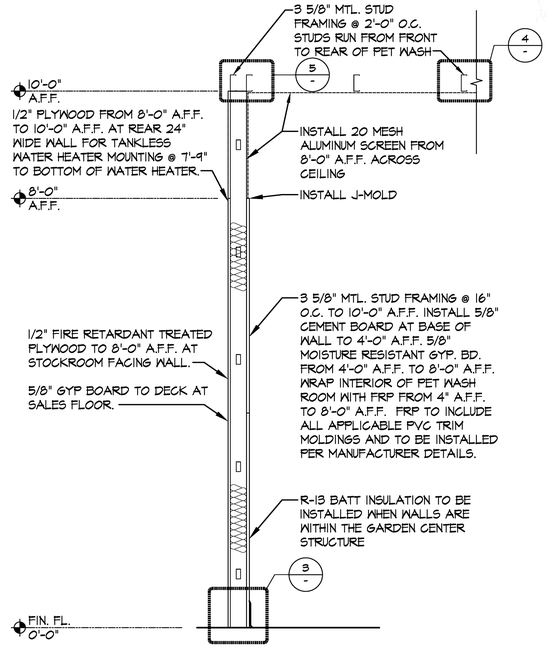
5 | PET WASH WALL CEILING
6" = 1'-0"



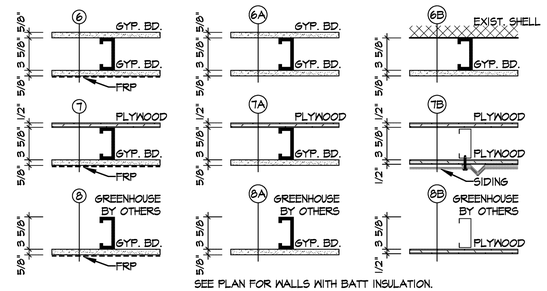
4 | PET WASH SCREEN ATTACHMENT
6" = 1'-0"



3 | PET WASH WALL BASE
3" = 1'-0"



2 | PET WASH WALL
3/4" = 1'-0"



SEE PLAN FOR WALLS WITH BATT INSULATION.

SEE PLAN / PET WASH ELEVATIONS FOR WALL FINISH HEIGHTS.

1 | WALL TYPES
1 1/2" = 1'-0"

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Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT
CHRISTOPHER MARTIN SCOTT
4.30.23
Renewal Date
STATE OF CALIFORNIA

9.19.22

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No:	20600
Drawn By:	OB

Date	Issue
9-16-22	PERMIT

A1.2a

PET WELLNESS DETAILS

DATE: November 1, 2024

PROJECT: Site Plan Review SPR0091-24

APPLICANT: Beth Dorminey

LOCATION: 1625 W. Hayden Ave. (APN 011-060-056)

PROPOSAL: Interior remodel and exterior additions

ZONING: C-R Regional Commercial

SITE PLAN REVIEW COMMITTEE REVIEW DATE: March 20, 2024

Enclosed for your review are the comments and decisions of the Site Plan Review Committee. Please review all comments, since they may impact your project:

☐ **RESUBMIT:** Major changes to your plans are required prior to site plan approval.

☒ **PROCEED:** Plans approved subject to the attached conditions of approval, including the revision of any stated plan corrections. The following department comments and conditions are attached:

- ☒ Planning
- ☒ Fire
- ☐ Other: _____
- ☒ Building
- ☐ Public Works

☒ Submit plans for a building permit via the Citizen Self Service Portal.
☒ To complete the entitlement process, your plans must be reviewed by:

- ☐ City Council
- ☐ Parking and Traffic Commission
- ☐ Other: _____
- ☒ Planning Commission **CUP**
- ☐ Parks and Recreation Commission

Signed,

Mark Manha

Mark Manha
Associate Planner, Community Development Department

November 1, 2024
DATE

HANFORD
CALIFORNIA

EXPIRATION

A site plan approval shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use (Hanford Municipal Code Section 17.72.070).

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Site Plan Review is a ministerial action, therefore not subject to the California Environmental Quality Act (CEQA) (CEQA Guidelines 15268 and MC 17.70.070 and 17.70.080). Exemption No. 2024-78

DEFENSE AND INDEMNIFICATION PROVISION

That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval SPR0091-24 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration, or occupancy, unless other arrangements are approved.

Applicant or Authorized Representative

_____

PLANNING DIVISION
SITE PLAN REVIEW COMMENTS

MEETING DATE: MARCH 20, 2024
SITE PLAN NUMBER: SPR0091-24
CONTACT: Mark Manha, Associate Planner: (559) 585-2583, mmanha@hanford.city

---

General Plan Designation: Regional Commercial

Zoning: C-R Regional Commercial

Other Special Districts: N/A

Planning Division Recommendation: ☒ Revise and Proceed ☐ Resubmit

The project does meet the requirements of the Hanford Municipal Code, development standards, and other codes and policies.

Correction(s):

- None.

Required Entitlements:

- Conditional Use Permit for pet grooming (already applied)

C-R Regional Commercial - all checked comments shall apply

General:

☒ That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.

☒ That all approved proposals of the applicant be conditions of development, if not mentioned herein.

☒ That the site be developed according to the approved site plan, titled Site Plan Review No. 0091-24 with minor modifications to be approved by the Community Development Department.

☒ That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

☒ That no business, service, or processes that is not part of the main use of the site shall be conducted outside a completely enclosed (or screened) permanently fixed structure.

☒ That existing pad lots may be designed and developed with parking lots and building orientation that will eventually merge with larger adjacent developments as if developed as a pad lot of a larger site development.

☒ That use of the site shall comply with the uses listed as permitted, permitted with an administrative approval, conditionally permitted, or temporarily permitted in the land use table presented in chapter 17.08.

Cultural Resources:

☒ That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

Building Setback Areas: (Section 17.18.060)

☒ That the appropriate setbacks be maintained, as follows:

☒ The front building setback shall be 15 feet along Lacey Boulevard.

☒ The rear building setback may be zero feet from the rear lot line, except **where the rear lot line abuts** a public street or an **R-L**, R-M, R-H, OR, O, PF, AP, or CO zone district **then the rear building setback shall be 15 feet**.

☒ The side building setback area shall be zero feet, except **where the side lot line abuts** a public street or an **R-L**, R-M, R-H, OR, O, PF, AP, or CO zone district **then the side building setback area shall be 15 feet**.

Distances Between Structures: (Section 17.18.060)

☒ That the minimum distance between a structure solely used for residential purposes and other structures shall be 10 feet, except as provided by building code.

Height of Structures: (Section 17.18.080)

☒ That the maximum structure height shall be 35 feet.

Driveways: (Section 17.18.090)

☒ That wherever possible developments shall share driveways to minimize the number of driveways on public streets.

☒ That new driveways near street corners shall be located a minimum 100 feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

Off Street Parking: (Section 17.54)

☒ That all existing parking spaces on site shall be maintained.

Usable Open Space: (Section 17.18.110)

☐ That new developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

Landscaping: (Section 17.18.120 and 17.52)

☒ That landscaping shall be provided and permanently maintained in a setback area not less than 15 feet from a lot line adjoining a street.

☒ General Design Standards: the following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans:

- ☒ Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.
- ☒ Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.
- ☒ Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb.
- ☒ Concrete mow strips, when used, shall be a minimum of four (4) inches in width.
- ☒ Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
- ☒ Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.
- ☒ Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

☒ Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

- ☒ The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.
- ☒ The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.
- ☒ The size of groundcover at planting shall be one (1) gallon or larger.
- ☒ Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.
- ☒ Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

☒ That the landscaped area shall be planted with live and healthy plant materials suitable for screening/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscaped Ordinance.

☒ That no fence, hedge, or shrub shall be installed, planted, or maintained along a street frontage, which creates a traffic or pedestrian hazard.

Fencing and Walls: (Section 17.18.130)

☒ That a block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

☒ That no fence or wall shall be placed in front of or within any landscaped area located next to a street.

☒ That the open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven feet minimum in height.

☒ That any proposed fencing on the site be maintained in good repair.

☒ That no fence or wall shall be placed within the public right-of-way.

☒ That a masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit.

☒ That no hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

Signage: (Section 17.56)

☒ That any/all signs proposed for this development shall be subject to the requirements and prescribed in Chapter 17.56 of the Hanford Municipal Code. **A separate application is required.**

Zone District	Building Signs	Freestanding Signs
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq.ft. per 1 lineal foot up to a maximum 350 sq.ft. along primary frontage. 50 sq.ft. allowed regardless of frontage length. Secondary building frontage: 1 sq.ft. per lineal foot up to a maximum 200 sq.ft. per secondary frontage. 35 sq.ft. allowed regardless of frontage length.	1 sign per establishment maximum. 40 sq.ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq.ft. Maximum height not greater than 1.5 times the average height of the building.

Outdoor Lighting Standards: (Section 17.50.140)

☒ That all lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

☒ That no lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

☒ That building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

☒ That canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.

☒ That the height of freestanding light fixtures, including freestanding parking lot fixtures, shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed:

- ☐ Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district.
- ☐ Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district.
- ☐ Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district.

☒ Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.

☒ That the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

☒ All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.

☒ Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.

☒ Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

Dust Control:

☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.

☒ That the any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION
SPR0091-24 Tractor Supply Remodel
10-25-24
1625 W Hayden St

Contact Building Official: Tom Webb (559) 585-2584
Concerning questions that you may have on the conditions listed below:

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.

2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.

3. That detailed, dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

    4.1 1 copy of the City of Hanford Permit Application form
    4.2 One electronic submittal unless noted, including:
        4.2.1 Grading Plan (Civil Drawings, for reference)
        4.2.2 Site Plan
        4.2.3 Architectural Drawings
        4.2.4 Structural Drawings
        4.2.5 Electrical Drawings
        4.2.6 Mechanical Drawings
        4.2.7 Plumbing Drawings
        4.2.8 Fixturization (separate permit)
        4.2.9 Commissioning Plan per 2022 CEnC
        4.2.10 **Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal**
        4.2.11 Sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

****** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable**. ****

    4.3 One Electronic submittal of all documentation, unless noted, including:
        4.3.1 Architectural Specifications
        4.3.2 Structural Calculations
        4.3.3 Electrical Calculations, if not included on the drawings
        4.3.4 Mechanical Calculations, if not included on the drawings
        4.3.5 Plumbing Calculations, if not included on the drawings
        4.3.6 Energy Calculations, if not included on the drawings
        4.3.7 CalGreen Compliance **including C & D Recycle plan**
        4.3.8 **Fixturization (separate permit)**
        4.3.9 Sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

5. **That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapter 11B.**

6. Reserved

7. That all special inspection reports be submitted to the Building Division prior to final inspection.

8. That all construction shall conform to **the Most Current Edition** (2022) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen

9. Reserved

10. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.

11. That the applicant provides a complete set of AS-BUILT drawings on CD, in “tif” format, to the Building Division prior to Final Inspection.

12. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

13. That a form #55 shall be submitted with the plans

H A N F O R D

Fire Department

Nikkie Chamberland, Fire Marshal

City Of Hanford Fire Department Plan Review

Approval of all projects does not exempt compliance with all applicable sections of the adopted Fire Codes and local city ordinances. All fire protection systems must be installed and operational prior to occupying the building. All permits shall be issued and paid for prior to scheduling any inspections with the fire department. Please contact the building department for the submittal process. To schedule inspection please contact the building department at 559-585-2580

The scope of work shall be clearly stated on all the plans submitted for permit. All deferred submittals shall be listed on the building plan page. All deferred submittals are required to be submitted within 30 days of building permit issuance.

Site Plan Review Number: SPR0091-24
Address: 1625 West Hayden Street, Hanford, CA 93230
Reviewer: Nikkie Chamberland
Date: 3-25-2024

The following are comments that are applicable and pertain to plans submitted: This project must comply with the latest applicable codes.

- Project shall meet the minimum fire flow requirements per Appendix B & C of the CFC 2022; Provide the fire flows within one year
- New and existing residences that have a automatic sprinkler system, proposed accessory dwelling unit shall have an automatic sprinkler system. A separate fire department permit will be required.
- Fire Riser Room:
    1. a separate room that contains the Fire Riser shall contain one man door, the room shall be a 2-hour rated room with adequate spacing to perform maintenance, riser room shall be properly labeled with 4" lettering with contrasting background and a knox box shall be installed to contain the riser room key, fire sprinkler coverage required, emergency lighting and illuminated lighting required. The riser shall be interconnected with the fire alarm
- When a sprinkler system is required with more than 21 heads, the system shall be monitored by a central monitoring station. Fire alarm and fire

detection systems required by chapter 9 of CFC, CBC, shall be installed per NFPA 72.

- No traffic calming devices shall be installed without the Fire Departments approval
- Areas identified as "**Fire lanes**" must be Identified as such per requirements set forth in the California Vehicle Code Section 22500.1.

    1. **Access roads 20-26 feet in width:** Fire lanes shall be on both sides of the fire apparatus access roads.
    2. **Access roads 26 to less than 32 feet in width**: Fire lanes shall be on one side of the fire apparatus access roads.
    3. **Access roads 32 feet in width or more:** No fire lanes required.
    4. **Markings shall include "No Parking- Fire Lane**"

- Locked gates installed across fire department access roads:
    1. **Manual gates** with a chain lock require a **Knox Padlock** to be installed on them; or a **Knox Box** shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box. (**See www.knoxbox.com for current models)**
    2. **Electric Gates** shall be equipped with an electric **Knox Key Switch,** at the gate location.
    3. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
    4. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
    5. Provide a Knox Box for all structures and gates. In accordance with the 2019 CFC 506.1. Location shall be approved by Hanford Fire Department.
    6. The ordering of Knox Box products can be done directly at www.knoxbox.com. Click to choose your local fire department agency, enter "Hanford Fire Dept", and a list of products will populate for you to order.
- All address numbers shall be installed onto the building and shall be visible from

the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

1. Downtown area (existing buildings): 4 inch numbers
2. Buildings 20-ft. or less from the street: 6 inch numbers

3. Buildings 21- to 40-ft. from the street: 8 inch numbers
4. Buildings more than 40-ft. from street: 12 inch numbers

- Operational Fire Permit is Required

- Submit plans and information regarding high piled storage, rack storage, storage of combustible commodity, hazardous materials and any processes regulated by the Uniform Fire Code

  Deferred Submittal Required for Fire Sprinklers

TSC TRACTOR SUPPLY CO.

COMBO PROJECT
1625 HAYDEN AVE.
HANFORD, CA 93230

ABBREVIATION LIST

ABOVE FINISHED FLOOR	AFF	LAMINATED PLASTIC	LAM
ADJUSTABLE	ADJ	LANDLORD	LL
ALUMINUM	ALUM	LEFT-HAND	LH
ANCHOR BOLT	AB	LONG LEG HORIZONTAL	LLH
APPROXIMATELY	APPROX	LONG LEG VERTICAL	LLV
ARCHITECTURAL	ARCH	LONG	LG
AT	@	MANHOLE	MH
BEAM	BM	MANUFACTURER	MFR
BEARING	BRG	MASONRY OPENING	MO
BLOCKING	BLKG	MATERIAL	MATL
BOARD	BD	MAXIMUM	MAX
BOTTOM	BTM or B/	MECHANICAL	MECH
BUILDING	BLDG	METAL	MTL
CATCH BASIN	CB	MINIMUM	MIN
CEILING	CLNG	MISCELLANEOUS	MISC
CENTER TO CENTER	C/C	MOUNTED	MTD
CENTERLINE	CL	NOT APPLICABLE	NA
CLEAN OUT	CO	NOT IN CONTRACT	NIC
COLUMN	COL	NOT TO SCALE	NTS
CONCRETE MASONRY UNIT	CMU	ON CENTER	OC or o.c.
CONCRETE	CONC	OPENING	OPNG
CONSTRUCTION	CONST	OPPOSITE	OPP
CONTINUOUS	CONT	OUTSIDE DIAMETER	OD
CONTROL JOINT	CJ	OVERFLOW ROOF DRAIN	ORD
COURSE	CRS	PAINT	PT
DIAMETER	DIA	PAIR	PR
DIMENSION	DIM	PLASTIC LAMINATE	PLAM
DOWN	DN	PLATE	PL
DOWNSPOUT	DS	PLUS OR MINUS	+/-
DRAWING	DWG	PLYWOOD	PLWD
EACH FACE	EF	POINT OF SALE	POS
EACH WAY	EW	PRESERVATIVE TREATED	PPT
EACH	EA	PROPERTY LINE	P/L
ELECTRIC	ELEC	QUARRY TILE	QT
ELECTRIC WATER COOLER	EWC	RADIUS	RAD or R
ELEVATION	ELEV	RAIN WATER CONDUCTOR	RWC
EQUAL	EQ	REINFORCED	REINF
EXISTING	EXIST	REQUIRED	REQ'D
EXPANSION JOINT	EJ	REVISION	REV
EXTERIOR	EXT	RIGHT HAND	RH
EXTERIOR INSULATION & FINISH SYSTEM	EIFS	RIGHT OF WAY	ROW
FIBER REINFORCED PLASTIC	FRP	ROOF DRAIN	RD
FINISH	FIN	SECTION	SECT
FINISHED FLOOR	FF	SHEET	SHT
FIRE EXTINGUISHER CABINET	FEC	SIMILAR	SIM
FIRE RETARDANT TREATED	FRT	SPECIFICATION	SPEC
FIXTURE	FIXT	SQUARE FEET	SF
FLOOR	FLR	STAINLESS STEEL	SS
FLOOR DRAIN	FD	STANDARD	STD
GALVANIZED	GALV	STEEL	STL
GAUGE	GA	STRUCTURAL	STRUCT
GENERAL CONTRACTOR	GC	SUSPENDED	SUSP
GLASS	GL	TELEPHONE	TEL
GLASS FIBER REINFORCED CONCRETE	GFRC	TONGUE AND GROOVE	T&G
GLASS FIBER REINFORCED GYPSUM	GFRG	TOP OF	T/
GYPSUM BOARD	GYP BD	TOP OF JOIST	TOJ
HANDICAPPED	HCPD	TOP OF MASONRY	TOM
HARDWOOD	HDWD	TOP OF STEEL	TOS
HEATING/VENTILATING/AIR CONDITIONING	HVAC	TYPICAL	TYP
HEAVY DUTY	HD	UNLESS NOTED OTHERWISE	UNO
HOLLOW CORE	HC	VERTICAL	VERT
HOLLOW METAL	HM	VINYL COMPOSITION TILE	VCT
HORIZONTAL	HORIZ	VINYL TILE	VT
HOSE BIBB	HB	VINYL WALL COVERING	VWC
HOT WATER HEATER	WH	WALL COVERING	WC
HOUR	HR	WELDED WIRE FABRIC	WWF
INSIDE DIAMETER	ID	WITH	W/
INSULATION	INSUL	WITHOUT	W/O
INTERIOR	INT	WOOD	WD
JOIST BEARING	JB	WORK POINT	WP

GENERAL NOTES (WHERE APPLICABLE)

1. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA A-201, 2017 IS APPLICABLE TO THE PROJECT AND INCLUDED HERE-IN BY REFERENCE.
2. DO NOT SCALE DRAWINGS. REQUEST CLARIFICATION FROM THE ARCHITECT TO RESOLVE DISCREPANCIES OR TO SUPPLY ADDITIONAL INFORMATION.
3. INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD - U.N.O.
4. FINISH FLOOR ELEVATIONS SHALL BE FROM TOP OF CONCRETE FLOOR SLAB OR TOP OF FLOOR SHEATHING WHERE APPLICABLE - U.N.O.
5. WORK IS TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, CONDITIONS STATED ON THE PERMIT DOCUMENTS, LOCAL ORDINANCES, THE U.S. DEPARTMENT OF JUSTICE 2010 ADA STANDARDS, AND THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION (AHJ).
6. WOOD NOT CLASSIFIED AS INTERIOR FINISH MATERIAL SHALL BE FIRE RETARDANT TREATED. USE AN EXTERIOR GRADE FRT PRODUCT IN EXTERIOR WALL CONSTRUCTION, ROOF RELATED CONSTRUCTION AND FLASHING CONDITIONS.
7. WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
8. WHERE EXISTING STRUCTURAL STEEL IS PROTECTED WITH A FIREPROOFING MATERIAL, PROTECT DURING DEMOLITION, ALTERATION AND CONSTRUCTION. PATCH AND REPAIR ANY MISSING OR DAMAGED FIREPROOFING TO MAINTAIN PROTECTION OF THE STRUCTURE.
9. AT PENETRATIONS THROUGH FIRE RATED ASSEMBLIES, PROVIDE PROTECTION MEETING THE REQUIREMENTS OF ASTM E-814 AND BEARING THE APPROPRIATE U.L. LABEL FOR THE CONDITION.
10. DESIGN & SELECTION OF SUPPORTS, BRACES, ANCHORS, ATTACHMENTS AND RELATED FASTENERS, UNLESS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS, IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR, UTILIZING INDUSTRY STANDARD MATERIALS AND METHODS SUITABLE TO THE CONDITION.
11. WALL AND CEILING MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO REGISTERS, DIFFUSERS, GRILLES, SPEAKERS, CLEAN-OUTS AND COVER PLATES, WHETHER FACTORY PRE-FINISHED OR NOT, WHICH DO NOT MATCH THE ADJACENT WALL OR CEILING COLOR SHALL BE FIELD PAINTED, UNLESS OTHERWISE NOTED. COLOR AND FINISH TO BE APPROVED BY THE ARCHITECT.
12. COMPLY WITH SPECIAL WORKING CONDITIONS RELATING TO THE PROJECT, INCLUDING BUT NOT LIMITED TO REQUIREMENTS FOR TEMPORARY PROTECTION, TRASH MANAGEMENT, NOISE, LIGHT, DUST AND POLLUTION CONTROL, AND LIMITATIONS ON WORKING HOURS.

CONTACTS

SR. CONSTRUCTION MANAGER
TRACTOR SUPPLY CO.
5401 VIRGINIA WAY BRENTWOOD, TN 37027
CONTACT: JUSTIN WOOD
PH: 615-427-1046
E: jwood@tractorsupply.com

CONSTRUCTION MANAGER
TRACTOR SUPPLY CO.
5401 VIRGINIA WAY BRENTWOOD, TN 37027
CONTACT: DAVID BURLESON
E: dburleson@tractorsupply.com

ARCHITECT
ONYX CREATIVE, INC.
25001 EMERY ROAD SUITE 400 CLEVELAND, OH 44128
CONTACT: COLLEEN KURNIAWAN
PH: 216-223-3246
E: ckurniawan@onyxcreative.com
CONTACT: JOSH MAUS
PH: 216-223-3255
E: jmaus@onyxcreative.com

GREENHOUSE ENGINEER
ZUENDT ENGINEERING
P.O. BOX 26177 GREENVILLE, SC 29616
CONTACT: CAL LOONEY
PH: 864-940-6666
E: cal@merchneygreenhouses.com

ENGINEER (MEP)
BLUESTREAK CONSULTING
25001 EMERY ROAD SUITE 400 CLEVELAND, OH 44128
CONTACT: RICHARD KNAPP
PH: 216-223-3294
E: rknapp@bluestreak-consulting.com

STRUCTURAL ENGINEER
BLUESTREAK CONSULTING
25001 EMERY ROAD SUITE 400 CLEVELAND, OH 44128
CONTACT: KEITH BOWES
PH: 216-223-3200
E: kbowes@bluestreak-consulting.com

CIVIL ENGINEER

PROJECT SUMMARY

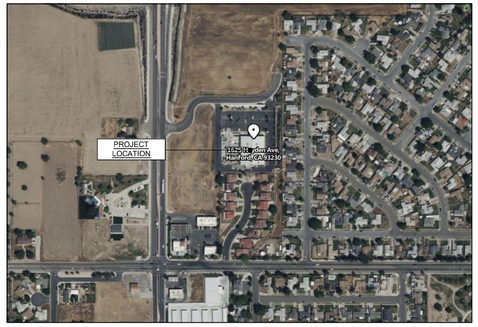
THE PROPOSED PROJECT CONSISTS OF INTERIOR AND EXTERIOR ALTERATIONS TO THE EXISTING TRACTOR SUPPLY CO. STORE. THE STORE WILL HAVE A GRAND REOPENING ONCE CONSTRUCTION IS COMPLETE.

THE INTERIOR WORK IS CALLED "THE FUSION PROJECT" WHICH CONSISTS OF A FULL SCALE REMODEL, NEW FIXTURE LAYOUT, ADDING A SELF-SERVICE PET WASH, AND ADDITIONAL OUTLETS TO THE REMODELED SALES FLOOR.

THE ADDITION OF THE EXTERIOR GARDEN CENTER IS CALLED "THE SIDE LOT PROJECT". THE PRIMARY FUNCTION IS TO PROVIDE A NEW CUSTOMER EXPERIENCE WITHIN THE EXISTING PERIMETER FENCING OF THE OUTDOOR SIDE YARD.

KEY FEATURES OF THE "SIDE LOT PROJECT" WILL INCLUDE A SUNSHADE CANOPY WITHIN A "DEDICATED" GARDEN CENTER ALONG WITH AN ENCLOSED BULK FEED STORAGE AREA AND A DRIVE-THROUGH LANE WHICH UTILIZES THE EXISTING LANE & GATES. THE DRIVE AISLE IS TO BE USED AS A CUSTOMER PICK-UP AREA TO RELOCATE THE EXISTING SERVICE OF A CURBSIDE PICKUP ZONE IN THE PARKING LOT. NO CHANGES TO THE OVERALL SIZE OF THE IMPERVIOUS SIDE YARD IS PROPOSED AND WILL BE COMPLETELY CONTAINED WITHIN THE EXISTING FENCED AREA.

VICINITY MAP



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CONTRACTOR RESPONSIBILITIES

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS ON SITE. DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS AS WELL AS DISCREPANCIES BETWEEN LANDLORD WORK AND TSC WORK SHALL BE BROUGHT TO THE ATTENTION OF TSC AND ARCHITECT IN WRITING PRIOR TO BID SUBMISSION

CONTRACTOR SHALL FILL OUT THEIR OWN PUNCH LIST PRIOR TO T.S.C. P.M. ARRIVING TO COMPLETE THE PROJECT PUNCH FOR T.S.C. CONTRACTOR SHALL COMPLETE THE SELF-PUNCH AND SUBMIT WITHIN FIVE DAYS. T.S.C. P.M. WILL REVIEW AND COMPLETE THEIR OWN PUNCH AT WHICH TIME CONTRACTOR WILL HAVE SEVEN DAYS TO CORRECT ALL ITEMS.

ALL ROOF VENTS / PENETRATIONS ARE TO BE FLASHED AS RECOMMENDED BY ROOFING SYSTEM MANUFACTURER AND PREFORMED BY LANDLORD'S ROOFING CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND THE APPLICABLE SCOPE OF PROJECT.

CHANGE ORDER POLICY

TRACTOR SUPPLY COMPANY SHALL NOT BE RESPONSIBLE FOR THE PAYMENT OF ANY WORK PERFORMED OR MATERIAL SUPPLIED BY THE CONTRACTOR OR ANY OF ITS SUB- CONTRACTORS, SUB-SUBCONTRACTORS AND ANYONE CLAIMING BY THROUGH OR UNDER ANY OF THEM WHICH IS NOT IDENTIFIED IN WRITING AND SIGNED BY ONE OF THE FOLLOWING TRACTOR SUPPLY COMPANY PERSONNEL: VICE PRESIDENT OF REAL ESTATE, VICE PRESIDENT OF CONSTRUCTION, OR A CONSTRUCTION PROJECT MANAGER. NO ACTION, CONDUCT, OMISSION, PRIOR FAILURE, OR COURSE OF DEALING BY TRACTOR SUPPLY COMPANY SHALL ACT TO WAIVE, MODIFY, CHANGE OR ALTER THE REQUIREMENT THAT ALL WORK, WHETHER BY CONTRACT, CHANGE ORDER OR CHANGE DIRECTIVE, MUST BE IN WRITING AND SIGNED BY THE PERSONNEL IDENTIFIED IN THIS PROVISION. ANY WORK PERFORMED OR MATERIAL PROVIDED BY THE CONTRACTOR, ANY OF ITS SUB-CONTRACTORS, SUB- SUBCONTRACTORS CONTRARY TO THIS PROVISION SHALL BE AT ITS OWN RISK AND OWN EXPENSE AND TRACTOR SUPPLY COMPANY SHALL NOT BE OBLIGATED TO REIMBURSE OR PAY THE CONTRACTOR OR ANY OF ITS SUB-CONTRACTORS, SUB- SUBCONTRACTORS FOR SAME.

DEFERRED SUBMITTALS

THE FOLLOWING DRAWINGS WILL BE SUBMITTED AT A LATER DATE:
1. SPRINKLER SHOP DRAWINGS
2. FIRE ALARM SHOP DRAWINGS
3. GARDEN CENTER CANOPY SHOP DRAWINGS
4. PROPANE CANOPY SHOP DRAWINGS

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRIC CODE

NOTE: CONTACT DIRECTOR OF ARCHITECTURE TO OBTAIN MICROSOFT TEAMS LINK FOR DOWNLOAD OF STANDARD CRITERIA PLANS, DWG/CAD FILES OR PDFS, AND/OR ANY SUPPLEMENTAL INFORMATION INCLUDED WITH THE STANDARD CRITERIA PLAN RELEASE.

ERRC COMPLIANCE / TESTING

WHERE REQUIRED BY THE AHJ, CONTRACTOR SHALL ENGAGE AN INDEPENDENT EMERGENCY RESPONDER RADIO COVERAGE (ERRC) TESTING COMPANY TO VERIFY SIGNAL STRENGTH INSIDE OF BUILDING (AFTER THE COMPLETION OF CONSTRUCTION & PLACEMENT OF MERCHANDISE), INCLUDING ALL CRITICAL REQUIRED AREAS. IF SIGNAL STRENGTH IS NOT ADEQUATE TO THE AHJ STANDARDS, CONTACT AOR FOR ERRC IMPROVEMENT PACKAGE.

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onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA
08/28/2024

Design and construction documents as instruments of services are given in confidence and remain the property of Onyx Creative. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Onyx Creative.

TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM
Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
1-27-23	2 REVISION 2
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4
2-9-24	5 REVISION 5
8-28-24	6 REVISION 6

T1.0

COVER SHEET

TRACTOR SUPPLY & VENDOR CONTACT INFORMATION

(CLOSED SPECS.)

VENDOR #1: DOORS, FRAMES, & HARDWARE
DH PACE
LEAD TIME:
2 WEEKS - HOLLOW METAL FRAMES
3 WEEKS - PRE-PAINTED & HPI DOORS
6-8 WEEKS - WIND RATED ASSEMBLIES & COASTAL / CA PROJECTS

NAT. ACCTS. NEW CONSTRUCTION TEAM (NAC)
#888.722.3667 EXT. 10031
tscdoors@dhpace.com

VENDOR #2: SECTIONAL DOORS
DH PACE
LEAD TIME:
2-3 WEEKS - SECTIONAL & COILING DOORS
*USE COILING DOORS IN HIGH IMPACT REGIONS

NAT. ACCTS. NEW CONSTRUCTION TEAM (NAC)
#888.722.3667 EXT. 10031
tscdoors@dhpace.com

VENDOR #3: STOREFRONT DOORS
ALLEGION ACCESS TECHNOLOGIES
(AKA STANLEY)
LEAD TIME: 16-20+ WEEKS

BILL GERARDIN
NATIONAL ACCOUNT MANAGER
#480.257.0619
william.gerardin@allegion.com

SAMANTHA FAULSTICK
NATIONAL ACCOUNT PROJECT MANAGER
#843.962.0996
samantha.faulstick@allegion.com

RECORD DOORS
LEAD TIME: 4-8 WEEKS

MARK DUGO
VP OF SALES AND MARKETING
#704.290.0220 x10220
mark.dugo@recorddoors.com

DAVID PICKERS
VICE PRESIDENT OF DIRECT SALES
#704.315.7392
david.pickers@recorddoors.com

RECORD IS AN APPROVED SECONDARY SUPPLIER FOR BOTH NEW STORES AND REMODELS, WHEN REQUIRED FOR LEAD TIMES.
V.P. CONSTRUCTION APPROVAL REQUIRED FOR APPROVAL OF BIDS OR CHANGE ORDERS.

VENDOR #4: LIGHTING PROVIDER
VILLA LIGHTING SUPPLY, INC.
LEAD TIME:
3-5 DAYS - INT/EXT LIGHTING
3-4 WEEKS - SITE POLE LIGHTING
tractorsupply@villalighting.com

BRYAN BIRDWELL
#314.633.0546 bryan.birdwell@villalighting.com

ADAM CARRIER
NATIONAL ACCOUNTS MANAGER
#314.633.0532
adam.carrier@villalighting.com

ANNE VOELKER
PRICING CONTACT
#314.633.0554

VENDOR #5: HVAC PROVIDER
LENNOX
LEAD TIME: 20 WEEKS

GARRY BAKER
#800.367.6285
nationalaccountrequest@lennoxind.com

STEVEN PETER
NATIONAL ACCOUNT SALES MANAGER
#404.403.7083
steven.peter@lennoxind.com

YORK / JOHNSON CONTROLS
LEAD TIME: 15-24 WEEKS
#1.800.481.9738 TECH SUPPORT
be-na-tractorsupply@jci.com

DAVID ARPS
ACCOUNT MANAGER
#414.687.7101
david.w.arps@jci.com

JOE RAY
APPLICATION ENGINEER
#405.419.6631
joe.ray@jci.com

VENDOR #6: FIRE ALARM & SECURITY SYSTEMS (1)
JCI
tscsupport@jci.com

GAIL DRAKE
STRATEGIC ACCOUNT MANAGER
#916.342.5277
gail.drake@jci.com

BRIAN COUSIONS
PROGRAM MANAGER
#720.313.3919
brian.cousions@jci.com

NOTE: JCI CONTRACTS DIRECTLY WITH TSC FOR FIRE ALARM & SECURITY SYSTEMS

EVERON SOLUTIONS

RON KING
NATIONAL ACCOUNTS MANAGER
ronaldking@everonsolutions.com

DUKE DAUGHTREY
PROJECT MANAGER
#229.896.5041
ddaughtrey@everonsolutions.com

VENDOR #7: ELECTRIC PANEL
CAROLINA PRODUCTS, INC. (CPI)
LEAD TIME: 6 WEEKS

ERIC LINE
NATIONAL ACCOUNTS MANAGER
#800.736.4455 OFFICE
#704.778.2327 CELL
eric@cpipanels.com

VENDOR #8: ENS (1)
BRAINBOX AI

GAGE PERRY
#603.716.0636
g.perry@brainboxai.com

VENDOR #9: LOW VOLTAGE PROVIDER
MERCURY TECH PARTNERS, INC.

TERRY L CORPENING
#828.465.7348 x 221
terry@gomtp.com

DUANE MULLINS
#828.465.7348 x 344
duane@gomtp.com

VENDOR #10: BOPIS SHED AND PALLET RACKING PROVIDER
L.J.S. SOLUTIONS

RICK WELLER
#803.773.9625
rickweller@ljs-solutions.com

VENDOR #11: VINYL PLANK FLOORING
SWIFF-TRAIN COMPANY
WEST DIVISION *CONFIRM VENDOR WITH TSC PM

CINDY SASS
#800.929.1222
cindysass@swiff-train.com

JOE REDDINGTON
#469.853.3081
joer@swiff-train.com

REFER TO THE TERRITORY MAP

NORTHSTAR FLOORING
EAST DIVISION *CONFIRM VENDOR WITH TSC PM
tractorsupply@northstarflooring.com

MEGAN HUFFMAN
#800.935.1657
Megan.Huffman@northstarflooring.com

VENDOR #12: HAND DRYERS
WORLD DRYERS DISTRIBUTOR

ASHLEY MAY
#800.459.7099
ashley.may@hjcinc.com

VENDOR #13: PARKING SIGNS & BOLLARD COVERS
MCCUE

STEPHEN COATS
#404-405-8101
scoats@mccue.com

VENDOR #14: METAL RAMP DISTRIBUTOR
Q.S.I. ENVIRONMENTAL &
INDUSTRIAL STEEL FABRICATORS
LEAD TIME: 3 WEEKS

TONY HAMILTON
#334.793.6878
thamilton@qisiteel.com

DURA-RAMP, INC.
LEAD TIME: 3-5 WEEKS

ANDREW STREUTKER
#604.795.9799
andrew@duraramp.com

VENDOR #15: SIGNAGE MANUFACTURER
ID ASSOCIATES
*CONFIRM VENDOR WITH TSC PM
#334.836.1400

DeANNA PAYNE
#334.805.1012
dpayne@idassociatesinc.com

BILL HOLLAND
#334.791.0108
jholland@idassociatesinc.com

REFER TO THE TERRITORY MAP

THE SIGN RESOURCES
*CONFIRM VENDOR WITH TSC PM

(1) AARON DUDLEY
#803-457-4373
aaron.dudley@tsrfl.com

MEL ELL
#562-230-4002
melell@tsrfl.com

VENDOR #16: PROPANE CANOPY
VERSATUBE BUILDING SYSTEMS

(1) SPENCER BRATTON
#901.401.3687
sbratton@versatube.com

VENDOR #17: PAINT
SHERWIN WILLIAMS

(1) DANIEL CHAISSON
REGIONAL ACCOUNT EXECUTIVE
#901.4843409
daniel.chaisson@sherwin.com

PPG

TOM KERR
CORPORATE ACCOUNT MANAGER
#614.580.8305
thomas.kerr@ppg.com

VENDOR #18: BALERS
JWR, INC.

CORY GARDNER
NATIONAL ACCOUNTS MANAGER
#888.699.2848
cory@jwrinc.net

VENDOR #19: SEISMIC FIXTURE ANCHORING
TAMARACK GROVE

BRENDON COLLINS
PROJECT MANAGER
#208.908.7874
brendon.collins@tamarackgrove.com

VENDOR #20: FIXTURE INSTALLATION
RAPID INSTALLATION GROUP

TONY CLEMONS
#678.205.6201
tonyclemons@rapid-install.com

VENDOR #21: CONCRETE SEALER
THE EUCLID CHEMICAL COMPANY

MICHAEL A. MAHONEY
CENTRAL REGION MANAGER
#216.692.8301
mmahoney@euclidchemical.com

VENDOR #22: GRAPHICS
YUNKER SIGNAGE

MICHELLE WEDLING
ACCOUNT MANAGER
#414.339.5349
mwendling@yunker.com

TRACTOR SUPPLY:

(1) ~~TRACTOR SUPPLY TEXTURE PLANS~~
VICKY DERON
#615-440-4508
vderon@tractorsupply.com

RENEE RYCHLICA
rrychlica@TractorSupply.com

PROPANE COORDINATION
CLINT WEAVIL
STORE SERVICES SPECIALIST
#615.440.4074
cweavil@TractorSupply.com

RACHEL DENNY
LIVE GOODS & BULK PROPANE
#615.647.2753
rdenny@TractorSupply.com

BRIAN SPEARS
MANAGER, SAFETY &
ENVIRONMENTAL COMPLIANCE
#615.440.44115
bspears@TractorSupply.com

UTILITY TRANSFER INFORMATION
JAMES MASTERS, TSC ENERGY MANAGER
ENGIE
#615.440.4396
jmasters@tractorsupply.com
tractorsupplyOPCL.insight@engie.com
(FOR LP ACCOUNTS FOR BUILDING HEAT CALL AMERIGAS)

RECOMMENDED ONLY:

WASTE & RECYCLING VENDOR
ROCKTENN COMPANY

DIANE HUEFFMEIER
PROGRAM MANAGER
#314.292.3313
dhueffme@rocktenn.com

RED STRIPING
POP SOLUTIONS GROUP

RICK TOWNE
#901.483.5929 (CELL)
#901.795.5936 x 19 (OFFICE)
rtowne@popsolutionsgroup.com

SKYLIGHTS (1)
VELUX COMMERCIAL DAYLIGHTING

SUSAN FLANAGAN
#864.813.6896
susan.flanagan@velux.com

FIRE SPRINKLER SYSTEMS
JCI

KAREN PATRICK
#317.710.5137
karen.patrick@jci.com

PRINTING
PLAN EXPRESS

SHERI RYDER
866.404.2614
customerservice@planexpress.net

GARDEN CENTERS ONLY:

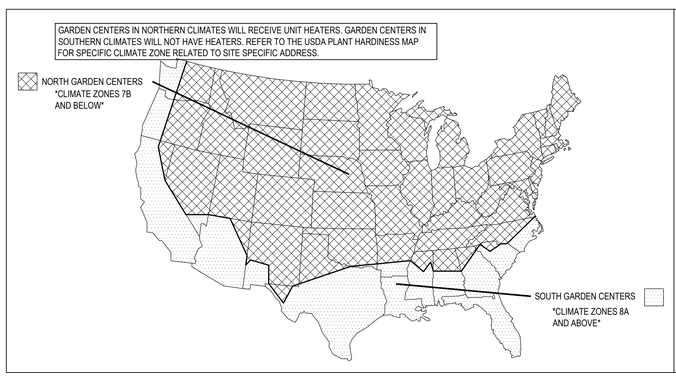
LGC, GREENHOUSE, AND FEED BUILDING PROVIDERS
MERCHNEY GREENHOUSES
#864.940.6666

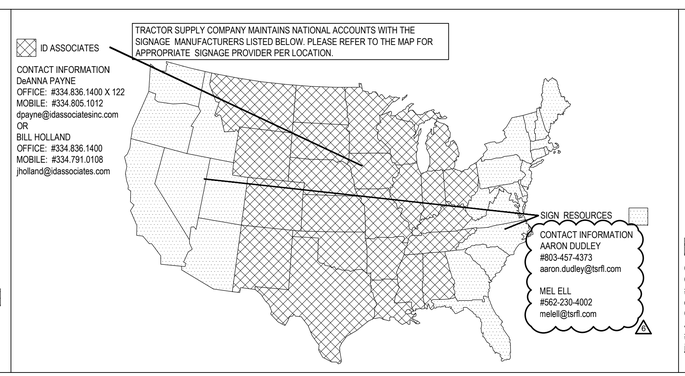
JALIYAH SANFORD
LOGISTICS AND COMMUNICATION
jaliyah@merchneygreenhouses.com

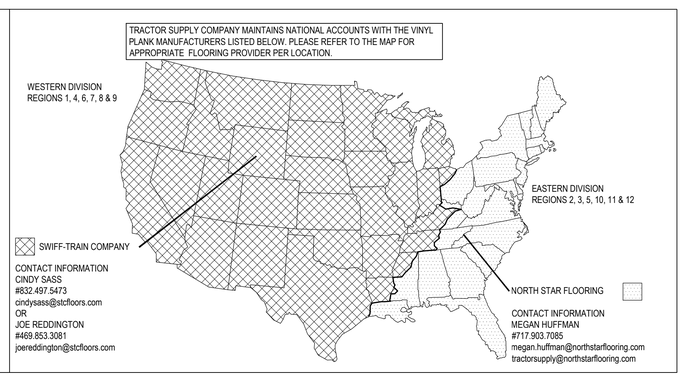
CAL LOONEY
PRESIDENT
cal@merchneygreenhouses.com

PROSPIANT, INC. (1)
BRENNA STENCEL
#513.377.3659
bstencel@prospiant.com

KYLE VIVIER
#937.830.6990
kvivier@prospiant.com







onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA

08/28/2024

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1825 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	**20600**
Drawn By:	JM

Date	**Issue**
9-16-22	**PERMIT**
11-3-23	(1) REVISION 3
12-01-23	(1) REVISION 4
8-28-24	(1) REVISION 6

T1.1

VINDOR INFORMATION

REMODEL - TIME AND ACTION CALENDAR

TASK	COMPLETION DATE	CONTACT	RESPONSIBILITY
FIXTURE PLAN FROM TSC	6 WEEKS	CARL ADLER caadler@tractorsupply.com	TSC FIXTURE PLANNING
ARCHITECT TO EMAIL FLOOR PLAN BASE SHEET TO SECURITY SYSTEMS CONTRACTOR	AT PLAN APPROVAL	VENDOR #6	ARCHITECT
ARCHITECT TO OBTAIN PROPANE APPROVAL DATE AND STAMP FROM TSC FOR SCHEDULE I INCLUSION	PRIOR TO SCHEDULE I SUBMISSION	CLINT WEAVIL cweavil@tractorsupply.com	ARCHITECT
ARCHITECT TO UPLOAD PLANS TO PLAN EXPRESS	LATEST DOCUMENTS	PLAN EXPRESS - (1.866.404.2614) customerservice@planexpress.net	ARCHITECT
CONTRACTOR - CONTACT SECURITY SYSTEMS CONTRACTOR AND SCHEDULE ALARM INSTALLATION	7 WEEKS	VENDOR #6	CONTRACTOR
SECURITY SYSTEMS CONTRACTOR - HAS TO BEGIN INSTALLATION	3 WEEKS	VENDOR #6	TSC LOSS PREVENTION
CONTRACTOR - CONDUITS FOR IT AND PHONE WITH PULL STRINGS	4 WEEKS	CHRISTIE DURAND (615.275.6271)	CONTRACTOR
QSI / DURA-RAMP OR LOADING DOCK ACCESS, FORKLIFT, PROPANE GAS AND PROPANE DIS. TANK (PROPANE FOR FORKLIFT AND HEAT IF NECESSARY)	4 WEEKS	AMERIGAS- SCOTT PIERCE (317.109.2339) scott.pierce@amerigas.com, CHRIS SAUER (610.768.7612) christopher.sauer@amerigas.com, MOLLIE TRELOAR (615.440.4230) mtreloar@tractorsupply.com, MARIAH CRAYTON (615.647.2639) mcrayton@tractorsupply.com	TSC STORE ADMINISTRATION &CONTRACTOR
CONTRACTOR - ALL DOORS TO BE INSTALLED WITH LOCKS	3 WEEKS	VENDOR #1, VENDOR #2, VENDOR #3	CONTRACTOR
UNIFIRST - MOPS AND MATS	1 WEEK	UNIFIRST- (888.851.2474 EX 5) BRAD COOPER (615.440.4965) bcooper@tractorsupply.com	TSC STORE ADMINISTRATION
TERMINIX - (PEST CONTROL)	1 WEEK	TERMINIX- (866.818.4573), BRAD COOPER (615.440.4965) bcooper@tractorsupply.com	TSC STORE ADMINISTRATION
SERVICE DESK, RECEIVING DESK, REGISTER COUNTERS WITH POWER POLES SET IN PLACE	1 WEEK	CHRISTIE DURAND (615.275.6271)	CONTRACTOR
CABELING INSTALLED TO REGISTER COUNTERS, SERVICE DESK AND RECEIVING DESK CONNECT TO PERMANENT POWER	1 WEEK	CHRISTIE DURAND (615.275.6271)	IT
PROPANE PROVIDER TO FILL PROPANE DISTRIBUTION TANK	1 WEEK	AMERIGAS- DEREK STYPOLKOWSKI (610.337.7000 x1123) Derek.Stypolkowski@amerigas.com, SUBURBAN- SCOTT MCLEAN (843.261.4400) smclean@suburbanpropane.com, MOLLIE TRELOAR (615.440.4230) mtreloar@tractorsupply.com, MARIAH CRAYTON (615.647.2639) mcrayton@tractorsupply.com	TSC STORE ADMINISTRATION
EXTERIOR &INTERIOR DRESSING ROOM WALLS PAINTED &DRIED	2 WEEKS BEFORE COMPLETION	SITE SUPERVISOR	CONTRACTOR
LOZIER - FIXTURES - FULL TRUCK	THURSDAY BEFORE MERCH START	CHRISTIE DURAND (615.275.6271)	TSC STORE ADMINISTRATION
SOS (FULL TRUCK)	FRIDAY BEFORE MERCH START	CHRISTIE DURAND (615.275.6271)	TSC STORE ADMINISTRATION
LIS - BACKROOM AND SIDELOT FIXTURES (1/2 TRUCK)	DAY 1 OF MERCH EXECUTION	CHRISTIE DURAND (615.275.6271)	TSC STORE ADMINISTRATION
DELIVERY OF GARDEN CENTER /FEED CENTER MATERIALS	COORD. w/ T.S.C. PM.	**COORDINATE WITH T.S.C. P.M.	CONTRACTOR
DRESSING ROOM DOOR	COORD. w/ T.S.C. PM.	VENDOR #2	CONTRACTOR
SIGNAGE	COORD. w/ T.S.C. PM.	MARI MEYER mmeyer@yuniker.com	CONTRACTOR
HVAC FOR FEED CENTER	COORD. w/ T.S.C. PM.	VENDOR #5	CONTRACTOR
BOPIS SHED		VENDOR #10	CONTRACTOR
VINYL PLANK FLOORING		VENDOR #11	CONTRACTOR
CARHARTT SHOP (IF APPLICABLE)	4 WEEKS BEFORE FUSION COMPLETION - COORD. w/ T.S.C. PM.	VENDOR #15	CONTRACTOR

NOTE: GENERAL CONTRACTOR TO ORDER, "CONTACT POSTER" FROM PLAN EXPRESS AND POST ON STOREFRONT AT CONSTRUCTION START.

Tractor Supply Co./Alarm Integrator - Pre-Installation Checklist

The information for this form must be obtained by the alarm company's representative from GC Site Super. Upon completion, FAX or e-mail the completed form to your Project Manager/Coordinator and to Rich Wood(Tractor Supply Company Loss Prevention) at 615-484-4721/ rwood@tractorsupply.com.

Store #/City: _____ Integrator: _____ _____

Fixture Date: Soft Open Date: Retro Fit or Prototype

Key Contacts

GC Site Super: _____ Phone/Email _____

Alarm Site Rep: _____ Phone/Email _____

Alarm Proj Mgr: _____ Phone/Email _____

TSC LP Rep: Rich Wood, office 615-440-4721, cell 330-554-4757, rwood@tractorsupply.com

Pre-Construction Review

Low Voltage Wiring Contractor? _____ Date Low Voltage Wiring to be complete? _____

Who is responsible for turning in the fire submittals? _____

Is the Riser located in the Tractor Supply space? YES NO

Can alarms connect to it? YES NO

What date will Riser points will be ready for connection? _____

Any unusual HVAC issues with the building or from the landlord? YES NO

Is Global Shutdown required at this site? YES NO

> Who is responsible for the Global Shutdown GC or Mechanical? _____

> Company Name _____

> What date will Duct Detectors be ready for connection? _____

> Does alarm vendor have any additional responsibilities with HVAC units? _____

What date will the Final Inspection will be called for by GC? (By Thursday before Fixture) _____

What date will the Final FA inspection will be completed? (By Thursday before Fixture) _____

If there is any change or delay to the inspection date by the GC or Alarm Vendor please notify TSC Project Manager and Rich Wood immediatley via email and phone.

Other Key Dates

What date will Interior Painting will be completed? _____

What date is Site Floor Preparation scheduled? _____

What date will the Front Doors will be installed by? _____

What date will the Delayed Egress Door be fully powered and be ready for alarm connections? _____

PE Beam Details

Will 3 PE Beams cover all sides of the outdoor lot fenceline? YES NO

> If not, how many additional beams will be needed? _____

> What is the surface type of the fenced area? Concrete Asphalt

> Is the fence attached to the store? _____

*****PLEASE INCLUDE A DRAWING OF THE PROPOSED FENCED AREA WITH THIS CHECKLIST*****

PE Beams are not authorized for detached lots without TSC SSC LP Approval.

Was this Pre-Install Checklist completed by phone or by site visit? _____

_____ _____

Alarm Vendor Rep (Signature) *Site Superintendent (Signature)*

GENERAL NOTES:

1. ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES AND ORDINANCES AS OF THE DATE OF THE DRAWINGS. ANY DEVIATIONS FROM BUILDING CODES REQUIRES NOTIFICATION AND APPROVAL FROM TSC PROJECT MANAGER.
2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS OF THE SITE. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT & OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
   2.1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK AFTER SO LOCATED.
3. REMOVE ALL CONSTRUCTION AND DEMOLITION DEBRIS FROM JOB SITE DAILY. MAKE JOB PREMISES CLEAN AT COMPLETION OF PROJECT.
4. FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT PRIOR TO COMPLETION OF CONSTRUCTION.
5. ALL DIMENSIONS ARE FACE OF DRYWALL AT NEW WALLS AND TO FINISHED FACE AT MASONRY WALLS UNLESS NOTED OTHERWISE.
6. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IF DISCREPANCIES ARE FOUND, THE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
8. THRESHOLDS SHALL NOT EXCEED 1/2 INCH IN HEIGHT.
9. DRYWALL TO BE HELD UP 1/2" ABOVE CONCRETE FLOOR.
10. ALL CONCEALED INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS IN ACCORDANCE WITH ASTM E84.
11. DOORS INDICATED ON THE PLAN SHALL BE LOCATED A MINIMUM OF 4" FROM ADJACENT WALLS UNLESS NOTED OR DIMENSIONED OTHERWISE, OR AS REQUIRED FOR HARDWARE INSTALLATION.
12. EXIT HARDWARE SHALL ALLOW FOR EGRESS AT ALL TIMES WITHOUT THE USE OF SPECIAL KNOWLEDGE OR EFFORT.
13. THE CONTRACTOR SHALL BRACE ENTIRE STRUCTURE AS REQUIRED DURING CONSTRUCTION TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE.
14. THE FOLLOWING ITEMS ARE FURNISHED BY T.S.C. AND INSTALLED BY THE CONTRACTOR.

QUANTITY	ITEM
1 SET	RESTROOM ACCESSORIES (NOT INCLUDING MIRRORS)
	FIRE EXTINGUISHERS
	BRAILLE SIGNAGE

15. THE FOLLOWING ITEMS ARE FURNISHED AND INSTALLED BY T.S.C.

QUANTITY	ITEM
1	"OPEN" SIGN
1	"CUB CADET" SIGN
1	T.S.C. ROAD SIGN. GENERAL CONTRACTOR TO PROVIDE POWER TO SIGN BASE. COORDINATE WITH SIGN COMPANY ASSIGNED TO THIS LOCATION
1	SECURITY VENDOR WORK (NOT INCLUDING LVW) PAID BY TSC

16. SPECIFIC MANUFACTURERS AND PRODUCTS ARE NAMED ON THE DRAWINGS TO INDICATE THE MINIMUM ACCEPTABLE LEVEL OF QUALITY. EQUAL OR BETTER PRODUCTS WILL BE CONSIDERED. SUBSTITUTES MUST BE APPROVED BY TSC PM.
17. ALL OFFICE WALLS TO BE INSULATED.
18. CONCEAL ALL PIPING IN WALLS. WHERE PIPING IS TOO LARGE WALLS ARE TO BE FURRED OUT A MINIMUM TO CONCEAL PIPING.
19. PROVIDE WATER RESISTANT GYPSUM BOARD BEHIND ALL PLUMBING FIXTURES.
20. ALL COUNTERTOPS TO BE 2'-0" IN DEPTH UNLESS OTHERWISE NOTED.
21. PROVIDE SOLID BLOCKING FOR WALL HUNG CABINETS, PLUMBING FIXTURES, ACCESSORIES AND MILLWORK.
22. ALL MATERIALS USED BY ALL TRADES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED PER THE MANUFACTURES INSTRUCTIONS.
23. TSC RESERVES THE RIGHT TO REVIEW THE BUILDING ON OR BEFORE THE EXPIRATION OF THE LL'S ONE YEAR WARRANTY. IF ANY WARRANTY OR PUNCH LIST ITEMS ARE FOUND THE LL SHALL IMMEDIATELY CORRECT THE CONDITION AT ITS' EXPENSE.
24. WHEN SOS TRUCK COMES AS SCHEDULED, GENERAL CONTRACTOR TO ASSIST TSC STORE MANAGER WITH THE UNLOADING AND STORAGE OF ALL SOS TRUCK CONTENTS. IF GENERAL CONTRACTOR REQUESTS SOS TRUCK EARLY, GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL LABOR AND EQUIPMENT REQUIRED TO UNLOAD AND PROPER PLACEMENT AND STORAGE OF CONTENTS ONCE OFF SOS TRUCK.
25. GENERAL CONTRACTOR TO PROVIDE 2 COPIES OF SITE PLAN AND ELEVATIONS TO SIGN COMPANY ASSIGNED TO THIS PROJECT. VERIFY SIGN COMPANY W/ TSC. 1 COPY OF ELEVATIONS TO POP SOLUTIONS, RICK TOWNE (901.795.5936) – ARCHITECT TO E-MAIL CAD BASE OF FLOOR PLAN TO CARL ADLER, CAADLER@TRACTOR SUPPLY.COM), NO LATER THAN TWO WEEKS OF STARTING CONSTRUCTION.
26. GENERAL CONTRACTOR SHALL COORDINATE ENTIRE PROJECT AND SCHEDULE THE ALARM COMPANY FOR ALL ROUGH-IN AND FINAL CONNECTIONS AND INSPECTIONS. CONTACT TSC, RICH WOOD 615.440.4721 FOR THE ALARM COMPANY ASSIGNED TO THIS LOCATION NO LATER THAN TWO WEEKS AFTER CONSTRUCTION START. REFER TO THE SECURITY VENDOR PRE-CONSTRUCTION AND PRE-INSTALLATION CHECKLIST.
27. CLOSE-OUT REQUIREMENTS, REFER TO LEASE / CONTRACT. FOR QUESTIONS, CONTACT JULIE BANE 615.440.47895.
28. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ANY DUCT SMOKE DETECTOR FOR NEW WORK ONLY. COORDINATE WITH THE ASSIGNED ALARM COMPANY.
29. THE GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITY COST DURING CONSTRUCTION AND CONTACT DEEANA GHOLSON AT ECOVA, INC. #509.329.7516 TWO WEEKS PRIOR TO FIXTURE DATE FOR TRANSFER TO TSC.
30. DOCK ACCESS FROM ROAD MUST BE ACHIEVED 3 WEEKS PRIOR TO FIXTURE DATE.
31. THE GENERAL CONTRACTOR OR LANDLORD SHALL SUBMIT A REPORT, ON A WEEKLY BASIS INDICATING THE PERCENT COMPLETE FOR EACH LINE ITEM ON THE SCHEDULE USING THE TSC WEEKLY PROGRESS REPORT ALONG WITH PHOTOS PER PHOTO LOG ON THE BLANK REPORTS PROVIDED BY TSC.
32. T.S.C. WILL EMPLOY AN INDEPENDENT INSPECTION COMPANY FOR CONCRETE QUALITY & STRENGTH AND STRUCTURAL STEEL AS INDICATED WITHIN STRUCTURAL & GREENHOUSE DOCUMENTS. THE RESULTS ARE TO BE SUBMITTED TO THE OWNER AND THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL PROVIDE UPDATES TO T.S.C. RELATED TO SCHEDULE AND PROVIDE ACCESS FOR THE INDEPENDENT INSPECTIONS.
33. FOR RED STRIPING, CONTACT POP SOLUTIONS AT 901-795-5936, ACCOUNT REP.: RICK TOWNE.
34. LANDLORD/LANDLORD GENERAL CONTRACTOR TO VERIFY WITH LOCAL POSTMASTER IF A MAILBOX IS REQUIRED. IF SO, GENERAL CONTRACTOR TO INSTALL MAILBOX TYPE AND LOCATION PER THE POSTMASTER RECOMMENDATION AND PER USPS STANDARDS.
35. 'J' MOLD TO BE USED AT ALL INTERSECTIONS OF GYPSUM BOARD AND ANY OTHER NON-GYPSUM MATERIAL.
36. CORNER GUARDS TO BE USED AT ALL INTERIOR 'OUTSIDE' CORNER CONDITIONS.
37. DURING CONSTRUCTION, ANY PARTIALLY COMPLETED MASONRY WALLS (CMU, BRICK, ETC.) SHALL BE COVERED WITH STRONG WEATHER RESISTIVE MATERIAL DURING ALL TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS AND ESPECIALLY AT THE END OF EACH WORK DAY. THE COVER SHALL BE DRAPED OVER THE WALL AND EXTEND A MINIMUM OF (2) TWO FEET DOWN FROM BOTH SIDES AND SECURELY HELD IN PLACE.
38. FOR SOS TRUCK DELIVERIES ON RELO STORES, COORDINATE WITH TSC STORE SERVICES SPECIALIST CAROLINE RICE CRICE@TRACTORSUPPLY.COM FOR RENTAL TOW-MOTOR DROP. RENTAL TOW-MOTOR SHOULD ARRIVE NO LATER THAN THE WEDNESDAY PRIOR TO FIXTURE DATE. THE RENTAL TOW-MOTOR WILL BE PICKED-UP THE MONDAY FOLLOWING THE STORE'S SOFT OPENING DATE.
39. FINISHED SPACE SHALL BE PROVIDED IN A MANNER THAT PREVENTS RODENT INTRUSION. SEAL PENETRATIONS THROUGH EXTERIOR WALL SURFACES WITH AN AEROSOL, MOISTURE-CURING POLYURETHANE FOAM SIMILAR TO "PUR BLACK" BY TODOL PRODUCTS, INC. (508.651.3818) OR APPROVED EQUAL.
40. CONCRETE MASONRY UNITS AND EXTERIOR CONCRETE MOISTURE CONTENT CRITERIA. GENERAL CONTRACTOR, OR, THE OWNERS TESTING COMPANY SHALL PROVIDE MOISTURE TESTING OF ALL CMU AND CONCRETE EXTERIOR WALL PER ASTM D4263 PRIOR TO APPLICATION OF PAINT.
41. TSC PROJECT MANAGER MUST APPROVE THE APPLICATION OF PAINT IN WRITING, IF THE MOISTURE CONTENT IS ABOVE 15%.
42. GENERAL CONTRACTOR TO HAVE A LOCAL CONTACT WITHIN 2-HOURS FOR ALL (NON)WARRANTY ELECTRICAL AND/OR PLUMBING CALL BACK REPAIRS.
43. ADD STEEL WOOL AT ALL CONDUIT/PIPE PENETRATIONS AT EXTERIOR WALLS AND ADD ESCUTCHEON PLATE AND PROVIDE SEALANT AT ALL ESCUTCHEON EDGES TO PREVENT RODENT INTRUSION.
44. AT EXISTING HVAC CURBS, CONTRACTOR TO INSTALL STEEL WOOL AND CLOSED-CELL SPRAY FOAM AT ALL CURB PENETRATIONS TO PREVENT RODENT INTRUSION. CONTRACTOR TO VERIFY ALL WARRANTIES REMAIN INTACT AND APPROVED BY LANDLORD.
45. USE OF CLEAR SEALANTS IS PROHIBITED.
46. POWER POLES FOR ALL CHECKOUT DROPS ARE TO BE BLACK; NO SUBSTITUTIONS.

FINAL FIXTURE PLAN TO BE RECEIVED BY CONTRACTOR AND/OR LL APPROXIMATELY 8 WEEKS PRIOR TO FIXTURE DATE TO ESTABLISH PROPER PLACEMENT OF ALL COUNTERS, POWER POLES, AND WOOD GRAIN FLOORING.

ON TSC OWNED PROJECTS ONLY, AN EXTREME WEATHER EVENT AND/ OR WEATHER RELATED CONDITIONS TO BE CONSIDERED FOR A CHANGE ORDER TO THE BASE CONTRACT MUST BE SUBSTANTIATED AS AN EVENT EXCEEDING THE PRIOR 3 YEAR AVERAGE OF SUCH AN EVENT VIA ACCUWEATHER.COM FOR THE SPECIFIC LOCATION AND SCHEDULE OF THIS PROJECT. PROPOSED CHANGE ORDERS OR CHARGES FOR WEATHER RELATED ISSUES MUST EXCEED THAT 3 YEAR AVERAGE IN ORDER TO BE CONSIDERED.

EXHIBIT H-1: TRAINING CERTIFICATION

COPY OF THIS EXECUTED DOCUMENT TO BE INCLUDED IN THE CLOSE OUT DOCUMENTS PROVIDED BY THE GENERAL CONTRACTOR (FOR RETRO FIT BY TENANT) OR LANDLORD (RETRO FIT BY LL AND GROUND UP PROJECTS) TO TRACTOR SUPPLY COMPANY!

TSC STORE MANAGER	INITIAL GC	
		TRAINING HAS BEEN COMPLETED WITH THE STORE MANAGER BY THE GENERAL CONTRACTOR (GC) ON HOW TO USE, OPERATE AND MAINTAIN:
		THE IRRIGATION SYSTEM, ALSO THE TSC STORE MANAGER HAD BEEN ADVISED THAT THE STORE IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING STATING AT EITHER FIXTURE DATE OR COMPLETION DATE, THE LATTER OF THE TWO DATES.
		THE LIGHT TIMER SYSTEM INCLUDING REVIEW OF THE SCHEDULE
		THE HVAC SYSTEM OPERATION INCLUDING HOW TO ADJUST THE PROGRAMMABLE THERMOSTATS.
		THE AUTOMATIC FRONT DOORS OPERATIONS INCLUDING SENSOR ADJUSTMENTS.
		THE OVERHEAD DOORS OPERATIONS INCLUDING TIMER, TIMER OVERRIDE, AND SAFETY EDGE.
		THE DELAY EGRESS DOOR (THE RESET BUTTON IS IN THE CONTROL BOX AND HAS TO BE RESET ANY TIME POWER IS LOST).

STORE # _____

CITY/STATE _____

STORE MANAGER _____

GENERAL CONTRACTOR _____

LVW RESPONSIBILITY AND TIMING PLAN

REMODELS & RETROFITS

ACTION	BY WHO	WHEN	SPECIAL NOTES
STORE ADDED TO SOS	TSC REAL ESTATE	1ST MONDAY OF EACH MONTH	
TSC ARCHITECT TO SEND BASE PLAN TO SECURITY SYSTEMS CONTRACTOR	TSC PM	10-20 DAYS AFTER ADDED TO SOS	
CODES RESEARCHED, BA AND FA PLANS	JCI / ADT	UPON RECEIPT OF BASE PLAN	
TSC ARCHITECT TO NOTIFY SECURITY SYSTEMS CONTRACTOR VIA EMAIL THAT FULL SET OF PLANS IS AVAILABLE AT PLAN EXPRESS	TSC PM	20-30 DAYS AFTER REC APPROVAL	SECURITY SYSTEMS CONTRACTOR TO IDENTIFY EXIST. HVAC UNITS BY THE LL PER THE CHECKLIST
SECURITY SYSTEM COMPLETED PLANS SENT TO RICH WOOD AND TSC PM	JCI / ADT	WIN 3 DAYS OF RECEIPT OF FULL SET OF PLANS	
TSC ARCHITECT TO INSERT SECURITY SYSTEM PLANS INTO SET FOR PERMIT	TSC PM	UPON RECEIPT OF SECURITY SYSTEMS PLAN	
GC TO CONTACT ASSIGNED LVW VENDORS FOR PRICING	TSC PM	VERIFIED AT BID EVALUATION	
GC / LVW VENDOR FINISHED ALL LVW SOW PER PLANS	VENDOR #9	NO LESS THAN 2 WEEKS PRIOR TO FD	PLEASE BE SURE TO VIF HVAC SYSTEMS (GROUND MOUNT VS. ROOF MOUNT, ETC.)
SECURITY SYSTEMS CONTRACTOR TO INSTALL THEIR EQUIPMENT AND MAKE TERMINATIONS	JCI / ADT	STARTING APPROXIMATELY 3 WEEKS FROM FD TO WEDNESDAY PRIOR TO FD. TERMINATION TO BE DONE LAST AS LVW VENDOR COMPLETES NO LATER THAN 2 WEEKS PRIOR TO FD.	
INSTALLATION OF PA SYSTEM, PHONE SYSTEM, SPEAKERS, OUTSIDE HORNS, PHONES, PATCH PANEL, APS W/ ANTENNAS	STAN KOLIC / VENDOR #9	MONDAY AND TUESDAY BEFORE FD	
INSTALLATION OF POS SYSTEMS AT ALL LOCATIONS AND TESTING OF AP SYSTEM	STAN KOLIC / AGYLISIS	THURSDAY BEFORE FD	

NOTE:
ALL OTHER ACTIONS AND TIME FRAMES TO BE PER THE EXISTING TIMING AND ACTION CALENDAR.
COORDINATE THE ABOVE RESPONSIBILITY AND TIMING WITH T.S.C. PM & CONSTRUCTION MANAGER.

CLOSE-OUT BINDER REQUIREMENTS

PM **STORE #** **CITY/STATE:**

X=REQUIRED PROTOTYPE	X=REQUIRED RETROFIT		
			CONTRACTOR SHALL PROVIDE OWNER WITH ONE ELECTRONIC CLOSE-OUT BINDER ON A CD. ALL INFORMATION BELOW MUST BE INCLUDED. THE CLOSE-OUT BINDER SHALL BE SENT ATTN TO THE CONSTRUCTION COORDINATOR AT THE OWNER'S ADDRESS: 5401 VIRGINIA WAY, BRENTWOOD, TN 37027.
X	X	1.	NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTOR AND ALL SUBCONTRACTORS.
X	X	2.	THE FINAL CERTIFICATE OF OCCUPANCY OR THE EQUIVALENT THEREOF DESCRIBED IN ARTICLE 15.5.2(b)
X	X	3.	AN ASSIGNMENT BY THE CONTRACTOR OF ALL GUARANTEES AND WARRANTIES FROM ALL SUBCONTRACTORS, VENDORS, SUPPLIES, AND MANUFACTURERS, TOGETHER WITH ORIGINALS OF ALL SUCH GUARANTEES, WARRANTIES, AND OPERATING MANUALS (E.G. HVAC, ROOF, DOORS, WATER HEATER, ETC. AS APPLICABLE).
X	X	4.	COMPLETE LIST OF EQUIPMENT COMPLETE TEMPLATE.
X	X	5.	CONFIRMATION IN WRITING FROM THE INSTALLER OF THE HVAC SYSTEM OR COMPONENTS THEREOF CONFIRMING THAT THE PROPER START-UP PROCEDURES WERE FOLLOWED.
N/A	X	6.	COMPLETE RETROFIT HVAC BREAKDOWN OF COSTS COMPLETE TEMPLATE.
X	N/A	7.	COMPLETE PROTOTYPE HVAC INFORMATION COMPLETE TEMPLATE.
N/A	X	8.	CERTIFICATE OF SEWER CLEAN-OUT BY THE PERSON WHO PERFORMED THE SAME.
X	X	9.	DISABILITY ACCESSIBILITY INSPECTION REPORTS SENT TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (FOR TEXAS STORES ONLY).
X	X	10.	A COPY OF THE PUNCH LIST ITEMS SIGNED BY THE OWNER (OR STORE MANAGER, IF SO AUTHORIZED BY OWNER) CONFIRMING ALL PUNCH LIST ITEMS ARE COMPLETED.
X	X	11.	(1) PDF CONTAINING WORKING DRAWINGS AND PLANS AND SPECIFICATIONS REFLECTING "AS-BUILT" CONDITIONS WITH A SUMMARY LIST OF CHANGES, INCLUDED IN PDF FORMAT. A COMPLETE SET OF FIRE SPRINKLER SHOP DRAWINGS, IF APPLICABLE.
X	X	12.	A COMPLETE SET OF FIRE SPRINKLER SHOP DRAWINGS, IF APPLICABLE.
N/A	X	13.	A CERTIFICATE EVIDENCING THAT INSURANCE REQUIRED UNDER THE CONTRACT DOCUMENTS SHALL REMAIN IN FORCE AFTER FINAL PAYMENT AND SHALL NOT BE CANCELED, REDUCED OR ALLOWED TO EXPIRE UNTIL AT LEAST 30 DAYS PRIOR WRITTEN NOTICE HAS BEEN GIVEN TO THE OWNER.
X	X	14.	CERTIFICATION OF WATER WELLS AND/OR SEPTIC SYSTEMS THAT DEMONSTRATE INSPECTION AND ACCEPTANCE BY THE MUNICIPALITY. THIS SHOULD INCLUDE ANY ONGOING TESTING AND/OR INSPECTIONS THAT ARE REQUIRED AS WELL AS THE INTERVAL AT WHICH TESTING AND/OR INSPECTION MUST BE COMPLETED.
N/A	X	15.	DIGITAL PHOTOGRAPHS OF THE "BEFORE" AND "AFTER" OF THE FRONT VIEW OF THE STORE.
X	X	16.	ROOFING INSPECTION REPORT FROM THE ROOFING MANUFACTURER (SHOULD REFLECT ROOF PROPERLY INSTALLED AND AS SUCH WARRANTY 100% IN TACT).
X	N/A	17.	CERTIFICATE FROM THE PROJECT CIVIL ENGINEER THAT THE STORM WATER DRAINAGE SYSTEM HAS BEEN CONSTRUCTED AND INSTALLE DIN ACCORDANCE WITH THE APPROVED PLANS AND ALL APPLICABLE LAWS (SEE LEASE EXHIBIT)

TSC PM
APPROVAL & DATE
NOTE: GENERAL CONTRACTOR / LANDLORD TO SEE LEASE / CONTRACT FOR SPECIFIC CHECKLIST

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216.223.3200 onyxcreative.com

LICENSED ARCHITECT * STATE OF CALIFORNIA * CHRISTOPHER MIERKE C-33983 Renewal Date 07.30.25 12.7.23

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	GWM

Date	Issue
9-16-22	PERMIT
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4

T1.2

SUPPLEMENTAL INFORMATION

GENERAL NOTES

PARKING REQUIREMENTS:

A. EXISTING PARKING SPACES / CONFIGURATION TO REMAIN, UNLESS NOTED OTHERWISE BY THE S.O.W. OR AS REQUIRED BY LOCAL JURISDICTION.
B. WHEN RESEALING AND/OR RE-STRIPING: BAY SPACING, AS NOTED ON PLAN IS PREFERRED, WITH A PARKING STALL SIZE OF 9' WIDTH x 18' LENGTH AND 90-DEGREE ORIENTATION.
C. STRIPING AND GRAPHICS SHALL USE A SINGLE 4" WIDE STRIPE, DIRECTIONAL ARROWS AND LETTERING ARE SOLID; COLOR AS REQUIRED PER NOTES ON THIS SHEET.

LANDSCAPE AREAS AND IRRIGATION:

A. LANDSCAPE IS TO ONLY BE MODIFIED AS REQUIRED BY NEW WORK AFFECTING PREVIOUS LANDSCAPE. NEW LANDSCAPING IS NOT INTENDED THROUGHOUT
B. IF ALREADY INSTALLED, IRRIGATION SYSTEM TO BE COMPATIBLE WITH THE PLANT MATERIAL AND ENVIRONMENTAL EXPOSURE.
C. IF LANDSCAPE IS TO BE ADDED / MODIFIED DESIGN WITH CONSIDERATION TO SIGHT LINES TO BUILDING SIGNAGE AND ENTRY ELEMENTS AS TO NOT REDUCE VISIBILITY.

GRADING AND DRAINAGE:

A. EXISTING IMPERVIOUS AREA AND CALCULATED DRAINAGE AREA IS NOT INTENDED TO BE CHANGED. EXISTING SIDE LOT PAVEMENT IS INTENDED TO BE UTILIZED AS SLAB FOR NEW GREENHOUSE AND/OR FEED STORAGE BUILDING.
B. IF NEW PAVEMENT OR SIDEWALKS ARE TO BE CONSTRUCTED, AS IDENTIFIED WITHIN, DRAINAGE SHALL FLOW AWAY FROM BUILDINGS AND SIDEWALK CURBS. SIDEWALKS SHALL SLOPE AWAY FROM BUILDING AT 1/8" PER FOOT (MIN.)
C. PROVIDE ALL REQUIRED UNDERGROUND AND SLEEVING ALL UTILITY AND IRRIGATION CONNECTIONS.

SITE LIGHTING:

A. EXISTING SITE LIGHTING TO REMAIN; NO NEW LIGHTING OR LIGHT POLES INCLUDED, U.N.O.
B. MINIMUM MAINTAINED ILLUMINATION AT GROUND SURFACE:
REPAIR OR REPLACE FIXTURES AND LAMPS THAT ARE NOT OPERATIONAL.
C. IF NOTED ON THE S.O.W. ALL CONCRETE LIGHT POLE BASES ARE TO BE PAINTED SAFETY YELLOW UNLESS OTHERWISE REQUIRED BY AUTHORITY HAVING JURISDICTION (REFER TO SCOPE OF WORK SUMMARY FOR ADDITIONAL INFORMATION).

OUTDOOR DISPLAY FIXTURE INSTALLATION GUIDELINES:

A. VERIFY WITH THE STORE MANAGER THAT ALL RACKS ARE PROPERLY BUILT AND POSITIONED.
B. DRILL HOLES FOR ANCHOR. (NOTE: HOLE IN BASE PLATE OF THE RACK MAY VARY. COORDINATE HOLE DIAMETER WITH MANUFACTURE.)
C. BOLT DOWN WITH ANCHOR BOLTS PER MANUFACTURER'S SPECIFICATIONS.
D. SWEEP UP DRILLINGS AND ANY OTHER DEBRIS.

EXTERIOR PENETRATIONS:

FLASH, DRAFT-STOP AND INSULATE AROUND ALL PENETRATIONS INCLUDING, BUT NOT LIMITED TO: PLUMBING PIPES AND VENTS, ELECTRICAL WIRES AND CONDUITS, ELECTRICAL FIXTURES , OTHER MECHANICAL SERVICES, AND, IN SOME CASES, STRUCTURAL MEMBERS WITH A NON-DELETERIOUS ELASTOMERIC SEALANT, CAULK, FOAM, PAINT, ADHESIVE OR EFFECTIVE GASKET THROUGHOUT THE BUILDING ENCLOSURE. USE APPROPRIATE INFILL MATERIAL(S) COMPATIBLE WITH ADJACENT MATERIALS. DO NOT EXCEED MANUFACTURERS PUBLISHED TOLERANCES FOR MAXIMUM OPENING SIZES TO INFILL. REFER TO ASTM C1193 FOR A STANDARD GUIDE FOR USE OF JOINT SEALANTS. **NO CLEAR SEALANTS.**

8' HIGH CHAIN LINK FENCE SPECIFICATIONS: "REMODELS ONLY"

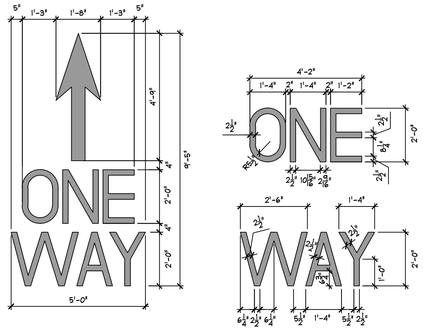
A. FABRIC: 96" 9 GA. GALVANIZED (2" MESH) CHAIN LINK FABRIC.
B. TOP & BOTTOM RAIL: 1 5/8" O.D. FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). TOP RAIL TO BE JOINED WITH 1 5/8" SLEEVE. BOTTOM RAIL @ 18" ABV. GRADE.
C. LINE POST: 2 1/2" O.D. FULL WEIGHT PIPE, 3.65 LBS. PER FOOT (MIN). LINE POST TO BE SET 10' ON CENTER MAX. SPACING. CONCRETE FOOTING TO BE 8" DIA. BY 30" DEEP CONC.
D. TERMINAL POST: 3" O.D. FULL WEIGHT PIPE, 5.79 LBS. PER FOOT (MIN). SET IN 8" DIA. BY 36" DEEP CONC. FOOTING.
E. GATE POST: 4" O.D. FULL WEIGHT PIPE, 9.10 LBS. PER FOOT (MIN). 8" DIA. 36" DEEP CONC. FOOTING.
F. GATES: (5-6): (4) 10 FOOT SWINGING CHAIN LINK GATES AND (1-2) 4 FOOT SWING GATE(S), WITH FRAMEWORK OF 1 5/8" FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). GATES BRACED AND TRUSSED AS NECESSARY. SAME FABRIC AS FENCE. SEE PLAN FOR WIDTH.
G. SWING GATES: DESIGN AS PER THE MANUFACTURERS DESIGN STANDARDS. GATES SHALL BE MANUALLY OPERATED SWINGING. MAXIMUM DISTANCE BETWEEN BOTTOM OF GATE AND FINISH GRADE TO BE 10".
H. TENSION WIRE: 7 GA. COIL SPRING GALVANIZED TENSION WIRE ATTACHED TO BOTTOM OF FENCE FABRIC WITH 9 GA. ALUM. HOG RING SPACED 24" ON CENTER.
I. FITTINGS: HEAVY BRACED BAND AND CARRIAGE BOLT, PRESSED STEEL RAIL-END, PRESSED STEEL LOOP CAP, PRESSED STEEL CAP, 1/4" X 3/4" TENSION BAR, HEAVY TENSION BAND AND CARRIAGE BOLT.
J. TIE WIRE: 8 1/4" 12 GA. STEEL TIE WIRE AND 6 1/2" 12 GA. STEEL WIRE SPACED 15" ON CENTER FOR LINE POST AND 24" ON CENTER FOR RAILS.
K. POST FOOTING: TRUCK POURED CONCRETE.
L. SPECIFY A GATE LATCH WITH THE ABILITY TO ACCEPT A STANDARD PAD LOCK.

PARKING LOT PAINT SPECIFICATIONS - 15 MIL APPLICATION (0.015 INCH THICKNESS):

A. NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
B. REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT RIGOROUS METHOD. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS.
C. CONFIRM & RECORD PROPER AIR AND SURFACE TEMPERATURES OF 55° AND RISING AND LESS THAN 95°. IF THE SURFACE TEMPERATURE IS NOT WITH THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS (AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, NIGHT STRIPING, ETC. IN ORDER TO MEET TSC OPENING SCHEDULE. CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY.
D. PROVIDE A 15 MIL THICK 4" WIDE CONTINUOUS STRIPE WHERE AND IN THE COLOR INDICATED. MINIMUM OF (2) TWO COATS.
E. PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, OXIDIZED AND/OR HAVE AGGREGATE EXPOSED.

SITE STRIPING NOTE:

A. STRIPING ON CONCRETE TO BE YELLOW.
B. STRIPING ON ASPHALT TO BE WHITE.



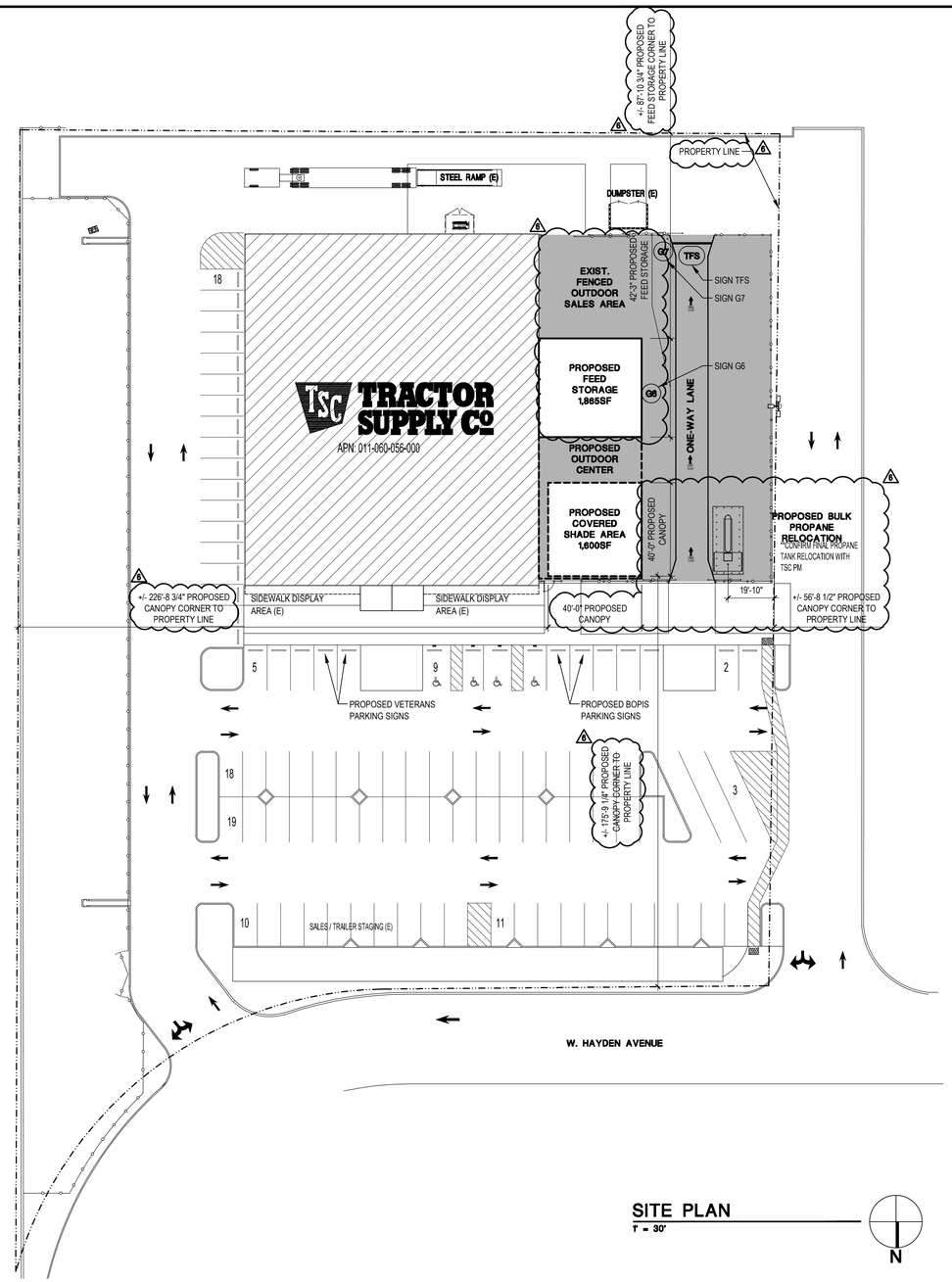
3 TYPICAL
ONE WAY LETTERING
3/8"=1'

NOTE:
UNLESS OTHERWISE SHOWN:
LETTER HEIGHT = 8'-4"
LETTER WIDTH = 1'-4"
LETTER SPACING = 2'
VERTICAL SPACING = 4"

(USE EQUAL SPACING BETWEEN LETTERS AND CENTER ENTIRE SYMBOL IN LANE)

2 TYPICAL
STOP LANE LINE
3/8"=1'

1 TYPICAL
EDGE LANE LINE
3/8"=1'



SITE PLAN
1" = 30'

N

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LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA
08/28/2024

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TRACTOR SUPPLY Co

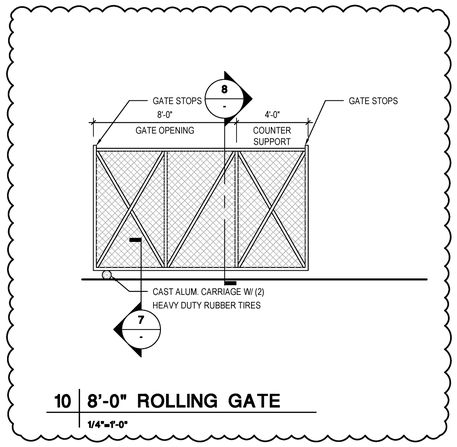
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM

Date	Issue
9-16-22	PERMIT
12-23-22	1 REVISION 1
1-27-23	2 REVISION 2
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4
8-28-24	6 REVISION 6

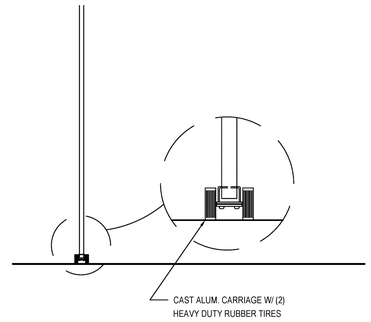
AS1.0

SITE PLAN



10 | 8'-0" ROLLING GATE

1/4"=1'-0"



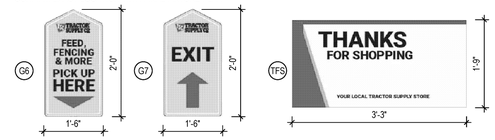
7 | GATE WHEELS

1/2"=1'-0"

FENCED OUTDOOR DISPLAY LOT SIGNS - CRITERIA		
DRIVE THRU	FEED BULDING	SIGNS
NO	NO	NO CHANGES FOR CONSTRUCTION
YES	NO	NO CHANGES FOR CONSTRUCTION
YES	YES	INSTALL 2 SIGNS IN THE DRIVE THRU ("FEED STOP HERE" & "EXIT"), INSTALL "THANKS FOR SHOPPING" SIGN ON REAR FENCE GATE
YES	NO	INSTALL "EXIT" SIGN IN THE DRIVE THRU, INSTALL "THANKS FOR SHOPPING" SIGN ON REAR FENCE GATE

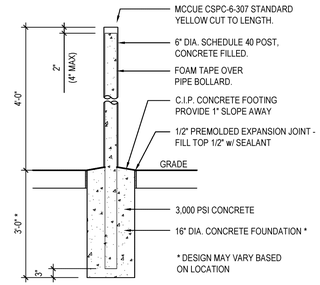
FENCED OUTDOOR DISPLAY LOT SIGNS - MOUNTING		
TSC ID AND SIGN DESCRIPTION	MOUNTING LOCATION	SUGGESTED MOUNTING METHOD
G6 - POLE SIGN: FEED, FENCING & MORE (18" X 24")	SIDE OF FEED BLGD OVERHEAD DOOR	2-1/2" DIA. GALVANIZED MTL POLE USING U-BOLTS
G7 - POLE SIGN: EXIT (18" X 24")	SIDE OF REAR DRIVE THRU FENCE GATE	2-1/2" DIA. GALVANIZED MTL POLE USING U-BOLTS
TFS - GATE SIGN: THANKS FOR SHOPPING (39" X 21")	ON FRONT SIDE OF REAR DRIVE THRU FENCE GATE	YUNKER WILL SEND A UHOOK FOR INSTALLATION

*CONFIRM EXACT LOCATION WITH FINAL FIXTURE PLAN



3 | FENCED AREA SIGNS

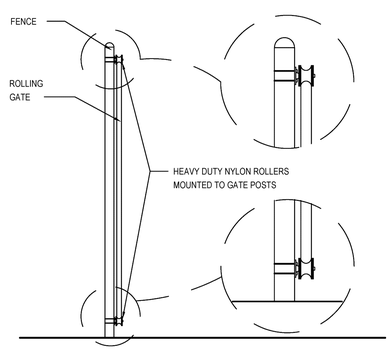
3/4"=1'-0"



NOTE:
PATCH EXISTING SURROUNDING PAVEMENT DISTURBED BY BOLLARD INSTALLATION TO MATCH EXISTING PAVEMENT (WHERE APPLICABLE)

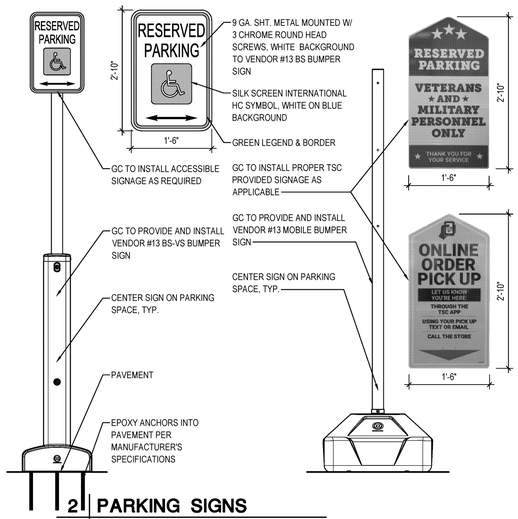
9 | BOLLARD DETAIL

1/2"=1'-0"



8 | FENCE GATE ROLLERS

1/2"=1'-0"



2 | PARKING SIGNS

3/4"=1'-0"

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Cleveland, Ohio 44126
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LICENSED ARCHITECT * STATE OF CALIFORNIA
CHRISTOPHER MIERKE C-33983
Renewal Date 7.30.25
12.7.23

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No:	20600
Drawn By:	GWM

Date	Issue
9-16-22	PERMIT
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4

AS1.1

SITE DETAILS

CODE SUMMARY

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE

NUMBER OF STORIES:
1 - EXISTING
OCCUPANCY CLASSIFICATION:
EXISTING MAIN BUILDING: MERCANTILE (M)
BUSINESS (B)
STORAGE (S-2)
PROPOSED FEED BLDG: STORAGE (S-2)
CONSTRUCTION TYPE:
II-B
FIRE PROTECTION:
SPRINKLERED:
EXISTING MAIN BUILDING: EXISTING TO REMAIN
PROPOSED FEED BLDG: NEW DRY PIPE SPRINKLER; REFER TO SHEET FP1.0 FOR REFERENCE (TO BE SUBMITTED BY OTHERS).
ALARM SYSTEM:
ALARMED:
EXISTING MAIN BUILDING: EXISTING TO REMAIN
PROPOSED FEED BLDG: ADDED TO EXISTING SYSTEM (TO BE SUBMITTED BY OTHERS).

AREA AND OCCUPANT LOAD CALCULATIONS:
MAIN BUILDING (EXISTING TO REMAIN):
MERCANTILE: 15,750 SF / 60 = 263 OCCUPANTS
BUSINESS: 338 SF / 150 = 3 OCCUPANTS
STORAGE: 2,358 SF / 300 = 8 OCCUPANTS
MAIN BUILDING TOTAL: 18,446 SF AND 274 OCCUPANTS (EXISTING TO REMAIN)
EXISTING EGRESS:
M : 263 x 0.2 = 52.6" REQ'D x 50% = 26.3"; 84" + 32" = 116" PROVIDED
B : 3 x 0.2 = 0.6" REQ'D; 32" PROVIDED.
S : 8 x 0.2 = 1.6" REQ'D; 32" PROVIDED.

~~*EGRESS HAS BEEN CALCULATED INDEPENDENTLY TO SHOW COMPLIANCE. IT IS NOT THE INTENT FOR THE ADDITION TO EGRESS INTO THE EXISTING MAIN BUILDING, OR FOR THE MAIN BUILDING TO EGRESS INTO AND THROUGH THE PROPOSED GREENHOUSE.~~

PROPOSED AREA (NEW):
FEED STORAGE (STORAGE S-2): 1,865 SF / 300 = 7 OCCUPANTS
7 x 0.2 = 1.4" EGRESS REQUIRED (32" MIN.) AND 1 EXIT
32" EXITS PROVIDED

TOTAL OCCUPANT LOAD: 20,311 SF AND 281 OCCUPANTS

GENERAL BUILDING NOTES:

1. PROVIDE TACTILE SIGNAGE AT ALL EXTERIOR DOORS.
2. PROTRUDING OBJECTS IN THE EGRESS PATH, MUST COMPLY WITH THE CODE AND ACCESSIBILITY REQUIREMENTS.
3. PROVIDE KNOX BOX FOR GATE LOCKS. COORDINATE WITH LOCAL FIRE DEPARTMENT.

ERRC COMPLIANCE / TESTING

WHERE REQUIRED BY THE AHJ, CONTRACTOR SHALL ENGAGE AN INDEPENDENT EMERGENCY RESPONDER RADIO COVERAGE (ERRC) TESTING COMPANY TO VERIFY SIGNAL STRENGTH INSIDE OF BUILDING (AFTER THE COMPLETION OF CONSTRUCTION & PLACEMENT OF MERCHANDISE), INCLUDING ALL CRITICAL REQUIRED AREAS. IF SIGNAL STRENGTH IS NOT ADEQUATE TO THE AHJ STANDARDS, CONTACT AOR FOR ERRC IMPROVEMENT PACKAGE.

FIRE EXTINGUISHERS

CLASS A HAZARD (ORDINARY)
- MAXIMUM FLOOR AREA PER UNIT OF A = 1,500 SQ. FT.
  (EXAMPLE: 2A SHALL PROTECT 3,000 SQ. FT.)
- MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 75'

CLASS B HAZARD (ORDINARY)
- MAXIMUM TRAVEL DISTANCE TO 10B RATED EXTINGUISHER = 30'
- MAXIMUM TRAVEL DISTANCE TO 20B RATED EXTINGUISHER = 50'

CLASS C HAZARD
- REQUIRED WHERE ENERGIZED ELECTRICAL EQUIPMENT CAN BE ENCOUNTERED
- SHALL BE SIZED AND LOCATED ON THE BASIS OF CLASS A OR CLASS B HAZARD

CLASS K HAZARD
- REQUIRED WHERE THERE IS A POTENTIAL FOR FIRES INVOLVING COMBUSTIBLE COOKING MEDIA.
- MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 30'

GENERAL NOTES
A. DESIGN CRITERIA PER APPLICABLE BUILDING/FIRE CODES AND NFPA 10.
B. PROVIDE MINIMUM 2A-10B:C EXTINGUISHERS AS INDICATED ON PLAN OR AS DIRECTED BY AHJ.
C. COORDINATE FINAL QUANTITIES, LOCATIONS AND INSTALLATION w/ AHJ.
D. EXTINGUISHERS SHALL HAVE A GROSS WEIGHT NOT TO EXCEED 40 LBS.
E. EXTINGUISHERS SHALL BE INSTALLED w/ BOTTOM @ 4"AFF MIN.
F. EXTINGUISHERS SHALL BE INSTALLED w/ TOP @ 3'-6"AFF MAX - U.N.O.
G. EXTINGUISHER CABINETS (WHERE OCCUR) SHALL BE INSTALLED w/ TOP OF CABINET @ 4'-0"AFF MAX - U.N.O.

PLUMBING CODE CALCULATIONS PER TABLE 4-1 [BSC]

MAIN BUILDING (EXISTING):
MERCANTILE: 15,803 SF / 100 = 158 OCCUPANTS
BUSINESS: 338 SF / 150 = 3 OCCUPANTS
STORAGE: 2,358 SF /500 = 5 OCCUPANTS

FEED STORAGE (STORAGE S-2) 1,865 SF / 500 = 4 OCCUPANTS

MERCANTILE TOTAL: 158 (79 MEN/79 WOMEN)
BUSINESS TOTAL: 3 (2 MEN/2 WOMEN)
STORAGE TOTAL: 9 (5 MEN/ 5 WOMEN)

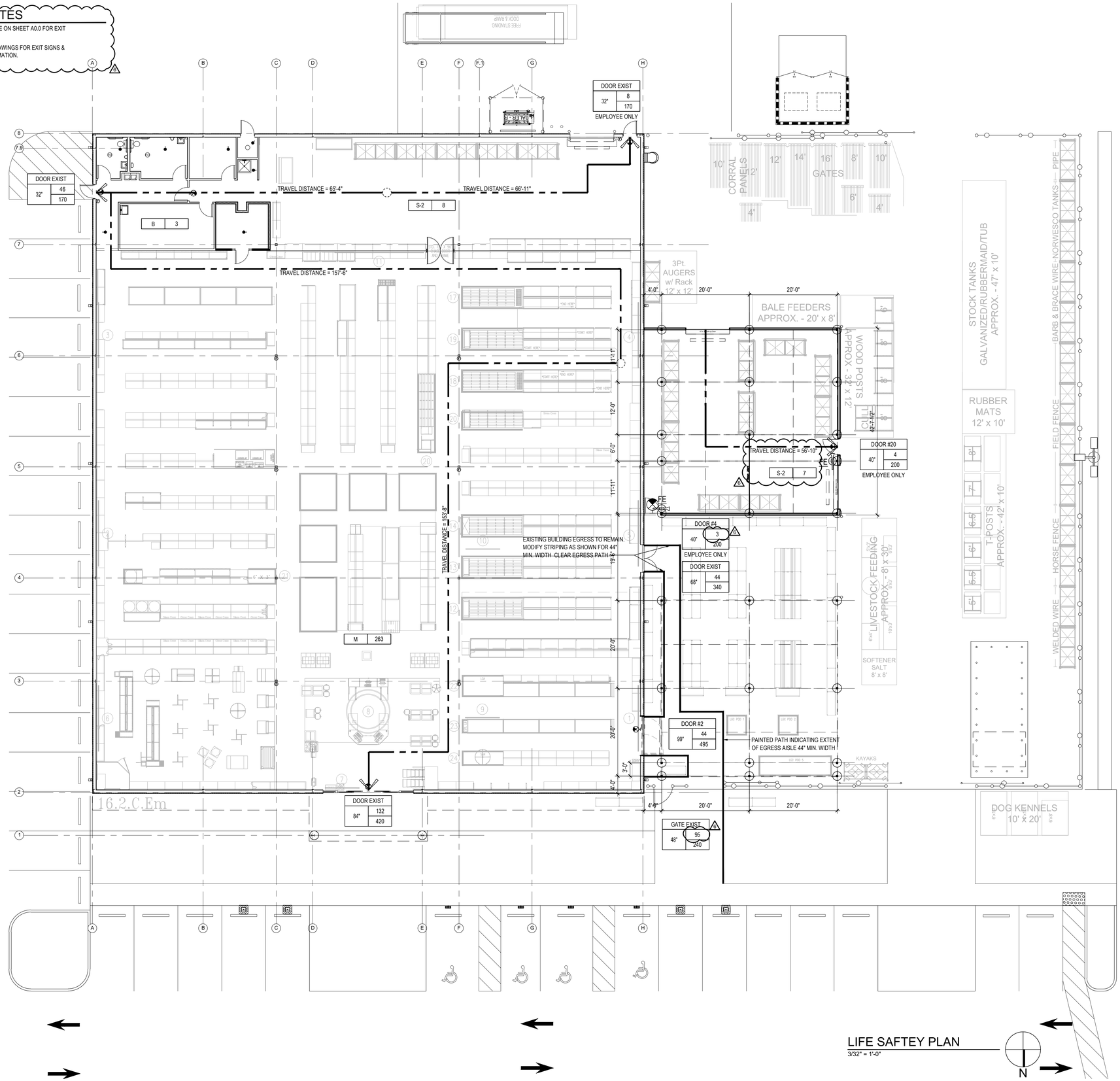
PLUMBING CALCULATIONS

CPC TABLE 422.1

CRITERIA		REQUIREMENTS	
MALE	FEMALE	MALE	FEMALE
TOILETS BY USE TYPE	TOILETS BY USE TYPE		
M: (79 OCC. X 2/200)=0.79	M: (79 OCC. X 2/200)=0.79		
B: (2 OCC. X 1/50)=0.04	B: (2 OCC. X 1/15)=0.13		
S: (5 OCC. X 1/100)=0.05	S: (5 OCC. X 1/100)=0.05		
TOTAL TOILETS= 0.88	TOTAL TOILETS= 0.97	1 TOILET	1 TOILET
LAVATORIES BY USE TYPE	LAVATORIES BY USE TYPE		
M: (79 OCC. X 1/200)=0.40	M: (79 OCC. X 1/200)=0.40		
B: (2 OCC. X 1/75)=0.03	B: (2 OCC. X 1/50)=0.04		
S: (5 OCC. X 1/200)=0.03	S: (5 OCC. X 1/200)=0.03		
TOTAL LAVS= 0.46	TOTAL LAVS= 0.47	1 LAV	1 LAV
ACTUAL FIXTURES PROVIDED		2 TOILETS / 1 URNIAL / 2 LAV	
DRINKING FOUNTAINS REQUIRED = 2 PER 251-500 OCCUPANTS		2 PROVIDED (1 HIGH / 1 LOW)	
SERVICE SINK REQUIRED = 1		1 PROVIDED	

GENERAL NOTES

A. REFER TO DOOR SCHEDULE ON SHEET A0.0 FOR EXIT HARDWARE & OPERATION.
B. REFER TO ELECTRICAL DRAWINGS FOR EXIT SIGNS & EMERGENCY LIGHT INFORMATION.



LIFE SAFTEY PLAN

3/32" = 1'-0"

N

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LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA
08/28/2024

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12-01-23	4 REVISION 4
2-9-24	5 REVISION 5
8-23-24	6 REVISION 6

LS1.0

LIFE SAFETY PLAN

X CODED NOTES

1. NOT USED.
2. SAW-CUT & REMOVE EXIST PAVING AS REQUIRED FOR NEW FOOTINGS; COORDINATE WITH VENDOR DOCUMENTS FOR ADDITIONAL INFORMATION AND COLUMN PLACEMENT.
3. SAW-CUT & REMOVE EXIST BUILDING WALL TO CREATE NEW OPENING FOR DOORS WHERE INDICATED. REFER TO SHEET A1.0 & S1.0 FOR ADDITIONAL INFORMATION. COORDINATE SIZE OF OPENING WITH DOOR MANUFACTURER.
PRIOR TO CUTTING DOORWAY, COMPARE THE INTERIOR FINISH FLOOR ELEVATION & EXTERIOR GRADE ELEVATION. IF SLOPED CONCRETE OR A RAMP IS REQUIRED, CONTACT TSC PM & COORDINATE EXTENT OF WORK.
4. ***DO NOT DISCONNECT OR REMOVE PROPANE TANK PRIOR TO FINAL RELOCATION DESTINATION IS COMPLETE & INSPECTED TO MINIMIZE PROPANE USE SHUTDOWN****
REMOVE EXIST PROPANE TANK & BOLLARDS. RELOCATE TANK AND EQUIPMENT WHERE INDICATED. REFER TO SHEET A1.0 FOR ADDITIONAL INFORMATION. COORDINATE WITH TSC PM. PATCH PAVEMENT AS NECESSARY TO MATCH ADJACENT SURFACES.
5. NOT USED.
6. NOT USED.
7. REMOVE EXIST FENCE WHERE INDICATED. PREPARE AREA TO RECEIVE NEW WORK.
8. PREP SIDE LOT WALL FOR ADDITION; REMOVE OR RELOCATE WALL PACKS, PROPANE SHUT OFF, AWNING, CONDUIT, LADDER, ETC. INFILL WALL PENETRATIONS & PAVEMENT WHERE NECESSARY; PREPARE AREA TO RECEIVE NEW WORK.
9. NOT USED.
10. REMOVE PAINTED GROUND MARKINGS ON PAVEMENT, INCLUDING STRIPING & CLEARANCE CROSS-HATCHING.
11. REMOVE RXIST SHELTER AND ALL ASSOCIATED COMPONENTS. PATCH PAVEMENT AS NESSESSARY TO MATCH ADJACENT SURFACES.
12. NOT USED.
13. REMOVE EXIST DOOR; PREP OPENING FOR NEW WORK.
14. REMOVE EXIST LVT FLOORING THAT EXTENDS BEYOND THE NEW DEPARTMENT LAYOUT. REMOVE ALL GLUE / MASTIC. PREP FLOOR FOR NEW WORK. COORDINATE WITH TSC FIXTURE LAYOUT.
15. PREP SLAB FOR INSTALL OF NEW LVT PLANK FLOORING; COORDINATE WITH A1.0 & TSC FIXTURE LAYOUT.
16. NOT USED.
17. REMOVE EXIST DRESSING ROOM.
18. CONFIRM WITH TSC PM IF OVERHEAD DOOR IS TO BE REMOVED; PREP OPENING FOR NEW WORK.
19. NOT USED.
20. REMOVE ALL DAMAGED & STAINED CEILING TILES. REMOVE ALL LIGHT COVERS.
21. REMOVE ALL CEILING TILES & LIGHT COVERS.
22. REMOVE EXIST COUNTER & SINK UNIT IN BREAKROOM.
23. NOT USED.
24. REMOVE EXIST PAPER TOWEL DISPENSER(S) IN RESTROOMS.
25. REMOVE EXIST MIRROR IN RESTROOMS.
26. NOT USED.
27. NOT USED.
28. NOT USED.
29. NOT USED.

GENERAL NOTES

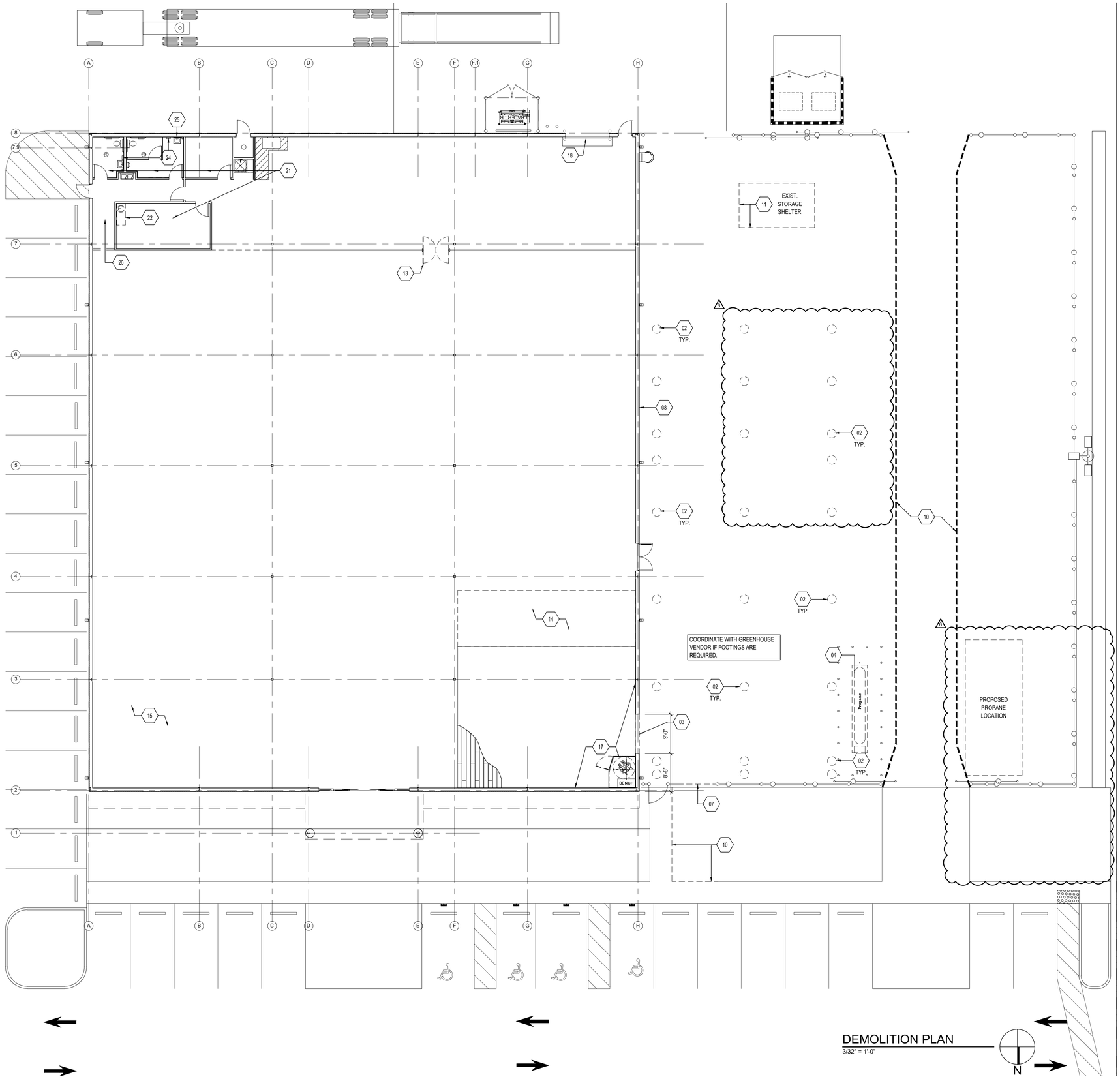
A. DEMOLITION PLAN SHOWS THE APPROXIMATE LAYOUT OF EXISTING BUILDING SPACE AND IS NOT INTENDED TO REPRESENT "AS-BUILT" CONDITIONS. PRIOR TO ANY DEMOLITION WORK, THE CONTRACTOR MUST FIELD VERIFY EXISTING BUILDING CONDITIONS AS WELL AS VERIFY EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL WORK LOCATED IN THE DEMOLITION SPACE. NOTIFY ARCHITECT, T.S.C. PM AND CONSTRUCTION MANAGER IF THERE ANY DISCREPANCIES.

B. PROTECT EXISTING CONSTRUCTION SHOWN TO REMAIN DURING DEMOLITION. DAMAGE TO EXISTING CONSTRUCTION SHOWN TO REMAIN SHALL BE RESTORED TO MATCH PRE-DAMAGED CONDITION.

C. PROTECT FROM DAMAGE ALL EXISTING FINISH WORK TO REMAIN IN PLACE AND WHICH BECOMES EXPOSED DURING DEMOLITION OPERATIONS.

D. PROVIDE ALL NECESSARY SHORING, BRACING, AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED, AND ADJACENT STRUCTURE OR ELEMENT SHOWN TO REMAIN. SHORING AND BRACING SHALL BE DESIGNED BY CONTRACTOR'S PROFESSIONAL ENGINEER LICENSED IN THE APPLICABLE JURISDICTION.

E. REFER TO MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.



DEMOLITION PLAN
3/32" = 1'-0"

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D1.0

DEMOLITION PLAN

WALL COVERING INSTALLATION

ADHESIVE BACKED VINYL

1. NEW DRYWALL: MAKE SURE THE DRYWALL IS FREE OF CONTAMINANTS SUCH AS DUST, DIRT AND MILDEW. JOINTS AND SPACKLED AREAS SHOULD BE THOROUGHLY CURED AND SANDED SMOOTH. BEST RESULTS ARE OBTAINED WHEN THE MOISTURE CONTENT OF THE DRYWALL IS AT OR LESS THAN 5 PERCENT. APPLY A GOOD QUALITY OPAQUE/WHITE PRIMER PRIOR TO PAINTING.

2. MOISTURE BEHIND DRYWALL CAN CAUSE THE DRYWALL PAPER TO RELEASE. WATCH FOR WALLS THAT BACK UP TO COOLING SYSTEMS, WATER PIPES, OVERHEAD WINDOWS OR WINDOWS THAT HAVE BEEN BOARDED UP. THESE AREAS ARE PRONE TO CONDENSATION THAT MAY NOT BE OBVIOUS AT THE TIME OF INSTALLATION (PLEASE TRY AND POINT THESE OUT TO YOUR INSTALLER).

3. REPAIR ANY DAMAGE. WALL GRAPHICS WILL NOT ADHERE TO PEELING OR CHIPPED PAINT, DENTED WALL SURFACES, OR HOLES IN THE WALL. PLEASE BE SURE THAT ALL ITEMS THAT HAVE BEEN REPAIRED, ARE SANDED AND CLEANED SO THAT THERE IS A SMOOTH CLEAN SURFACE TO PAINT ON.

4. WE RECOMMEND THAT A GLOSS OR SEMI-GLOSS PAINT IS USED BECAUSE IT PROVIDES A SMOOTH, NON-POROUS SURFACE. FLAT OR SATIN FINISH PAINTS ARE NOT RECOMMENDED. PLEASE ADVISE IF CONSIDERING USING A FLAT OR SATIN FINISH PAINT. ALSO, PLEASE INFORM YUNKER IF YOU ARE USING A LOW TO 0 VOC PAINT SO THE APPROPRIATE VINYL CAN BE USED. CONTACT JULIE VENDEIRO: jvendeiro@yunker.com; 940.367.6680.

5. USE A DAMP CLOTH TO REMOVE ANY DUST OR DEBRIS FROM THE WALL.

6. FOR ALL NEW CONSTRUCTION ALL WALLS MUST BE PRIMED BEFORE PAINTING.
PLEASE NOTE: VINYL WILL NOT ADHERE TO A WALL THAT HAS ONLY BEEN PAINTED AND NOT PRIMED.

7. ALLOW NO LESS THAN 7 DAYS FOR THE PAINT TO CURE BEFORE APPLYING VINYL.

GENERAL REQUIREMENTS

1. PAINT YELLOW STRIPE DOWN THE CENTER OF THE INSIDE OF THE ROLLING STEEL ROLLUP DOOR THAT RECEIVES NEW STRIPE DOORS. ONLY PAINT STRIPE IF PLASTIC STRIP DOOR IS INSTALLED ON THE INSIDE. ON THE INSIDE, HANG A 6 INCH YELLOW PAINTED PVC PIPE AT THE HEIGHT OF THE ROLLING STEEL ROLLUP DOOR THAT WILL WARN FORK LIFT DRIVER THAT THEIR FORKS ARE TOO HIGH. IF SECTIONAL DOOR, HANG 6 INCH YELLOW PAINTED PVC AT THE HEIGHT OF THE EXPOSED SIDE OF THE TRACK. IF SECTIONAL DOOR, DO NOT PAINT STRIPE DOWN THE CENTER.
2. CHECK PRIMARY ROLLUP DOOR (DOOR USED BY FORKLIFT TO EXIT BUILDING) FOR PLASTIC CURTAIN STRIPS. IF STORE CURRENTLY HAS THESE, AND THEY ARE DAMAGED, MISSING, OR NON-TRANSLUCENT, PLEASE REPLACE. EACH STRIPS SHOULD OVERLAP 50%. IF STORE DOES NOT HAVE THESE ON THEIR PRIMARY ROLLUP DOOR, INSTALL NEW SET. IF SECTIONAL DOOR, STRIPS ON EXTERIOR. IF ROLLING STEEL DOOR, STRIPS ON INTERIOR.
3. CONTRACTOR IS TO HIRE COMMERCIAL CLEANING COMPANY TO REMOVE ALL DIRT AND GRIME FROM THE BATHROOMS, BREAK ROOM, MANAGER OFFICE, HALLWAY, SERVICE COUNTER & CASH WRAPS. AT THE SIDE LOT DOOR & VESTIBULE DOOR; REMOVE ALL DIRT AND GRIME FROM INTERIOR & EXTERIOR FROM AND GLASS. THIS SHOULD BE DONE AT THE END OF THE PROJECT PRIOR TO THE PUNCH DATE.
4. ANY WALL THAT IS RECEIVING PAINT IS ALSO TO RECEIVE NEW OUTLET COVERS TO MATCH AS WELL AS NEW COVE BASE.
5. ALL HVAC GRILLS ON SALES FLOOR, VESTIBULE, REST ROOMS, BREAK ROOM, AND MANAGERS OFFICE TO BE CLEANED.

NOTE: CONFIRM APPLICABILITY WITH TSC PM PER TSC PROJECT.

DOOR-OPENING FORCE - FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE FORCE FOR PUSHING OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
1. INTERIOR HINGED DOOR: 5.0 POUNDS MAXIMUM
2. SLIDING OR FOLDING DOOR: 5.0 POUNDS MAXIMUM
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.

ALL LOCKSETS WILL BE FURNISHED CONSTRUCTION KEYED. AT THE END OF THE CONSTRUCTION PERIOD NEW PERMANENT CORES BY INSTAKEY WILL BE FURNISHED TO THE CONTRACTOR WHO WILL THEN CHANGE THEM OUT. THERE WILL BE A SEALED CARTON WITH THE SHIPMENT. THE CONTRACTOR IS TO TURN THAT SEALED CARTON OVER TO THE TSC STORE MANAGER AND GET THEIR SIGNATURE ON THE ENCLOSED RECEIPT.

FLOORING SPECIFICATIONS

FLOOR IN VESTIBULE, SALES, RESTROOMS, CORRIDOR, MANAGER'S OFFICE, EMPLOYEE LOUNGE
CONCRETE FLOORING SPECIFICATIONS, PROVIDE THE FOLLOWING:
- ANY FLOOR AREAS OVER 3" ROUND WILL BE PREPPED BY THE "GC".
- MECHANICALLY GROUND AND POLISHED FLOOR SURFACE TO A 400 GRIT RESIN DIAMOND FOLLOWED BY 800 GRIT DIAMOND PAD BURNISH FOR A MID LEVEL GLOSS. INCLUDED IN THIS PROCESS IS CONCRETE DENSIFICATION, JOINT/CRACK FILLING UP TO 1150 LF AND PATCHING OF HOLES SMALLER THAN 3" THAT POSE A TRIP HAZARD. PROCESS TO BE INSTALLED BY FLOORING SUB-CONTRACTOR.

FLOOR IN STOCKROOM, IT ROOM
CONCRETE FLOORING SPECIFICATIONS, PROVIDE THE FOLLOWING:
- 1 CUT GRIND THEN SEALED WITH GUARD/ SEALER INSTALLED BY FLOORING SUBCONTRACTOR.

FLOOR IN PET WASH
CONCRETE FLOORING SPECIFICATIONS, PROVIDE THE FOLLOWING:
1. DO NOT BROOM FINISH THIS AREA. PLACE AND FINISH CONCRETE AS SPECIFIED IN SECTION 3.04 "CONCRETE FINISHES AND TOLERANCES", PARAGRAPH A "GENERAL FINISHES". CURE USING "KUREZ DR VOX" OR "KUREZ DR 100" AT AN APPLICATION RATE OF 400 SF/GALLON
2. JOINT FILLING: FILL ALL CONTROL JOINTS AS SPECIFIED IN SECTION 3.07 "INTERIOR CONCRETE JOINT FILLER", PARAGRAPH B.
3. SURFACE PREPARATION: EPOXY FLOOR COATING SYSTEM IS DESIGNED FOR APPLICATION ON CONCRETE SUBSTRATES. NEWLY PLACED CONCRETE SURFACES SHOULD BE CURED FOR A MINIMUM OF 28 DAYS PRIOR TO COATING. CONCRETE SURFACES MUST BE STRUCTURALLY SOUND, FREE OF LOOSE OR DETERIORATED CONCRETE AND FREE OF DUST, DIRT, PAINT, EFFLORESCENCE, OIL AND OTHER CONTAMINANTS. MECHANICALLY ABRADE THE SURFACE TO ACHIEVE A SURFACE PROFILE EQUAL TO CSP 2-3 IN ACCORDANCE WITH ICRI GUIDELINE 310.2. PROPERLY CLEAN PROFILED AREA. THE pH OF THE SURFACE SHOULD BE CHECKED ACCORDING TO ASTM D 4262. FOLLOWING SURFACE PREPARATION, THE CLEANED SURFACE SHOULD HAVE A MINIMUM SURFACE-TENSILE STRENGTH OF 200 PSI WHEN TESTED WITH AN ELCOMETER OR SIMILAR PULL TESTER (ASTM D 4541).
4. PRODUCTS:
   a. INITIAL COAT: "INCRETE HIGH PERFORMANCE EPOXY" 1 GALLON KIT (GRAY COLOR) BY EUCLID CHEMICAL
   b. PIGMENTED CHIPS: " INCRETE GRANITE COAT CHIPS" (MICA COLOR) BY EUCLID CHEMICAL
   c. GROUT COAT: "INCRETE HIGH PERFORMANCE EPOXY" 1 GALLON KIT (CLEAR COLOR) BY EUCLID CHEMICAL
   d. FINAL WEAR COAT: "INCRETE POLYSEAL POLYASPARTIC" 2 GALLON KIT (CLEAR COLOR) BY EUCLID CHEMICAL
5. INITIAL COAT MIXING: PRE-MIX "INCRETE HIGH PERFORMANCE EPOXY" (GRAY) PART A AND PART B, THEN COMBINE 2 PARTS BY VOLUME OF PART A WITH ONE PART BY VOLUME OF PART B, AND THEN MIX THOROUGHLY USING A LOW-SPEED DRILL MOTOR AND A "JIFFY" TYPE MIXER. MIX ONLY THE AMOUNT OF MATERIAL THAT CAN BE APPLIED DURING THE POT LIFE. DO NOT AERATE THE MIX.
6. INITIAL COAT APPLICATION: APPLY "INCRETE HIGH PERFORMANCE EPOXY" (GRAY) AT 120 SF/GALLON. SPREAD THE MIXED EPOXY WITH A NOTCHED SQUEEGEE WHILE WEARING SPIKED SHOES. START FROM ONE END OF THE FLOOR AND WORK BACKWARDS AND SIDEWAYS TRYING TO KEEP A WET-TO-WET EDGE. THE COATING SHOULD THEN BE ROLLED IN ONE DIRECTION USING A 3/8" NAP, SHED-RESISTANT ROLLER. MAKE SURE THE MATERIAL IS APPLIED AS QUICKLY AS POSSIBLE WITHOUT LEAVING PUDDLES.
7. PIGMENTED CHIP APPLICATION: BROADCAST UNTIL REFUSAL "INCRETE GRANITE COAT CHIPS" (MICA) IN A HIGH ARCING MOTION INTO THE WET EPOXY. ALLOW TO CURE. ONCE DRY, VACUUM/SCRAPE OFF EXCESS FLAKES. ALLOW TO DRY.
8. GROUT COAT: APPLY "INCRETE HIGH PERFORMANCE EPOXY" (CLEAR) AT 120 SF/GALLON. ALLOW TO DRY.
9. WEAR COAT: APPLY A FINAL COAT OF "INCRETE POLYSEAL POLYASPARTIC" (CLEAR) AT 120 SF/GALLON. ALLOW TO DRY.
10. COVE BASE: IN ADDITION TO THE SEAMLESS INTEGRAL FLOOR, PROVIDE A 4" COVE BASE FROM THE FLOOR TO THE FRP WALL TRANSITION. COVE BASE SHALL CONSIST OF A MIXTURE OF "INCRETE HIGH PERFORMANCE EPOXY" AND FINELY GRADED, CLEAN DRY , TROWELABLE AGGREGATES, TROWELED TO THE PREVIOUSLY INSTALLED VERTICAL CEMENT BOARD SURFACE, TO A HEIGHT OF 4 INCHES. CREATE A COVED, SEAMLESS, INTEGRAL TRANSITION AT JOINT BETWEEN WALL AND FLOOR. BROADCAST UNTIL REFUSAL, "INCRETE GRANITE COAT CHIPS" (MICA) INTO THE WET EPOXY. FINISH COVE BASE DETAIL WITH THE GROUT COAT AND WEAR COAT AS SPECIFIED HEREIN. ONCE COMPLETED, THE FLOOR AND COVE BASE SHALL BE SEAMLESS IN FUNCTION AND APPEARANCE.
    a. INSTALL CEMENT WALL BOARD SO THAT THE BOTTOM EDGE IS FLUSH WITH THE FLOOR AS SPECIFIED.
    b. INSTALL CEMENT WALL BOARD TAPE, SIMILAR TO GOLDBLATT PROFESSIONAL CEMENT BOARD TAPE, TO ALL JOINT OF CEMENT BOARD.
    c. INSTALL FIBER REINFORCED PANELS (FRP) AS REQUIRED. DO NOT APPLY ADHESIVE TO ANY AREAS CONTACTING THE 4" COVE BASE INSTALLATION. DO NOT APPLY WATER TO ANY OF THESE SURFACES PRIOR TO INSTALLATION OF THE EPOXY FLOOR OR COVE SYSTEM.
    d. INSTALL 4" COVE BASE DIRECTLY TO CEMENT BOARD. COVE BASE SHALL COME IN DIRECT CONTACT WITH THE BOTTOM EDGE OF THE FIBER REINFORCED PANELS SO THAT THE FLOOR AND COVE BASE SHALL BE SEAMLESS IN FUNCTION AND APPEARANCE.

NOTE: TSC REQUIRES NO GAP BETWEEN THE BOTTOM RAIL OF THE CANTILEVER GATE AND THE FINISH GRADE SHALL BE GREATER AT ANY POINT WITHIN THE GATE OPENING THAN THE DEPTH OF THE CASTERS. GENERAL CONTRACTOR IS RESPONSIBLE FOR RESOLVING GRADES AT F.O.D.

AN ABBREVIATED CONCRETE SPECIFICATION APPROVED BY TSC SHALL BE INCLUDED FOR ALL RETROFIT PROJECTS. A COPY OF A GENERIC ABBREVIATED CONCRETE SPECIFICATION APPROVED BY TSC IS AVAILABLE FROM ONYX CREATIVE UPON REQUEST.

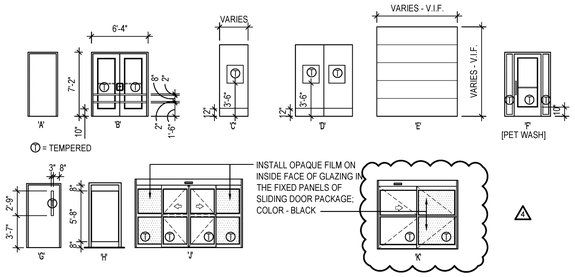
ONYX CREATIVE, INC.
25001 EMERY ROAD, SUITE 400
CLEVELAND, OH 44128
216-223-3200

HARDWARE SCHEDULE

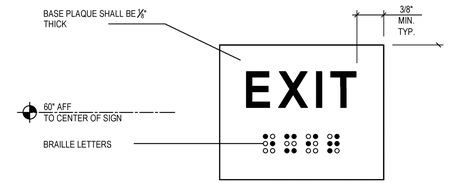
SET#	DOORS	QTY	ITEM	MANUFACTURE
1A	2	1 EA.	MORTISE CYLINDER 28107-1-26D	KABA
		1 EA.	1CC7A2 (GREEN CONSTRUCTION CORE)-GREEN	BEST
		1 EA.	MORTISE THUMB TURN CYLINDER-26D	KABA
			BALANCE OF HARDWARE BY DOOR SUPPLIER	
1D	7	1 EA.	MORTISE CYLINDER 28107-1-26D	KABA
		1 EA.	MORTISE THUMB TURN CYLINDER-26D	KABA
		1 EA.	ICC7A2 (GREEN CONSTRUCTION CORE)	BEST
			BALANCE OF HARDWARE BY DOOR SUPPLIER	
2	6, ~~10~~ 18, 21, ~~23, 33~~		ALL HARDWARE BY DOOR SUPPLIER	
4	5	1 EA.	CONTINUOUS HINGE 22HD	MCK
		1 EA.	PRIVACY LOCK T301S X D X 23981137 X 5164 X 1 3/4- 626	FAL
		3 EA.	SILENCER SR64- GRY	IVE
5	4, 20, ~~24~~	3 EA.	HINGES MPB79 4 1/2 X 4 1/2 NRP- 26D	MCK
		1 EA.	ALARMED EXIT DEVICE ECL-230D-GRAY	DET
		2 EA.	RIM CYLINDER R28207-9	KABA
		1 EA.	SURFACE PULL 8N US28	HAG
		1 EA.	CLOSER, PARALLEL ARM SC81 A X DS X SLIM-689	FAL
		1 EA.	THRESHOLD 896V- MILL	NAT
		1 EA.	DOOR BOTTOM 795WH- MILL	NAT
		1 EA.	WEATHERSTRIP 160V - MILL	NAT
		1 EA.	DRIP CAP 16A-A	NAT

DOOR SCHEDULE

NO.	SIZE	TYPE	MATERIAL	FRAME	RATING	HARDWARE	REMARKS
2	9'-0" X 7'-8" (PACKAGE)	K	STOREFRONT GLASS	ALUM.		1A	10, 13 &14
4	3'-0" X 7'-0"	A	HM DOOR	H.MTL.		5	25, 26 & 27
5	3'-0" X 5'-6"	H	S.C. WOOD	H.MTL.		4	21 & 26
6	(2) 3'-0" X 8'-0"	D	CHASE IMPACT DOORS	MTL.		2	18 & 24
7	3'-0" X 7'-0"	F	STOREFRONT GLASS	ALUM.		1D	3, 4, 10, 19 & 22
18	10'-0" X 10'-0"	E	INSUL MTL.	MTL.		2	1, 12,15, 26 & 27
20	3'-0" X 7'-0"	A	HM DOOR	H.MTL.		5	25, 26 & 27
21	10'-0" X 10'-0"	E	INSUL MTL.	MTL.		2	1, 12,15, 26 & 27



DOOR REMARKS (NOTES):
1. 10' WIDE X 10' HIGH COILING INSULATED METAL DOOR W/ ELECTRIC OPERATOR, (2) RADIO REMOTES, TIMER, CHAIN KEEPER AND REVERSING SAFETY EDGE. OVERRIDE BUTTON TO BE SUPPLIED BY OVERHEAD DOOR VENDOR AND INSTALLED BY GENERAL CONTRACTOR'S ELECTRICIAN. COLOR TO BE FACTORY FINISHED WHITE.
2. KEY OUTSIDE.
3. PROVIDED AND INSTALLED BY G.C.
4. DOOR TO HAVE 4" ALUM. HEAD AND THRESHOLD.
5. SIGNAGE TO BE PROVIDED BY TSC.
6. NOTE THAT DOORS REQUIRE A MINIMUM 10" BOTTOM RAIL TO RECEIVE KICK PLATES.
7. ALL DOORS TO HAVE A.D.A. APPROVED HARDWARE WHICH IS IN COMPLIANCE WITH IBC SECTION 1010.1.9.2.
8. GENERAL CONTRACTOR TO CHANGE OUT CONSTRUCTION CORES OF ALL HARDWARE PRIOR TO TURNOVER OF STORE. KEY AND TURNOVER DOCUMENT TO BE SIGNED BY G.C. AND STORE MANAGER.
9. ALL LOCKSETS KEYED TO ESTABLISH TSC GRANDMASTER KEY. ESTABLISH A NEW MASTER KEY AND KEY INDIVIDUALLY AS DIRECTED TO OPERATE ALL CYLINDERS & LOCK SETS. FURNISH (4) COPIES OF THE MASTER KEY, FURNISH 2 KEYS PER LOCK.
10. DOORS KEYED ALIKE.
11. ELECTRICIAN RESPONSIBLE FOR MAKING FINAL CONNECTION BETWEEN SECURITY VENDOR WORK AND DOOR WIRING.
12. CONTRACTOR TO INSTALL PLASTIC AIR CURTAIN WITH 50% PANEL OVERLAP @ NEW MASONRY OPENING INSIDE NEW DOOR. AIR CURTAIN INCLUDED WITH OVERHEAD DOOR VENDOR PACKAGE. INCLUDES ALL OVERHEAD DOORS IN RETROFIT STORES.
13. CONTRACTOR TO PROVIDE AND INSTALL DOOR SWEEPS.
14. DOORS TO HAVE FLAT THRESHOLD PROVIDED BY DOOR MANUFACTURER.
15. THE CHANNELS THAT MAKE UP THE JAMBS AND HEAD FOR THE ROLLING SERVICE DOOR AND ITS ATTACHMENT POINTS SHOULD BE FLUSH AND SMOOTH WITH THE SURROUNDING INTERIOR WALLS AS WELL AS ABOVE THE INTERIOR OPENING. PROVIDE A STRUCTURAL SURFACE IN LINE WITH THE JAMBS THAT EXTENDS ABOVE THE OPENING FOR A MINIMUM OF 30" FOR ATTACHMENT POINTS. STRUCTURAL SURFACE TO BE CAPABLE OF WITHSTANDING 1850 LB. POINT FORCE IN EITHER TENSION, COMPRESSION OR SHEAR.
16. PROVIDE AND INSTALL "EMPLOYEES ONLY" SIGN WHERE INDICATED.
17. W/ 2 EACH CRASH RAILS ON INSIDE OF EACH DOOR.
18. 72" X 96", 72" X 84" OR 36" X 96" OPENINGS TO BE PROVIDED AS: P11PLUS, WITH 10" X 30" ADA COMPLIANT WINDOWS, 18" TALL BUMPERS, COLOR: RED. (OR) OPENINGS 96" X 120" TO BE: DURULITE STANDARD DOORS WITH 20" X 30" ADA COMPLIANT WINDOWS, 36" TALL BUMPERS, COLOR: RED.
19. INSTALL CLEAR ANODIZED STOREFRONT FRAMING WITH 1/4" TEMP. CLEAR GLASS SIDELIGHTS. DOOR TO SWING OPEN TO CENTER OF STORE. SIDELIGHT GLASS TO ACCEPT 6.25" X 48.85" VINYL FILM. NARROW STILE DOOR WINDOW GLASS TO ACCEPT 30.25" X 57.825" VINYL FILM.
20. ANEMOSTAT WINDOW KIT WITH CLEAR TEMPERED 1/4" GLASS WITH GLAZING TAPE APPLIED (BOTH SHIPPED LOOSE). BY VENDER #1.
21. CONTRACTOR TO PAINT FRAME SW7513 SANDERLING BOTH SIDES.
22. SFIC COMPATIBLE HARDWARE.
23. GENERAL CONTRACTOR TO SUPPLY AND INSTALL ACCESS PANEL.
24. DOORS AND SELF-SUPPORTING FRAME SUPPLIED BY TSC; INSTALLED BY CONTRACTOR.
25. COORDINATE DOOR WITH VENDOR #1 AND GARDEN CENTER VENDOR ON FRAME ORDER AND INSTALLATION.
26. DOOR AND FRAME BY VENDOR #1; INSTALLED BY CONTRACTOR.
27. DOOR AND FRAME BY GARDEN CENTER VENDOR.
28. LOCATED WITHIN (1) HOUR FIRE RATED WALL ASSEMBLY.



NOTES:
1. BASED ON ICC/ANSI A117.1 & [C.B.C.]
2. RAISED CHARACTERS HEIGHT PER ICC A117.1 TABLE 703.2.4. 'SANS SERIF' FONT, RAISED 1/32" FROM BASE PLAQUE COMPLYING w/ 703.2 [11B-703.2]
3. BRAILLE (CONTRACTED GRADE 2) COMPLYING w/ 703.3 [11B-703.3]
4. IF INSTALLING DIRECTLY TO GLASS, PROVIDE EQUAL SIZE BLANK PLAQUE ON OPPOSITE SIDE OF GLASS TO PREVENT VIEWING OF ADHESIVE.

1 | TACTILE EXIT SIGN
N.T.S.

onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT * STATE OF CALIFORNIA * CHRISTOPHER MIERKE C-33983 Renewal Date 07.30.25 12.7.23

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TRACTOR SUPPLY CO. TSC

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	GWM

Date	Issue
9-16-22	PERMIT
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4

A0.0

NOTES & DOOR / HARDWARE SCHEDULES

ALTERNATE COLOR SCHEDULE

EXTERIOR BUILDING FINISHES:

CONCRETE MASONRY UNITS FOR CONVENTIONAL BUILDINGS.
PPG PAINTS ACRYLIC SYSTEM
FLAT FINISH - COLOR TO MATCH PPG1021-4 DIVERSION TO 4'-0" A.F.F., PPG1097-4 DUSTY TRAIL FROM 4'-0" A.F.F. TO TOP OF C.M.U. ON ALL SIDES
1ST COAT: PPG PERMA-CRETE BLOCK SURFACER, 4-100XI (60-100 SQ FT/ GAL @ 16 MILS WET; 9 MILS DRY)
2ND COAT: PPG PERMA-CRETE HIGH BUILD ACRYLIC COATING, 4-22XI
3RD COAT: PPG PERMA-CRETE HIGH BUILD ACRYLIC COATING, 4-22XI (12 MILS WET, 5.0 MILS PER DRY COAT)
(ACCEPTABLE TOLERANCE IS 9-10 PINHOLES PER SQ. FT.

NOTE: APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS

RED ACCENT STRIPE
(CONCRETE MASONRY UNITS)
HIGH GLOSS FINISH - COLOR TO MATCH PC895 SAFETY RED ON FRONT, RIGHT, AND LEFT SIDE
2 COATS: PPG PSX ONE HIGH SOLIDS SINGLE COMPONENT POLYSILOXANE, PXONET4 SAFETY RED
APPLY AS NEEDED FOR COMPLETE COVERAGE (NO CLEAR COAT NEEDED)

LIGHTING POLE BASES
GLOSS FINISH - COLOR TO BE PPG SAFETY YELLOW
1ST COAT: PPG PERMA-CRETE BLOCK SURFACER, 4-100XI (60-100 SQ FT/ GAL @ 16 MILS WET; 9 MILS DRY)
2ND COAT: PPG PERMA-CRETE HIGH BUILD ACRYLIC COATING, 4-22XI
3RD COAT: PPG PERMA-CRETE HIGH BUILD ACRYLIC COATING, 4-22XI
(APPLY AS NEEDED FOR COMPLETE COVERAGE)
(NO TINTING REQUIRED- PACKAGE SAFETY YELLOW)

LOADING DOCK GUARDRAILS AND HOLLOW METAL DOOR & FRAMES
GLOSS FINISH - COLOR TO MATCH PPG1007-5 LAZY AFTERNOON
1ST COAT: PPG MULTIPRIME UNIVERAL METAL PRIMER, 94-269 (5.0 - 7.0 MLS WET / 3.0 -4.0 MILS DRY PER COAT)
2ND COAT: PPG INDUSTRIAL ENAMEL, 7-814
3RD COAT: PPG INDUSTRIAL ENAMEL, 7-814 (2.0 - 3.0 MILS DRY PER COAT)
(APPLY AS NEEDED FOR COMPLETE COVERAGE)

E.I.F.S.
E.I.F.S. (ACCENT) DRYVIT, COLOR MATCH TO PXONET4 SAFETY RED

INTERIOR FINISHES:

MASONRY (CONCRETE, SCORED, SMOOTH, HIGH/LOW DENSITY)
SEMI-GLOSS FINISH - COLOR TO MATCH PPG1001-1 DELICATE WHITE
1ST COAT: PPG SPEEDHIDE BLOCK FILLER, 6-15XI (75-125 SQ. FT./GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

NOTE: APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE PPG DATA SHEET APPLICATION RECOMMENDATIONS

OUTER CORE AREAS
DRYWALL (WALLS, GYPSUM BOARD, PLASTER BOARD, ETC.)
SEMI-GLOSS FINISH - (COLOR TO MATCH PPG1001-1 DELICATE WHITE)
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

INNER CORE AREAS
SEMI-GLOSS FINISH - (COLOR TO MATCH PPG1024-3 CRUSHED SILK)
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

WOOD (DOORS)
SEMI-GLOSS FINISH - (COLOR TO MATCH PPG1007-5 LAZY AFTERNOON)
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS. WET, 1.3 MILS DRY)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.5 MILS DRY PER COAT)

OUTER DRESSING ROOM WALLS
SEMI-GLOSS FINISH - (COLOR TO MATCH PPG1021-4 DIVERSION)
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

RED ACCENT STRIPE (IN RETAIL SALES AREA - 10'-3" TO BOTTOM OF STRIPE, 12" STRIPE)
SEMI-GLOSS FINISH - PPG SAFETY RED
1ST COAT: PPG SPEEDHIDE ZERO LATEX PRIMER, 6-4900XI (4 MILS. WET, 1.3 MILS DRY)
2ND COAT: PPG ACCENT COLOR BASE LATEX SEMI-GLOSS, 25-250
3RD COAT: PPG ACCENT COLOR BASE LATEX SEMI-GLOSS, 25-250 (4 MILS WET, 1.5 MILS DRY PER COAT)

EXPOSED DECK & JOISTS (PRE-PRIMED GREY) PREFERED OR AS APPROVED BY TSC

INTERIOR COLUMNS (METAL)
GLOSS FINISH - (COLOR TO MATCH PPG1007-5 LAZY AFTERNOON)
1ST COAT: PPG MULTIPRIME UNIVERSAL METAL PRIMER, 94-269 (6.0 - 8.0 MILS WET / 3.0 - 4.0 MILS DRY PER COAT)
2ND COAT: SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

EXTERIOR METAL AND INTERIOR WOOD DOORS:
(COLOR TO MATCH PPG1007-5, LAZY AFTERNOON)
(COLOR TO MATCH PPG1021-4, DIVERSION - @ DRESSING ROOM DOOR ONLY)
1ST COAT: FACTORY PRIMED
REMAINING COATS: FACTORY FINISHED

TOUCH-UP PAINT
PROVIDED BY DH PACE

METAL DOOR FRAMES
GLOSS FINISH - (COLOR TO MATCH PPG1007-5 LAZY AFTERNOON)
(COLOR TO MATCH PPG1021-4 DIVERSION @ DRESSING ROOM DOOR ONLY)
1ST COAT: FACTORY PRIMED
2ND COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI
3RD COAT: PPG SPEEDHIDE PRO-EV LATEX SEMI-GLOSS, 12-510XI (4 MILS WET, 1.3 MILS DRY PER COAT)

METAL DOOR FRAMES - OPTION
GLOSS FINISH - (COLOR TO MATCH PPG1007-5 LAZY AFTERNOON)
(COLOR TO MATCH PPG1021-4 DIVERSION @ DRESSING ROOM DOOR ONLY
1ST COAT: FACTORY PRIMED
2ND COAT: PPG PITT-TECH PLUS DTM GLOSS, 90-1310
3RD COAT: PPG PITT-TECH PLUS DTM GLOSS, 90-1310 (5 MILS WET, 2 MILS DRY PER COAT)

COLOR SCHEDULE

EXTERIOR BUILDING FINISHES:

22 GAUGE GALVANIZED CORRUGATED STEEL PANEL - 'MATTE / WEATHERED' FINISH
GALVANIZED STANDING SEAM METAL ROOFING (ROOF AT VESTIBULE GABLE)

METAL SIDING 26 GA. MTL. REVERSE "R" PANEL - COLOR TO BE DETERMINED BASED ON BUILDING TYPE ON PRE ENGINEERED BUILDINGS

CONCRETE MASONRY UNITS AND EXTERIOR CONCRETE MOISTURE CONTENT CRITERIA.
GENERAL CONTRACTOR, OR, THE OWNERS TESTING COMPANY SHALL PROVIDE MOISTURE TESTING OF ALL CMU AND CONCRETE EXTERIOR WALL PER ASTM D4263 PRIOR TO APPLICATION OF PAINT. TSC PROJECT MANAGER MUST APPROVE THE APPLICATION OF PAINT IN WRITING, IF THE MOISTURE CONTENT IS ABOVE 15%.

CONCRETE MASONRY UNITS FOR CONVENTIONAL BUILDINGS.
ELASTOMERIC SYSTEM
FLAT FINISH - COLOR TO MATCH SW7513 SANDERLING TO 4'-0" A.F.F., SW7532 URBAN PUTTY FROM 4'-0" A.F.F. TO TOP OF C.M.U. ON ALL SIDES
1ST COAT: S-W LOXON ACRYLIC BLOCK SURFACER, LX01W0200 (50-100 SQ FT/ GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES
3RD COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES (16 MILS WET, 7.5 MILS PER DRY COAT)
(ACCEPTABLE TOLERANCE IS 9-10 PINHOLES PER SQ. FT.)

NOTE: APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS

RED ACCENT STRIPE (CONCRETE MASONRY UNITS)
HIGH GLOSS FINISH - COLOR TO MATCH SW4081 SAFETY RED FROM 10'-0" A.F.F. TO 10'-8" A.F.F., FRONT, LEFT, AND RIGHT SIDES
2 COATS: S-W ACROLON 100, B65R720 PART A SAFETY RED/ B65V720 PART B HARDENER
APPLY AS NEEDED FOR COMPLETE COVERAGE)
APPLY TO EXTERIOR RED STRIPE ONLY
CLEAR COAT GLOSS FINISH - DIAMOND-CLAD WB
3 COMPONENT, LOW VOC WATERBASED ACRYLIC POLYURETHANE CLEAR COAT
DIAMOND-CLAD CLEAR COAT URETHANE GLOSS CLEAR PART A (B65T175)
DIAMOND-CLAD CLEAR COAT URETHANE HARDNER PART B (B65V175)
DIAMOND-CLAD CLEAR COAT URETHANE CATALYST PART C (B65C175)
MIX COMPONENTS PER MANUFACTURERS SPECIFICATIONS COAT ACROLON WITHIN 48 HOURS
RECOMMENDED SPREAD RATE (WET MILS: 2.4-4.8 AND DRY MILS: 1.0-2.0)

NOTE: SEE ALTERNATE COLOR SCHEDULE THIS SHEET FOR PPG PAINT SPECIFICATION.

RED STRIPE BY POP SOLUTIONS AROUND VESTIBULE BUMP OUT TO MATCH RED STRIPE SW 4081 SAFETY RED

LIGHTING POLE BASES
GLOSS FINISH - COLOR TO BE SW4084 SAFETY YELLOW
1ST COAT: S-W LOXON ACRYLIC BLOCK SURFACER, LX01W0200 (50-100 SQ FT/ GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES
3RD COAT: S-W CONFLEX XL SMOOTH HIGH BUILD ACRYLIC COATING, CF11 SERIES (APPLY AS NEEDED FOR COMPLETE COVERAGE)
PRODUCT IS PACKAGE SAFETY YELLOW; COLOR ACCEPTANCE SHOULD BE APPROVED BY TRACTOR SUPPLY.

LOADING DOCK GUARDRAILS AND HOLLOW METAL DOOR & FRAMES
GLOSS FINISH - COLOR TO MATCH SW1012 POWER GREY
1ST COAT: S-W KEM KROMIK UNIVERSAL METAL PRIMER, B50Z SERIES (6.0 - 8.0 MLS WET / 3.0 -4.0 MLS DRY PER COAT)
2ND COAT: S-W INDUSTRIAL ENAMEL HS, B54Z400 SERIES
3RD COAT: S-W INDUSTRIAL ENAMEL HS, B54Z400 SERIES (2.0 - 4.0 MILS DRY PER COAT)
(APPLY AS NEEDED FOR COMPLETE COVERAGE)

BOLLARDS
6" SCHEDULE 40 CONCRETE FILLED PIPE BOLLARD WITH MCCUE POST COVER CSPC-6-307

STOREFRONT FRAMING
CLEAR ANODIZED ALUMINUM

E.I.F.S. DRYVIT, # 113 AMARILLO WHITE, SANDPEBBLE TEXTURE
E.I.F.S. (ACCENT) DRYVIT, COLOR MATCH TO SW4081 SAFETY RED

INTERIOR FINISHES:

MASONRY (CONCRETE, SCORED, SMOOTH, HIGH/LOW DENSITY)
SEMI-GLOSS FINISH - COLOR TO MATCH SW7005 PURE WHITE
1ST COAT: S-W PREPRITE BLOCK FILLER B25W25 (75-125 SQ. FT./GAL @ 16 MILS WET; 8 MILS DRY)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

NOTE: APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS

OUTER CORE AREAS / INTERIOR DRESSING ROOM
DRYWALL (WALLS, GYPSUM BOARD, PLASTER BOARD, ETC.)
SEMI-GLOSS FINISH - (COLOR TO MATCH SW7005 PURE WHITE.)
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

INNER CORE AREAS
SEMI-GLOSS FINISH - (COLOR TO MATCH SW7036 ACCESSIBLE BEIGE.)
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

RED ACCENT STRIPE (IN RETAIL SALES AREA - 10'-3" TO BOTTOM OF STRIPE, 12" STRIPE)
SEMI-GLOSS FINISH - SW 4081 SAFETY RED
1ST COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS. WET, 1.2 MILS DRY)
2ND COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31R02658
3RD COAT: S-W PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31R02658

WOOD (DOORS)
SEMI-GLOSS FINISH - COLOR TO MATCH SW1012 POWER GREY
1ST COAT: S-W PREPRITE 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600 (4 MILS WET, 1.3 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

OUTER DRESSING ROOM WALLS
GC TO PROVIDE:
1ST COAT: S-W PREPRITE 200 ZERO VOC INTERIOR LATEX PRIMER, B28W02600
TSC TO PROVIDE AND INSTALL:
WALLPAPER

EXPOSED CONDUIT IN RETAIL SALES AREA
GC TO PAINT EXPOSED CONDUIT IN RETAIL SALES AREA TO MATCH INTERIOR WALL FINISH

EXPOSED DECK & JOISTS (PRE-PRIMED GREY) PREFERED OR AS APPROVED BY TSC

INTERIOR COLUMNS (METAL)
GLOSS FINISH - COLOR TO MATCH SW1012, POWER GREY
1ST COAT: S-W KEM KROMIK UNIVERSAL METAL PRIMER, B50Z SERIES (6.0 - 8.0 MILS WET / 3.0 - 4.0 MILS DRY PER COAT)
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

EXTERIOR METAL AND INTERIOR WOOD DOORS:
(COLOR TO MATCH SW1012, POWER GREY)
(COLOR TO MATCH SW7513, SANDERLING - @ DRESSING ROOM DOOR ONLY)
1ST COAT: FACTORY PRIMED
REMAINING COATS: FACTORY FINISHED

TOUCH-UP PAINT
PROVIDED BY DH PACE

METAL DOOR FRAMES
GLOSS FINISH - COLOR TO MATCH SW1012, POWER GREY
COLOR TO MATCH SW7513, SANDERLING - @ DRESSING ROOM DOOR ONLY
1ST COAT: FACTORY PRIMED
2ND COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES
3RD COAT: S-W PROMAR 400 ZERO VOC INTERIOR LATEX SEMI-GLOSS, B31W04651 SERIES (4 MILS WET, 1.3 MILS DRY PER COAT)

METAL DOOR FRAMES - OPTION (HARDER FINISH AND BETTER COLOR/GLOSS RETENTION)
GLOSS FINISH - COLOR TO MATCH SW1012, POWER GREY
COLOR TO MATCH SW7513, SANDERLING - @ DRESSING ROOM DOOR ONLY
1ST COAT: FACTORY PRIMED
2ND COAT: S-W PRO INDUSTRIAL WATERBASED ALKYD URETHANE ENAMEL B53W01051 SERIES
3RD COAT: S-W PRO INDUSTRIAL WATERBASED ALKYD URETHANE ENAMEL B53W01051 SERIES (4 MILS WET, 1.6 MILS DRY PER COAT)

VINYL PLANK FLOORING	SWIFF-TRAIN COMPANY "EARTHWERKS" WOOD CLASSIC IN SENORA GWC 9812 NORTH STAR FLOORING "SOMA" IN RUSSET
VINYL BASE	JOHNSONITE VINYL #40 BLACK. ALL INSIDE AND OUTSIDE CORNERS TO HAVE PRE-FORMED CORNER BASE.
PLASTIC LAMINATE	WILSONART 4857-60 SHADOW ZEPHYR AT EMPLOYEE LOUNGE COUNTERTOP PROVIDED BY TSC
TOILET PARTITIONS	GLOBAL INDUSTRIES PLASTIC LAMINATE FLOOR MOUNTED TOILET PARTITIONS TO BE FINISHED WITH WILSONART LAMINATE, 4857-60 SHADOW ZEPHYR OR EQUAL AS REQUIRED BY LOCAL CODE.
LAY-IN CEILINGS & GRID (OFFICE CORE)	ARMSTRONG DUNE 1776 2X4, WHITE, SQUARE LAYIN, OR EQUAL
LAY-IN CEILINGS & GRID (VESTIBULE)	GRID STONE GYPSUM CEILING PANELS 1/2" X 2' X 4'
FRP WAINSCOT	WAINSCOT TO 4' A.F.F. ON WALLS ADJACENT TO THE WATER FOUNTAIN AND ON NON-MASONRY WALLS IN RESTROOMS. SEE DETAILS A5.0 FOR MOP SINK CONDITION. FRP BY GLASTEEL, GLASLINER FRP,COLOR: XA WHITE, FINISH: TEXTURED.

FINISH SCHEDULE

ROOM #	ROOM	WALLS	CEILING	BASE	FLOOR	REMARKS
101	VESTIBULE	PTD. C.M.U. / STOREFRONT	GYP. BD. CEILING PANELS @ 10'-0" A.F.F.	-	REFER TO A1.0	6, 9
102	RETAIL SALES	PTD. GYP. / C.M.U. (SEMI-GLOSS, WHITE)	REFER TO A3.0	VINYL	REFER TO A1.0	2, 3, 9
103	SPRINKLER ROOM	PTD. GYP. / C.M.U. (SEMI-GLOSS, WHITE)	NO WORK		POLISHED CONC.	9
104	DRESSING ROOM	PTD. GYP. / C.M.U. (SEMI-GLOSS, WHITE)	OPEN TO ACT ABOVE	VINYL	VINYL PLANK	2, 8
105	STOCKROOM	PTD. GYP. / C.M.U. / PLYWOOD (SEMI-GLOSS, WHITE) TO DECK	EXP. STRUCTURE FACTORY PRIMED (GRAY)	-	POLISHED CONC.	9
106	CORRIDOR	PTD. GYP / FRP	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 7, 9
107	MANAGER'S OFFICE	PTD. GYP.	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 9
108	EMPLOYEE LOUNGE	PTD. GYP.	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 9
109	MEN	PTD. GYP./C.M.U./ FRP	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 5, 9
110	WOMEN	PTD. GYP./C.M.U./ FRP	A.C.T. @ 8'-0" A.F.F	VINYL	REFER TO A1.1	1, 4, 5, 9
111	IT / ELECTRICAL	PTD. C.M.U. / PLYWOOD (SEMI-GLOSS, WHITE) TO DECK	EXP. STRUCTURE FACTORY PRIMED (GRAY)	-	POLISHED CONC.	9
112	PET WASH	PTD. GYP. / FRP / AL. MESH	ALUMINUM MESH SCREEN @ 10'-0" A.F.F.	EPOXY	EPOXY	9

FINISH REMARKS (NOTES):
1. CEILING TILE: 2' x 4' X 3/4" MINERAL BOARD, NON-DIRECTIONAL FISSURED, MEDIUM TEXTURE, FLAME RESISTANCE CLASS A, FLAME SPREAD CLASS I
2. VINYL PLANK: CONTRACTOR TO REFER TO VENDOR TERRITORY MAP ON A0.0 FOR APPROPRIATE SELECTION. DELIVERED BY TSC; SUPPLIED, PURCHASED AND INSTALLED BY CONTRACTOR. BEVELED EDGE VINYL PLANK TO BE USED AT EXPOSED TRANSITION OF VINYL PLANK FLOORING TO CONCRETE.
3. RED ACCENT STRIPE @ 10'-3" FROM FINISH FLOOR TO BOTTOM OF STRIPE -1'-0" STRIPE
4. WALL COLOR TO BE (SW7036 ACCESSIBLE BEIGE). TRIM AND DOORS TO BE (SW1012 POWER GRAY).
5. FRP WAINSCOT TO BE INSTALLED ON ALL NON-MASONRY WALLS 4'-0" A.F.F. COLOR: XA WHITE, FINISH: TEXTURED.
6. GRID STONE GYPSUM CEILING PANELS 1/2" X 2' X 4'
7. FRP WAINSCOT TO BE INSTALLED BEHIND AND ON ALL SIDES OF THE WATER COOLER ALCOVE TO 4'-0" A.F.F. COLOR: XA WHITE, FINISH: TEXTURED.
8. EXTERIOR DRESSING ROOM GYP. WALLS TO BE WALLPAPER PROVIDED AND INSTALLED BY TSC. GYP. WALL CAP AND EXTERIOR WALL EXTENDING ABOVE 9'-0" A.F.F. TO BE PAINTED PURE WHITE W/ RED STRIPE TO MATCH RETAIL SALES WALLS. WALLPAPER TO BE INSTALLED PRIOR TO TURNOVER.
9. GENERAL CONTRACTOR RESPONSIBLE FOR ALL CONCRETE REPLACEMENT, TRENCH POUR BACKS AND FILLING/PATCHING BACK OF HOLES 3" OR LARGER AND IN-GROUND ELECTRICAL BOXES NOT IN USE.

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LICENSED ARCHITECT * STATE OF CALIFORNIA
CHRISTOPHER MIERKE C-33983
Renewal Date 07.30.25

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.: 20600
Drawn By: GWM

Date	Issue
9-16-22	PERMIT
12-01-23	⚠1 REVISION 4

A0.1

FINISH SCHEDULES

PART 1 - GENERAL

1.01 QUALITY ASSURANCE

A. READY-MIX CONCRETE SUPPLIER: A FIRM EXPERIENCED IN PRODUCING READY-MIXED CONCRETE THAT COMPLIES WITH ASTM C94 REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT. COMPLY WITH ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE."
1. MANUFACTURER CERTIFIED ACCORDING TO NRMCA'S "CERTIFICATION OF READY-MIXED CONCRETE PRODUCTION FACILITIES." CERTIFICATION SHALL NOT BE MORE THAN TWELVE MONTHS OLD.

B. CONCRETE CONTRACTOR QUALIFICATION: CONCRETE CONTRACTOR SHALL INCLUDE IN THEIR BID PACKAGE TO THE GENERAL CONTRACTOR, A MINIMUM OF THREE SIMILAR AND SUCCESSFUL PROJECTS THAT CLEARLY INDICATES THE ABILITY TO SUCCESSFULLY PERFORM THE WORK AND TO ACHIEVE THE INTERIOR SLAB ON GROUND TOLERANCES REQUIRED IN THIS SPECIFICATION. THE CONCRETE CONTRACTOR'S TEAM SHALL HAVE PARTICIPATED IN THE MAJORITY OF THE REFERENCED PROJECTS, AND THAT TEAM SHALL REMAIN THE SAME THROUGHOUT THE DURATION OF THIS PROJECT. CONCRETE CONTRACTOR'S QUALIFICATION SHALL BE SUBMITTED AS PART OF THE BID PACKAGE. THE OWNER HAS RIGHTS TO REJECT THE CONCRETE CONTRACTOR.

C. TESTING AGENCY QUALIFICATIONS: AN INDEPENDENT AGENCY, QUALIFIED ACCORDING TO ASTM C1077 AND ASTM E329 FOR TESTING INDICATED, AS DOCUMENTED ACCORDING TO ASTM E548.
1. PERSONNEL CONDUCTING FIELD TESTS SHALL BE QUALIFIED AS ACI CONCRETE FIELD-TESTING TECHNICIAN, GRADE 1, ACCORDING TO ACI CP-01 OR AN EQUIVALENT CERTIFICATION PROGRAM.
2. PERSONNEL PERFORMING LABORATORY TESTS SHALL BE ACI-CERTIFIED CONCRETE STRENGTH TESTING TECHNICIAN AND CONCRETE LABORATORY TESTING TECHNICIAN - GRADE I. TESTING AGENCY LABORATORY SUPERVISOR SHALL BE AN ACI-CERTIFIED CONCRETE LABORATORY TESTING TECHNICIAN - GRADE II.

D. TRAINED APPLICATOR: GENERAL CONTRACTORS BIDDING OR NEGOTIATING A TRACTOR SUPPLY PROJECT SHALL CONTACT EUCLID CHEMICAL TO OBTAIN A LIST OF TRAINED APPLICATORS LOCATED WITHIN THE GEOGRAPHIC REGION OF THE PROJECT. GENERAL CONTRACTORS SHALL SOLICIT AND ACCEPT PRICING ONLY FROM THOSE APPLICATORS AS PROVIDED BY EUCLID CHEMICAL. THE TRAINED APPLICATOR SELECTED FOR THE INITIAL APPLICATION OF JOINT FILLER AND LIQUID DENSIFIER/SEALER SHALL BE THE SAME AS FOR THE POLISHING PROCESS AND ADDITIONAL APPLICATION OF LIQUID DENSIFIER/SEALER.
1. PHILIP BRANDT: EUCLID CHEMICAL - 877-438-3926 / PBRANDT@EUCLIDCHEMICAL.COM

E. CONCRETE SLAB ON GROUND PRE-INSTALLATION CONFERENCE (TRACTOR SUPPLY REQUIREMENT): AT LEAST 30 DAYS PRIOR TO THE START OF CONCRETE SLAB CONSTRUCTION, THE GENERAL CONTRACTOR SHALL CONDUCT A MEETING TO REVIEW THE PROPOSED CONCRETE MIX DESIGNS AND TO DISCUSS THE REQUIRED METHODS AND PROCEDURES TO ACHIEVE THE REQUIREMENTS OF THIS SPECIFICATION. THE GENERAL CONTRACTOR SHALL SEND A PRE-CONCRETE CONFERENCE AGENDA TO ALL ATTENDEES 10 DAYS PRIOR TO THE SCHEDULED DATE OF THE CONFERENCE.
1. THE GENERAL CONTRACTOR SHALL REQUIRE RESPONSIBLE REPRESENTATIVES OF EVERY PARTY CONCERNED WITH THE CONCRETE WORK TO ATTEND THE CONFERENCE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
   a. GENERAL CONTRACTOR: PROJECT MANAGER AND SUPERINTENDENT
   b. READY-MIX CONCRETE PRODUCER: QUALITY CONTROL MANAGER
   c. CONCRETE CONTRACTOR: FOREMAN
   d. TESTING AGENCY: PROJECT MANAGER AND FIELD REP FOR CONCRETE MIXES, QUALITY CONTROL, FLOOR TOLERANCE TESTING, ETC.
   e. OWNER REPRESENTATIVE: IF REQUIRED
   f. TRAINED APPLICATOR: LIQUID DENSIFIER SEALER AND JOINT FILLING APPLICATOR
   g. PHIL BRANDT: EUCLID CHEMICAL (877-438-3926) PBRANDT@EUCLIDCHEMICAL.COM
2. MINUTES OF THE MEETING SHALL BE RECORDED, TYPED, AND PRINTED BY THE GENERAL CONTRACTOR AND DISTRIBUTED TO ALL CONCERNED PARTIES, INCLUDING THE ARCHITECT, STRUCTURAL ENGINEER, AND TRACTOR SUPPLY PROJECT MANAGER, WITHIN THREE DAYS OF THE MEETING.
3. THE MINUTES SHALL INCLUDE A STATEMENT BY THE READY-MIX CONCRETE SUPPLIER STATING THAT THE PROPOSED CONCRETE MIX DESIGNS WILL PRODUCE THE CONCRETE QUALITY REQUIRED BY THESE SPECIFICATIONS.
4. THE MINUTES SHALL INCLUDE A STATEMENT BY THE CONCRETE CONTRACTOR THAT THE PROPOSED CONCRETE MIX DESIGNS WILL PROVIDE APPROPRIATE WORKABILITY AND SETTING TIMES, TO ENSURE THAT THE CONCRETE CONTRACTOR CAN ACHIEVE THE REQUIREMENTS OF THIS SPECIFICATION.

PART 2 - PRODUCTS

2.01 MATERIALS

A. CONCRETE MATERIALS:
1. PORTLAND CEMENT: ASTM C150/C150M, TYPE I/II, OR ASTM C-595, TYPE IL (PORTLAND LIMESTONE CEMENT). USE ONE BRAND OF CEMENT THROUGHOUT THE PROJECT.
2. COARSE AND FINE AGGREGATES: ASTM C 33. COMBINED AGGREGATE GRADATION FOR SLABS ON GRADE AND OTHER DESIGNATED CONCRETE SHALL BE 8% - 18% FOR LARGE TOP SIZE AGGREGATES (1½") OR 8% - 22% FOR SMALLER TOP SIZE AGGREGATES (1" OR ¾") RETAINED ON EACH SIEVE BELOW THE TOP SIZE AND ABOVE THE NO. 100 SIEVE.
   a. FOOTINGS AND PIERS: UNLESS INDICATED OTHERWISE ON DRAWINGS, FOOTINGS AND PIERS SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 1" (#57 STONE), AND BEAMS ¾" (#67 STONE).
   b. INTERIOR SLAB ON GROUND: UNLESS INDICATED OTHERWISE ON DRAWINGS, INTERIOR SLAB ON GROUND SHALL HAVE A MAXIMUM COARSE AGGREGATE SIZE OF 1" (#57 STONE).
   c. EXTERIOR SLAB ON GROUND: UNLESS INDICATED OTHERWISE ON DRAWINGS, EXTERIOR SLAB ON GROUND SHALL HAVE A MAXIMUM COARSE AGGREGATE SIZE OF 1" (#57 STONE).
3. WATER: COMPLYING WITH ASTM C94.
4. AIR-ENTRAINING ADMIXTURE (INTERIOR SLAB ON GROUND): AIR-ENTRAINING ADMIXTURE SHALL NOT BE USED FOR INTERIOR SLAB ON GROUND CONCRETE WORK.
5. AIR-ENTRAINING ADMIXTURE (EXTERIOR SLAB ON GROUND CONCRETE): ASTM C-260. ADMIXTURE MANUFACTURER SHALL PROVIDE WRITTEN CERTIFICATION THAT THE AIR-ENTRAINING ADMIXTURE IS COMPATIBLE WITH OTHER REQUIRED ADMIXTURES. ALL EXTERIOR SLAB ON GROUND SHALL BE AIR-ENTRAINED (4% - 6%). ACCEPTABLE PRODUCTS: EUCLID CHEMICAL AEA-92 OR AIR40; MASTER BUILDERS SOLUTIONS MICRO AIR; GRACE CONSTRUCTION PRODUCTS DARAVAIR OR DAREX.
6. WATER-REDUCING ADMIXTURE: ASTM C494, TYPE A CONTAINING NOT MORE THAN 0.05% CHLORIDE IONS. ACCEPTABLE PRODUCTS: EUCLID CHEMICAL EUCON SERIES; MASTER BUILDERS SOLUTIONS POZZOLITH SERIES; GRACE CONSTRUCTION PRODUCTS WRDA OR DARACEM SERIES.
7. WATER-REDUCING, RETARDING ADMIXTURE: ASTM C494, TYPE D CONTAINING NOT MORE THAN 0.05% CHLORIDE IONS. ACCEPTABLE PRODUCTS: EUCLID CHEMICAL RETARDER 75; MASTER BUILDERS SOLUTIONS POZZOLITH SERIES OR DELVO; GRACE CONSTRUCTION PRODUCTS DARATARD 17.
8. HIGH RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER): ASTM C494, TYPE F OR G CONTAINING NOT MORE THAN 0.05% CHLORIDE IONS. ACCEPTABLE PRODUCTS; EUCLID CHEMICAL EUCON 37; MASTER BUILDERS SOLUTIONS RHEOBUILD 1000; GRACE CONSTRUCTION PRODUCTS DARACEM-100.
9. WATER-REDUCING, NON-CORROSIVE ACCELERATING ADMIXTURE: ASTM C494, TYPE C OR E CONTAINING NOT MORE CHLORIDE IONS THAN ARE PRESENT IN MUNICIPAL DRINKING WATER. THE ADMIXTURE MANUFACTURER MUST HAVE LONG-TERM, NON-CORROSIVE TEST DATA FROM AN INDEPENDENT TESTING LABORATORY (OF AT LEAST A YEAR'S DURATION) USING AN ACCEPTABLE ACCELERATED CORROSION TEST METHOD SUCH AS THAT USING ELECTRICAL POTENTIAL MEASURES. ACCEPTABLE PRODUCTS: EUCLID CHEMICAL ACCELGUARD 80/90 OR NCA; MASTER BUILDERS SOLUTIONS NC534 OR POZZUTEC 20; GRACE CONSTRUCTION PRODUCTS POLARSET.
10. PROHIBITED ADMIXTURES:
    a. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING MORE THAN 0.05% CHLORIDE IONS ARE NOT PERMITTED.
    b. FLY ASH IS ONLY PERMITTED IN EXTERIOR SLAB ON GROUND SUBJECT TO ALKALI SILICA REACTIVITY (ASR); UP TO 20% EXCHANGE BY WEIGHT.
11. MACRO-SYNTHETIC FIBERS (INTERIOR AND EXTERIOR SLAB ON GROUND CONCRETE): COMPLY WITH ASTM C1116, "STRUCTURAL." FIBERS SHALL BE A PATENTED COARSE MONOFILAMENT, SELF-FIBRILLATING, POLYPROPYLENE/POLYETHYLENE FIBER WITH A MINIMUM TENSILE STRENGTH OF 73KSI AND MINIMUM LENGTH OF 2 INCHES.
    a. ACCEPTABLE MACRO-SYNTHETIC FIBER (NO SUBSTITUTIONS): "TUF-STRAND SF" BY EUCLID CHEMICAL. PHIL BRANDT 877-438-3826 / PBRANDT@EUCLIDCHEMICAL.COM
12. EVAPORATION RETARDER AND FINISH AID: INTEGRAL FINISHING AID THAT REDUCES RAPID MOISTURE LOSS FROM CONCRETE SURFACE.
    a. ACCEPTABLE PRODUCT: "EUCOSHIELD" BY EUCLID CHEMICAL.

RELATED MATERIALS:
1. EVAPORATION RETARDER: WATERBORNE, MONOMOLECULAR FILM FORMING, MANUFACTURED FOR APPLICATION TO FRESH CONCRETE.
   a. ACCEPTABLE MANUFACTURER: "EUCOBAR" BY EUCLID CHEMICAL.
2. INTERIOR SLAB ON GROUND CURING: ASTM C309 WITH A MAXIMUM VOC CONTENT OF 350G/L. THE INTERIOR SLAB ON GROUND SHALL BE CURED USING A REDUCED ODOR, DISSIPATING OR REMOVABLE LIQUID MEMBRANE FORMING CURING COMPOUND.
   a. ACCEPTABLE MANUFACTURER: "KUREZ DR VOX" OR "KUREZ DR 100" BY EUCLID CHEMICAL.
3. INTERIOR SLAB ON GROUND SEMI-RIGID POLYUREA JOINT FILLER: COMPLY WITH ACI 302, SHALL BE A TWO (2) COMPONENT, 100% SOLIDS, UV RESISTANT COMPOUND, WITH MINIMUM SHORE "A" HARDNESS OF 80. COLOR TO MATCH ADJACENT CONCRETE SURFACES.
   a. ACCEPTABLE MANUFACTURER: "QWIKJOINT UVR" BY EUCLID CHEMICAL.
4. INTERIOR SLAB ON GROUND LIQUID DENSIFIER/SEALER: SODIUM SILICONATE CONTAINING AT LEAST 24% SOLIDS BY WEIGHT.
   a. ACCEPTABLE MANUFACTURER: "EUCO DIAMOND HARD" BY EUCLID CHEMICAL.
   b. PROJECT SERVICE: GENERAL CONTRACTOR SHALL CONTACT THE MANUFACTURER PRIOR TO BIDDING FOR PRICING AND APPLICATION REQUIREMENTS, AND AT LEAST 10 DAYS PRIOR TO APPLICATION OF LIQUID DENSIFIER AND SEALER, FOR JOBSITE SERVICE. IF NECESSARY, THE REPRESENTATIVE WILL BE ON SITE DURING THE FIRST APPLICATION OF LIQUID DENSIFIER/SEALER.
5. EXTERIOR SLAB ON GROUND CURING: ASTM C1315 WITH A MAXIMUM VOC CONTENT OF 700 G/L. ALL EXTERIOR SLAB ON GROUND SHALL BE CURED USING A LIQUID MEMBRANE-FORMING CURING COMPOUND.
   a. ACCEPTABLE MANUFACTURER: "SUPER DIAMOND CLEAR" OR "SUPER DIAMOND CLEAR VOX" BY EUCLID CHEMICAL.
6. EXTERIOR SLAB ON GROUND URETHANE JOINT SEALANT: ASTM C920-86, TYPE S, GRADE NS, AND CLASS 25 INDUSTRIAL GUN GRADE POLYURETHANE SEALANT SHALL EXHIBIT A SHORE "A" HARDNESS OF 40 AND AN ELONGATION OF 250%.
   a. ACCEPTABLE MANUFACTURER: "EUCOLASTIC 1 NS/SL" BY EUCLID CHEMICAL.

2.02 CONCRETE MIXES

A. COMPLY WITH ACI 301 REQUIREMENTS FOR CONCRETE MIXES. CONCRETE MIXES SHALL BE PROPORTIONED ACCORDING TO ACI 301, FOR NORMAL-WEIGHT CONCRETE DETERMINED BY EITHER LABORATORY TRIAL MIX OR FIELD TEST DATA.

B. COMPRESSIVE STRENGTH:
1. INTERIOR SLAB ON GROUND: 4000 PSI @ 28 DAYS, WITH A MAXIMUM WATER/CEMENT RATIO OF 0.53, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
2. EXTERIOR SLAB ON GROUND: 4000 PSI @ 28 DAYS, WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
3. CONCRETE MATERIALS INCLUDED IN THE MIX DESIGN SHALL BE THE SAME MATERIALS PROVIDED TO THE PROJECT AND SHALL BE PREPARED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE OWNER. PER ACI REQUIREMENTS, IF SUFFICIENT BACKUP DATA IS NOT AVAILABLE, THE LABORATORY MIX SHALL EXCEED THE DESIRED JOB STRENGTH OF CONCRETE BY 1,200 PSI. FOUR COPIES OF THE MIX SHALL BE SUBMITTED TO THE OWNER BEFORE CONCRETE WORK BEGINS.

C. SLUMP: CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5½" FOR THE INTERIOR AND EXTERIOR SLABS ON GROUND. UNLESS INDICATED ON DRAWINGS, ALL OTHER CONCRETE SHALL NOT EXCEED A 4" SLUMP.

D. MACRO-SYNTHETIC FIBER ADDITION: ALL EXTERIOR SLAB ON GROUND SHALL CONTAIN THE SPECIFIED MACRO-SYNTHETIC FIBER USED AT A RATE OF NO LESS THAN 3.0 LBS./CYD. ACTUAL FIBER DOSAGE MAY VARY BASED ON JOB-SITE CONDITIONS AND SHALL BE CALCULATED BY STRENGTH EQUIVALENCY TO CONVENTIONAL REINFORCEMENT REQUIREMENTS. REQUIRED INFORMATION MAY INCLUDE, BUT NOT BE LIMITED TO SITE PREP, SUBBASE, AND CONCRETE PROPERTIES, CURING, AND LOADING CONDITIONS. THE "ENGINEER OF RECORD" SHALL CONTACT EUCLID CHEMICAL TO DISCUSS ACTUAL PROJECT CONDITIONS AND THE RESULTANT REQUIRED FIBER DOSAGE RATE. FIBERS MAY BE ADDED AT PLANT LOCATION OR JOBSITE AND SHALL BE MIXED IN CONCRETE FOR A MINIMUM OF 4 MINUTES.

EUCLID CONTACT: MIKE MAHONEY: 216-692-8301

E. ADJUSTMENT TO CONCRETE MIXES: MIX ADJUSTMENTS MAY BE REQUESTED BY THE GENERAL CONTRACTOR WHEN CHARACTERISTICS OF MATERIALS, JOB CONDITIONS, WEATHER, TEST RESULTS OR OTHER CIRCUMSTANCES WARRANT; AT NO ADDITIONAL COST TO THE OWNER AND AS ACCEPTED BY THE OWNER. LABORATORY TEST DATA FOR REVISED MIX AND STRENGTH RESULTS MUST BE SUBMITTED TO AND ACCEPTED BY THE OWNER PRIOR TO WORK. TESTING AGENCY AND CONCRETE CONTRACTOR SHALL VERIFY THAT THE CONCRETE MIX DESIGN WILL PRODUCE CONCRETE THAT WILL MEET THE SPECIFICATIONS FOR THIS PROJECT. IN ADDITION, THE GENERAL CONTRACTOR AND CONCRETE CONTRACTOR SHALL VERIFY THAT THE WORKABILITY, FINISHABILITY AND SETTING TIMES ARE APPROPRIATE FOR CONCRETE INSTALLATIONS. PLACEMENT SHALL BE MADE BY CONCRETE TRUCK CHUTE. IF CONCRETE PUMPING IS REQUIRED, THE PROPORTIONS ESTABLISHED ABOVE SHALL NOT BE ALTERED TO SUIT THE CAPABILITIES OF THE PUMPING EQUIPMENT. FOR CONCRETE CONTAINING MACRO-SYNTHETIC FIBERS, ADDITIONAL WATER REDUCER MAY BE NECESSARY. THE ADDITION OF WATER IS NOT PERMITTED INTO CONCRETE MIXTURE AFTER THE ADDITION OF MACRO-SYNTHETIC FIBERS.

F. INTERIOR SLAB ON GROUND CONCRETE: CONCRETE SHALL BE DESIGNED TO MEET 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS AND EXHIBIT <0.04% SHRINKAGE @ 28 DAYS. THE MIX SHALL CONTAIN APPROXIMATELY 12 CUBIC FEET OF 1" TOP SIZE AGGREGATE (#57 STONE), THE SPECIFIED WATER REDUCING ADMIXTURE, AND ACHIEVE A W/CM RATIO OF 0.53 (MAX.). AIR-ENTRAINMENT IS PROHIBITED. PROPOSED MIX DESIGN SHALL BE SIMILAR TO THE FOLLOWING:

INTERIOR SLAB ON GROUND PROTOTYPE MIX:

MATERIALS	PROTOTYPE MIX
CEMENT	517-564LBS.
FLY ASH/SLAG	PROHIBITED
COARSE AGGREGATE	12 CUBIC FEET +/- .50 (#57 STONE)
FINE AGGREGATE	7 CUBIC FEET +/- (ADJUST AS NECESSARY)
WATER CONTENT	274 - 298 LBS.
AIR CONTENT (ENTRAPPED AIR ONLY)	3.0% (MAX.)
WATER REDUCER (TYPE A/F)	3OZ.-10 OZ. / 100WT +/- (MID-RANGE)
W/CM RATIO	0.53 (MAX.)
INITIAL SLUMP (WATER)	3"
FINAL SLUMP (WITH WATER REDUCER)	5.5" (MAX.)
MAXIMUM SHRINKAGE	< 0.04% @ 28 DAYS

G. EXTERIOR SLAB ON GROUND CONCRETE: CONCRETE SHALL BE DESIGNED TO MEET 4000 PSI COMPRESSIVE STRENGTH @ 28 DAYS AND EXHIBIT <0.04% SHRINKAGE @ 28 DAYS. THE MIX SHALL CONTAIN APPROXIMATELY 12 CUBIC FEET OF 1" TOP SIZE AGGREGATE (#57 STONE), THE SPECIFIED WATER REDUCING ADMIXTURE AND ACHIEVE A W/CM RATIO OF 0.45 (MAX.). AIR-ENTRAINMENT SHALL BE AS SPECIFIED. PROPOSED MIX DESIGN SHALL BE SIMILAR TO THE FOLLOWING:

EXTERIOR SLAB ON GROUND PROTOTYPE MIX:

MATERIALS	PROTOTYPE MIX
CEMENT	517-564 LBS.
FLY ASH/SLAG	PROHIBITED EXCEPT IN AREAS SUBJECT TO ALKALI SILICA REACTIVITY (UP TO 20% BY WEIGHT EXCHANGE)
COARSE AGGREGATE	12 CUBIC FEET +/- .50 (#57 STONE)
FINE AGGREGATE	7 CUBIC FEET +/- (ADJUST AS NECESSARY)
WATER CONTENT	232 - 253 LBS. (OR LESS)
AIR CONTENT (ENTRAINED AIR)	6.0% (MAX.)
WATER REDUCER (TYPE A/F)	3OZ.-10OZ. / 100WT +/- (MID-RANGE)
W/CM	0.45 (MAX.)
INITIAL SLUMP (WATER)	3"
FINAL SLUMP (WITH WATER REDUCER)	5.5" (MAX.)
MACRO SYNTHETIC FIBER (TUF-STRAND SF)	3 LBS / CUBIC YARD (MIN.)
MAXIMUM SHRINKAGE	< 0.04% @ 28 DAYS

PART 3 - EXECUTION

3.01 INSTALLATION (GENERAL)

A. BASE MATERIAL: LOCAL STATE DEPARTMENT OF TRANSPORTATION APPROVED ROAD BASE MATERIAL WITH 100 PERCENT PASSING THE 1.5" (38 MM) SIEVE, 15 PERCENT TO 55 PERCENT PASSING THE NO. 4 (4.75 MM) SIEVE, AND LESS THAN 12 PERCENT PASSING THE NO. 200 SIEVE). INSTALL "CRUSHER RUN" BASE TYPE MATERIAL TO THE MINIMUM COMPACTED THICKNESS AS INDICATED ON THE CONSTRUCTION DOCUMENTS. CRUSHED STONE SHALL BE COMPACTED TO 98% MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM D1557. THE IN-PLACE DENSITY SHALL BE TESTED FOR COMPLIANCE NO MORE THAN 48 HOURS PRIOR TO CONCRETE PLACEMENT USING ASTM D1556, ASTM D2167, OR ASTM D2922. ONE COPY OF TEST RESULTS SHALL BE FORWARDED TO THE OWNER.

B. FORMWORK: DESIGN, CONSTRUCT, ERECT, SHORE, BRACE, AND MAINTAIN FORMWORK ACCORDING TO ACI 301.
1. FORM WORK: FORM ALL SLABS, STAIRS AND OTHER FORMED CONCRETE WITH METAL FORMS OR ¾" PLYWOOD. FOR EXPOSED SURFACES USE FORMS WITH AN UNDAMAGED FACE. FORM TIES USED SHALL BE SNAP TIES. CONCRETE RELEASE AGENT SHALL BE A VOC COMPLIANT, LIGHT VISCOSITY, NON-STAINING OIL.

C. VAPOR RETARDER: ASTM E1643 (IF INDICATED ON DRAWINGS): INSTALL, PROTECT, AND REPAIR VAPOR-RETARDER SHEETS; PLACE SHEETS IN POSITION WITH LONGEST DIMENSION PARALLEL WITH DIRECTION OF POUR.
1. PLASTIC VAPOR RETARDER FOR CONCRETE FLOOR SLAB SHALL BE 10-MIL (MINIMUM) POLYETHYLENE. SEAL VAPOR RETARDER COMPLETELY AROUND ALL PIPES AND CONDUITS. INSPECT VAPOR RETARDER THOROUGHLY AND REPAIR ALL PUNCTURES AND TEARS IMMEDIATELY PRIOR TO PLACING CONCRETE. ALL LAPS SHALL BE 18" MINIMUM AND SEALED WITH A COMPLETELY CONTINUOUS PRESSURE SENSITIVE TAPE.

D. STEEL REINFORCEMENT (IF INDICATED ON DRAWINGS): COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT.
1. DO NOT CUT OR PUNCTURE VAPOR RETARDER. REPAIR DAMAGE AND RESEAL VAPOR RETARDER BEFORE PLACING CONCRETE.
2. INSTALL ALL ANCHORS, TIES, CHAIRS, AND OTHER SUPPORTS AS PER ACI 301/302 REQUIREMENTS, TO ENSURE REINFORCING IS SUPPORTED AT PROPER LOCATIONS. ALL REINFORCING SHALL BE WIRED IN PLACE USING #16 ANNEALED WIRE. WOOD OR CLAY BRICK CHAIRS ARE NOT ACCEPTABLE.
3. WELDED WIRE FABRIC MESH (IF INDICATED ON DRAWINGS) SHALL BE LAPPED A MINIMUM OF 6" AT SIDE LAPS AND SECURED WITH TIE WIRES NO MORE THAN 4 FEET ON CENTER.

3.02 CONCRETE PLACEMENT

A. CARBON MONOXIDE / CARBON DIOXIDE EXPOSURE: IF THE BUILDING IS ENCLOSED AND THE INTERIOR SLAB ON GROUND IS PLACED LAST, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING INTERIOR SLAB ON GROUND EXPOSURE TO EXCESSIVE EXHAUST GASES CONTAINING CARBON DIOXIDE (CO/2) OR CARBON MONOXIDE (CO). TO MINIMIZE POTENTIAL DAMAGE TO THE INTERIOR SLAB ON GROUND DURING PLACEMENT AND CURING PERIODS, MAXIMUM CO/2 LEVELS SHALL BE 4,500 PARTS PER MILLION AND MAXIMUM CO LEVELS SHALL BE 15 PARTS PER MILLION AT CONCRETE SURFACE WITHIN 5 FEET OF ANY SOURCE OF EXHAUST GASES. UNVENTED COMBUSTION HEATERS SHALL NOT BE IN OPERATION DURING CONCRETE PLACEMENT, AND EQUIPMENT INSIDE THE BUILDING DURING CONCRETE PLACEMENT SHALL BE LIMITED TO THE EQUIPMENT NECESSARY TO PLACE AND FINISH CONCRETE. ONLY ONE CONCRETE TRUCK SHALL BE IN THE BUILDING AT ANY GIVEN TIME, AND UNDER NO CIRCUMSTANCE SHALL THERE BE ANY EARTH MOVING EQUIPMENT, DUMP TRUCKS, GRADING EQUIPMENT, OR ANY OTHER MOTORIZED EQUIPMENT IN OPERATION UNTIL AFTER THE INTERIOR SLAB ON GROUND IS PLACED AND PROTECTED BY SPECIFIED CURING METHOD. CARBON MONOXIDE AND CARBON DIOXIDE SHALL BE CHECKED USING AN APPROPRIATE METER FROM A COMPANY SIMILAR TO THE FOLLOWING: CEA INSTRUMENTS, INC., PHONE (201-967-5660); WEBSITE: WWW.CEAINSTR.COM.

B. COMPLY WITH REQUIREMENTS IN ACI 301 FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE.
1. COOPERATE WITH ALL OTHER TRADES. CONFER WITH ELECTRICAL, MECHANICAL, PLUMBING, CARPENTERS, STEEL WORKERS, ETC. MAKE SURE THAT ALL SLEEVES, ANCHOR, INSERT, CONDUIT, FLOOR BOXES, PIPES, FITTINGS, AND OTHER ITEMS ARE INSTALLED BEFORE PLACING CONCRETE. MAKE PROVISIONS FOR DOOR SADDLES, AND THRESHOLDS.
2. GENERAL CONTRACTOR SHALL ENSURE THE ACCURACY, PLACEMENT, AND ALIGNMENT OF ALL UNDER-SLAB WORK. THE PLACEMENT OF ALL BOXES SHALL BE SQUARE, LEVEL, AND TRUE IN ALL RESPECTS.
3. CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C94.

C. COMPLY WITH ACI 305, "HOT WEATHER CONCRETE," AND ACI 306, "COLD WEATHER CONCRETE" FOR PROTECTION DURING PLACING, FINISHING, AND CURING.

D. FORM-RELEASE AGENT: COAT ALL REMOVABLE WOOD AND METAL FORMING WITH A VOC COMPLIANT, NON-STAINING, CONCRETE FORM-RELEASE AGENT AND ALLOW EXCESS LIQUID TO DRAIN OFF BEFORE FORMS ARE PLACED.

E. TRANSPORT: PLACE AT POINT OF USE AND CONSOLIDATE WITH A CONCRETE VIBRATOR. DO NOT ALLOW CONCRETE TO SEGREGATE. MAXIMUM FREE FALL FOR CONCRETE IS 3 FEET. A VIBRATOR IS REQUIRED FOR PLACEMENT OF CONCRETE IN WALLS, PIERS, FOOTINGS, AND TURNDOWNS.

F. CONCRETE PLACEMENT: PLACE ON FIRM, UNDISTURBED EARTH, OR PROPERLY COMPACTED FILL. CONSOLIDATE BY VIBRATING WITHOUT SEGREGATION. DO NOT PLACE CONCRETE WHEN TEMPERATURE IS 40°F AND FALLING OR WHEN FREEZING WEATHER IS PREDICTED WITHIN 24 HOURS.
1. PLACE CONCRETE WITHIN THE MINIMUM TEMPERATURE RANGE AS SPECIFIED IN ACI 301.
2. PROTECT CONCRETE AS REQUIRED IN ACI 301.
3. CONCRETE SHALL NOT CONTAIN TYPE III, HIGH EARLY STRENGTH CEMENT, CALCIUM CHLORIDE, CORROSIVE ACCELERATORS, OR ANTIFREEZE.
4. CONCRETE SHALL BE PLACED BEFORE INITIAL SET OCCURS, AND IN NO EVENT AFTER IT HAS CONTAINED ITS WATER CONTENT FOR MORE THAN 1½ HOURS.
5. UNLESS OTHERWISE SPECIFIED, ALL CONCRETE SHALL BE PLACED UPON CLEAN, DAMP, SMOOTH SURFACES THAT ARE FREE FROM RUNNING WATER, SUBGRADE AND BASE SHALL BE PROPERLY CONSOLIDATED AND RUT-FREE.
6. CONCRETE SHALL NOT BE PLACED UPON SOFT MUD OR DRY POROUS EARTH. THE CONCRETE SHALL BE CONSOLIDATED AND WORKED, IN AN APPROVED MANNER, INTO ALL CORNERS AND ANGLES OF THE FORMS AND AROUND REINFORCEMENT AND EMBEDDED FIXTURES IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE COARSE AGGREGATE AS REQUIRED IN ACI 301.

G. DURING CONCRETE PLACEMENT, CAREFULLY PROTECT ALL MASONRY AND METAL BUILDING WALLS BY COVERING WITH WATERPROOF PAPER.

H. WATER MAY BE ADDED IN ACCORDANCE WITH ASTM C94. WATER SHALL ONLY BE ADDED AT THE JOB SITE UNDER THE DIRECT SUPERVISION OF A REPRESENTATIVE FROM THE TESTING AGENCY. DO NOT ADD MORE WATER THAN IS INDICATED AS ALLOWABLE ON THE BATCH TICKET. WATER ADDED AT THE JOB SITE SHALL BE DOCUMENTED ON THE BATCH TICKET.

3.03 FORMED SURFACE FINISHES

A. ROUGH-FORMED FINISH: AS-CAST CONCRETE TEXTURE IMPARTED BY FORM-FACING MATERIAL WITH TIE HOLES AND DEFECTIVE AREAS REPAIRED AND PATCHED, AND FINS AND OTHER PROJECTIONS EXCEEDING ¼" IN HEIGHT SHALL BE RUBBED DOWN OR CHIPPED OFF.
1. APPLY TO CONCRETE SURFACES NOT EXPOSED TO PUBLIC VIEW.

B. SMOOTH-FORMED FINISH: AS-CAST CONCRETE TEXTURE IMPARTED BY FORM-FACING MATERIAL, ARRANGED IN AN ORDERLY AND SYMMETRICAL MANNER WITH A MINIMUM OF SEAMS. REPAIR AND PATCH TIE HOLES AND DEFECTIVE AREAS. COMPLETELY REMOVE FINS AND OTHER PROJECTIONS. ALL EXPOSED CONCRETE WALLS ARE TO BE GROUTED AND HAND RUBBED.
1. APPLY TO CONCRETE SURFACES EXPOSED TO PUBLIC VIEW OR TO BE COVERED WITH A COATING OR COVERING MATERIAL APPLIED DIRECTLY TO CONCRETE, SUCH AS WATERPROOFING, DAMP-PROOFING, VENEER PLASTER, OR PAINTING.
2. DO NOT APPLY RUBBED FINISH TO SMOOTH-FORMED FINISH.
3. APPLY SMOOTH-RUBBED FINISH, DEFINED IN ACI 301, TO SMOOTH-FORMED FINISHED CONCRETE.

C. RELATED UNFORMED SURFACES: AT TOPS OF WALLS, HORIZONTAL OFFSETS, AND SIMILAR UNFORMED SURFACES ADJACENT TO FORMED SURFACES, STRIKE OFF SMOOTH AND FINISH WITH A TEXTURE MATCHING ADJACENT FORMED SURFACES. CONTINUE FINAL SURFACE TREATMENT OF FORMED SURFACES UNIFORMLY ACROSS ADJACENT UNFORMED SURFACES, UNLESS OTHERWISE INDICATED.

3.04 CONCRETE FINISHES AND TOLERANCES

A. GENERAL: UNLESS OTHERWISE NOTED BY OWNER, INTERIOR SLAB ON GROUND SHALL BE CAST IN ONE CONTINUOUS PLACEMENT. CONCRETE SHALL BE PLACED, SCREEDED, RE-STRAIGHTENED, AND FINISHED TO MEET THE SPECIFIED F/F AND F/L TOLERANCE REQUIREMENTS. INTERIOR SLAB ON GROUND MACHINE TROWEL FINISH SHALL BE ACHIEVED WITHIN A 2" TOLERANCE OF ALL WALLS, COLUMNS, AND PARTITIONS. DO NOT WET CONCRETE SURFACES WHILE FINISHING CONCRETE.
1. LASER SCREEDS (REQUIRED), VIBRATORY SCREEDS, HIGHWAY STRAIGHTEDGES AND WOOD OR RESINOUS BULL FLOATS SHALL BE USED TO INITIATE SCREEDING AND FLOATING PROCESS TO FORM A UNIFORM AND OPEN-TEXTURED SURFACE PLANE BEFORE EXCESS MOISTURE OR BLEED WATER APPEARS ON THE SURFACE. A BACK-UP LASER SCREED IS REQUIRED DURING CONCRETE PLACEMENT OF THE INTERIOR SLAB ON GROUND. REMOVE EXCESS WATER BEFORE STARTING FLOATING OPERATIONS. DO NOT FURTHER DISTURB SURFACES BEFORE STARTING FINISHING OPERATIONS.
2. HIGHWAY STRAIGHTEDGE OPERATIONS SHALL CONTINUE BEFORE, DURING, AND AF

CODED NOTES

1. NOT USED.
2. REPLACE ACCESSIBLE PARKING SIGNS & VENDOR #13 BLUE BUMPER POSTS.
3. INSTALL (2) VETERAN PARKING SIGNS & VENDOR #13 BUMPER POSTS
4. RELOCATE (2) B.O.P.I.S. PARKING SIGNS & BUMPER POSTS
5. NOT USED.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. NOT USED.
10. NOT USED.
11. CLEAN EFFLORESCENCE, TUCK-POINT ALL FAILING MORTAR JOINTS & RESOLVE ANY WATER PENETRATIONS PRIOR TO PAINT.
12. ENSURE HOSE BIB IS OPERATIONAL.
13. CRACK FILL / PATCH SIDE LOT PAVEMENT TO ALLEVIATE TRIPPING.
14. CRACK FILL / PATCH DRIVE AISLE. PRESSURE WASH & RE-STRIPE. REFER TO SHEET AS1.0 FOR MARKING DETAILS.
15. NOT USED.
16. NOT USED.
17. NOT USED.
18. EXIST GATE TO REMAIN; REPLACE WHEELS & HARDWARE AS NEEDED. GREASE & ADJUST TO ENSURE OPERATIONAL.
19. REPAIR & MOTORIZE EXIST GATE W/ FEEDBACK LOOP @ OPERATOR. PROVIDE ADDITIONAL REMOTE KEY FOB TO STORE MANAGER.
20. PAINT STOP BAR; COORDINATE WITH TSC PM
21. RELOCATE & RECONNECT PROPANE. INSTALL CANOPY W/ EXPLOSION PROOF LIGHT. PATCH PAVEMENT WHERE PROPANE, TRENCHING, & BOLLARDS WERE REMOVED.
22. PAINT EXIST ROOF LADDER; REFER TO COLOR SCHEDULE ON A0.1
23. CONFIRM W/ TSC PM IF DOOR IS TO BE REMOVED & REPLACED. DOOR TO BE PURCHASED & INSTALLED BY DH PACE IF REPLACEMENT IS REQUIRED
24. NOT USED.
25. NOT USED.
26. CAPACITY TEST MOP SINK TO ENSURE BASIN & FAUCET ARE NOT LEAKING
27. EXIST CONCRETE FLOOR TO BE BURNISHED USING 800 GRIT
28. POLISH CONCRETE; ADDITIONAL GRINDING MAY BE REQUIRED AFTER REMOVAL OF EXIST FLOORING
29. EXTENT OF VINYL PLANK FLOORING FOR NEW CLOTHING AREA. VINYL PLANK FLOORING AS SCHEDULED W/ SINGLE-BEVEL PLANK @ TRANSITION (2 SIDES). SUPPLIED BY TSC, PURCHASED & INSTALLED BY G.C. REFER TO A0.0 FOR DISTRIBUTION INFO.
30. EXTENT OF EXIST. VINYL PLANK FLOORING. USE SINGLE-BEVEL PLANK @ TRANSITION. SUPPLIED BY TSC, PURCHASED & INSTALLED BY G.C. REFER TO A0.0 FOR DISTRIBUTION INFO.
31. Ø6" CONCRETE FILLED PIPE BOLLARD W/ VENDOR #13 COVER; REFER TO 9/AS1.1
32. EXIST PAVEMENT TO BE SEALED WITH EUCOSIL LIQUID DENSIFIER AS MANUFACTURED BY EUCLID CHEMICAL COMPANY INC.
33. INSTALL HOSE REEL @ 7'-0" AFF.
34. INFILL TO MATCH EXIST PAVEMENT.
35. NOT USED.
36. 8' MANUAL ROLLING CANTILEVERED GATE.
37. NOT USED.
38. INSTALL PROPANE EMERGENCY STOP BUTTON @ 4'-6" AFF.

GENERAL NOTES

A. ENSURE AT TIME OF REMODEL ALL POLE LIGHTS & WALL PACKS ARE OPERATIONAL. EXTERIOR LIGHT COVERS ARE FREE OF DAMAGE & NOT MISSING. REPLACE ALL DAMAGED, MISSING, OR STANDARD COVERS W/ EXTERIOR WEATHER PROOF COVERS. ALL LIGHT POLE BASES NOT LOCATED IN LANDSCAPING TO BE PAINTED SAFETY YELLOW.

B. COVER EXIST. BOLLARDS W/ VENDOR #13 STANDARD YELLOW; CUT TO LENGTH. VERIFY LOCATIONS & QUANTITIES W/ PM PRIOR TO INSTALLATION.

C. GLASS THAT IS EXIST TO REMAIN SHALL BE CLEANED. ENSURE ALL SEALS ARE WEATHER TIGHT

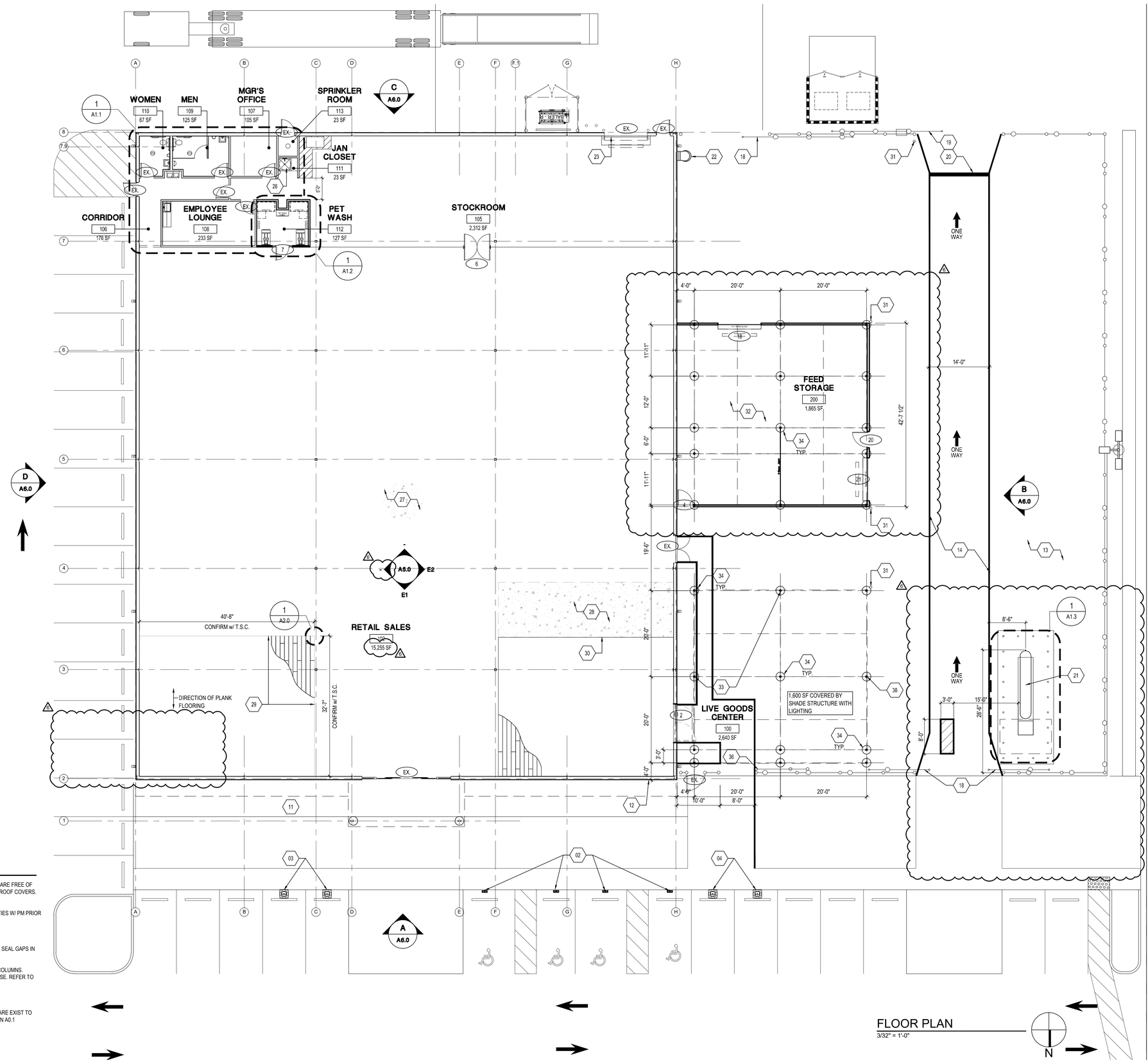
D. INTERIOR & EXTERIOR DOORS THAT ARE EXIST TO REMAIN SHALL HAVE SEALS & SWEEPS REPLACED. CAULK & SEAL GAPS IN FRAME. PAINT ALL HOLLOW METAL DOOR & FRAMES. INSPECT/ADJUST LOCKING HARDWARE & SWING.

E. PAINT ALL WALLS THAT ARE VISIBLE TO CUSTOMER. PATCH, REPAIR, & CLEAN PRIOR TO PAINTING. PAINT ALL COLUMNS. INSTALL VENDOR #13 CORNER GUARDS ON ALL OUTSIDE CORNERS. REPLACE MISSING OR DAMAGED VINYL BASE. REFER TO COLOR SCHEDULE ON A0.1

F. PAINT RED STRIPE 12" WIDE AROUND PERIMETER OF SALES FLOOR, BOTTOM OF STRIPE TO BE @ 10'-3" AFF.

G. EXIST OFFICE CORE TO BE REUSED; ALL WALL PENETRATIONS REPAIRED & PAINTED. RESTROOM UNITS THAT ARE EXIST TO REMAIN SHALL BE THOROUGHLY CLEANED & SANITIZED. REPLACE FRP 4FT UP. REFER TO COLOR SCHEDULE ON A0.1

H. REFER TO WALL TYPES ON A1.1



FLOOR PLAN
3/32" = 1'-0"

onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA
08/28/2024

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM

Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4
8-23-24	6 REVISION 6

A1.0

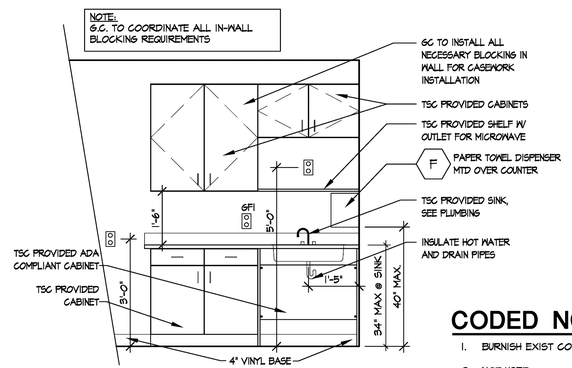
FLOOR PLAN

TOILET ROOM ACCESSORIES

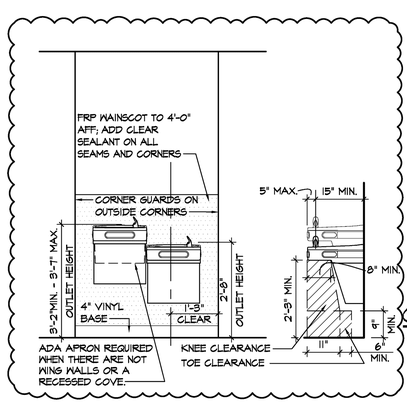
TAG	DESCRIPTION		MANUFACTURER #	MODEL	REMARKS	NOTES
A	TOILET PAPER DISPENSER		BOBRICK	B-2740		QTY (1) WOMENS QTY (1) MENS
B	ACCESSIBLE GRAB BARS (WATER CLOSETS)	SIDE	BRADLEY	8320-001-42	MOUNT 33"-36" A.F.F. TO TOP, MAX	QTY (0) WOMENS QTY (0) MENS
	ACCESSIBLE GRAB BARS (WATER CLOSETS)	BACK	BRADLEY	8320-001-36	MOUNT 33"-36" A.F.F. TO TOP, MAX	QTY (0) WOMENS QTY (0) MENS
	ACCESSIBLE GRAB BARS (WATER CLOSETS)	VERT.	BRADLEY	8320-001-18	MOUNT 39"-41" A.F.F. TO BOTTOM OF BAR	QTY (1) WOMENS QTY (1) MENS
C	TOUCHLESS SOAP DISPENSER		SCOTT BRAND F.B.O., I.B.C.	32504	MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) WOMENS QTY (1) MENS
D	16" X 36" STAINLESS STEEL PANEL		FURN. & INST. BY CONTRACTOR		40" TO TOP OF PANEL	QTY (1) WOMENS QTY (1) MENS
E	MIRROR (¼" POLISHED PLATE GLASS)		1 PIECE, 18" X 36"		MOUNT 40" A.F.F. TO BOTTOM OF REFLECTIVE SURFACE	QTY (0) WOMENS QTY (1) MENS
F	PAPER TOWEL DISPENSER		F.B.O., I.B.C.		MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) BREAKROOM
G	SMARTDRI PLUS		WORLD DRYER	K-974P2	MOUNT 40" A.F.F. MAX TO CONTROL	QTY (1) WOMENS QTY (1) MENS

GENERAL NOTES

1. TOILET ROOM ACCESSORIES TO BE INSTALLED BY G.C.
2. F.B.O.,I.B.C. (FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.)
3. AUTOMATIC CONTROL
4. FRP TO 4'-0" A.F.F. ON ALL WALLS EXCEPT CMU UNLESS NOTED OTHERWISE.
5. ALL PLUMBING FIXTURES TO BE ANCHORED PER ALL ANCHOR POINTS.
6. PROVIDE CEILING BATT INSULATION FOR RESTROOMS.
7. NO ITEMS SHALL BE LOCATED FROM FLOOR TO CEILING WITHIN 18" OF THE EDGE OF THE PULL SIDE OF THE BATHROOM DOORS.
8. NOTE - EXISTING ACCESSORIES THAT MATCH THE ABOVE SPECIFICATION AND IN GOOD WORKING ORDER ARE NOT TO BE REPLACED. CONFIRM REPLACEMENT w/ T.S.C. P.M.



BREAK ROOM COUNTER
E5 | ELEVATION
1/2"=1'-0"



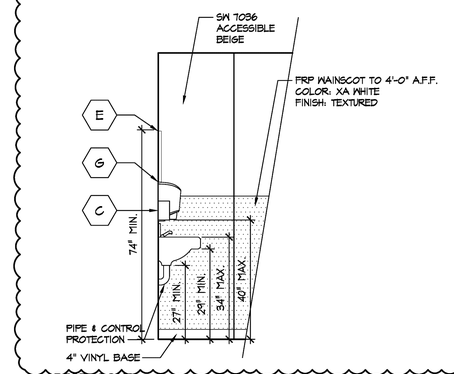
DRINKING FOUNTAIN
5 | ELEVATION
1/2"=1'-0"

CODED NOTES

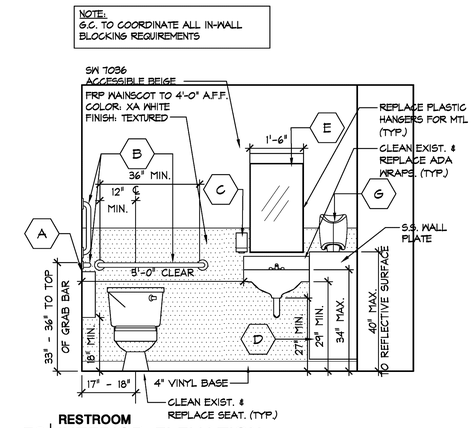
1. BURNISH EXIST CONCRETE FLOOR.
2. NOT USED.
3. NOT USED.
4. NOT USED.
5. NOT USED.
6. NOT USED.
7. THROUGHLY CLEAN & SANITIZE EXIST FOUNTAIN. ENSURE PROPER FUNCTION INSTALL / REPLACE FRP 4' AFF. 4
8. INSTALL / REPLACE CABINET, COUNTER, & SINK. UPPER CABINET WILL NEED BRACING ADDED IN-BETWEEN THE STUDS.
9. CLEAN & SANITIZE EXIST STALL PARTITIONS. ENSURE SCREWS ARE TIGHT ON PANELS & WALLS. REPLACE ANY DAMAGED OR MISSING HARDWARE. GRIND, PRIME, & PAINT. MATCH MTL DOOR PAINT SPECS; REFER TO COLOR SCHEDULE ON A0.1.
10. EXIST EXHAUST FAN(S) TO BE CLEANED. ENSURE UNITS ARE OPERATIONAL & ACTIVATION W/ MOTION SENSOR.
11. CLEAN & CAULK EXIST SINK. REPLACE ADA WRAPS. 4
12. CLEAN & REUSE EXIST MIRROR. REPLACE PLASTIC HANGERS W/ MTL HANGERS.
12a. INSTALL NEW MIRROR; REFER TO ACCESSORY SCHEDULE.
13. INSTALL NEW HAND DRYER. INSTALL MTL PLATE OVER FRP; REFER TO ELEVATIONS.
14. CLEAN & CAULK EXIST TOILET; REPLACE SEAT. ENSURE FLUSH HANDLE IS ON ACCESSIBLE SIDE OF TANK.
15. CLEAN & CAULK EXIST URINAL. INSTALL TOUCHLESS APPLICATION.

GENERAL NOTES

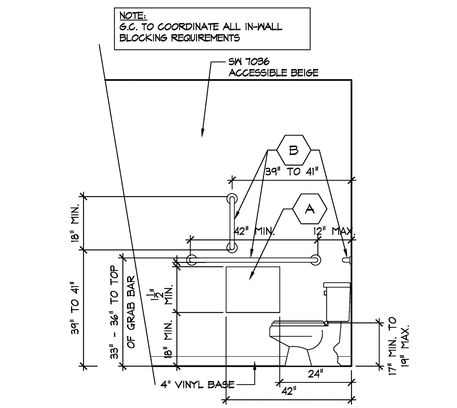
A. REPAIR PENETRATIONS & PAINT ALL WALLS. INSTALL / REPLACE FRP, 4FT AFF. INSTALL VENDOR #13 CORNER GUARDS ON ALL OUTSIDE CORNERS. REPLACE MISSING OR DAMAGED VINYL BASE. REFER TO COLOR SCHEDULE ON A0.1
B. PLUMBING FIXTURES THAT ARE EXIST TO REMAIN SHALL BE THOROUGHLY CLEANED & SANITIZED.
C. REPLACE EXIST DOOR SEALS & SWEEPS. CAULK & SEAL GAPS IN FRAME. PAINT ALL HOLLOW METAL DOOR & FRAMES. INSPECT/ADJUST LOCKING HARDWARE & SWING. POLISH HANDLES, HINGES, & KICK PLATES. INSTALL DOOR SILENCERS & DOOR STOPS AS NEEDED. REFER TO COLOR SCHEDULE ON A0.1



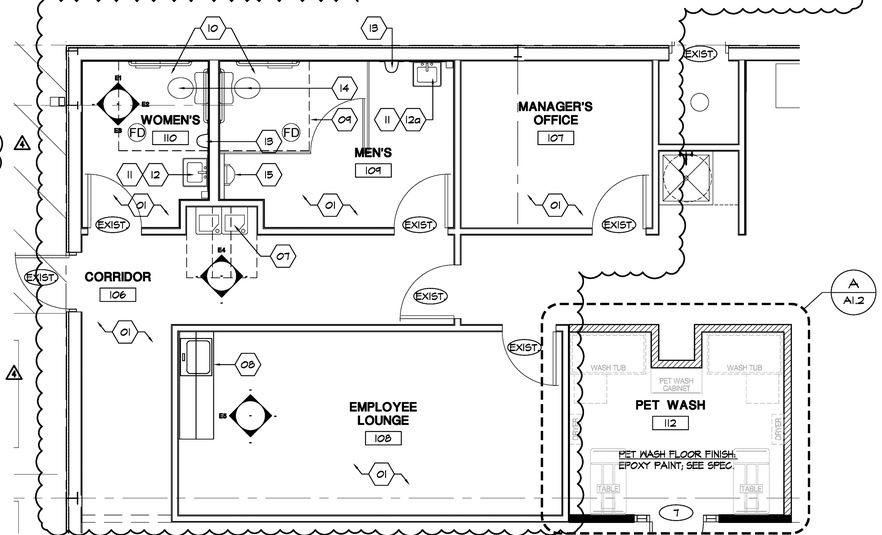
RESTROOMS
4 | ELEVATION
1/2"=1'-0"



RESTROOM
E2 | INTERIOR ELEVATION
1/2"=1'-0"



RESTROOMS
E1 | ELEVATION
1/2"=1'-0"



OFFICE CORE
1 | ENLARGED PLAN
1/4"=1'-0"

onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT * STATE OF CALIFORNIA
CHRISTOPHER MIERKE C-33983
Renewal Date 9.30.25
12.7.23

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TSC TRACTOR SUPPLY CO.

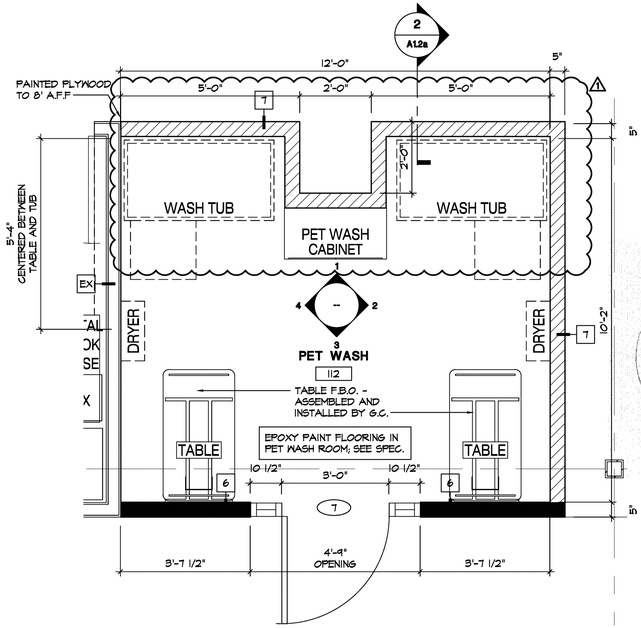
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No:	20600
Drawn By:	GWM

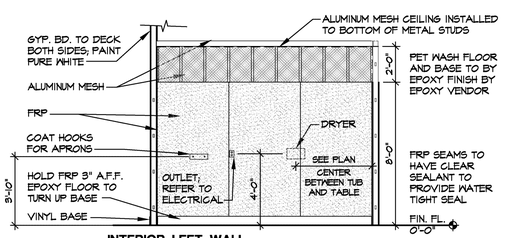
Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4

A1.1

INTERIOR ELEVATIONS, SCHEDULES, & DETAILS

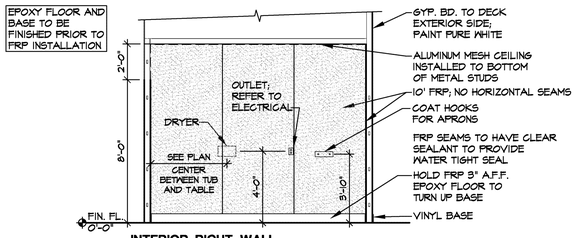


A | PET WELLNESS
ENLARGED PLAN
1/2" = 1'-0"

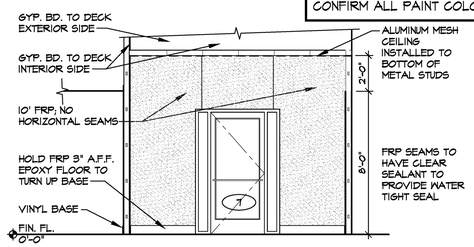


4 | INTERIOR LEFT WALL
PET WASH ELEVATION
1/4" = 1'-0"

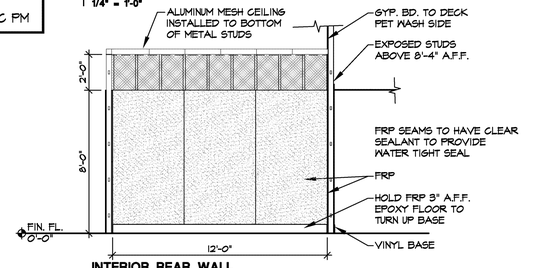
NOTE:
CONFIRM ALL PAINT COLORS WITH TSC PM



2 | INTERIOR RIGHT WALL
PET WASH ELEVATION
1/4" = 1'-0"



3 | INTERIOR FRONT WALL
PET WASH ELEVATION
1/4" = 1'-0"



1 | INTERIOR REAR WALL
PET WASH ELEVATION
1/4" = 1'-0"

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Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33983
9.30.23
Renewal Date
STATE OF CALIFORNIA
1.25.23

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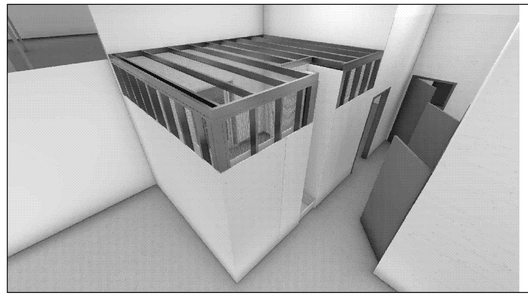
TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

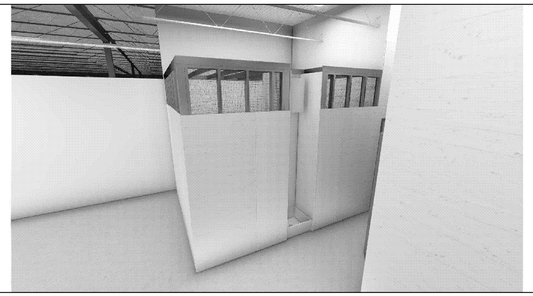
Project No.:	20600
Drawn By:	OB
Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1

A1.2

PET WELLNESS PLAN & ELEVATIONS

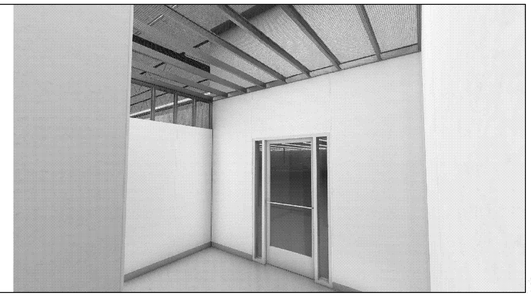


15 | PET WASH PERSPECTIVE
N.T.S.

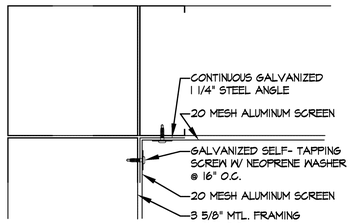


14 | PET WASH PERSPECTIVE
N.T.S.

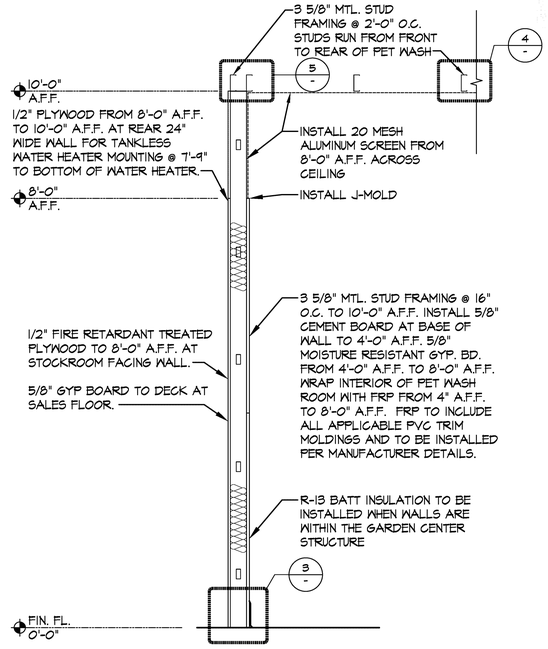
13 | PET WASH PERSPECTIVE
N.T.S.



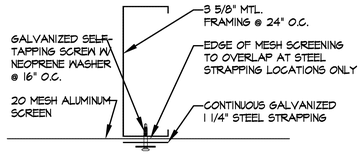
12 | PET WASH PERSPECTIVE
N.T.S.



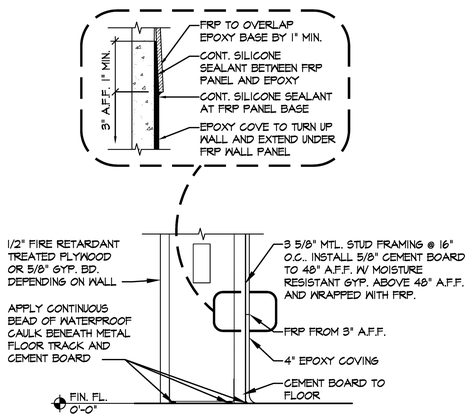
5 | PET WASH WALL CEILING
6" = 1'-0"



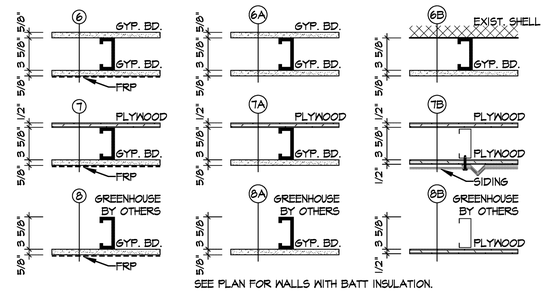
2 | PET WASH WALL
3/4" = 1'-0"



4 | PET WASH SCREEN ATTACHMENT
6" = 1'-0"



3 | PET WASH WALL BASE
3" = 1'-0"



SEE PLAN FOR WALLS WITH BATT INSULATION.

SEE PLAN / PET WASH ELEVATIONS FOR WALL FINISH HEIGHTS.

1 | WALL TYPES
1 1/2" = 1'-0"

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LICENSED ARCHITECT
CHRISTOPHER MARTIN OSTROW
4.30.23
Renewal Date
STATE OF CALIFORNIA

9.19.22

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TSC TRACTOR SUPPLY CO.

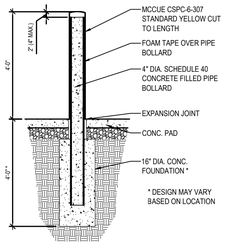
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No:	20600
Drawn By:	OB

Date	Issue
9-16-22	PERMIT

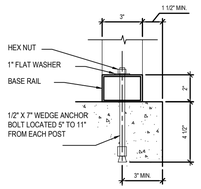
A1.2a

PET WELLNESS DETAILS



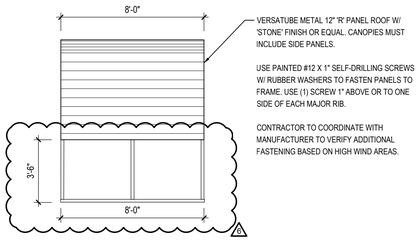
NOT USED
9 | BOLLARD DETAIL
N.T.S.

8 | BOLLARD DETAIL
3/32" = 1'-0"

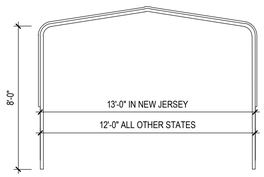


CONNECTION @ CONCRETE
7 | CANOPY DETAIL
3/32" = 1'-0"

NOT USED
6 | PROPANE PLAN DETAIL
N.T.S.



SIDE
5 | CANOPY ELEVATION
1/4" = 1'-0"



FRONT
4 | CANOPY ELEVATION
1/4" = 1'-0"

NOT USED
3 | PROPANE PLAN DETAIL
N.T.S.

NOT USED
2 | PROPANE PLAN DETAIL
N.T.S.

GENERAL GUIDELINES FOR PROPANE LOCATION AND INSTALLATION:
A. PROPANE TANK LOCATION TO COMPLY WITH CFC 6104.3 STANDARDS AND GUIDELINES. CONTRACTOR TO VERIFY COMPLIANCE WITH PROPANE COMPANY PRIOR TO INSTALLATION.
B. PROPANE TANK TO BE INSTALLED 25' MIN. AWAY FROM ANY STRUCTURE PER CFC 6104.3
C. PROPANE TANK TO BE INSTALLED 25' MIN. AWAY FROM LIGHT POLES UNLESS EXPLOSION PROOF BOX INSTALLED PER CFC 6104.3
D. PROPANE TANK TO BE INSTALLED 25' MIN. AWAY FROM UTILITIES (I.E. STORM WATER, ELECTRICAL TRANSFORMERS, METERS) PER CFC 6104.3
E. PROPANE TANK TO BE INSTALLED 10' MIN. AWAY FROM PROPERTY LINES PER CFC 6104.3
F. ~~SPACE TO ALLOW FOR 20' CLEARANCE FROM TRAINING LENGTH TO POINT OF TRANSFER PER CFC 6104.3~~
G. IN TEXAS, IN ADDITION TO BOLLARD PROTECTION REQUIREMENTS (3'-0" MAX. SPACING), GUARDRAIL TO BE INSTALLED WITH 3 POINTS OF EGRESS NO GREATER THAN 35'.
H. IN FLORIDA, IN ADDITION TO BOLLARD PROTECTION (3'-0" MAX. SPACING), A 10' WALL IN ALL DIRECTIONS SHALL BE PROVIDED FROM THE POINT OF TRANSFER.
I. FOR CONDUIT ONLY INSTALLATION (PROPANE TANK INSTALLED AT A LATER DATE) PROVIDE BOLLARD COVER (GLOBAL INDUSTRIAL MODEL WG652899M) AND (4) FOUR BOLLARD COVER ANCHOR BOLTS (GLOBAL INDUSTRIAL WG652901) OVER CONDUIT STUB-UP. INSTALL EXPLOSION PROOF JUNCTION BOX VERTICALLY TO INSURE BOLLARD COVER FIT. SEE ELECTRICAL.

PROPANE RESPONSIBILITY NOTES:
IF PROPANE TANK IS DELIVERED PRIOR TO FIXTURE DATE:
A. GENERAL CONTRACTOR IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
B. GENERAL CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
C. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
D. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION OF THE TANK.
E. SEE ELECTRICAL SHEET E1B.0 FOR ADDITIONAL NOTES AND DETAILS.

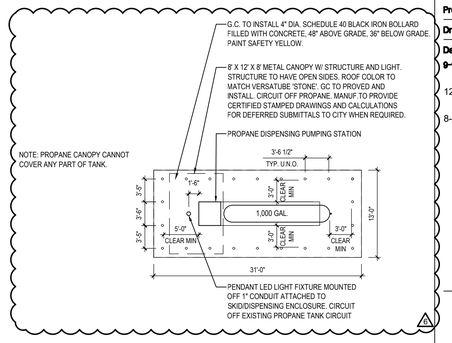
IF PROPANE TANK IS DELIVERED AFTER FIXTURE DATE:
A. GENERAL CONTRACTOR IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
B. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
C. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
D. AMERIGAS OR OTHER SPECIFIED PROPANE PROVIDER IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION OF THE TANK.
E. SEE ELECTRICAL SHEET E1B.0 FOR ADDITIONAL NOTES AND DETAILS.

CLASS 1, DIV.2 CONDUIT SEAL AT 18" AFG TO BOTTOM

**REFER TO PLAN FOR LOCATION OF PROPOSED TANK INSTALL.

**MOUNT ON EXISTING SURFACE. NEW PAD ONLY WHERE REQUIRED BY AHJ. PAD TO SIT LEVEL, SHIM SKID AS NECESSARY TO LEVEL TANK. EXTENTS TO BE 5" OUTSIDE BOLLARDS.

**GENERAL CONTRACTOR TO CONTACT PLAN EXPRESS FOR BULK PROPANE POWER-OPERATED DISPENSING DEVICE FOR LPG-GAS CUT-SHEET PDF DOCUMENT.



1000 GAL TANK
1 | PROPANE PLAN DETAIL
3/32" = 1'-0"

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Cleveland, Ohio 44128
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LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA
08/28/2024

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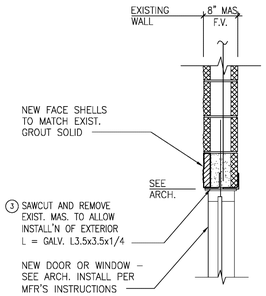
TRACTOR SUPPLY CO.

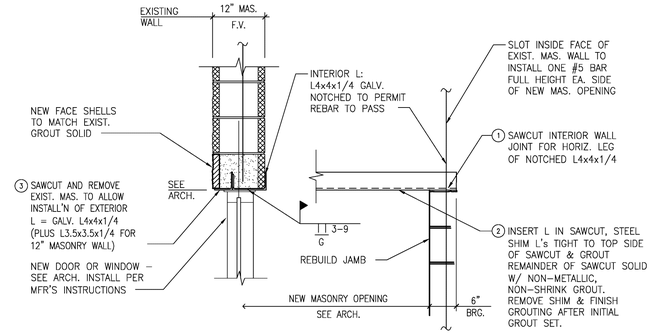
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM
Date	Issue
9-16-22	PERMIT
12-01-23	4 REVISION 4
8-21-24	6 REVISION 6

A1.3

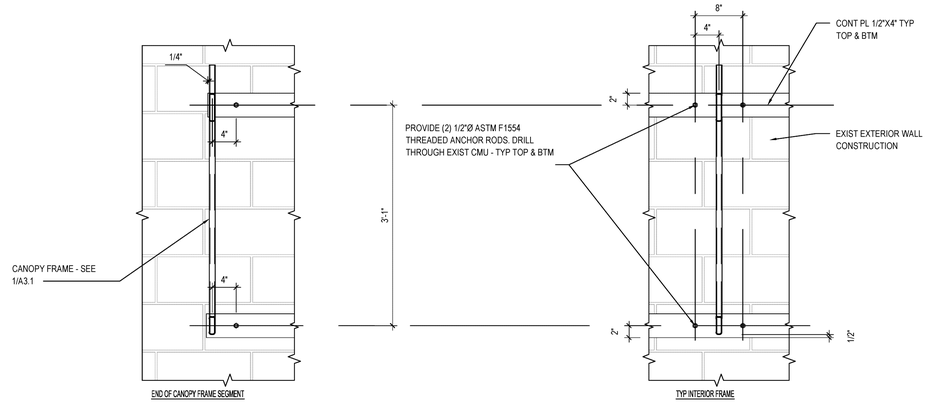
PROPANE DETAIL & SPECIFICATIONS





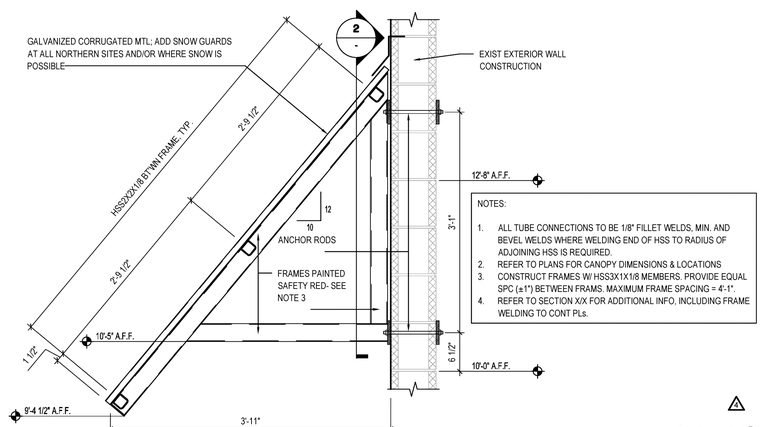
3 | DETAIL

TYPICAL NEW OPENING IN [E] MASONRY WALL



2 | DETAIL

1"=1'-0"



1 | DETAIL

1"=1'-0"

1 NEW SHEET

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Cleveland, Ohio 44128
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LICENSED ARCHITECT * STATE OF CALIFORNIA
CHRISTOPHER MIERKE C-33983
Renewal Date 12.7.23

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TRACTOR SUPPLY CO.

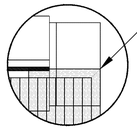
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	GWM

Date	Issue
9-16-22	PERMIT
12-01-23	1 REVISION 4

A1.4

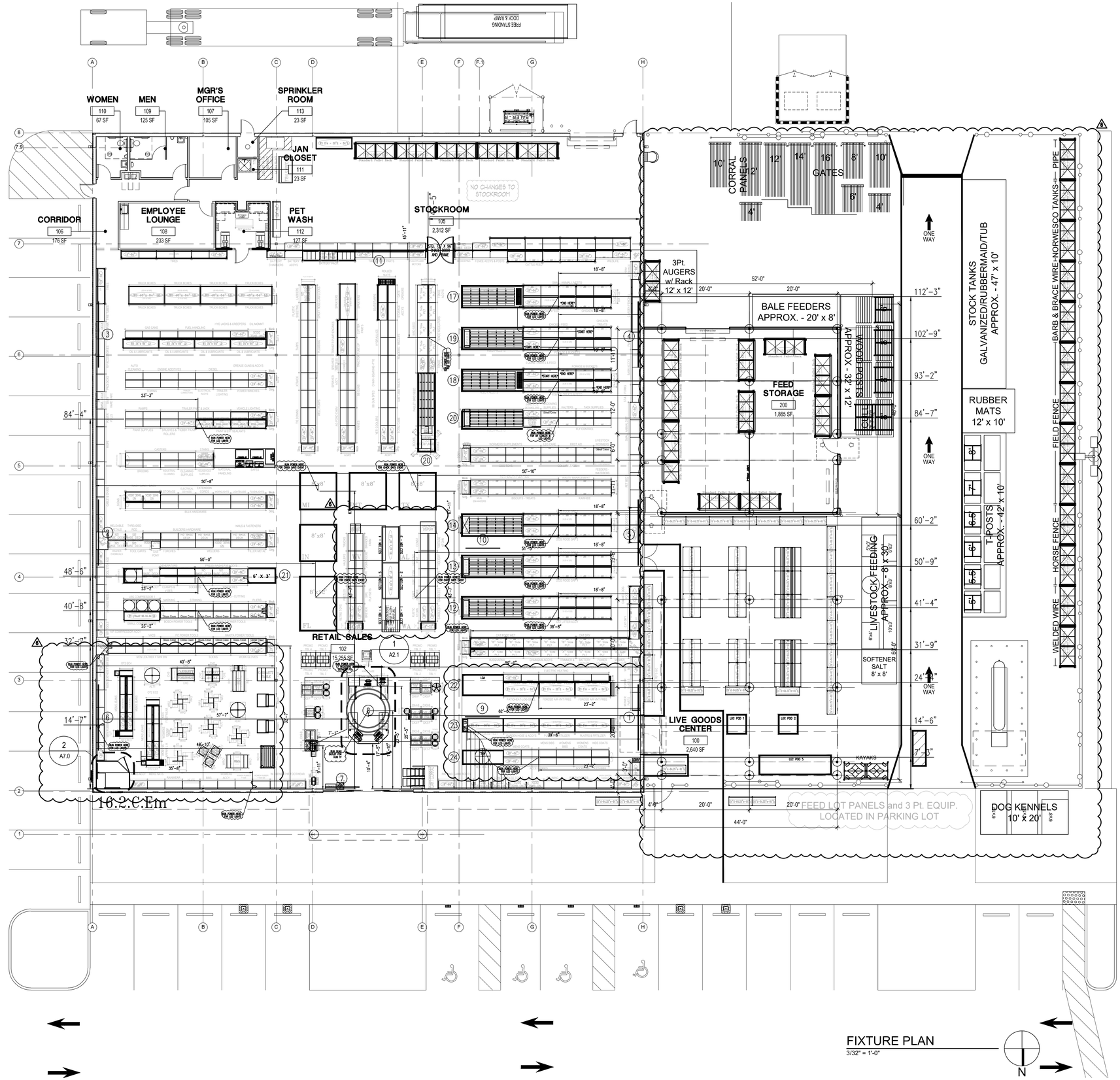
ARCHITECTURAL DETAILS



MITER VINYL PLANK AT OUTSIDE CORNER OF EXTENT OF CLOTHING AREA. RETURN VINYL PLANK TO COVER ALL EXPOSED SHORT EDGES UNTIL FIXTURES COVER FLOORING. COORDINATE W/ FINAL FIXTURE PLAN.

1 | VINYL PLANK RETURN

N.T.S.



16.2.C.Em

GENERAL NOTES

A. INSTALL ENERGY MANAGEMENT SYSTEM THERMOSTAT & CALL 866-356-0656 TO ENSURE OPERATIONAL

B. ENSURE ALL PALLET RACKING HAS ONE BOLT PER LEG.

C. REQUEST FINAL DIMENSIONED LAYOUT FROM TSC PM

D. FINAL FIXTURE PLAN TO BE DEVELOPED BY TSC. SERVICE DESK, FIXTURES & COUNTERS TO THE SUPPLIED BY TSC & BOLTED DOWN BY CONTRACTOR

FIXTURE PLAN

3/32" = 1'-0"

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Cleveland, Ohio 44128
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LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA

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TRACTOR SUPPLY CO.

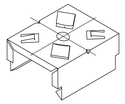
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM

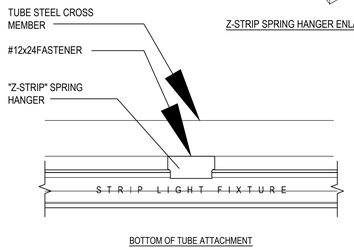
Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4
8-23-24	6 REVISION 6

A2.0

FIXTURE PLAN



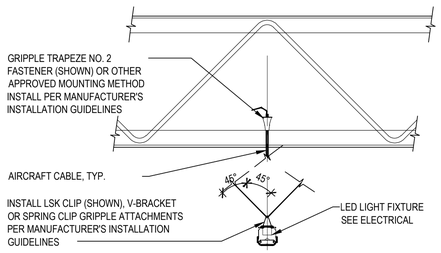
Z-STRIP SPRING HANGER ENLARGED ISOMETRIC



BOTTOM OF TUBE ATTACHMENT

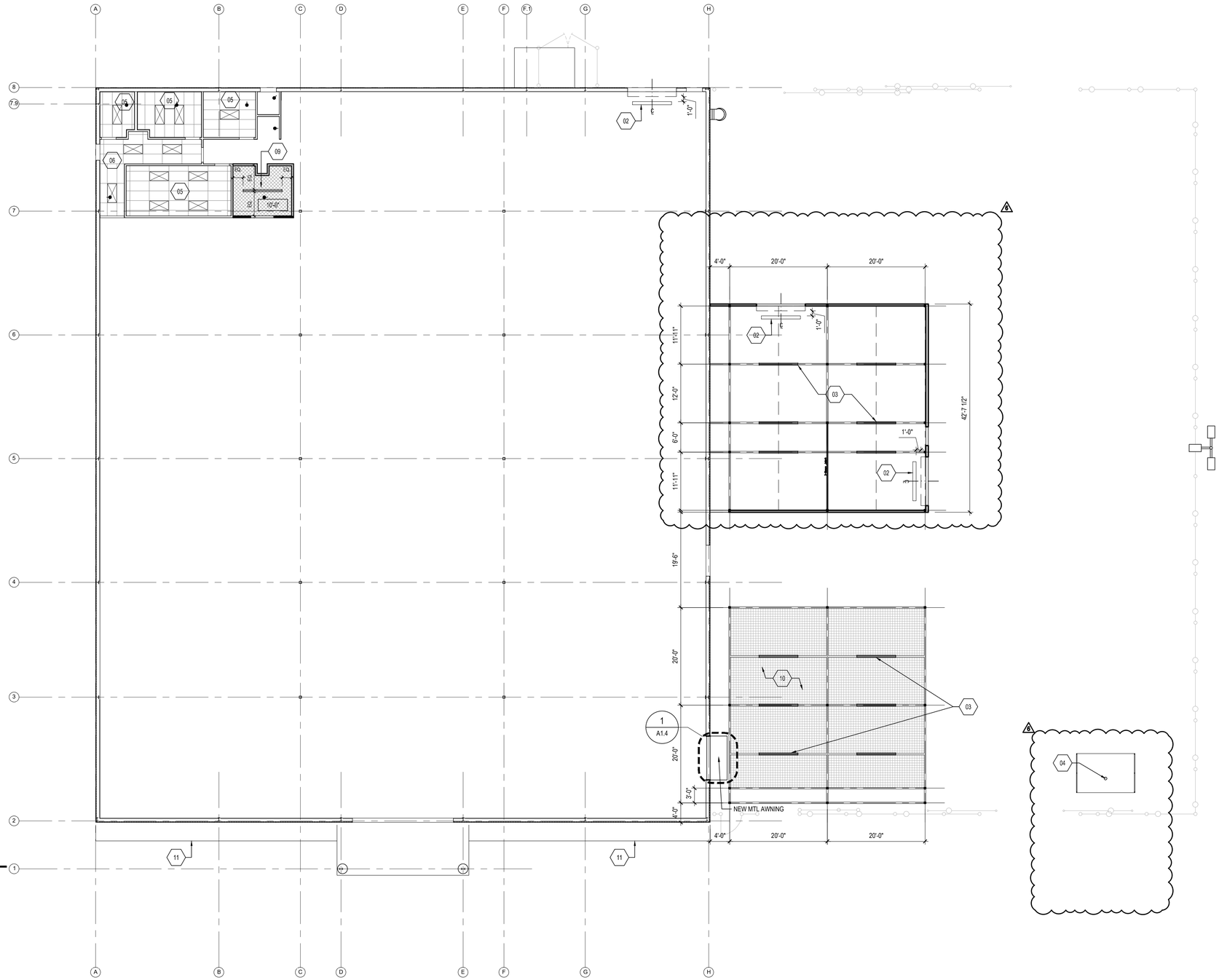
NOTES:
A. SECURE PER LIGHT MANUFACTURER'S INSTALLATION GUIDELINES.
B. FOR CONTINUOUS ROW MOUNTING, INSTALL END PLATE COUPLER PER LIGHT MANUFACTURER'S INSTALLATION GUIDELINES.

2 DIRECT ATTACHED
LIGHT FIXTURE ATTACHMENT
N.T.S.



NOTE: LIGHT FIXTURE SHALL HAVE ONE VERTICAL SUPPORT AND ONE SET OF DIAGONAL SUPPORTS LOCATED 6" - 12" FROM EACH END OF THE FIXTURE. LIGHT FIXTURE SHALL HAVE A MINIMUM OF (2) SUPPORTS WITH EACH SUPPORT LOCATED 6" FROM THE END OF THE FIXTURE. NON-CABLE OR FIXTURES MOUNTED DIRECTLY TO THE BOTTOM OF THE SUPPORTING STRUCTURE DO NOT REQUIRE DIAGONAL SUPPORT. AIRCRAFT CABLE IS ALLOWED; NO CHAIN.

3 LIGHTS ABOVE PET WASH
ALTERNATE ATTACHMENT DTL.
3/4" = 1'-0"



CEILING LEGEND

8' LED LIGHT FIXTURE INSTALLED TIGHT TO GREENHOUSE FRAMING

LED PENDANT FIXTURE - AT PROPANE ENCLOSURE

CODED NOTES

1. NOT USED.
2. INSTALL 8' LONG, 6" DIA PVC PIPE, SUSPENDED BY CHAIN 1" BELOW TOP OF OH DOOR OPNG. PAINT YELLOW & STENCIL "MAX LOAD HT"
3. MOUNT ALL LIGHTING FIXTURE TIGHT TO FRAMING.
4. PENDANT LED LIGHT FIXTURE MOUNTED FROM 1" CONDUIT ATTACHED TO SKID / DISPENSING ENCLOSURE.
5. REPLACE ALL CEILING TILES & LIGHT COVERS.
6. REPLACE DAMAGED & MISSING CEILING TILES. REPLACE ALL LIGHT COVERS.
7. NOT USED.
8. NOT USED.
9. ALUM MESH ON BOTTOM LIGHT GAUGE MTL JOIST. @ 10'-0" AFF. LIGHT ABOVE PET WASH TO BE MOUNTED @ 11'-0" AFF; REFER TO 3/A3.0.
10. MANUALLY RETRACTABLE SUNSHADE FABRIC.
11. PRESSURE WASH & PAINT UNDERNEATH SIDE OF CANOPY. ENSURE ALL CANOPY LIGHTS ARE OPERATIONAL.
12. NOT USED.

GENERAL NOTES

A. HIGH DUST WALLS & CEILING. CLEAN DIFFUSERS & REGISTERS. CLEAN DEBRIS FROM LIGHT COVERS. REPLACE LIGHTING OUTAGES AS NEEDED. RE-TUCK/REPAIR ANY EXPOSED INSULATION.

B. ENSURE CONDUIT IS NOT IN CONFLICT W/ CLOTHING WALL GRAPHICS.

C. ENSURE NEW HUB TV IS NOT IN CONFLICT W/ EXIST LIGHTING.

D. ENSURE ALL CEILING TILES ARE SITTING FLUSH & GRID IS FREE OF DAMAGE & PAINT. INSTALL HOLD DOWN CLIPS AS NEEDED.

E. REFER TO ELECTRICAL DRAWINGS FOR FOR QUANTITY & LOCATIONS OF NEW POWER DROPS.

REFLECTED CEILING PLAN
3/32" = 1'-0"

N

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216.223.3200 onyxcreative.com

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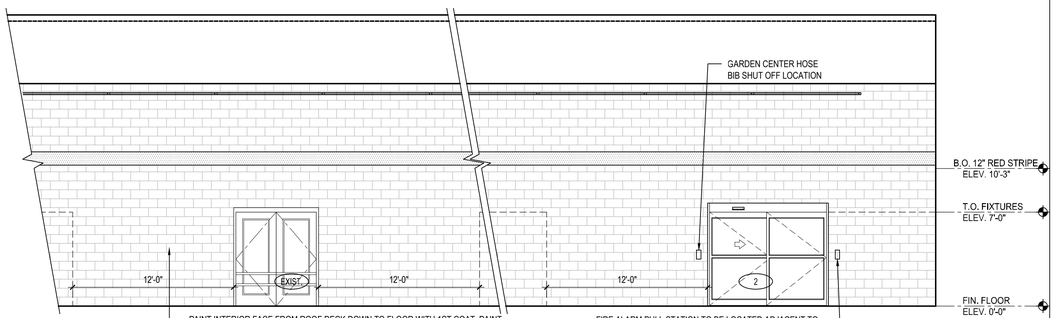
8-23-24	6 REVISION 6

A3.0

CEILING PLAN

NOTE:
CONFIRM INTERIOR PAINTING AND RED STRIPE INSTALLATION WITH T.S.C. P.M.



PAINT INTERIOR FACE FROM ROOF DECK DOWN TO FLOOR WITH 1ST COAT. PAINT INTERIOR FACE FROM ROOF DECK DOWN TO 7'-0" A.F.F. WITH REMAINING 2 COATS. PAINT 12'-0" WIDE AROUND ALL OPENINGS FROM FINISH FLOOR TO ROOF DECK IN SALES FLOOR AREA WITH ALL 3 COATS. SEE COLOR FINISH SCHEDULE.

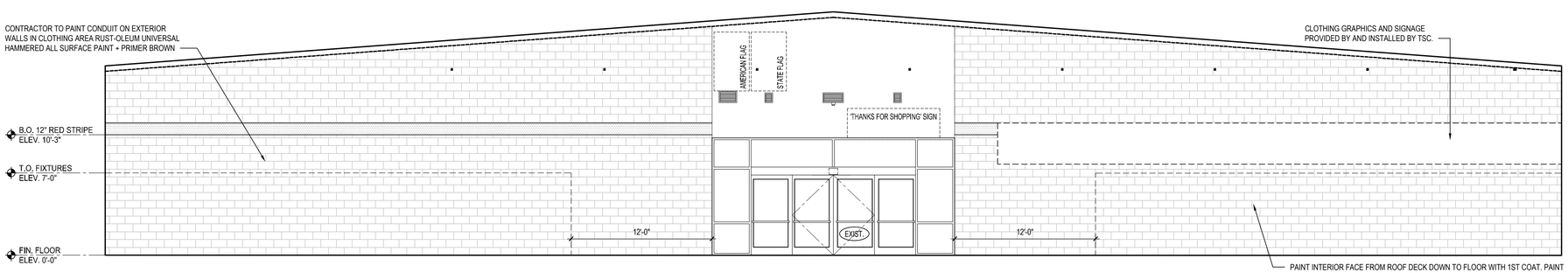
FIRE ALARM PULL STATION TO BE LOCATED ADJACENT TO SLIDING DOOR AT OPEN WALL SPACE INDICATED ON FIXTURE PLAN. COORDINATE EXACT LOCATION WITH T.S.C. PM, CONSTRUCTION MANAGER AND FIRE ALARM VENDOR.

E2 RETAIL SALES- RIGHT WALL INTERIOR ELEVATION

3/16" = 1'-0"

NOTE:
ROOF MAY BE SINGLE PITCH, SLOPING TO THE REAR. THIS ELEVATION IS INTENDED TO IDENTIFY PAINTING A GRAPHICS SCOPE.

NOTE:
NO ELECTRICAL CONDUIT, DEVICES AND/OR SPRINKLER PENETRATIONS TO BE MOUNTED ON OR THROUGH THIS WALL BELOW 13'-4" A.F.F.



PAINT INTERIOR FACE FROM ROOF DECK DOWN TO FLOOR WITH 1ST COAT. PAINT INTERIOR FACE FROM ROOF DECK DOWN TO 7'-0" A.F.F. WITH REMAINING 2 COATS. PAINT 12'-0" WIDE AROUND ALL OPENINGS FROM FINISH FLOOR TO ROOF DECK IN SALES FLOOR AREA WITH ALL 3 COATS. SEE COLOR FINISH SCHEDULE.

E1 RETAIL SALES- FRONT WALL INTERIOR ELEVATION

3/16" = 1'-0"

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LICENSED ARCHITECT
CHRISTOPHER MIERKE
C-33963
9.30.25
Renewal Date
STATE OF CALIFORNIA

08/28/2024

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TRACTOR SUPPLY CO.

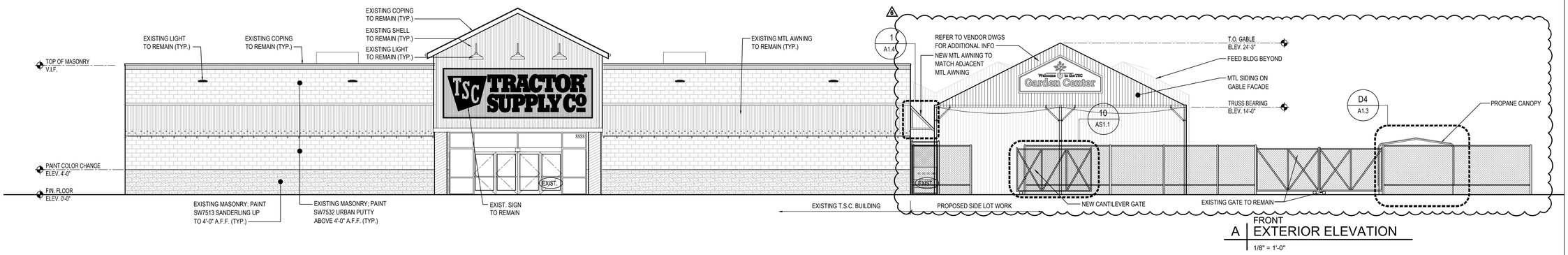
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	JM

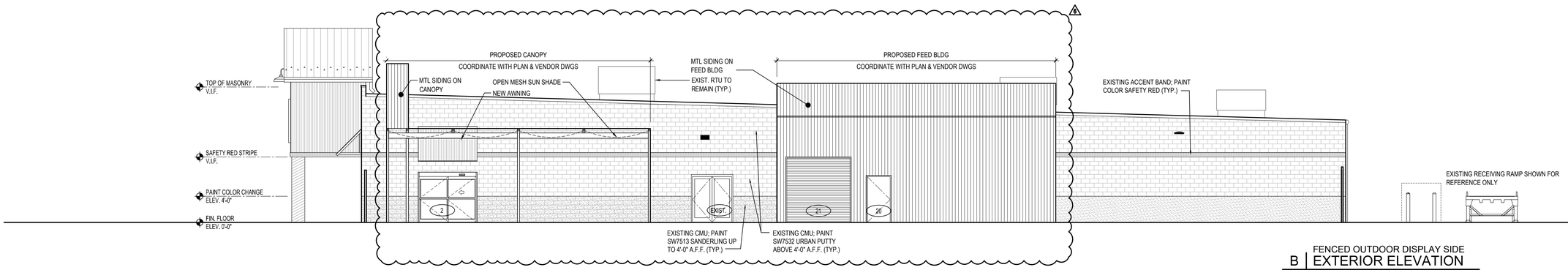
Date	Issue
9-16-22	PERMIT
11-3-23	3 REVISION 3
12-01-23	4 REVISION 4
8-23-24	6 REVISION 6

A5.0

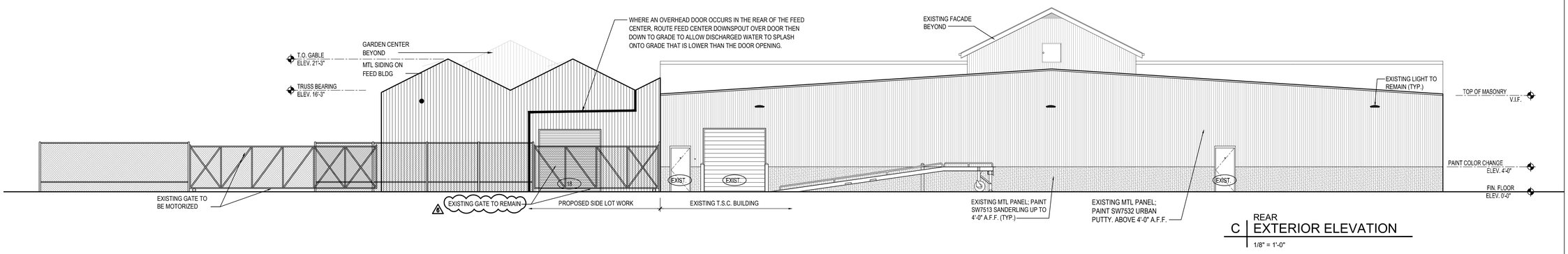
INTERIOR ELEVATIONS, SCHEDULES, & DETAILS



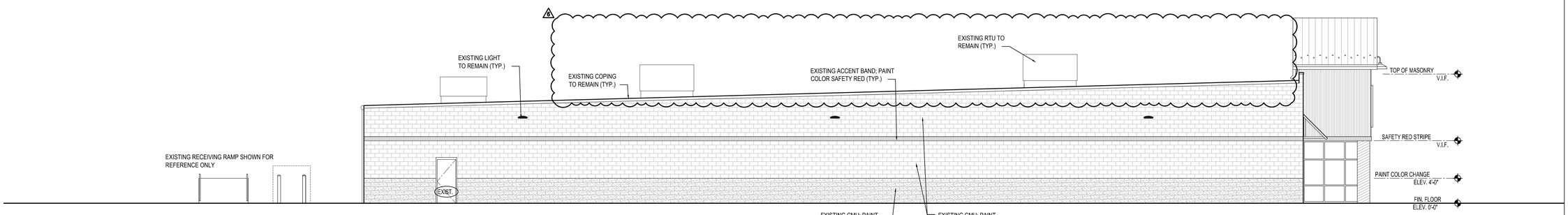
FRONT
A | EXTERIOR ELEVATION
1/8" = 1'-0"



FENCED OUTDOOR DISPLAY SIDE
B | EXTERIOR ELEVATION
1/8" = 1'-0"



REAR
C | EXTERIOR ELEVATION
1/8" = 1'-0"



SIDE
D | EXTERIOR ELEVATION
1/8" = 1'-0"

BUILDING PAINT COLORS

- THE FOUNDATION WALLS SHALL BE PAINTED "SANDERLING, SW 7513".
- THE WALLS ABOVE THE FOUNDATION LINE SHALL BE "URBAN PUTTY, SW 7532".
- THE BUILDING TRIM COLORS SHALL BE FIRESTONE "ALMOND SR" OR BERRIDGE "ALMOND".

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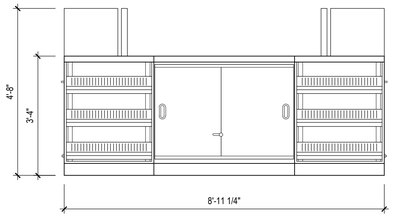
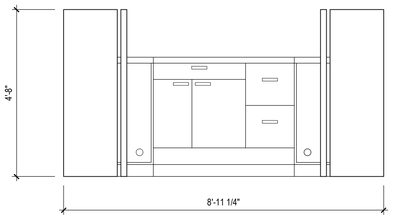
8-28-24	6 REVISION 6

A6.0

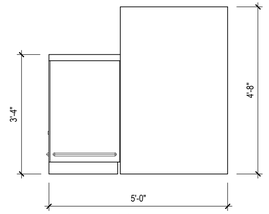
EXTERIOR ELEVATIONS



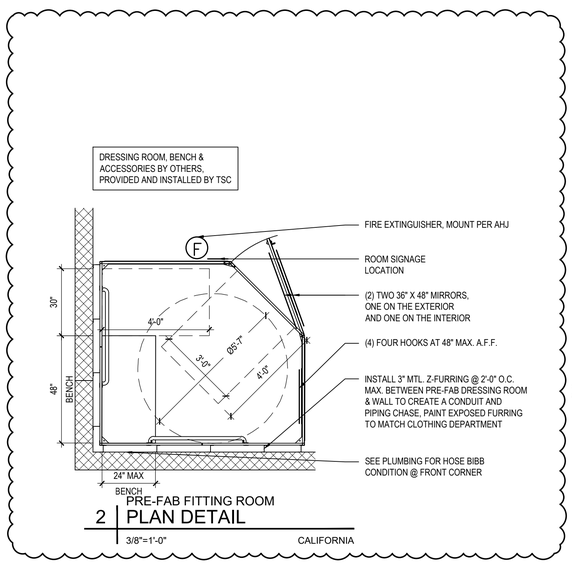
CHECK OUT COUNTER
E5 | ELEVATION
1/2"=1'-0"



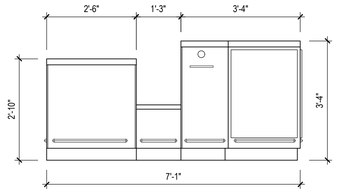
CHECK OUT COUNTER
E4 | ELEVATION
1/2"=1'-0"



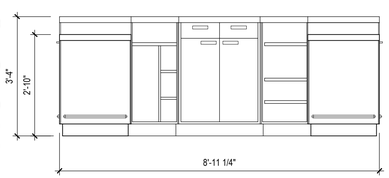
CHECK OUT COUNTER
E3 | ELEVATION
1/2"=1'-0"



PRE-FAB FITTING ROOM
2 | PLAN DETAIL
3/8"=1'-0" CALIFORNIA



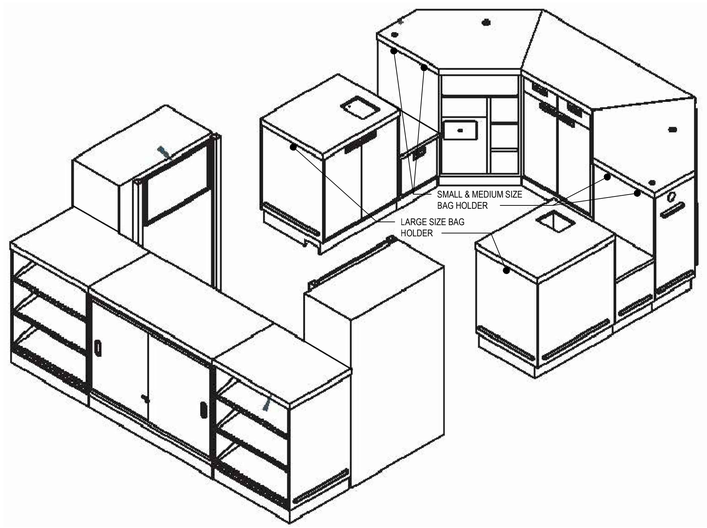
CHECK OUT COUNTER
E2 | ELEVATION
1/2"=1'-0"



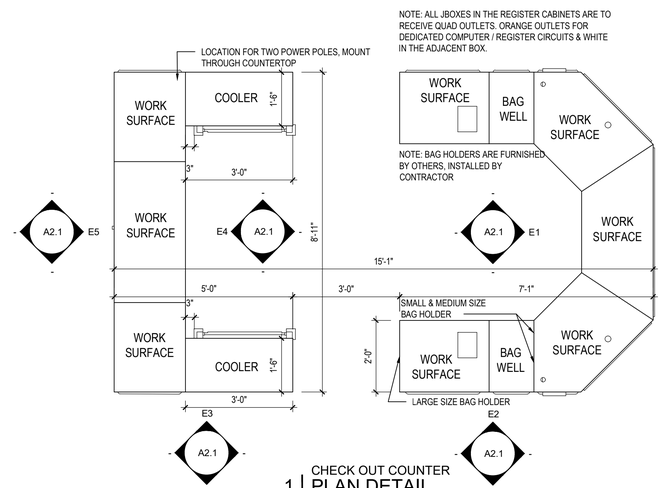
CHECK OUT COUNTER
E1 | ELEVATION
1/2"=1'-0"

"U" REGISTER COUNTER

LANDLORD/ GENERAL CONTRACTOR RESPONSIBLE FOR RECEIVING' PLACING AND ASSEMBLY OF ALL TENANT SUPPLIED MILLWORK.



CHECK OUT COUNTER
A | ISOMETRIC
NOT TO SCALE



CHECK OUT COUNTER
1 | PLAN DETAIL
1/2"=1'-0"

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A7.0

PRE-FAB FXTURE DETAILS

STRUCTURAL GENERAL NOTES

Governing Code: 2019 California Building Code

Building Risk Category (IBC Table 1604.5) Category II

SNOW LOADS		WIND LOADS			SEISMIC LOADS	LIVE LOADS	
Drift per ASCE 7		V	85 mph		Ie = 1.0	Roof	20 psf
Is = 1.0		Vasd	66 mph		Ss = 0.758	First Floor Retail	100 psf
Ct = 1.0		Exposure	B		S1 = 0.273		
Ce = 1.0		GCpi	±0.18		Site Class D		
Pg = 0 psf		Component Pressure (psf)			Sds = 0.606		
Pf = 0 psf		Roof 1	+16.0	-21.3	Sd1 = N/A		
Rain on Snow N/A		Roof 2	+16.0	-35.8	Design Category D		
		Roof 3	+16.0	-53.9	Basic Seismic-Force-Resisting System:		
		Wall 4	+19.5	-21.1	Existing to remain		
		Wall 5	+19.5	-26.0	Design Base Shear: 0.3W		
		Pressures shown are for 10 sf effective wind area.			Analysis Procedure: N/A Change in W < 5%		

GENERAL:

1. The structure is designed to be self-supporting and stable after the building is completed and materials have attained their design strengths. It is the sole responsibility of the contractor to determine erection procedure and sequence to insure the safety of construction personnel, property, and component parts during all phases of construction. This responsibility includes the use of whatever shoring, temporary bracing, etc. that may be necessary.
   a. Contractor shall engage a California licensed engineer to provide shoring design calculations and installation drawings according to ASCE 37-14. Submit calculations and installation drawings to structural engineer of record for review prior to shoring installation.
2. The contractor shall conduct a pre-construction meeting with the owner's special inspector or special inspection coordinator to establish the scheduling of special inspections. Non-conforming construction due to failure to obtain special inspections shall be corrected and inspected at no cost to the owner.
3. The contractor shall perform all construction for the project in a manner and sequence that are based on accepted industry standards that recognize the interaction of the components that comprise the structure, without causing distress, unanticipated movements or irregular load paths as a result of the construction means and methods employed.
4. Details labeled "typical details" on drawings apply to situations occurring on the project that are the same or similar to those specifically detailed. Such details apply whether or not details are referenced at each location. Notify engineer of conflicts regarding applicability of "typical details".
5. Work these drawings with architectural, mechanical, plumbing and electrical drawings.
6. Do not scale drawings.
7. Contractors shall familiarize themselves with all proprietary products shown on the drawings. Such products shall be installed per the manufacturer's printed instructions unless shown otherwise in the details.
8. Prior to start of construction, contractor shall verify all existing construction, elevations and conditions. Any conditions discovered to be in variance with design documents shall be brought to the attention of the Architect immediately.
9. All structural building code requirements, standards, and specifications referenced are for the year referenced in the governing building code noted.
10. Shop drawings and other submittals:
    a. Submittals shall be checked and coordinated with other materials and trades by the general contractor and shall bear the contractor's review stamp with the checker's initials and date prior to being submitted to the architect for approval.
    b. General contractor's schedule shall allow for a minimum of 10 work days for architect's review and return of all submittals unless noted otherwise.
    c. Where dimensions or elevations of existing construction could affect the new construction, it is the contractor's responsibility to make field measurements for incorporation in the shop drawings.

CAST-IN-PLACE CONCRETE:

1. All concrete work is to be in accordance with Specifications for Structural Concrete for Building ACI 301 and ACI 302, 305 and 306 for the referenced year in the building code noted, unless noted otherwise.
2. All detailing, fabrication and placing of reinforcing bars shall conform to ACI 318, "Building Code Requirements for Structural Concrete", ACI 117, and the latest ACI detailing manual, unless noted otherwise.
3. Admixtures:
   a. Use high range water reducer (HRWR) for all slabs on grade and slabs on metal form.
   b. Use an approved air entraining agent for all concrete exposed to weather or vehicular traffic. Use 6% entrained air, plus 1% minus 1.5%.
   c. The use of calcium chloride or admixtures containing chlorides is prohibited.
   d. Use an approved water reducing agent or high range water reducer for all concrete except footings.
   e. Fly ash: A maximum of 15% by weight of the total cementitious material may consist of Type F flyash conforming to ASTM C618. This amount shall be used in calculating the water-cement ratio. Contractor's schedule shall account for longer curing times required.
3. Reinforcing Steel:
   a. Deformed bars per ASTM A615, Grade 60.
   b. Bars for welding to structural steel per ASTM A706.
   c. Epoxy - coated reinforcing bars per ASTM A934 for use in frost slabs.
   d. Lap reinforcement 40 diameters unless otherwise noted.

Bar	Minimum Lap (inches)
#3	15
#4	20
#5	25
#6	30

   e. Provide all accessories necessary to support reinforcement per CRSI recommendations.
   f. Welded wire fabric per ASTM A1064. Use mats only.
   g. Welded wire fabric in slab on grade shall be supported by "Mesh-Ups" as manufactured by Lotel, Inc. or approved equal. Use one 2 inch mesh up per 3 square feet.
   h. Minimum clearance for placement for reinforcing steel.
      1. Cast against and permanently exposed to earth - - - - - - - - - - - - - - - 3"
      2. Exposed to earth or weather:
         #5 and smaller - 1 1/2"
         #6 and larger - 2"
      3. Not exposed to weather or in contact with the ground:
         Slabs and walls, #11 and smaller - - - - - - - - - - - - - - - - - - - 3/4"
         Beams, girders, columns, principle reinforcement, ties and stirrups - - 1 1/2"
         Slabs on grade - 1 1/2"
4. Concrete Types Schedule:

LOCATION	STRENGTH	MAX SLUMP	COMMENTS
Slabs on grade, interior	4000	3"/7"	with HRWR, WWF
Grout for Masonry cores	3000	9"	3/8" max. aggregate

5. Cure all slabs using a moisture retaining cover or wet cure procedures.
6. Concrete mixes shall be proportioned in accordance with ACI 301. Interior slabs shall contain a minimum cement content of 520 lbs/cu.yd. and the maximum size aggregate blend permitted by ACI 301 Section 4.2.2.3.
7. Plastic contraction joint former shall be SureJoint by SureVoid Products. They shall be used in slabs receiving floor coverings.
8. Submittals:
   a. Submit ASTM C39 compressive strength test results for a minimum of four (4) samples of each proposed mix indicating 7 and 28 day compressive strength (psi).
   b. Submit data for proprietary material and items including admixtures, curing compound, inserts etc.
   c. Submit shop drawing of reinforcement, show bar schedules and diagrams together with placement drawings. Comply with ACI 315.
   d. Submit proposed concrete mix design including data on aggregates and cement. Submittals that omit intended Location of proposed concrete mix will be rejected without review. Submittals shall include field strength test record data for specified mixes per ACI 318, Chapter 5 and ACI 301, Section 4.2.3.4.

STRUCTURAL STEEL:

1. Detailing, fabrication and erection shall be in accordance with the latest specifications of the American Institute of Steel Construction.
2. All structural steel shall be finished with white or light grey primer.
3. Anchor bolts into concrete or masonry shall be per ASTM A36 or ASTM F1554, Grade 36.
4. All welding to be performed in accordance with latest AWS specifications. Electrodes to be E70XX coated type, low hydrogen classification.
5. All other structural and miscellaneous steel including but not limited to angles, channels, bearing plates, base plates, cap plates, etc., per ASTM A36.
6. Submittals: Shop and Erection drawings shall be submitted for approval prior to fabrication according to Section 4 of the AISC Code of Standard Practice.

SPECIAL INSPECTIONS:

1. The owner shall obtain, in addition to the regular inspections conducted by the department of building safety, special inspection and testing services in accordance with the applicable building code and AHJ and provided by an approved independent testing laboratory per ASTM E329. Reports shall be sent directly to the Owner, Architect, Structural Engineer and Contractor. Concrete test reports shall also be sent to ready mix supplier. These services shall include the following:

   Concrete:
   During the taking of test specimens and placing of reinforced concrete (except slabs on grade).

   Bolts installed in concrete:
   Prior to and during the placement of concrete around bolts identified on the drawings (if any) as requiring special inspections.

   Reinforcing steel:
   For conformance with the approved plans prior to the closing of forms or the delivery of concrete to the job site.

   Structural Masonry:
   During the preparation and taking of any required prisms or test specimens, at the start of laying units, after the placement of reinforcing steel, grout space prior to each grouting operation, and during all grouting operations.

2. The special inspector shall be a qualified person who shall demonstrate his/her competence to the satisfaction of the building official for inspection of the particular type of construction or operation requiring special inspection.

3. Duties and responsibilities of the special inspector:

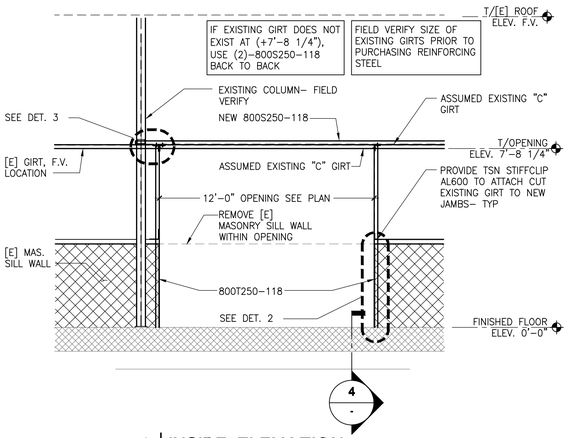
   Observe the work assigned for conformance to the approved contract documents. The inspector may not alter, modify, enlarge or waive any of the requirements of the contract documents.

   Furnish inspection reports to the owner, the building official, and the design professional of record. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, submit a complete list of all outstanding discrepancies on a weekly basis to the owner, the building official, and the design professional of record until all corrections have been completed.

   Submit a final signed report stating whether the work requiring special inspections was, to the best of the special inspector's knowledge, in conformance with the approved contract documents and the applicable workmanship provisions of the building code.

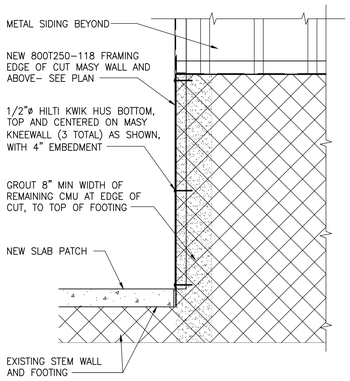
4. Structural Observation (as defined in chapter 17 of the building code) is not required.

5. Where special inspection requirements duplicate the requirements of other specified testing, duplicate inspections shall not be required.



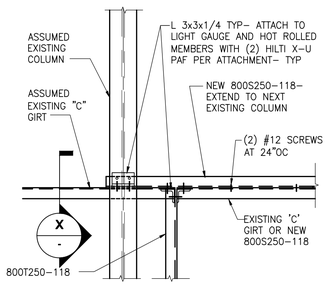
1 | INSIDE ELEVATION

NEW OPENING IN [E] WALL

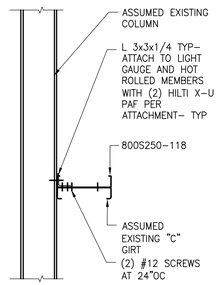


2 | DETAIL

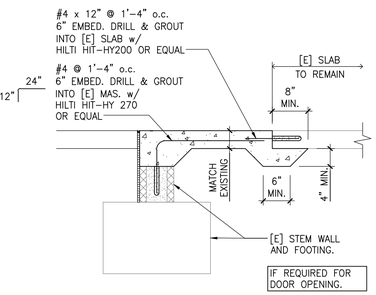
TYPICAL ATTACHMENT OF SIDE TRACK TO WALL



3 | DETAIL



X | SECTION

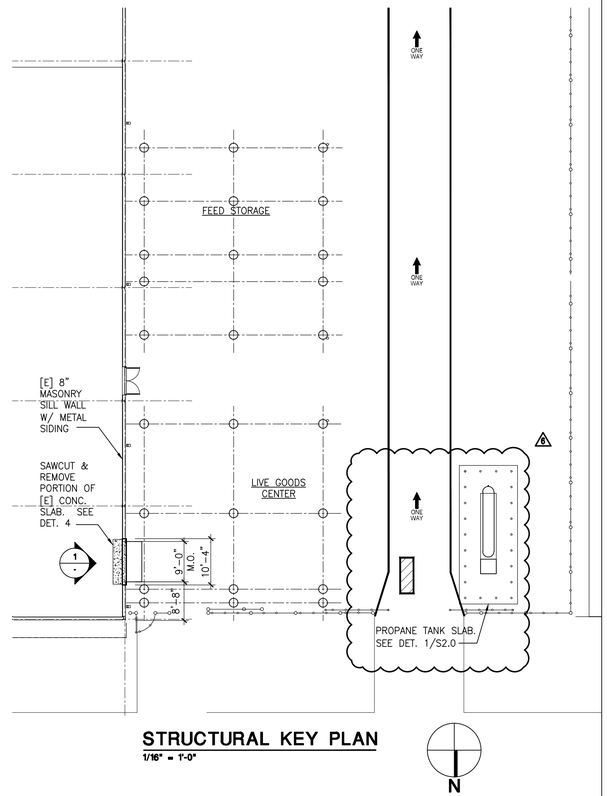


4 | DETAIL

TYPICAL NEW TO EXISTING SLAB AT NEW OPENING

VERIFICATION AND INSPECTION TASKS PER CBC 2019	CONTINUOUS INSPECTION	PERIODIC INSPECTION	REFERENCED STANDARD
STRUCTURAL STEEL SPECIAL INSPECTIONS PER REQUIREMENTS OF AISC 360 (IBC SECTION 1705.2.1)			
CONCRETE CONSTRUCTION (SECTION 1705.3 AND TABLE 1705.3)			
1. INSPECTION OF REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT		X	ACI 318: CH. 20, 25.2, 25.3, 26.6
2. INSPECTION OF ANCHORS CAST IN CONCRETE		X	ACI 318: 17.8.2
3. INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS			
A. ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS			ACI 318: 17.8.2.4
4. VERIFYING USE OF REQUIRED DESIGN MIX		X	ACI 318: CH. 19, 26.4
5. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X		ASTM C 172 ASTM C 31 ACI 318: 26.4, 26.12
6. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X		
7. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X	ACI 318: 26.5
8. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS			
9. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED			ACI 318: 26.11.1.2
MASONRY CONSTRUCTION INSPECTED AND VERIFIED IN ACCORDANCE WITH TMS 402/ACI 530/ASCE 5 AND TMS 602/ACI 530.1/ASCE 6 REQUIREMENTS (IBC SECTION 1705.4)			

SLAB SCHEDULE		
LOCATION	THICKNESS & REINF.	BASE
SIDEWALK	4" CONC. SLAB ON GRADE WITH 6x6-W2.1xW2.1 WWF	4" CRUSHED STONE
INTERIOR	4" CONC. SLAB ON GRADE WITH 6x6-W2.1xW2.1 WWF	10 MIL. VAPOR BARRIER ON 4" COMPACTED GRAVEL



STRUCTURAL KEY PLAN

1/16" = 1'-0"

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PROFESSIONAL ENGINEER — STEVEN SCOTT FRANCIS — C 92385 — CIVIL — STATE OF CALIFORNIA

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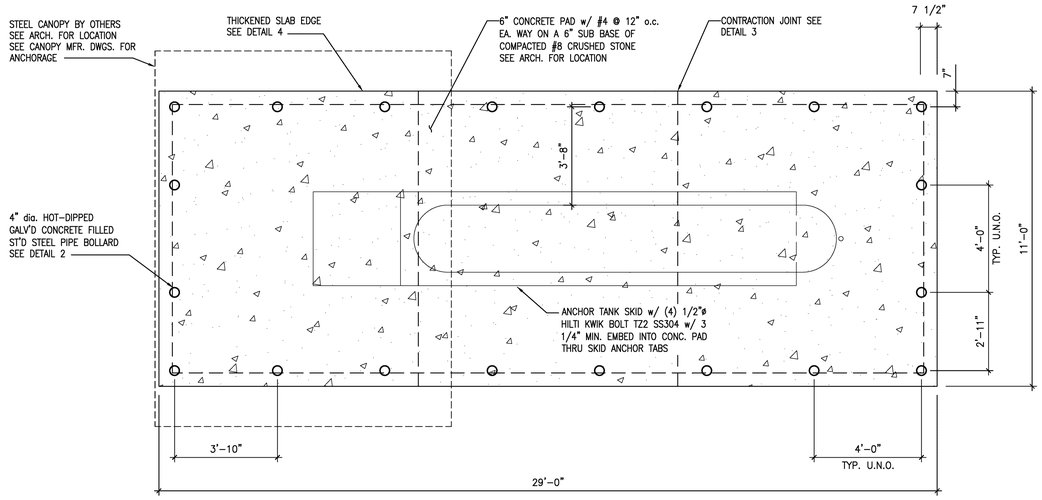
12-1-23	4 REVISION 4
8-28-24	6 REVISION 6

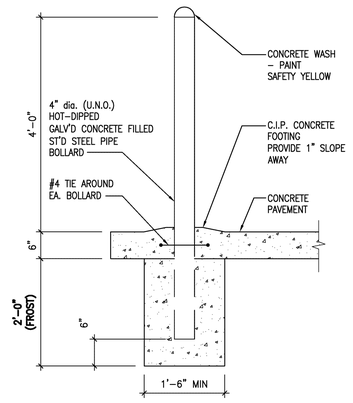
S1.0

STRUCTURAL PLAN AND NOTES



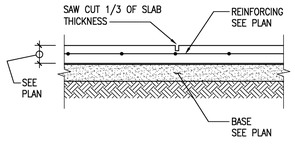
1 | PROPANE VESSEL PAD

3/8" = 1'-0"



2 | DETAIL

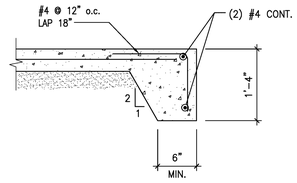
TYPICAL BOLLARD



MAX. SPACING OF JOINTS TO BE 16'-0" MAX. ENCLOSED AREA TO BE 256 SQ. FT. PANELS SHALL BE NEAR SQUARE UNLESS NOTED.
"SOFF-CUT" CONCRETE SAW SHALL BE USED WHERE REQUIRED. CUT WITHIN 4 HRS. OF FINISHING.

3 | DETAIL

TYPICAL SLAB ON GRADE CONTRACTION JOINT



4 | DETAIL

TYPICAL TURNED DOWN SLAB

onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

REGISTERED PROFESSIONAL ENGINEER SCOTT A. FRANCIS C 92385 CIVIL STATE OF CALIFORNIA

9.19.22

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	AKH

Date	Issue
9-16-22	PERMIT

S2.0

PROPANE VESSEL PLAN & DETAILS

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	ESP	SONES	WGT.	POWER V/PH	NOTES
6 TF-1	GREENHECK	SE1-20-428-B3	3,600	0.25	14.3	39 LBS	1/3HP 120/1	5-7

NOTES:
1. NOT USED
2. NOT USED
3. NOT USED
4. NOT USED
5. PREWIRED DISCONNECT
6. WALL COLLAR, BACKDRAFT DAMPER, MOTOR SIDE GUARD AND 45° WEATHERHOOD.
7. WALL STAT FOR SUMMER OPERATION. INTERLOCK FAN OPERATION WITH MOTORIZED DAMPERS ON INTAKE LOUVERS.

MECHANICAL GENERAL NOTES:

A. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATION HEATING AND COOLING SYSTEM.

B. CONTRACTOR SHALL PROVIDE ALL REQUIRED HVAC PERMITS.

C. THE CONTRACTOR SHALL COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES.

D. ALL HVAC WORK TO BE PERFORMED SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL CODES.

E. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS, AND CONTROL WIRING.

F. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE THAT SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE FINAL WORK ACCEPTANCE BY THE OWNER AND A FIVE YEAR WARRANTY ON THE COMPRESSOR.

G. CONTRACTORS SHALL INSTALL ALL NECESSARY OFFSETS, BENDS, AND TRANSITIONS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

H. ALL WORK OF THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID ANY INTERFERENCES THAT MAY DELAY PROGRESS DURING CONSTRUCTION.

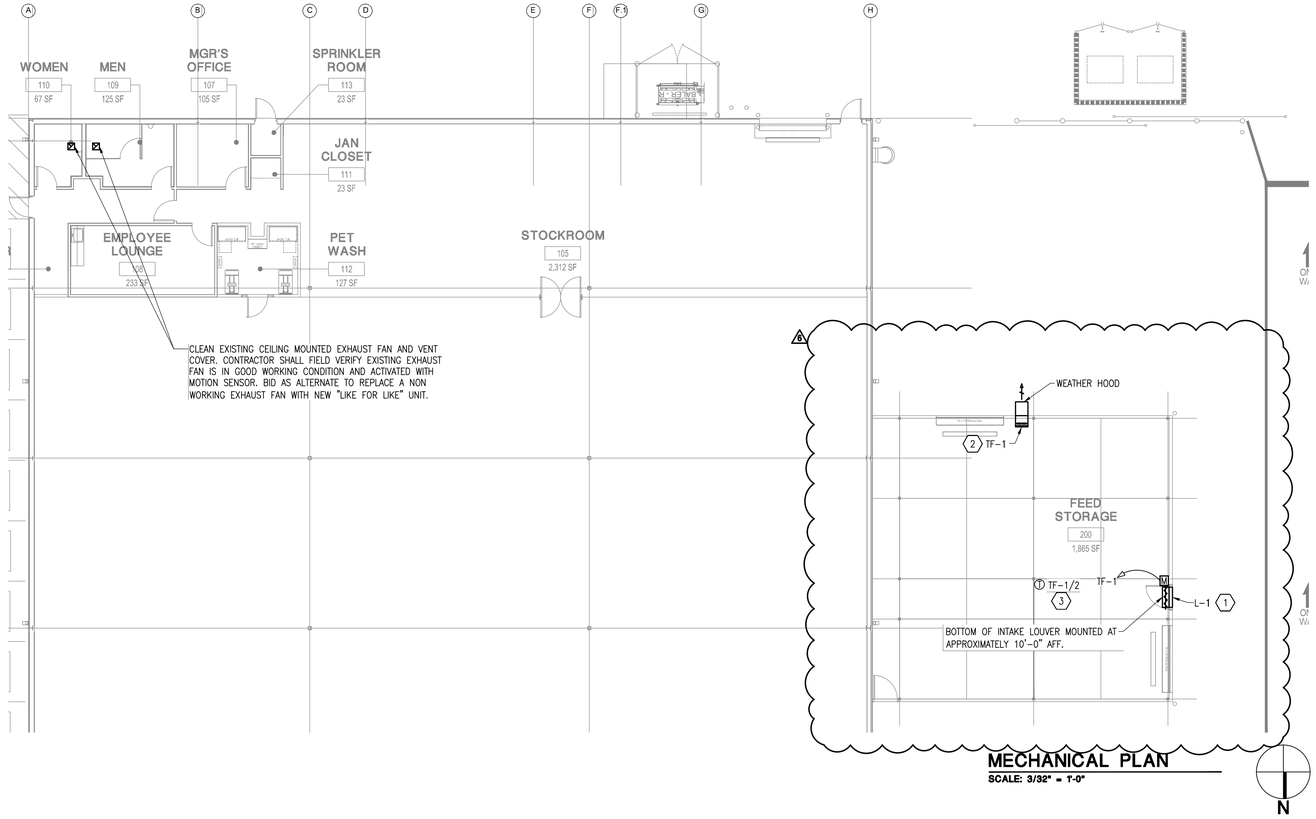
I. THE MECHANICAL CONTRACTOR SHALL TEST AND BALANCE TO THE AIR QUANTITIES ON THE PLAN AND PROVIDE A T&B REPORT.

J. CONTRACTOR SHALL INSTALL A THERMOSTAT IN ACCORDANCE WITH THERMOSTAT SPECS.

K. CONTRACTOR SHALL PROVIDE EQUIPMENT OF THE SCHEDULED CAPACITIES DESIGNED.

(X) KEYED NOTE SCHEDULE

1. FURNISH AND INSTALL 36" WIDE X 42" TALL INTAKE LOUVER (L-1, L-2), GREENHECK MODEL ESD-403 DRAINABLE BLADE MADE OF HEAVY GAUGE EXTRUDED ALUMINUM, 50% FREE AREA SIZED FOR 3,600 CFM @ 0.08 IN WG. PROVIDE WITH STAINLESS STEEL BIRDSCREEN AND MOTORIZED DAMPER WITH LIMIT SWITCH. COORDINATE ACTUATOR VOLTAGE FOR INTERLOCK WITH EXHAUST FAN. RELAY SHALL BE PROVIDED BY E.C.
2. INSTALL EXHAUST FAN AS HIGH AS POSSIBLE.
3. PROVIDE WALL STAT (WITH ADJUSTMENT AND READ-OUT) FOR SUMMER VENTILATION BASED ON ROOM TEMP 85°F(ADJ).



MECHANICAL PLAN
SCALE: 3/32" = 1'-0"

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25001 Emery Road, Suite 400
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REGISTERED PROFESSIONAL ENGINEER
M39708
MECHANICAL
STATE OF CALIFORNIA
Exp: 12/31/25

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TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	DAM

Date	Issue
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12-1-23	4 REVISION 4
8-28-24	6 REVISION 6

M1.0

MECHANICAL PLAN

PLUMBING FIXTURE SPECIFICATIONS

MARK	DESCRIPTION	***SUBMIT SUBSTITUTIONS FOR EQUAL PRODUCTS TO T.S.C. P.M. FOR APPROVAL
BS	BREAKROOM SINK: (SINGLE BOWL, S.S., GOOSENECK): BREAKROOM SINK AND FAUCET SHALL BE FURNISHED BY TRACTOR SUPPLY COMPANY & INSTALLED BY CONTRACTOR. PROFLO MODEL PFSR2521553C 21"x15"x5.5" DEEP BOWL 20 GA. STAINLESS STEEL, SELF RIM, AND REAR DECK FAUCET (1.8 GPM) MOUNTING WITH 3 HOLES. COMPLETE WITH PROFLO MODEL PFXC1414MCPLS FAUCET WITH GOOSENECK SPOUT AND METAL LEVER HANDLE, POLISHED CHROME FINISH MCGUIRE 8912 P-TRAP, AND TWO MCGUIRE 2165-CC SUPPLIES WITH STOPS. PROVIDE A TRUEBRO INC., HANDI-LAV-GUARD INSULATION KIT MODEL 102W WITH ACCESSORY 105W. MOUNT FIXTURE WITH FLOOD RIM MAX. 34" AFF.	
HR	HOSE REEL: REEL CRAFT MODEL GCD83050 OLP. MOUNT FROM STRUCTURE. COORDINATE EXACT LOCATION WITH LATEST TSC FIXTURE PLAN AND TSC PM.	
HB	HOSE BIBB: WOODFORD MODEL 24, 3/4", ANTI-SIPHON WITH NIDEL MODEL 34HF VACUUM BREAKER.	
HB2	HOSE BIBB (NON-FREEZE, KEYED HANDLE): WOODFORD MODEL 65, 3/4", AUTOMATIC DRAINING BRASS FINISH, NIDEL MODEL 34HA VACUUM BREAKER, PROVIDE LOOSE TEE KEY.	
WH-1	WATER HEATER (GAS INSTANTANEOUS, 96% EFFICIENCY, 120V/1ø, 4 AMPS): A.O. SMITH MODEL 240H (OR EQUAL) INTERIOR WALL MOUNTED, GAS, INSTANTANEOUS WATER HEATER, RATED AT 13,000 TO 160,000 BTUH, WITH CAPACITY OF 0.4-6.6 GAL./MIN. - WATER HEATER SHALL CONFORM TO IECC 701, 504 AND ASHRAE 90.1. SET TO 120°F OUTLET TEMP. PROVIDE W/ ISOLATION VALVE KIT, AND CONCENTRIC VENT KIT.	
WASH TUB	PET WASH TUB AND FAUCET TO BE PROVIDED BY TSC AND INSTALLED BY CONTRACTOR: DURA DOG MODEL GTU50S PREMIER STAINLESS STEEL TUB, FURNISH AND INSTALL COMPLETE WITH PETLIFT A45-4C-625 FAUCET PACKAGE WITH VACUUM BREAKER, 72" STAINLESS STEEL HOSE W/ SPRAYER, AND WALL MOUNTING HOOK. PROVIDE WITH ENDURA IN-LINE DRAIN STRAINER, MODEL 393243AW, BELOW TUB IN PLACE OF P-TRAP. STRAINER CLEANOUT SHALL BE INSTALLED IN EASILY ACCESSIBLE LOCATION. COORDINATE LEFT HAND / RIGHT HAND CONFIGURATION AS SHOWN ON DRAWINGS WITH TSC. CONTRACTOR TO INSTALL SMARTWAY INTERCEPTOR TO TUB DRAINS FURNISHED BY TUB VENDOR IN PLACE OF REGULAR STRAINER BASKETS.	
WASH TUB ADA	ACCESSIBLE PET WASH TUB AND FAUCET TO BE PROVIDED BY TSC AND INSTALLED BY CONTRACTOR: DURA DOG MODEL GTU50S PREMIER STAINLESS STEEL TUB, FURNISH AND INSTALL COMPLETE WITH PETLIFT A45-4C-625 FAUCET PACKAGE WITH VACUUM BREAKER, 72" STAINLESS STEEL HOSE W/ SPRAYER, AND WALL MOUNTING HOOK. PROVIDE WITH ENDURA IN-LINE DRAIN STRAINER, MODEL 393243AW, BELOW TUB IN PLACE OF P-TRAP. STRAINER CLEANOUT SHALL BE INSTALLED IN EASILY ACCESSIBLE LOCATION. COORDINATE LEFT HAND / RIGHT HAND CONFIGURATION AS SHOWN ON DRAWINGS WITH TSC. CONTRACTOR TO INSTALL SMARTWAY INTERCEPTOR TO TUB DRAINS FURNISHED BY TUB VENDOR IN PLACE OF REGULAR STRAINER BASKETS.	
HD	2" HUB DRAIN 3"x2" REDUCER WITH DEEP SEAL TRAP AND GREEN-SEAL (OR EQUAL) TRAP DEVICE.	
CO	FLOOR CLEANOUT. JAY R SMITH 4020 SERIES, DUCO CAST IRON CLEANOUT WITH SCORIATED SECURED NICKEL BRONZE TOP.	
FS	FLOOR SINK (14" X 14"): ZURN MODEL FS12-6-PV3 14"X14" PVC FLOOR SINK WITH 3" PVC HUB CONNECTION WITH DOME STRAINER. FURNISH WITH SEDIMENT BUCKET -Y, HALF-GRATE -H, AND P-TRAP. MOUNT FLUSH WITH CONCRETE FLOOR.	

(X) KEYNOTE SCHEDULE

1. REPLACE EXISTING BREAKROOM SINK. SINK TO BE PROVIDED BY TRACTOR SUPPLY COMPANY. RECONNECT WASTE, VENT, SINK AND WATER TO EXISTING LINES AS REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION.
2. CAPACITY TEST EXISTING MOP SINK. BID AS ALTERNATE TO REPLACE WITH NEW "LIKE FOR LIKE" UNIT IF BASIN AND/OR FAUCET ARE FOUND LEAKING.
3. THOROUGHLY CLEAN AND SANITIZE EXISTING ELECTRIC WATER COOLER.
4. EXISTING LAVATORY TO BE REUSED. CLEAN WALL MOUNTED SINK(S) AND RE-CAULK TO WALL. ENSURE CAULK IS CLEAN/SMOOTH TRANSITION FROM SINK TO WALL. CLEAN EXISTING HARDWARE. HARDWARE INCLUDES, ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE. IF HARDWARE WILL NOT COME CLEAN BID AS ALTERNATE TO REPLACE. REPLACE ADA WRAPS.
5. EXISTING WATER CLOSET TO BE REUSED. CLEAN WATER CLOSET AND REPLACE THE SEAT. IF HARDWARE WILL NOT COME CLEAN PER TSC PM, BID AS ALTERNATE TO FURNISH AND INSTALL NEW HARDWARE INCLUDING ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE.
6. EXISTING URINAL TO BE REUSED. ENSURE CAULK IS CLEAN/SMOOTH TRANSITION FROM URINAL WALL. IF HARDWARE WILL NOT COME CLEAN PER TSC PM, FURNISH AND INSTALL NEW HARDWARE INCLUDING ESCUTCHEON TRIM RING, VALVE, AND SUPPLY LINE. RETROFIT EXISTING FLUSHVALVE WITH ZURN MODEL ZERK-CPM MOTION SENSOR.
7. ROUTE GAS LINE CAPABLE OF PROVIDING 160 CFH FROM BUILDING GAS SUPPLY TO WH-1. IF THE EXISTING GAS PRESSURE IS LESS THAN 2 PSI, PROVIDE AN 1 1/4" GAS LINE. IF EXISTING GAS PRESSURE IS AT 2 LBS., PROVIDE 1/2" GAS SUPPLY LINE WITH THE REGULATOR AND VENT LOCATED ON THE ROOF. ROOF TO BE SEALED WATER TIGHT AT ROOF PENETRATION.
8. EXTEND AND CONNECT 3/4" CW TO EXISTING 1" OR LARGER CW SUPPLY. FIELD LOCATE AND VERIFY. PROVIDE ISOLATION VALVE AT CONNECTION TO EXISTING PIPING.
9. CONNECT TO EXISTING MINIMUM 3" SANITARY SEWER. VERIFY LOCATION, SIZE, FLOW DIRECTION AND INVERT ELEVATION OF EXISTING SANITARY PRIOR TO ROUGH-IN OF NEW SANITARY. PROVIDE FLOOR CLEANOUT AT CONNECTION TO EXISTING. NOTIFY THE ENGINEER OF RECORD IF SUITABLE EXISTING SANITARY CONNECTION POINT IS NOT AVAILABLE.
10. EXTEND AND CONNECT 2" VENT TO EXISTING 2" VENT OR LARGER. FIELD LOCATE AND VERIFY.
11. EXTEND 4" PVC GAS FLUE AND COMBUSTION AIR INTAKE FROM WATER HEATER UP TO CONCENTRIC VENT KIT THRU ROOF. SIZE COMBUSTION AIR AND FLUE PIPING AND INSTALL CONCENTRIC VENT KIT THRU ROOF PER MANUFACTURER'S RECOMMENDATIONS.
12. INTERCEPT EXISTING DOWNSPOUTS AND EXTEND LEADERS DOWN THROUGH THE ROOF OF THE GARDEN CENTER AND ALONG BOTTOM OF GREENHOUSE TRUSSES. LEADER TO DISCHARGE AT GRADE. COORDINATE FINAL LOCATIONS AND ATTACHMENT DETAILS WITH TSC PM AND GREENHOUSE VENDOR. FLASH AROUND OPENINGS. (COORDINATE THE CUTTING AND FLASHING WITH GREENHOUSE VENDOR) (TYP)

PLUMBING GENERAL NOTES:

A. PLUMBING CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATIONS AND SIZES OF ALL UTILITIES, INCLUDING THE DEPTHS OF ALL BELOW GRADE SANITARY SEWERS, PRIOR TO START OF WORK. THIS DRAWING IS NOT INTENDED TO INDICATE ALL EXISTING UTILITIES.

B. CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID AND FIELD VERIFY EXISTING CONDITIONS TO ENSURE THAT THE WORK REPRESENTED ON THE DRAWINGS AND IN THESE SPECIFICATIONS CAN BE INSTALLED AS INDICATED. CONTRACTOR SHALL TAKE ALL INTERFERENCES INTO CONSIDERATION. IDENTIFY POTENTIAL INTERFERENCES WITH NEW WORK AND REPORT TO ARCHITECT IMMEDIATELY. PROVIDE ALL NECESSARY OFFSETS TO SUIT FIELD CONDITIONS AS REQUIRED.

C. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTION POINTS, INCLUDING SIZES AND INVERTS WITH EXISTING FIELD CONDITION PRIOR TO START OF WORK.

D. MAKE ALL UTILITY CONNECTIONS AND INSTALLATIONS IN FULL ACCORDANCE WITH ALL UTILITY REGULATIONS. PROVIDE ALL ADDITIONAL APPURTENANCES AS REQUIRED BY UTILITY COMPANY. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY, AND THE MANUFACTURER'S STRICTEST RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION.

E. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS RELATED TO THE INSTALLATION OF THE WORK.

F. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ACTS AND ALL AUTHORITIES HAVING JURISDICTION AND LANDLORD'S CRITERIA.

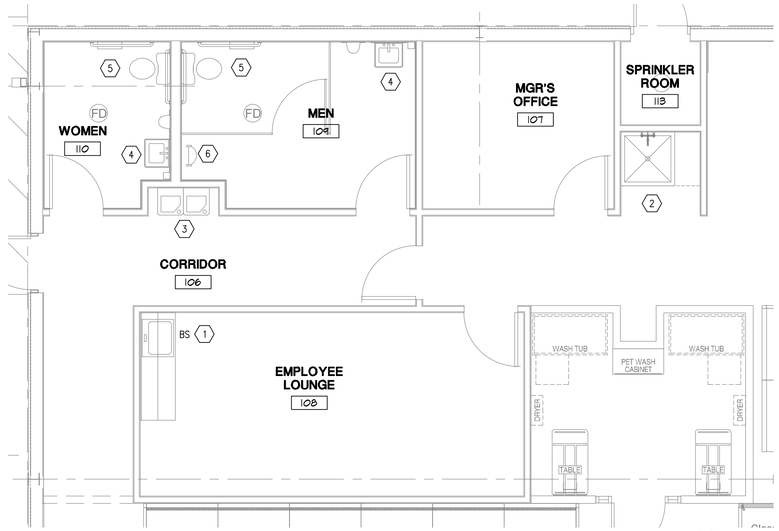
G. MAINTAIN ALL MANUFACTURER'S RECOMMENDED SERVICE CLEARANCES FOR ALL FIXTURES AND EQUIPMENT. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS OF PLUMBING FIXTURES.

H. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ANY WORK.

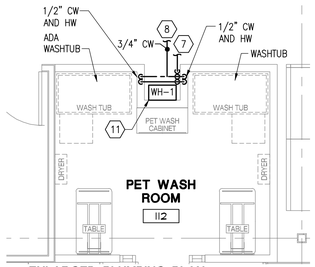
I. SLEEVE AND SEAL ALL PIPE PENETRATIONS OF WALLS AND FLOORS. APPLY INTUMESCENT FIRE SAFING COMPOUND AT PENETRATIONS OF FIRE-RATED WALLS AND FLOORS, MAINTAINING INTEGRITY AND RATING OF FIRE SEPARATION. SLEEVES THROUGH FLOORS SHALL EXTEND 2" ABOVE FLOOR, BE GROUTED INTO PLACE AND WATERPROOFED. PIPING THROUGH EXTERIOR WALLS SHALL BE SLEEVED AND SEALED WEATHER TIGHT WITH SILICONE CAULK.

J. ALL DOMESTIC COLD AND HOT WATER PIPING TO BE INSULATED WITH RIGID FIBERGLASS INSULATION WITH TYPE "ASJ" JACKET. COLD WATER PIPES AND TO HAVE 1/2" THICK INSULATION. DOMESTIC HOT AND TEMPERED WATER PIPES TO HAVE 1" THICK INSULATION.

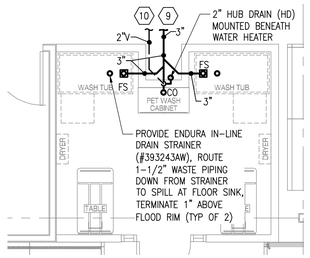
K. PVC PIPING IS NOT ALLOWED TO BE INSTALLED ABOVE GRADE UNLESS PERMITTED BY CODE AND IS NOT ALLOWED TO BE INSTALLED IN RETURN AIR PLENUMS.



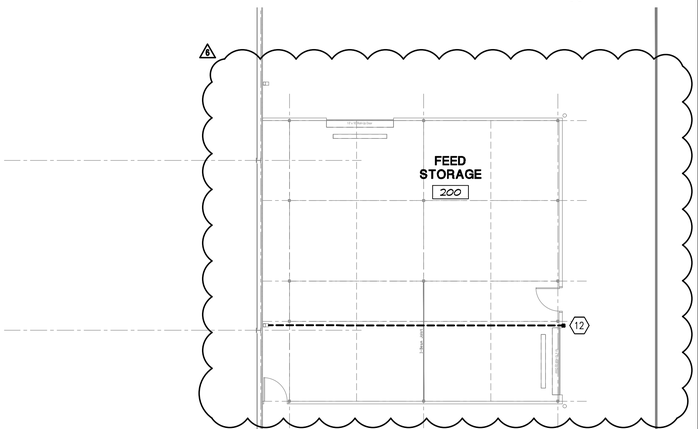
PLUMBING PLAN
SCALE: 1/4" = 1'-0"

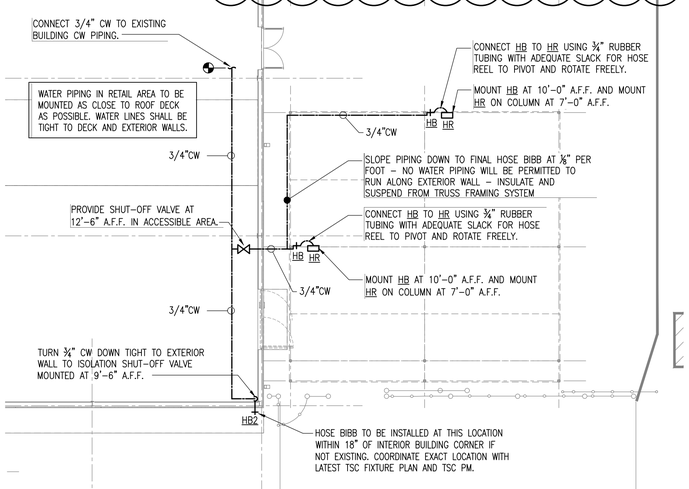


ENLARGED PLUMBING PLAN WATER
SCALE: 1/4" = 1'-0"

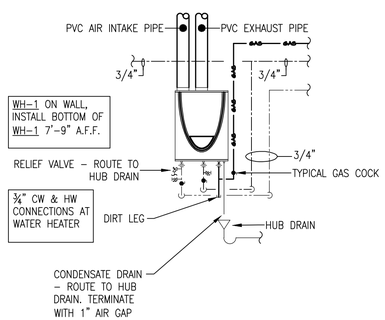


ENLARGED PLUMBING PLAN WASTE/VENT
SCALE: 1/4" = 1'-0"

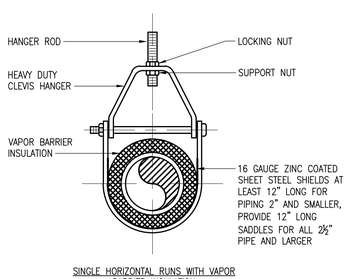




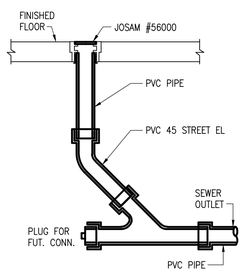
PLUMBING PLAN
SCALE: 3/32" = 1'-0"



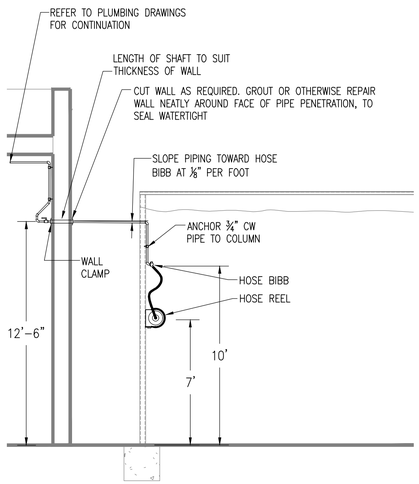
INSTANTANEOUS WATER HEATER DETAIL
SCALE: 1/2" = 1'-0"



1 | CLEVIS HANGER DETAIL
N.T.S.



2 | INTERIOR CLEANOUT DETAIL
N.T.S.



3 | GARDEN CENTER HOSE REEL SERVICE PIPING DETAIL
N.T.S.

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REGISTERED PROFESSIONAL ENGINEER
M39708
08/28/2024
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TSC TRACTOR SUPPLY CO.

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P1.0

PLUMBING PLAN

15001

GENERAL INFORMATION

A. GENERAL
1. CONFORM TO ALL GENERAL AND SPECIAL CONDITIONS OF CONTRACT AS SPECIFIED BY ARCHITECT, TENANT AND OWNER.
2. SPECIFICATIONS ARE APPLICABLE TO ALL CONTRACTORS AND SUBCONTRACTORS FOR MECHANICAL AND ELECTRICAL SYSTEMS
3. CONTRACTOR SHALL COMPLY WITH OWNER'S STANDARDS, FACILITY SPECIFICATIONS, RULES AND REGULATIONS. ALL OWNER'S CRITERIA SHALL BE COMPLIED WITH AND INCLUDED IN THIS BID. CHECK OTHER PLANS AND SPECIFICATIONS AND FULLY COORDINATE WITH OTHER TRADES AND ARCHITECT'S REQUIREMENTS.
4. VISIT SITE, CHECK FACILITIES AND CONDITIONS, AND VERIFY ALL UTILITY COMPANY REQUIREMENTS AND CONNECTION POINTS IN FIELD PRIOR TO STARTING WORK. TAKE ALL ITEMS INTO CONSIDERATION IN BID.
5. SYSTEMS ARE TO BE COMPLETE AND WORKABLE IN ALL RESPECTS, PLACED IN OPERATION AND PROPERLY ADJUSTED.
6. EACH CONTRACTOR SHALL PROVIDE FOR HIS OWN CLEAN-UP, REMOVAL AND LEGAL DISPOSAL OF ALL RUBBISH DAILY.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SEQUENCES OF CONSTRUCTION AND THE SAFETY OF WORKMEN. COMPLY WITH ALL OSHA REGULATIONS.
8. NO PIPING, DUCTWORK, CONTROLS, ETC., SHALL BE INSTALLED OR ROUTED ABOVE ELECTRICAL PANELS AND EQUIPMENT OR THROUGH ELEVATOR ROOMS OR SHAFTS.
9. THE MECHANICAL AND ELECTRICAL CONTRACTORS SHALL COORDINATE THE ELECTRICAL CHARACTERISTICS OF ALL MECHANICAL EQUIPMENT PRIOR TO ORDERING OF EQUIPMENT. NO ADDITIONAL PAYMENT WILL BE MADE FOR LACK OF CONTRACTOR COORDINATION OF ELECTRICAL CHARACTERISTICS.
10. ALL MECHANICAL AND ELECTRICAL SYSTEM COMPONENTS SHALL BE ROUTED TIGHT TO UNDERSIDE OF STRUCTURE AND THROUGH JOISTS OR TRUSSES WHERE POSSIBLE. COORDINATE INSTALLATION TO PRESERVE HEADROOM, EQUIPMENT ACCESS, AND ARCHITECTURAL CLEARANCES FOR FINISHES, INCLUDING CEILING HEIGHTS. COORDINATE WITH ALL OTHER TRADES AND DO NOT CONFLICT WITH THE ARCHITECTURAL REQUIREMENTS FOR THE FINISHED CONSTRUCTION. PROVIDE OFFSETS WHERE REQUIRED TO COORDINATE WITH OTHER TRADES.
11. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF ALL GRILLES AND DIFFUSERS.
12. OPERATION AND MAINTENANCE MANUALS:
THREE (3) BOUND SETS OF THE OPERATION AND MAINTENANCE MANUALS SHALL BE PROVIDED TO THE CONSTRUCTION REPRESENTATIVE AT TURNOVER, AND ARE REQUIRED FOR FINAL ACCEPTANCE.
13. AS BUILT DRAWINGS:
THE HVAC SUBCONTRACTOR SHALL PROGRESSIVELY RECORD ALL HVAC DRAWING CHANGES WHICH SHALL BE AVAILABLE AT ALL TIMES FOR REVIEW BY THE CONSTRUCTION REPRESENTATIVE. AN AUTOCAD COPY OF THE FINAL AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE CONSTRUCTION REPRESENTATIVE AT TURNOVER. THIS AUTOCAD AS-BUILT IS REQUIRED FOR FINAL ACCEPTANCE OF THE PROJECT.

B. CODES, STANDARDS AND REGULATIONS
1. CONFORM TO ALL APPLICABLE CODES, GOVERNMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND NATIONAL ELECTRICAL CODE.
2. OBTAIN PERMITS AND PAY ALL FEES. ARRANGE FOR ALL REQUIRED INSPECTIONS AND APPROVALS.

C. RELATED WORK SPECIFIED ELSEWHERE
1. OPENINGS AND CHASES, WHEN SHOWN ON ARCHITECTURAL DRAWINGS.

D. DRAWINGS
1. THE SYSTEMS AS SHOWN ON THE CONTRACT DRAWINGS ARE DIAGRAMMATIC.
2. THE INTENT IS FOR COMPLETE AND WORKABLE SYSTEMS. THE DRAWINGS AND THESE NOTES ARE TO BE USED TOGETHER AS A BASIS OF SHOWING AND/OR DESCRIBING THE SYSTEM REQUIREMENTS FOR THE FACILITY
3. VERIFY ALL DIMENSIONS AND CLEARANCES BY FIELD MEASUREMENT AND CHECK FOR INTERFERENCES PRIOR TO STARTING WORK.

E. BASE EQUIPMENT AND MATERIALS AND SUBSTITUTIONS
1. ALL EQUIPMENT AND MATERIALS SHALL BE NEW, FREE OF DEFECTS AND U.L. LABELED.
2. SUBMIT SHOP DRAWINGS FOR ALL EQUIPMENT, FIXTURES, ETC., INCLUDING ALL ACCESSORIES TO BE FURNISHED. BASE BID MANUFACTURERS AND MODELS ARE INCLUDED IN SPECIFICATIONS OR LISTED IN SCHEDULE ON DRAWING. ANY OTHER MANUFACTURER OR MODEL IS A SUBSTITUTION.
3. SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE OWNER AND SHALL BE LISTED ON THE FORM OF PROPOSAL FOR THE OWNER'S CONSIDERATION PRIOR TO CONTRACT AWARD. IF SUBSTITUTION IS SUBMITTED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO EVALUATE IT AND CERTIFY THAT THE SUBSTITUTION IS EQUIVALENT IN ALL RESPECTS TO THE BASE SPECIFICATIONS.
4. IF SUBSTITUTIONS ARE APPROVED, NOTIFY ALL OTHER CONTRACTORS, SUBCONTRACTORS OR TRADES AFFECTED BY SUBSTITUTION AND FULLY COORDINATE. ANY COSTS RESULTING FROM SUBSTITUTION, WHETHER BY CONTRACTOR OR OTHERS, SHALL BE RESPONSIBILITY OF AND PAID FOR BY SUBSTITUTING CONTRACTOR.
5. ALL EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFORM TO THESE REQUIREMENTS PRIOR TO STARTING WORK.

F. CHECK, TEST, START, ADJUST, BALANCE AND INSTRUCTIONS
1. AFTER INSTALLATION, CHECK ALL EQUIPMENT, AND PERFORM START UP IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. ALL PIPING SHALL BE TESTED AND FREE OF LEAKS.
3. BALANCE ALL SYSTEMS, CALIBRATE CONTROLS, CHECK FOR PROPER OPERATING SEQUENCE UNDER ALL CONDITIONS, AND MAKE ALL NECESSARY ADJUSTMENTS.
4. ALL WIRING SHALL BE FULLY TESTED AND MADE FREE OF GROUNDS AND SHORT CIRCUITS.
5. INSTRUCT OWNER IN OPERATION OF SYSTEMS AND SUBMIT OPERATING AND MAINTENANCE MANUAL ON ALL EQUIPMENT AND SYSTEMS.
6. PROVIDE ENGRAVED LABELS AND IDENTIFICATION TAGS FOR ALL PIPING SYSTEMS, VALVES AND EQUIPMENT.
7. PROVIDE TYPED PANEL DIRECTORIES AND ENGRAVED LABELS FOR ALL PANELS AND EQUIPMENT.

G. CUTTING, PATCHING AND DRILLING
1. ALL CUTTING AND CHASING OF THE BUILDING CONSTRUCTION REQUIRED FOR THIS WORK SHALL BE BY THIS CONTRACTOR UNLESS SHOWN ON ARCHITECTURAL DRAWINGS AND CONFIRMED AS TO SIZE AND LOCATION PRIOR TO NEW CONSTRUCTION. CUTTING SHALL BE IN A NEAT AND WORKMANLIKE MANNER.
2. NEATLY SAW CUT ALL RECTANGULAR OPENINGS, SET SLEEVE THROUGH OPENING, AND FINISH PATCH OR PROVIDE TRIM FLANGE AROUND OPENING.
3. NEATLY SAW CUT FLOORS FOR SEWER INSTALLATION AND PATCH FLOOR TO MATCH EXISTING, INCLUDING FLOOR COVERING.
4. CORE DRILL AND SLEEVE ALL ROUND OPENINGS.
5. CUT AND PATCH EXISTING BUILDING WALLS AS REQUIRED FOR DUCT INSTALLATION. PROVIDE STEEL LINTEL ABOVE OPENING WIDER THAN 10". SEE STRUCTURAL DRAWINGS FOR SIZES. PROVIDE ESCUTCHEONS OR 2" WIDE SHEET METAL FLANGES AROUND ALL EXPOSED PENETRATIONS.
6. DO NOT CUT ANY STRUCTURAL COMPONENTS WITHOUT ARCHITECT'S APPROVAL.
7. PATCH AND FINISH TO MATCH ADJACENT AREAS THAT HAVE BEEN CUT, DAMAGED OR MODIFIED TO INSTALL EQUIPMENT FOR THIS PROJECT.
8. CUTTING OF ROOF, INSTALLATION OF CURBS, AND PATCHING OF ROOF SHALL BE BY A CERTIFIED ROOFING CONTRACTOR, APPROVED BY BUILDING OWNER, AND PAID FOR BY THIS CONTRACTOR.
9. FIRE STOP ALL PENETRATIONS OF FIRE RATED CONSTRUCTION IN A CODE APPROVED MANNER, USING UL LISTED FIRE RATED MATERIALS.
10. ALL CONTRACTORS SHALL CONFIRM WITH OWNER, PRIOR TO BID, TIMES AVAILABLE FOR NOISE PRODUCING WORK SUCH AS CUTTING AND CORE DRILLING OF FLOORS, WALLS, ETC., AS WELL AS TIMES FOR WORK WHICH REQUIRE ACCESS INTO ADJOINING AREAS. INCLUDE ANY PREMIUM TIME REQUIRED IN BID.

H. WARRANTY
1. FULLY WARRANT ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
2. EXTEND ALL MANUFACTURER'S WARRANTIES TO OWNER, INCLUDING FIVE (5) YEAR COMPRESSOR AND TEN (10) YEAR HEAT EXCHANGER EXTENDED WARRANTY ON HVAC EQUIPMENT.
3. REPAIR OR REPLACE WITHOUT CHARGE TO THE OWNER ALL ITEMS FOUND DEFECTIVE DURING THE WARRANTY PERIOD.

SECTION 15082

PIPING INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES
A. PIPING INSULATION.
B. JACKETS AND ACCESSORIES.

1.02 RELATED REQUIREMENTS

PART 2 PRODUCTS

2.01 REQUIREMENTS FOR ALL PRODUCTS OF THIS SECTION
A. SURFACE BURNING CHARACTERISTICS: FLAME SPREAD/SMOKE DEVELOPED INDEX OF 25/50, MAXIMUM, WHEN TESTED IN ACCORDANCE WITH ASTM E 84, NFPA 255, OR UL 723.

2.02 GLASS FIBER (THICKNESS SHALL PROVIDE R VALUE REQUIRED BY GOVERNING ENERGY CONSERVATION CODE FOR SPECIFIC APPLICATION)
A. INSULATION: RIGID MOLDED, NONCOMBUSTIBLE.
1. 'K' VALUE: 0.24 AT 75 DEGREES F.
2. MAXIMUM SERVICE TEMPERATURE: 850 DEGREES F.
3. MAXIMUM MOISTURE ABSORPTION: 0.2 PERCENT BY VOLUME.
B. VAPOR BARRIER JACKET: WHITE KRAFT PAPER WITH GLASS FIBER YARN, BONDED TO ALUMINIZED FILM; MOISTURE VAPOR TRANSMISSION WHEN TESTED IN ACCORDANCE WITH 0.02 PERM-INCHES.

2.03 JACKETS
A. PVC PLASTIC.
1. JACKET: ONE PIECE MOLDED TYPE FITTING COVERS AND SHEET MATERIAL, OFF-WHITE COLOR.
a. MINIMUM SERVICE TEMPERATURE: 0 DEGREES F.
b. MAXIMUM SERVICE TEMPERATURE: 150 DEGREES F.
c. MOISTURE VAPOR PERMEABILITY: 0.002 PERM INCH, MAXIMUM.
d. THICKNESS: 10 MIL.
e. CONNECTIONS: BRUSH ON WELDING ADHESIVE.

PART 3 EXECUTION

3.01 EXAMINATION
C. VERIFY THAT PIPING HAS BEEN TESTED BEFORE APPLYING INSULATION MATERIALS.
D. VERIFY THAT SURFACES ARE CLEAN AND DRY, WITH FOREIGN MATERIAL REMOVED.

3.02 INSTALLATION
A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
B. INSTALL IN ACCORDANCE WITH NAIMA NATIONAL INSULATION STANDARDS.
C. EXPOSED PIPING: LOCATE INSULATION AND COVER SEAMS IN LEAST VISIBLE LOCATIONS.
D. INSULATED PIPES CONVEYING FLUIDS BELOW AMBIENT TEMPERATURE: INSULATE ENTIRE SYSTEM INCLUDING FITTINGS, VALVES, UNIONS, FLANGES, STRAINERS, FLEXIBLE CONNECTIONS, PUMP BODIES, AND EXPANSION JOINTS.
E. GLASS FIBER INSULATED PIPES CONVEYING FLUIDS BELOW AMBIENT TEMPERATURE:
1. PROVIDE VAPOR BARRIER JACKETS, FACTORY-APPLIED OR FIELD-APPLIED. SECURE WITH SELF-SEALING LONGITUDINAL LAPS AND BUTT STRIPS WITH PRESSURE SENSITIVE ADHESIVE. SECURE WITH OUTWARD CLINCH EXPANDING STAPLES AND VAPOR BARRIER MASTIC.
2. INSULATE FITTINGS, JOINTS, AND VALVES WITH MOLDED INSULATION OF LIKE MATERIAL AND THICKNESS AS ADJACENT PIPE. FINISH WITH GLASS CLOTH AND VAPOR BARRIER ADHESIVE OR PVC FITTING COVERS.
F. FOR HOT PIPING CONVEYING FLUIDS 140 DEGREES F OR LESS, DO NOT INSULATE FLANGES AND UNIONS AT EQUIPMENT, BUT BEVEL AND SEAL ENDS OF INSULATION.
G. GLASS FIBER INSULATED PIPES CONVEYING FLUIDS ABOVE AMBIENT TEMPERATURE:
1. PROVIDE STANDARD JACKETS, WITH OR WITHOUT VAPOR BARRIER, FACTORY-APPLIED OR FIELD-APPLIED. SECURE WITH SELF-SEALING LONGITUDINAL LAPS AND BUTT STRIPS WITH PRESSURE SENSITIVE ADHESIVE. SECURE WITH OUTWARD CLINCH EXPANDING STAPLES.
2. INSULATE FITTINGS, JOINTS, AND VALVES WITH INSULATION OF LIKE MATERIAL AND THICKNESS AS ADJOINING PIPE. FINISH WITH GLASS CLOTH AND ADHESIVE OR PVC FITTING COVERS.
H. INSERTS AND SHIELDS:
1. APPLICATION: PIPING 1-1/2 INCHES DIAMETER OR LARGER.
2. SHIELDS: GALVANIZED STEEL BETWEEN PIPE HANGERS OR PIPE HANGER ROLLS AND INSERTS.
3. INSERT LOCATION: BETWEEN SUPPORT SHIELD AND PIPING AND UNDER THE FINISH JACKET.
4. INSERT CONFIGURATION: MINIMUM 6 INCHES LONG, OF SAME THICKNESS AND CONTOUR AS ADJOINING INSULATION; MAY BE FACTORY FABRICATED.
5. INSERT MATERIAL: HYDROUS CALCIUM SILICATE INSULATION OR OTHER HEAVY DENSITY INSULATING MATERIAL SUITABLE FOR THE PLANNED TEMPERATURE RANGE.
I. CONTINUE INSULATION THROUGH WALLS, SLEEVES, PIPE HANGERS, AND OTHER PIPE PENETRATIONS. FINISH AT SUPPORTS, PROTRUSIONS, AND INTERRUPTIONS. AT FIRE SEPARATIONS.
J. PIPE EXPOSED IN MECHANICAL EQUIPMENT ROOMS OR FINISHED SPACES (LESS THAN 10 FEET ABOVE FINISHED FLOOR) WHERE SUBJECT TO DAMAGE: FINISH WITH PVC JACKET AND FITTING COVERS.
K. BURIED PIPING: PROVIDE FACTORY FABRICATED ASSEMBLY WITH INNER ALL-PURPOSE SERVICE JACKET WITH SELF-SEALING LAP; AND ASPHALT IMPREGNATED OPEN MESH GLASS FABRIC, WITH ONE MIL THICK ALUMINUM FOIL SANDWICHED BETWEEN THREE LAYERS OF BITUMINOUS COMPOUND; OUTER SURFACE FACED WITH A POLYESTER FILM.

3.03 SCHEDULES
A. PLUMBING SYSTEMS:
1. DOMESTIC HOT AND COLD WATER SUPPLY:
a. GLASS FIBER INSULATION:
1) PIPE SIZE RANGE: 1/2-3 INCH.
2) THICKNESS: 1/2 INCH.

SECTION 15145

PLUMBING PIPING

PART 1 GENERAL

1.01 SECTION INCLUDES
A. PIPE, PIPE FITTINGS, VALVES, AND CONNECTIONS FOR PIPING SYSTEMS.
1. SANITARY SEWER AND VENT.
2. DOMESTIC WATER.

1.02 SUBMITTALS
A. PROJECT RECORD DOCUMENTS: RECORD ACTUAL LOCATIONS OF VALVES.

1.03 QUALITY ASSURANCE
1. PERFORM WORK IN ACCORDANCE WITH CURRENT LOCAL GOVERNING PLUMBING CODE
2. MAINTAIN ONE COPY ON PROJECT SITE.
B. VALVES: MANUFACTURER'S NAME AND PRESSURE RATING MARKED ON VALVE BODY.
C. WELDING MATERIALS AND PROCEDURES: CONFORM TO ASME (BPV IX) AND APPLICABLE STATE LABOR REGULATIONS.
D. WELDER QUALIFICATIONS: CERTIFIED IN ACCORDANCE WITH ASME (BPV IX).
E. IDENTIFY PIPE WITH MARKING INCLUDING SIZE, ASTM MATERIAL CLASSIFICATION, ASTM SPECIFICATION, POTABLE WATER CERTIFICATION, WATER PRESSURE RATING.

1.04 REGULATORY REQUIREMENTS
A. PERFORM WORK IN ACCORDANCE WITH CURRENT LOCAL GOVERNING PLUMBING CODE.
B. CONFORM TO APPLICABLE CODE FOR INSTALLATION OF BACKFLOW PREVENTION DEVICES.
C. PROVIDE CERTIFICATE OF COMPLIANCE FROM AUTHORITY HAVING JURISDICTION INDICATING APPROVAL OF INSTALLATION OF BACKFLOW PREVENTION DEVICES.

1.05 DELIVERY, STORAGE, AND HANDLING
A. ACCEPT VALVES ON SITE IN SHIPPING CONTAINERS WITH LABELING IN PLACE. INSPECT FOR DAMAGE.
B. PROVIDE TEMPORARY PROTECTIVE COATING ON CAST IRON AND STEEL VALVES.
C. PROVIDE TEMPORARY END CAPS AND CLOSURES ON PIPING AND FITTINGS. MAINTAIN IN PLACE UNTIL INSTALLATION.
D. PROTECT PIPING SYSTEMS FROM ENTRY OF FOREIGN MATERIALS BY TEMPORARY COVERS, COMPLETING SECTIONS OF THE WORK, AND ISOLATING PARTS OF COMPLETED SYSTEM.

1.06 FIELD CONDITIONS
A. DO NOT INSTALL UNDERGROUND PIPING WHEN BEDDING IS WET OR FROZEN.

PART 2 PRODUCTS

2.01 SANITARY SEWER PIPING, BURIED WITHIN 5 FEET OF BUILDING
A. CAST IRON PIPE: HUB AND SPIGOT
1. FITTINGS: CAST IRON.
2. JOINTS: COMPRESSION GASKETS CONFORMING TO ASTM 564
B. PVC-DWV PLASTIC ASTM D-2665 WITH ASTM D-2665 DWV SOLVENT WELD SOCKET FITTINGS.

2.02 SANITARY SEWER AND VENT PIPING, ABOVE GRADE
A. CAST IRON PIPE: HUBLESS, SERVICE WEIGHT.
1. FITTINGS: CAST IRON.
2. JOINTS: NEOPRENE GASKETS AND STAINLESS STEEL CLAMP-AND-SHIELD ASSEMBLIES.
B. PVC PIPE: (WHERE ACCEPTABLE IN GOVERNING PLUMBING CODE)
1. FITTINGS: PVC.
2. JOINTS: SOLVENT WELDED, WITH SOLVENT CEMENT.

2.03 WATER PIPING, BURIED WITHIN 5 FEET OF BUILDING
A. COPPER PIPE: ANNEALED.
1. FITTINGS: CAST COPPER ALLOY OR WROUGHT COPPER AND BRONZE.
2. JOINTS: ALLOY SN95 SOLDER.

2.04 WATER PIPING, ABOVE GRADE
A. COPPER TUBE: TYPE L (B), DRAWN (H).
1. FITTINGS: CAST COPPER ALLOY OR WROUGHT COPPER AND BRONZE.
2. JOINTS: ALLOY SN95 SOLDER.

2.08 NATURAL GAS PIPING, ABOVE GRADE
A. STEEL PIPE: SCHEDULE 40 BLACK.
1. FITTINGS: MALLEABLE IRON, OR WROUGHT STEEL WELDING TYPE.
2. JOINTS: NFPA 54, THREADED OR WELDED.

2.09 FLANGES, UNIONS, AND COUPLINGS
A. UNIONS FOR PIPE SIZES 3 INCHES AND UNDER:
1. FERROUS PIPE: CLASS 150 MALLEABLE IRON THREADED UNIONS.
2. COPPER TUBE AND PIPE: CLASS 150 BRONZE UNIONS WITH SOLDERED JOINTS.

2.10 BALL VALVES
A. UP TO AND INCLUDING 2 INCHES
3. BRONZE, TWO PIECE BODY, CHROME PLATED, BRASS BALL, TEFLON SEATS AND TOPPING BOX RING, LEVER HANDLES AND BALANCING STOPS, SOLDER OR THREADED ENDS WITH UNION.

2.11 GATE VALVES
A. UP TO AND INCLUDING 3 INCHES:
1. MSS SP-80, CLASS 125, BRONZE BODY, BRONZE TRIM, RISING STEM, HANDWHEEL, INSIDE SCREW, SOLID WEDGE DISC, SOLDER ENDS.
B. 2 INCHES AND LARGER:
1. MSS SP-70, CLASS 125, IRON BODY, BRONZE TRIM, OUTSIDE SCREW AND YOKE, HANDWHEEL, SOLID WEDGE DISC, FLANGED ENDS. PROVIDE CHAIN-WHEEL OPERATORS FOR VALVES 6 INCHES AND LARGER MOUNTED OVER 8 FEET ABOVE FLOOR.

PART 3 EXECUTION

3.01 EXAMINATION
A. VERIFY THAT EXCAVATIONS ARE TO REQUIRED GRADE, DRY, AND NOT OVER-EXCAVATED.

3.02 PREPARATION
A. REAM PIPE AND TUBE ENDS. REMOVE BURRS. BEVEL PLAIN END FERROUS PIPE.
B. REMOVE SCALE AND DIRT, ON INSIDE AND OUTSIDE, BEFORE ASSEMBLY.
C. PREPARE PIPING CONNECTIONS TO EQUIPMENT WITH FLANGES OR UNIONS.

3.03 INSTALLATION
A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, STATE AND LOCAL PLUMBING CODES.
B. PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINTING DISSIMILAR METALS.
C. ROUTE PIPING IN ORDERLY MANNER AND MAINTAIN GRADIENT. ROUTE PARALLEL AND PERPENDICULAR TO WALLS.
D. INSTALL PIPING TO MAINTAIN HEADROOM, CONSERVE SPACE, AND NOT INTERFERE WITH USE OF SPACE.
E. GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS.
F. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
G. PROVIDE CLEARANCE IN HANGERS AND FROM STRUCTURE AND OTHER EQUIPMENT FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS.
H. PROVIDE ACCESS WHERE VALVES AND FITTINGS ARE NOT EXPOSED. COORDINATE SIZE AND LOCATION OF ACCESS DOORS WITH ARCHITECTURAL DRAWINGS/SPECIFICATIONS.
I. ESTABLISH ELEVATIONS OF BURIED PIPING OUTSIDE THE BUILDING TO ENSURE IT IS BELOW SITES FROST LINE.
J. INSTALL VENT PIPING PENETRATING ROOFED AREAS TO MAINTAIN INTEGRITY OF ROOF ASSEMBLY.
K. PROVIDE SUPPORT FOR UTILITY METERS IN ACCORDANCE WITH REQUIREMENTS OF UTILITY COMPANIES.
L. INSTALL BELL AND SPIGOT PIPE WITH BELL END UPSTREAM.
M. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.
N. INSTALL WATER PIPING TO ASME B31.9.
O. PVC PIPE: MAKE SOLVENT-WELDED JOINTS IN ACCORDANCE WITH ASTM D 2855. (DO NOT INSTALL IN RETURN AIR PLENUMS.)
P. SLEEVE PIPES PASSING THROUGH PARTITIONS, WALLS AND FLOORS.
Q. INSERTS:
1. PROVIDE INSERTS FOR PLACEMENT IN CONCRETE FORMWORK.
2. PROVIDE INSERTS FOR SUSPENDING HANGERS FROM REINFORCED CONCRETE SLABS AND SIDES OF REINFORCED CONCRETE BEAMS.
3. PROVIDE HOOKED ROD TO CONCRETE REINFORCEMENT SECTION FOR INSERTS CARRYING PIPE OVER 4 INCHES.
4. WHERE CONCRETE SLABS FORM FINISHED CEILING, LOCATE INSERTS FLUSH WITH SLAB SURFACE.
5. WHERE INSERTS ARE OMITTED, DRILL THROUGH CONCRETE SLAB FROM BELOW AND PROVIDE THROUGH-BOLT WITH RECESSED SQUARE STEEL PLATE AND NUT ABOVE SLAB.
R. PIPE HANGERS AND SUPPORTS:
1. INSTALL IN ACCORDANCE WITH ASME B31.9.
2. SUPPORT HORIZONTAL PIPING AS PER PIPE MANUFACTURES RECOMMENDATIONS OR AS SCHEDULED WHICH EVER IS MORE STRINGENT.
3. INSTALL HANGERS TO PROVIDE MINIMUM 1/2 INCH SPACE BETWEEN FINISHED COVERING AND ADJACENT WORK.
4. PLACE HANGERS WITHIN 12 INCHES OF EACH HORIZONTAL ELBOW.
5. USE HANGERS WITH 1-1/2 INCH MINIMUM VERTICAL ADJUSTMENT. DESIGN HANGERS FOR PIPE MOVEMENT WITHOUT DISENGAGEMENT OF SUPPORTED PIPE.
6. SUPPORT VERTICAL PIPING AT EVERY FLOOR. SUPPORT RISER PIPING INDEPENDENTLY OF CONNECTED HORIZONTAL PIPING.
7. WHERE SEVERAL PIPES CAN BE INSTALLED IN PARALLEL AND AT SAME ELEVATION, PROVIDE MULTIPLE OR TRAPEZE HANGERS.
8. PROVIDE COPPER PLATED HANGERS AND SUPPORTS FOR COPPER PIPING.
9. PRIME COAT EXPOSED STEEL HANGERS AND SUPPORTS. REFER TO SECTION 09900. HANGERS AND SUPPORTS LOCATED IN CRAWL SPACES, PIPE SHAFTS, AND SUSPENDED CEILING SPACES ARE NOT CONSIDERED EXPOSED.
10. SUPPORT CAST IRON DRAINAGE PIPING AT EVERY JOINT.

3.04 APPLICATION
A. USE GROOVED MECHANICAL COUPLINGS AND FASTENERS ONLY IN ACCESSIBLE LOCATIONS.
B. INSTALL UNIONS DOWNSTREAM OF VALVES AND AT EQUIPMENT OR APPARATUS CONNECTIONS.
C. INSTALL BALL VALVES FOR SHUT-OFF AND TO ISOLATE EQUIPMENT, PART OF SYSTEMS, OR VERTICAL RISERS.
D. INSTALL BALL VALVES FOR THROTTLING, BYPASS, OR MANUAL FLOW CONTROL SERVICES.
E. PROVIDE UL LISTED BALL VALVES IN NATURAL GAS SYSTEMS.
F. PROVIDE FLOW CONTROLS AND CHECK VALVES IN WATER RECIRCULATING SYSTEMS WHERE INDICATED.

3.05 TOLERANCES
A. DRAINAGE PIPING: ESTABLISH INVERT ELEVATIONS WITHIN 1/2 INCH VERTICALLY OF LOCATION INDICATED AND SLOPE TO DRAIN AT MINIMUM OF 1/8 INCH PER FOOT SLOPE.

3.06 DISINFECTION OF DOMESTIC WATER PIPING SYSTEM
A. DISINFECT WATER DISTRIBUTION SYSTEM AFTER INSTALLATION. ONE GALLON 5% CHLOROX PER 300 GALLONS SYSTEM VOLUME OR DISINFECT AS PROVIDED UNDER AWWA STANDARD C651-85 WITH 24 HOUR APPLICATION TIME PERIOD.
B. PRIOR TO STARTING WORK, VERIFY SYSTEM IS COMPLETE, FLUSHED AND CLEAN.

3.08 SCHEDULES
A. PIPE HANGER SPACING:
1. METAL PIPING:
a. PIPE SIZE: 1/2 INCHES TO 1-1/4 INCHES:
1) MAXIMUM HANGER SPACING: 6.5 FT.
2) HANGER ROD DIAMETER: 3/8 INCHES.
b. PIPE SIZE: 1-1/2 INCHES TO 2 INCHES:
1) MAXIMUM HANGER SPACING: 10 FT.
2) HANGER ROD DIAMETER: 3/8 INCH.
2. PLASTIC PIPING:
f. ALL SIZES:
1) MAXIMUM HANGER SPACING: 6 FT.
2) HANGER ROD DIAMETER: 3/8 INCH.

SECTION 15146

PLUMBING SPECIALTIES

PART 1 GENERAL

1.01 SECTION INCLUDES
A. HOSE BIBBS.

PART 2 PRODUCTS

2.01 HOSE BIBBS
A. INTERIOR HOSE BIBBS:
1. BRONZE OR BRASS WITH INTEGRAL MOUNTING FLANGE, REPLACEABLE HEXAGONAL DISC, HOSE THREAD SPOUT, CHROME PLATED WHERE EXPOSED WITH HANDWHEEL, INTEGRAL VACUUM BREAKER IN CONFORMANCE WITH ASSE 1011.
B. EXTERIOR HOSE BIBBS/WALL HYDRANTS:
2. ASSE 1019; FREEZE RESISTANT, SELF-DRAINING TYPE WITH CHROME PLATED WALL PLATE HOSE THREAD SPOUT, HANDWHEEL, AND INTEGRAL VACUUM BREAKER.

PART 3 EXECUTION

3.01 INSTALLATION
A. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
B. INSTALL WATER HAMMER ARRESTORS COMPLETE WITH ACCESSIBLE ISOLATION VALVE ON HOT AND COLD WATER SUPPLY PIPING TO ALL FIXTURES WITH QUICK CLOSING FITTINGS.

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STATE OF OHIO REGISTERED PROFESSIONAL ENGINEER M39708 MECHANICAL 9-16-22

9.19.22

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	DAM
Date	Issue
9-16-22	PERMIT

MP1.0

MECHANICAL AND PLUMBING SPECIFICATIONS

FIRE PROTECTION NOTES:

A. PROVIDE COVERAGE PER NFPA 13 REQUIREMENTS.

B. PROVIDE AND INSTALL DESIGN-BUILD SYSTEM TO MEET CODE REQUIREMENTS. PREPARE HYDRAULIC CALCULATIONS AND DESIGN DRAWINGS. OBTAIN ALL PERMITS, INSPECTIONS AND APPROVALS.

C. PROVIDE FIRE STOPPING AT WALL PENETRATIONS, REFER TO ARCHITECTURAL PLANS FOR LOCATIONS.

D. PROVIDE AND INSTALL RECESSED SPRINKLER TYPES IN ALL AREAS WITH FINISHED CEILINGS AND UPRIGHT SPRINKLER HEADS FOR AREAS WITHOUT CEILINGS.

E. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, MECHANICAL PLANS, LIGHTING PLANS, ETC. FOR COORDINATION AND PLACEMENT OF SPRINKLER HEADS AND PIPING. LIGHTING WILL HAVE HIGHEST PRIORITY.

F. SPRINKLER HEADS THAT ARE LOCATED IN THE ACOUSTICAL PANELS OF THE CEILING GRID SHALL BE IN THE CENTER OF THE PANEL. THE EXACT LOCATION OF THE SPRINKLER HEADS SHALL BE DETERMINED AFTER CEILING GRID IS INSTALLED. DO NOT USE THE CEILING GRID PLANS TO DETERMINE THE LOCATION OF THE SPRINKLER HEADS.

G. HYDRANT TEST DATA TO BE DETERMINED BY FIRE PROTECTION CONTRACTOR. FIRE PROTECTION CONTRACTOR IS RESPONSIBLE TO DETERMINE IF A FIRE PUMP WILL BE REQUIRED, AND PROVIDE AND INSTALL AS NECESSARY.

H. THE COMPLETE INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL STATE, LOCAL AND NATIONAL CODES, ALL APPLICABLE SECTIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION, AND DIVISION 13 SPECIAL CONSTRUCTION. NOTE: THE MOST STRINGENT SPECIFICATION REQUIREMENTS APPLY

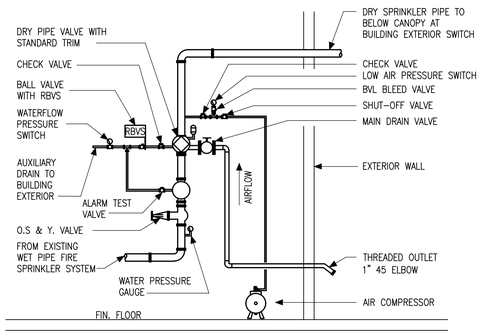
I. ALL ELECTRICAL CIRCUITS REQUIRED FOR EACH FIRE DETECTION SYSTEM, WATER FLOW ALARM AND VALVE SUPERVISION WIRING SHALL BE CHECKED BY THE FIRE PROTECTION CONTRACTOR TO ENSURE PROPER OPERATION. SPRINKLER SUPERVISORY DEVICES WILL BE COMPATIBLE WITH THE ALARM EQUIPMENT PANEL. COORDINATE WITH FIRE ALARM CONTRACTOR.

SPRINKLER LEGEND

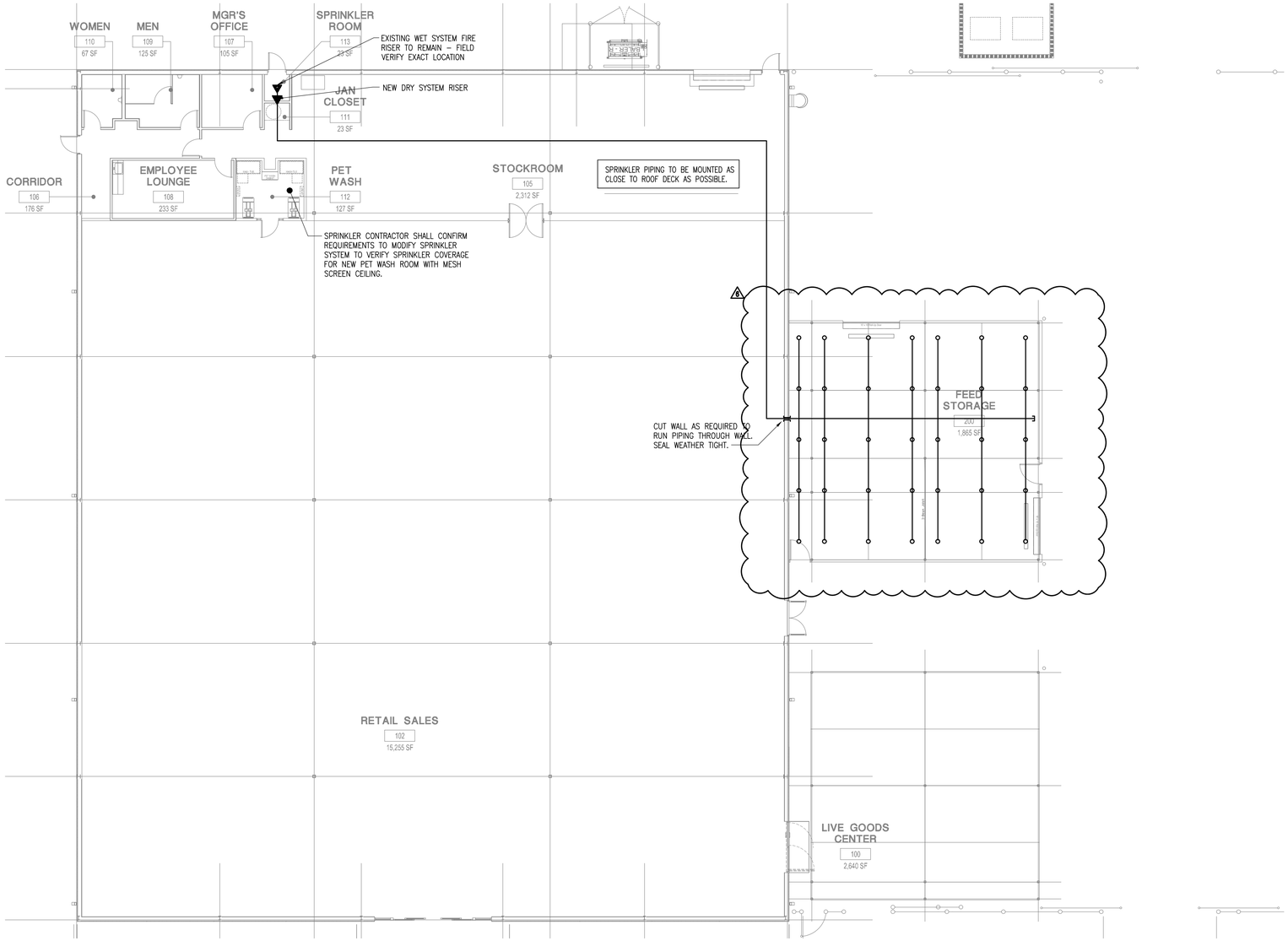
SYMBOL	DESCRIPTION
○	UPRIGHT HEAD (200°)
△	SPRINKLER RISER
◘	CHROME PENDANT HEAD (165°)
◙	DRY-TYPE RECESSED PENDANT HEAD (200°)

SPRINKLER INTENT INFORMATION

	FEED STORAGE
ZONE CLASSIFICATION**	ORDINARY HAZARD GROUP 2
DENSITY	.20 GPM/SQ. FT.
COVERAGE AREA	1,865 SQ. FT.
COVERAGE PER SPRINKLER	130 SQ. FT.
DISCHARGE TEMPERATURE	200°F
MAXIMUM HEAD SPACING	15 FT.
HOSE STREAM ALLOWANCE	250 GPM



1 | DRY PIPE SPRINKLER RISER SCHEMATIC
N.T.S.



THIS PLAN IS FOR GENERAL REFERENCE ONLY. ACTUAL DESIGN OF THE SPRINKLER SYSTEM, CALCS, GRID AND HEAD SPACING TO BE DESIGNED AND SUBMITTED BY THE FIRE PROTECTION DESIGNER.

FIRE PROTECTION PLAN
SCALE: 3/32" = 1'-0"

N

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REGISTERED PROFESSIONAL ENGINEER
M39708
08/28/2024
MECHANICAL
STATE OF CALIFORNIA
Exp: 12/31/25

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TSC TRACTOR SUPPLY CO.

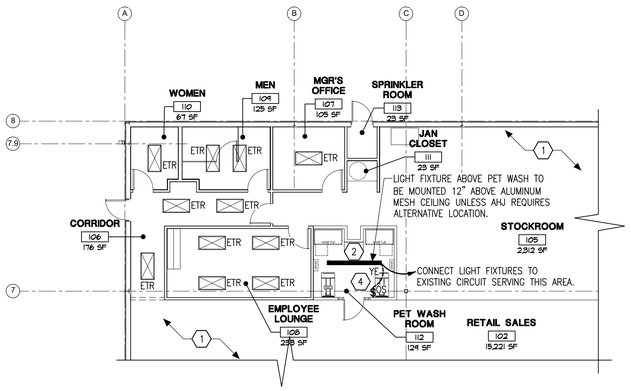
FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	DAM

Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
12-1-23	4 REVISION 4
8-28-24	6 REVISION 6

FP1.0

FIRE PROTECTION PLAN



PET WASH LIGHTING PLAN

SCALE: 3/32" = 1'-0"

PANEL: C (NEW)			MAIN: 100A MAIN CIRCUIT BREAKER		VOLTAGE: 120/208		
			PHASE: 3	WIRE: 4	BUS AMPS: 100	AIC: 10K	
MOUNTING: SURFACE		LOCATION: STOCKROOM 105	FEED THRU LUGS: NO		ISOLATED GROUND BUS: NO		

CKT	NOTE	BKR	LOAD DESCRIPTION	KVA	A∅	B∅	C∅	KVA	LOAD DESCRIPTION	BKR	NOTE	CKT
1	LZ1B	20/1	FIXTURE LIGHTING	1.0	2.0			1.0	CIRCULATING FANS	20/1		2
3	LZ1B	20/1	FIXTURE LIGHTING	1.0		2.0		1.0	CIRCULATING FANS	20/1		4
5	LZ1B	20/1	FIXTURE LIGHTING	1.0			1.0	0.0	SPARE	20/1		6
7		20/1	FIXTURE RECEPTACLE	0.6	0.6			0.0	SPARE	20/1		8
9	LZ1A	20/2	LIVE GOODS CENTER LTG/RCPT	0.4		0.5		0.0	SPARE	20/1		10
11	LZ3		LIVE GOODS CENTER SIGNAGE	0.5			1.3	0.9	SELF CHECKOUT/TV RCPT	20/1		12
13	LZ1A	20/1	FEED STORAGE LIGHTS	0.4	0.9			0.5	AUTOMATIC DOOR	20/1		14
15		20/1	SALES FLOOR AH COOLER	0.8		1.8		1.0	CHICK DAYS POWER REEL	20/1		16
17	L	20/1	HAND DRYER	1.0			2.0	1.0	CHICK DAYS POWER REEL	20/1		18
19	L	20/1	HAND DRYER	1.0	1.9			0.0	SPARE	20/1		20
21		15/1	TF-1/L-1	0.9		1.4		0.5	PETWASH WATER HEATER	20/1		22
23		20/1	SLIDING GATE	1.2			2.9	1.7	PETWASH DRYER RCPT	20/1		24
25		20/1	SPRINKLER AIR COMPRESSOR	0.5	2.2			1.7	PETWASH DRYER RCPT	20/1		26
27		20/1	RESTROOM'S RCPTS./EWC	0.6		1.6		1.0	FIXTURE LIGHTING	20/1	LZ1B	28
29		20/1	SPARE	0.0			0.0	0.0	SPARE	20/1		30
31		20/1	SPARE	0.0	0.0			0.0	SPARE	20/1		32
33		20/1	SPARE	0.0		0.0		0.0	SPARE	20/1		34
35		20/1	CHICK DAYS POWER REEL	1.0			1.0	0.0	SPARE	20/1		36
37		20/1	CHICK DAYS POWER REEL	1.0	1.5			0.5	LIGHTING CONTROL PANEL	20/1	L	38
39		20/1	SPARE	0.0		0.0		0.0	SPARE	20/1		40
41		20/1	SPARE	0.0			0.0	0.0	SPARE	20/1		42
			TOTAL KVA PER PHASE:		9.1	7.3	8.2					
			TOTAL KVA:		24.6							
			TOTAL AMPS:		68.3							

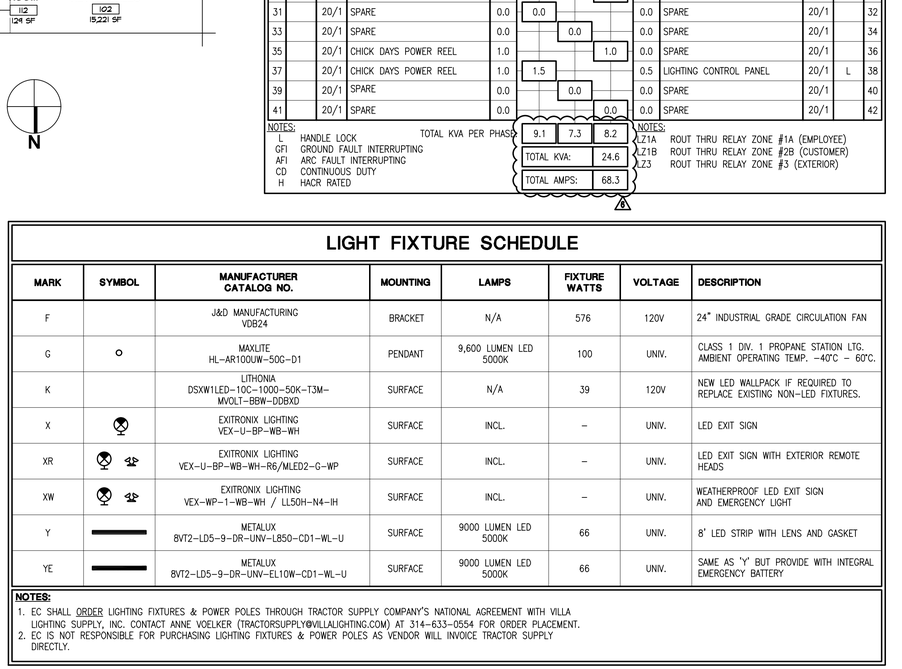
NOTES:
- L HANDLE LOCK
- GFI GROUND FAULT INTERRUPTING
- AFI ARC FAULT INTERRUPTING
- CD CONTINUOUS DUTY
- H HACR RATED

NOTES:
- LZ1A ROUT THRU RELAY ZONE #1A (EMPLOYEE)
- LZ1B ROUT THRU RELAY ZONE #2B (CUSTOMER)
- LZ3 ROUT THRU RELAY ZONE #3 (EXTERIOR)

LIGHT FIXTURE SCHEDULE

MARK	SYMBOL	MANUFACTURER CATALOG NO.	MOUNTING	LAMPS	FIXTURE WATTS	VOLTAGE	DESCRIPTION
F		J&D MANUFACTURING VDB24	BRACKET	N/A	576	120V	24" INDUSTRIAL GRADE CIRCULATION FAN
G	○	MAXLITE HL-AR100UW-50G-D1	PENDANT	9,600 LUMEN LED 5000K	100	UNIV.	CLASS 1 DIV. 1 PROPANE STATION LTG. AMBIENT OPERATING TEMP. -40°C ~ 60°C.
K		LITHONIA DSXW1LED-10C-1000-50K-T3M-MVOLT-BBW-DDBXD	SURFACE	N/A	39	120V	NEW LED WALLPACK IF REQUIRED TO REPLACE EXISTING NON-LED FIXTURES.
X	⊗	EXITRONIX LIGHTING VEX-U-BP-WB-WH	SURFACE	INCL.	–	UNIV.	LED EXIT SIGN
XR	⊗ ⇶	EXITRONIX LIGHTING VEX-U-BP-WB-WH-R6/MLED2-G-WP	SURFACE	INCL.	–	UNIV.	LED EXIT SIGN WITH EXTERIOR REMOTE HEADS
XW	⊗ ⇶	EXITRONIX LIGHTING VEX-WP-1-WB-WH / LL50H-N4-IH	SURFACE	INCL.	–	UNIV.	WEATHERPROOF LED EXIT SIGN AND EMERGENCY LIGHT
Y	▬	METALUX 8VT2-LD5-9-DR-UNV-L850-CD1-WL-U	SURFACE	9000 LUMEN LED 5000K	66	UNIV.	8' LED STRIP WITH LENS AND GASKET
YE	▬	METALUX 8VT2-LD5-9-DR-UNV-EL10W-CD1-WL-U	SURFACE	9000 LUMEN LED 5000K	66	UNIV.	SAME AS 'Y' BUT PROVIDE WITH INTEGRAL EMERGENCY BATTERY

NOTES:
1. EC SHALL ORDER LIGHTING FIXTURES & POWER POLES THROUGH TRACTOR SUPPLY COMPANY'S NATIONAL AGREEMENT WITH VILLA LIGHTING SUPPLY, INC. CONTACT ANNE VOELKER (TRACTORSUPPLY@VILLALIGHTING.COM) AT 314-633-0554 FOR ORDER PLACEMENT.
2. EC IS NOT RESPONSIBLE FOR PURCHASING LIGHTING FIXTURES & POWER POLES AS VENDOR WILL INVOICE TRACTOR SUPPLY DIRECTLY.

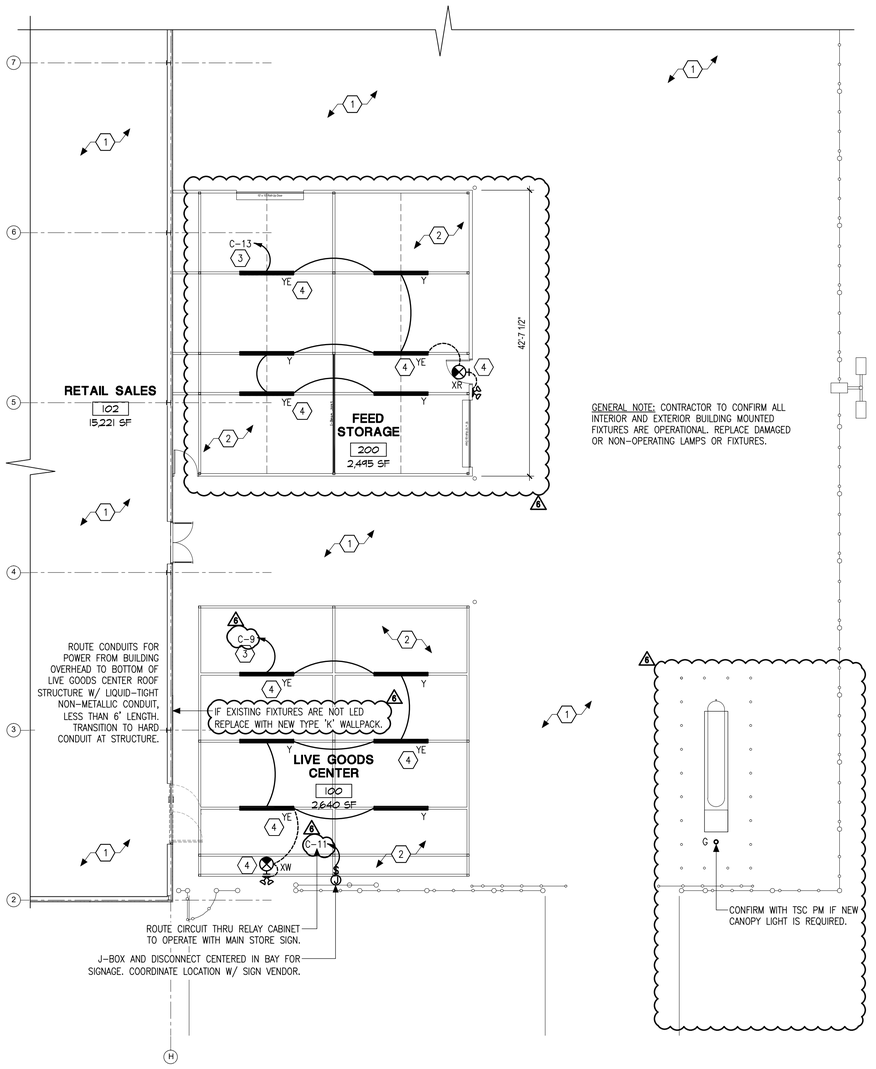


1 ONE-LINE DIAGRAM

N.T.S.

ELECTRICAL SERVICE CALCULATIONS

EXISTING PEAK DEMAND LOAD: 64.0KW / .9PF = 71.1 KVA
71.1 X 1.25% = 88.9 KVA
ADDED LOAD = 24.6 KVA
TOTAL LOAD = 113.5 KVA = 136.5A
SERVICE SIZE = 400A @ 277/480V, 3PH, 4W



LIGHTING PLAN

SCALE: 3/32" = 1'-0"

GENERAL NOTES:

1. ALL DEVICES, EQUIPMENT, FIXTURES, ETC. MUST BE GROUNDED BY USE OF A PROPERLY SIZED GROUNDING CONDUCTOR. MECHANICAL/ELECTRICAL BONDS OF THE METALLIC RACEWAY SYSTEM SHALL ALSO BE MAINTAINED.
2. BRANCH CIRCUIT WIRE SIZES (AND CONDUITS) SHALL BE INCREASED FROM THOSE INDICATED ON THE PLANS TO PREVENT EXCESSIVE VOLTAGE DROP. BRANCH CIRCUITS SHALL BE INSTALLED WITH WIRES OF SUFFICIENT SIZE SO THAT VOLTAGE DROP BETWEEN THE PANEL AND THE LOADS DOES NOT EXCEED A LIMIT OF 3%.
3. CIRCUITS MAY BE COMBINED IN CONDUIT PROVIDED WIRE IS PROPERLY DERATED AND CONDUIT SIZED PER CODE. UNDER NO CIRCUMSTANCES SHALL MORE THAN NINE (9) CURRENT CARRYING CONDUCTORS BE RUN IN A SINGLE CONDUIT.
4. ALL CONDUITS SHALL CONTAIN A GROUND WIRE SIZED PER NEC TABLE #250-122. WHERE CIRCUIT CONDUCTORS ARE INCREASED IN SIZE FOR VOLTAGE DROP, THE GROUND WIRE SIZE SHALL BE INCREASED PROPORTIONATELY (ACCORDING TO CIRCULAR MIL AREA) FROM THE SIZE REQUIRED BY NEC TABLE #250-122.
5. EXPOSED CONDUITS, WHERE PERMITTED, SHALL BE RUN PARALLEL TO OR AT RIGHT ANGLES TO BUILDING STRUCTURAL MEMBERS.
6. ALL DEVICE COVER PLATES SHALL BE WHITE UNLESS NOTED OTHERWISE.
7. EXPOSED STRUCTURAL METAL BUILDING FRAME SHALL BE BONDED TO THE NEAREST GROUNDING ELECTRODE, GROUNDED CONDUCTOR AT SERVICE OR GROUNDING ELECTRODE CONDUCTOR OF SUFFICIENT SIZE.
8. ELECTRICAL PANELBOARDS SHALL BE PROPERLY LABELED FOR NEW AND EXISTING CIRCUIT BREAKERS.

KEYED NOTE SCHEDULE

1. ENSURE ALL EXISTING SITE POLE AND INTERIOR/EXTERIOR LIGHTING FIXTURES ARE IN GOOD WORKING ORDER. REPAIR AND/OR REPLACE FIXTURES AS NEEDED. BID AS ALTERNATE IF REPAIRS ARE NEEDED.
2. COORDINATE EXACT LOCATION OF ALL LIGHTING FIXTURES WITH ARCHITECTURAL REFLECTED CEILING PLAN.
3. PROVIDE (3)#12, #12G, 3/4"C TO 20A, 120V LIGHTING CIRCUIT, ROUTE CIRCUIT THROUGH LIGHTING CONTACT/RELAY CABINET TO OPERATE LIGHTING WITH RETAIL SPACE PROVIDE UN-SWITCHED HOT FOR EMERGENCY BALLASTS/BATTERY AS NEEDED. PROVIDE ADDITIONAL RELAYS AS NEEDED. COORDINATE EXACT REQUIREMENTS.
4. CIRCUIT EMERGENCY BALLAST/BATTERY BACKUP TO UN-SWITCHED CONTINUOUSLY HOT CONDUCTOR OF CIRCUIT INDICATED.

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REGISTERED PROFESSIONAL ENGINEER RICHARD KNOX 24320 08/28/2024 ELECTRICAL STATE OF CALIFORNIA

Exp. 12/31/25

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TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	TP

Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
12-1-23	4 REVISION 4
8-28-24	6 REVISION 6

E1.0

LIGHTING PLAN

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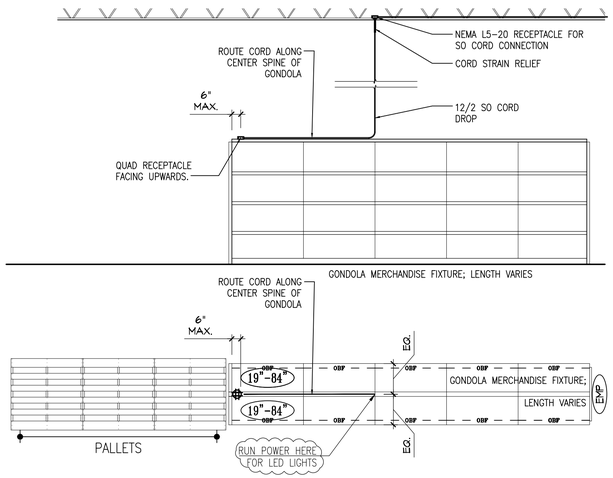
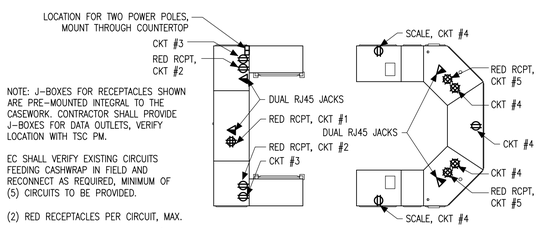
Drawn By: Jesse DeJesus

ⓧ KEYED NOTE SCHEDULE

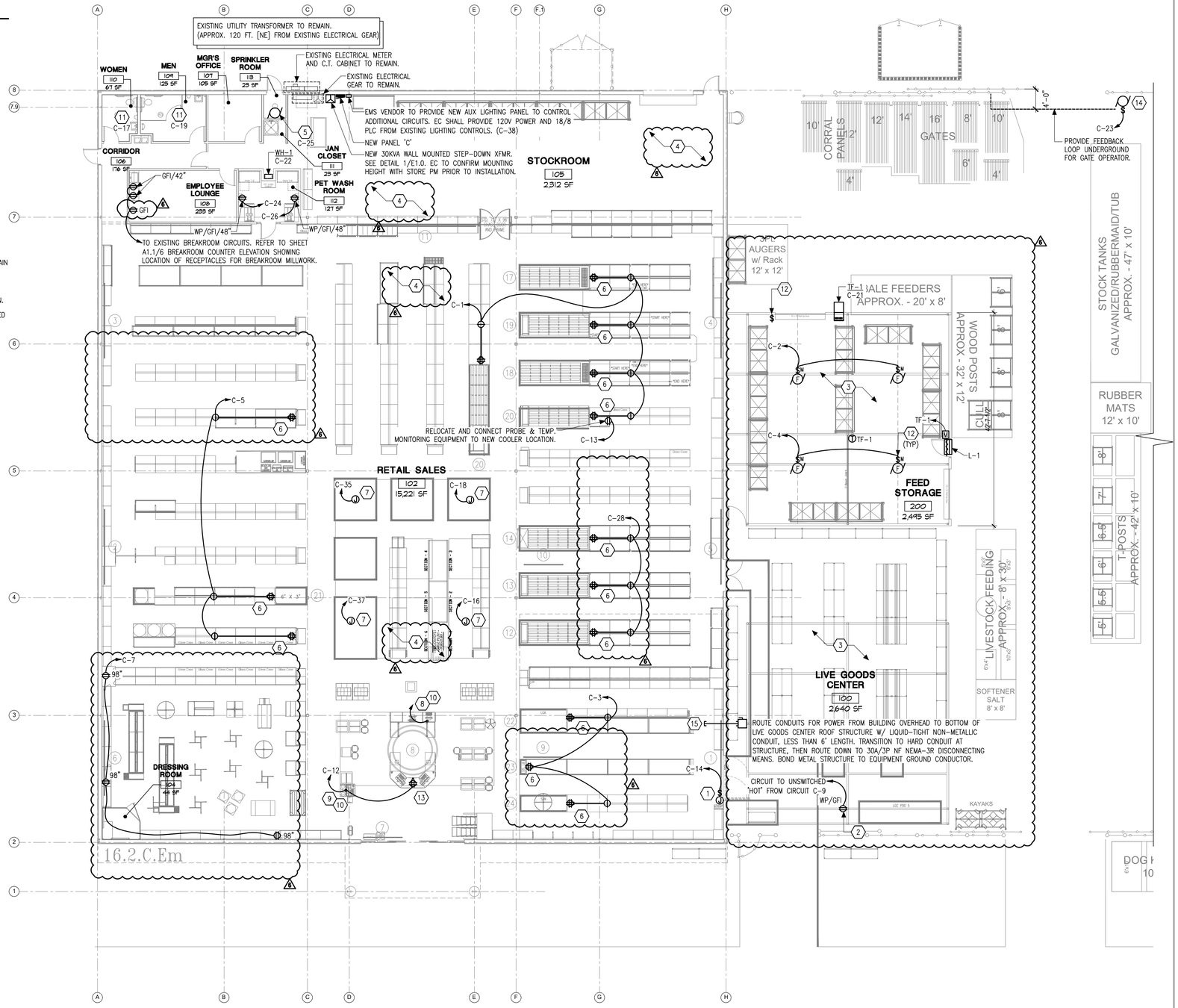
1. JUNCTION BOX FOR POWER CONNECTION TO MOTORIZED DOOR. COORDINATE EXACT LOCATION AND REQUIREMENTS W/ DOOR VENDOR.
2. PROVIDE WP DUPLEX RECEPTACLE W/ IN-USE COVER PLATE IN A CAST BOX MOUNTED TO SHADE STRUCTURE POST FOR MOBILE POS SYSTEM.
3. REPAIR OR REPLACE ANY DAMAGED OUTLETS, RECEPTACLES, AND RECEPTACLE COVERS. ENSURE ALL RECEPTACLES ON EXTERIOR OF BUILDING ARE IN PROPER WORKING ORDER, ARE GFI PROTECTED, AND HAVE A WEATHERPROOF WHILE-IN-USE TYPE COVER.
4. REPAIR ALL ELECTRICAL CONCERNS IN THIS AREA. FIRE ALARM DETECTION AND NOTIFICATION DEVICES IN THIS AREA TO BE PROVIDED BY FIRE ALARM VENDOR.
5. PROVIDE 120V, 20A DEDICATED CIRCUIT FOR DRY-SPRINKLER SYSTEM COMPRESSOR. PROVIDE FIRE ALARM SYSTEM CONNECTIONS FOR TAMPER/FLOW/PRESSURE SWITCHES AS REQUIRED.
6. PROVIDE ELECTRICAL DROP FOR LED LIGHTING IN FIXTURE. COORDINATE EXACT LOCATION AND REQUIREMENTS W/ TSC PROJECT MANAGER AND FINAL FIXTURE PLAN. REFER TO DETAIL 1, LIGHT BOX ELECTRICAL DROP DETAIL. ROUTE CIRCUIT THROUGH LIGHTING CONTACT/RELAY CABINET TO BE CONTROLLED WITH SALES FLOOR LIGHTING.
7. "CHICK DAYS" POWER LOCATION. INSTALL OUTLET TO BOTTOM OF JOIST, VERIFY EXACT LOCATION W/ TSC FINAL FIXTURE PLAN. PROVIDE POWER REEL CONNECTED TO OUTLET, HUBBELL #HBLC40123TT.
8. REWORK EXISTING CASHWRAP POWER AND DATA DROPS AND CUSTOMER SERVICE POWER AND DATA DROPS TO NEW FUSION CASHWRAP. SPLICE AND EXTEND EXISTING CIRCUITS AS REQUIRED. PROVIDE NEW BLACK POWER POLE. COORDINATE EXACT LOCATION AND REQUIREMENTS W/ TSC PROJECT MANAGER AND FINAL FIXTURE PLAN. GC SHALL PLACE ORDER FOR THE POWER POLES WITH VILLA LIGHTING (ANNE VOELKER – ANNE.VOELKER@VILLALIGHTING.COM, 314-633-0554). TSC WILL PURCHASE THE POWER POLES BASED ON GC'S ORDER. REFER TO FUSION CASHWRAP DETAIL ON THIS SHEET.
9. ROUTE TWO CAT6 CABLES FROM SELF CHECKOUT TO THE IT RACK. PROVIDE 20' OF CABLE AT BOTH ENDS COILED AT CEILING W/ LABELS.
10. FURNISH AND INSTALL POWER POLES FROM SALES COUNTERTOPS TO CEILING STRUCTURE. RELOC #PP2-L183-HW-B-BLACK. REFER TO OFFICIAL TSC FIXTURE PLAN LAYOUT FOR EXACT LOCATIONS. ATTACH POWER POLE TOP TO UNI-STRUT AT BAR JOIST W/ A U CLAMP TO THE TOP OF THE POWER POLE AT THE BAR JOIST. LOOSEN THE U BOLT USED TO TIGHTEN THE CONNECTION TO THE POWER POLE SO THAT THE POWRE POLE IS ABLE TO REMAIN IN POSITION AND THE ROOF CAN FLEX DURING EXPANSION AND CONTRACTION W/OUT DAMAGING THE POWER POLE.
11. PROVIDE NEW JUNCTION BOX FOR HAND DRYER, COORDINATE MOUNTING HEIGHT AND EXACT LOCATION W/ ARCHITECT.
12. PROVIDE WP SIMPLEX RECEPTACLE AT GARDEN CENTER AND FEED STORAGE STRUCTURE FOR CIRCULATING FANS, CIRCUIT THRU WALL SWITCH AS SHOWN.
13. PROVIDE POWER FOR SUSPENDED TV @ 9'-6"AFF LOCATED ABOVE CASHWRAP, COORDINATE LOCATION W/ LOW VOLTAGE VENDOR. RCPT TO BE INSTALLED ON INSIDE OF STEEL BRACKET, ROUTE MC CABLE ON OUTSIDE OF SUSPENSION POLE SECURED TO POLE.
14. PROVIDE POWER FOR SLIDING GATE OPERATOR, DOORKING 9150, 120V, 1/2HP (OR APPROVED EQUAL). COORDINATE EXACT REQUIREMENTS W/ GATE VENDOR. PROVIDE CONTROL WIRING AS REQUIRED PER VENDOR RECOMMENDATIONS.
15. PROVIDE 3/4"C STUB FROM BUILDING INTO LIVE GOODS CENTER STRUCTURE BELOW EAVE FOR LOW VOLTAGE / SECURITY WIRING. ROUTE CONDUITS OVERHEAD TO BOTTOM OF LIVE GOODS CENTER ROOF STRUCTURE W/ LIQUID-TIGHT NON-METALLIC CONDUIT, LESS THAN 6' LENGTH, TERMINATE W/ CLAMP AT UNDERSIDE OF STRUCTURE.



1 | LIGHT BOX ELECTRICAL DROP DETAIL
N.T.S.



2 | FUSION CASHWRAP DETAIL
N.T.S.



POWER PLAN
3/32" = 1'-0"

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TRACTOR SUPPLY CO. TSC

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E2.0

POWER PLAN

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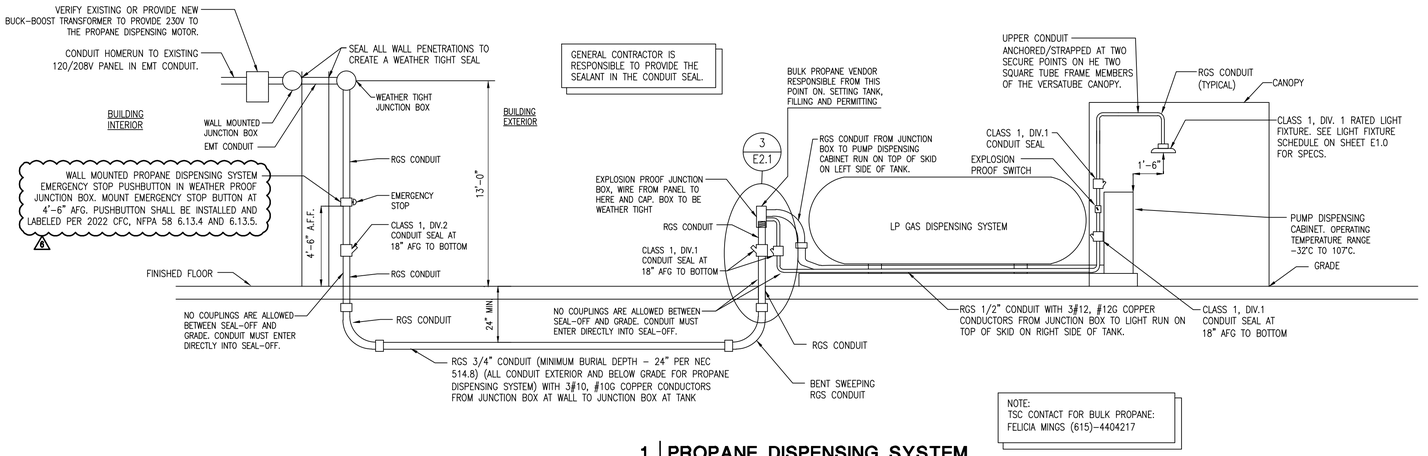
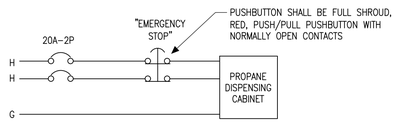
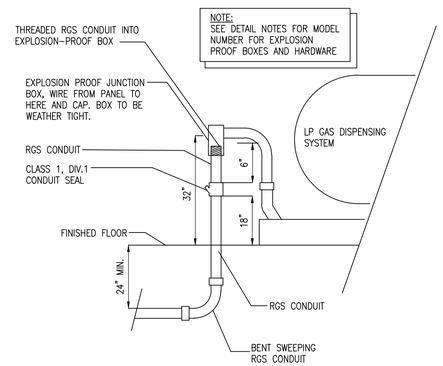
Drawn By:Jose DeJesus



1 | PROPANE DISPENSING SYSTEM
N.T.S.



2 | PROPANE DISPENSING SYSTEM CONTROL DIAGRAM
N.T.S.

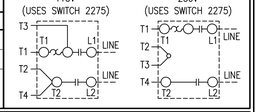


3 | ENLARGED DETAIL
N.T.S.

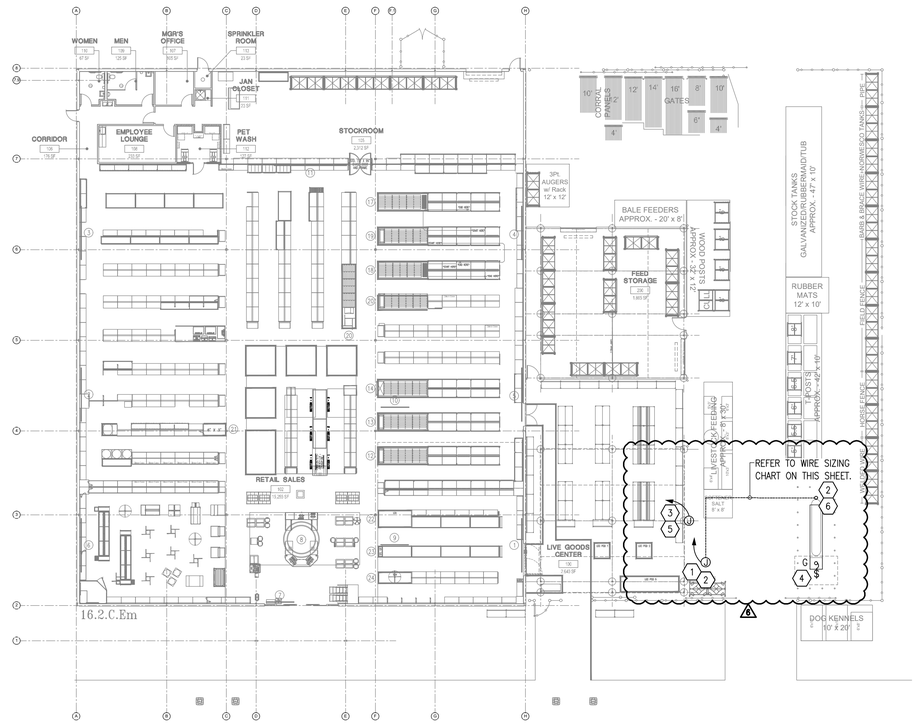
WIRE SIZING CHART

PUMP MODEL	MOTOR RATED VOLTAGE	MINIMUM STARTING VOLTAGE	FLA	MINIMUM WIRE SIZE FOR LENGTH OF RUN 0-100'	0-200'	0-300'
C12	115	115	24	8	4	2
	230	212	12	12	10	8

115V (USES SWITCH 2275) 230V (USES SWITCH 2275)



NOTES:
2. PREFERRED MOTOR VOLTAGE IS 230V.
3. VERIFY INITIAL VOLTAGE DROP DURING MOTOR INRUSH DOES NOT DROP STARTING VOLTAGE BELOW MINIMUM REQUIREMENTS.
4. PROVIDE BUCK/BOOST TRANSFORMER AT PANELBOARD TO INCREASE VOLTAGE IF NECESSARY.



PROPANE RELOCATION
POWER PLAN
SCALE: 1" = 20'

N

PROPANE RESPONSIBILITY NOTES:

IF PROPANE IS DELIVERED PRIOR TO FIXTURE DATE:

1. GC IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
2. GC IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CABINET.
3. BULK PROPANE VENDOR IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
4. BULK PROPANE VENDOR IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION AND INSPECTION OF THE TANK.

IF PROPANE TANK IS DELIVERED AFTER FIXTURE DATE:

1. GC IS RESPONSIBLE FOR INFRASTRUCTURE RELATED TO PROPANE TANK INSTALLATION.
2. BULK PROPANE VENDOR IS RESPONSIBLE FOR ELECTRICAL PERMITTING AND FINAL CONNECTION TO PUMP DISPENSING CONTROL PANEL.
3. BULK PROPANE VENDOR IS RESPONSIBLE FOR GAS PERMITTING OF THE TANK.
4. BULK PROPANE VENDOR IS RESPONSIBLE FOR INSTALLATION AND FINAL GAS CONNECTION AND INSPECTION OF THE TANK.

DETAIL NOTES:

1. CONDUIT FROM BUILDING TO DISPENSING SYSTEM SHALL BE ROUTED MINIMUM 24: BELOW GRADE PER NEC ARTICLE 514.8.
2. ALL EQUIPMENT LOCATED WITHIN FIVE FEET OF TANK SHALL BE RATED FOR USE IN CLASS 1, DIVISION 1 HAZARDOUS LOCATIONS.
3. ALL EQUIPMENT LOCATED BETWEEN FIVE FEET OF TANK AND 20 FEET OF TANK SHALL BE RATED FOR USE IN CLASS 1, DIVISION 2 HAZARDOUS LOCATIONS.
4. ALL CONDUIT SHALL BE RGS. NO MC OR BLACK IRON PERMITTED. ALL FITTINGS ON RGS CONDUITS SHALL BE THREADED.
5. CONDUIT SEALS SHALL BE INSTALLED ON ALL CONDUITS THAT PASS INTO OR THROUGH THE CLASS 1, DIVISION 1 OR 2 HAZARDOUS BOUNDARIES WITHIN TEN FEET AFTER PENETRATION ABOVE GGRADE ON EACH END OF CONDUIT PER NEC 514.9.
6. PROVIDE AND INSTALL (1) EXPLOSION-PROOF JUNCTION BOX AT THE DISPENSING UNIT. JUNCTION BOX TO BE COOPER CROUSE HINDS MODEL #GUAWZ6. INSTALL SUCH THAT BOX IS IN A VERTICAL POSITION SO THE MAXIMUM WIDTH IS 4-1/4". COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH PROPANE DISPENSING VENDOR PRIOR TO ROUGH-IN. COORDINATE LOCATION OF CONDUIT ENTRIES WITH PROPANE DISPENSING VENDOR PRIOR TO ORDERING.
7. REFERENCE SHEET A-1 FOR EXACT LOCATION OF CONDUIT STUB-UP AT PROPANE TANK.

(X) KEYED NOTE SCHEDULE

1. SPLICE AND EXTEND EXISTING PROPANE DISPENSING CIRCUITS TO NEW PROPANE LOCATION. IF ADDITIONAL CIRCUIT LENGTH REQUIRES INCREASED WIRE SIZE DUE TO WIRE SIZING CHART, NEW CIRCUITING SHALL BE EXTENDED FULL LENGTH FROM PANEL TO PROPANE DISPENSING UNIT.
2. EXISTING PROPANE DISPENSING SYSTEM TO BE RELOCATED. REMOVE ALL ASSOCIATED ELECTRICAL EQUIPMENT AND WIRING. CONDUITS SHALL BE CUT BELOW GRADE AND SURFACE PATCHED TO MATCH SURROUNDING SURFACES. LOCATION FOR CONDUIT PENETRATION THROUGH GRADE FROM BUILDING TO PROPANE GAS DISPENSING SYSTEM. VERIFY WITH TSC PROJECT MANAGER IF SCP CANNOT BE FOLLOWED. REFERENCE DETAILS 1,2,3 ON SHEET E2.1.
3. (6) PROPANE EMERGENCY STOP BUTTON, LOCATE GREATER THAN 25' AWAY BUT WITHIN 100' OF PROPANE DISPENSING UNIT AND WITHIN SIGHT. WALL MOUNTED PROPANE DISPENSING SYSTEM EMERGENCY STOP PUSHBUTTON IN WEATHERPROOF JUNCTION BOX. MOUNT EMERGENCY STOP BUTTON AT 4'-6" AFG. CONTRACTOR SHALL PROVIDE SIGN AT PUSHBUTTON TO IDENTIFY AS "PROPANE- CONTAINER LIQUID VALVE EMERGENCY SHUTOFF." COORDINATE EXACT MOUNTING LOCATION OF PUSHBUTTON WITH ARCHITECT. REFERENCE DETAIL 3 ON SHEET E2.1 FOR CONTROL DIAGRAM. PUSHBUTTON SHALL BE INSTALLED AND LABELED PER 2022 CFC, NFPA 58 6.13.4 AND 6.13.5.
4. PROVIDE TYPE "G" LIGHTING FIXTURE AT CANOPY CONTROLLED BY AN EXPLOSION-PROOF SWITCH. CONNECT LIGHT TO PROPANE DISPENSING CIRCUIT. SEE DETAIL 1 ON SHEET E2.1.
5. CONTRACTOR SHALL ROUTE CONDUIT FOR ELECTRICAL DEVICES LOCATED BELOW 96" AFF RECESSED IN THE WALL. CONDUIT MAY BE ROUTED EXPOSED ABOVE 96" AFF. PAINT TO MATCH WALL.
6. PROVIDE AND INSTALL (1) EXPLOSION-PROOF JUNCTION BOX AT THE DISPENSING UNIT. JUNCTION BOX TO BE COOPER CROUSE HINDS MODEL #GUAWZ6. INSTALL SUCH THAT BOX IS IN A VERTICAL POSITION SO THE MAXIMUM WIDTH IS 4-1/4". COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH PROPANE DISPENSING VENDOR PRIOR TO ROUGH-IN. COORDINATE LOCATION OF CONDUIT ENTRIES WITH PROPANE DISPENSING VENDOR PRIOR TO ORDERING.

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Exp. 12/31/25

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TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA. 93230

Project No.:	20600
Drawn By:	TP

Date	Issue
9-16-22	PERMIT
1-13-23	1 REVISION 1
11-3-23	3 REVISION 3
8-28-24	6 REVISION 6

E2.1

PROPANE ELECTRICAL PLAN AND DETAILS

J:\CLIENT\Tractor Supply Co\1023 Remote Projects\20600 Operation Get Permit\20600 1882 Hanford CA Combo\V19 TSC Combo Hanford CA 1882.DWG
Xref Path:\CLIENT\Tractor Supply Co\1023 Remote Projects\20600 Operation Get Permit\20600 1882 Hanford CA Combo\ 1882 TSC Combo Hanford CA E2.1.dwg
Xref Path:\CLIENT\Tractor Supply Co\1023 Remote Projects\20600 1882 Hanford CA Combo\ 1882 TSC Combo Hanford CA E2.1.dwg
Drawn By:Jose Deleon

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	MTG. HGT. (U.N.O.)
$	LIGHT SWITCH	48"
$M	MOTOR RATED TOGGLE SWITCH	
$OS	WALL MOUNTED OCCUPANCY SENSOR	48"
OS	CEILING MOUNTED OCCUPANCY SENSOR	
⊕ / ⊕ / ⊕	SINGLE / DUPLEX / DOUBLE DUPLEX RECEPTACLE	18"
⊕GFI / ⊕GFI / ⊕GFI	RECEPTACLE WITH GROUND FAULT PROTECTION	18"
⊕WP / ⊕WP / ⊕WP	WEATHER RESISTANT RECEPTACLE WITH WEATHERPROOF IN-USE COVER	18"
⊕WR / ⊕WR / ⊕WR	WEATHER RESISTANT RECEPTACLE	18"
J	JUNCTION BOX	
T	THERMOSTAT LOCATION, PROVIDE BOX WITH 1/2" CONDUIT TO CEILING SPACE	60"
▼	TELEPHONE JACK, PROVIDE BOX WITH 1/2" CONDUIT TO CEILING SPACE	18"
▽	DATA JACK, PROVIDE BOX WITH 3/4" CONDUIT TO CEILING SPACE	18"
◉	BUTTON	48"
B	BELL/BUZZER	
	PANELBOARD	
	MOTOR	
	NON-FUSED DISCONNECT	
H	HORN/STROBE	
SD	DUCT SMOKE DETECTOR	

ELECTRICAL SPECIFICATIONS

SECTION 16010 – ELECTRICAL GENERAL PROVISIONS

1. THE PROVISIONS OF THE INSTRUCTIONS TO BIDDERS, GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, ALTERNATES, ADDENDAS AND DIVISION 1 ARE A PART OF THIS SPECIFICATION. ELECTRICAL, ARCHITECTURAL, MECHANICAL AND ALL OTHER DRAWINGS AS WELL AS THE SPECIFICATIONS FOR ALL THE DIVISIONS ARE A PART OF THE CONTRACT DOCUMENTS.
2. VISIT THE SITE OF THE WORK AND BECOME FAMILIAR WITH THE CONDITIONS AFFECTING THE INSTALLATION. SUBMISSION OF A PROPOSAL SHALL PRESUPPOSE KNOWLEDGE OF SUCH CONDITIONS AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED WHERE EXTRA LABOR OR MATERIALS ARE REQUIRED BECAUSE OF IGNORANCE OF THESE CONDITIONS.
3. DEFINITIONS:
   A. THE TERM "FURNISH" SHALL MEAN TO SUPPLY AND DELIVERY TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION, AND SIMILAR OPERATIONS.
   B. THE TERM "INSTALL" SHALL MEAN WORK WHICH INCLUDES THE ACTUAL UNLOADING, UNPACKING, ASSEMBLY, ERECTING, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, AND SIMILAR OPERATIONS.
   C. THE TERM "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE.
4. INCLUDE ALL LABOR, MATERIAL, EQUIPMENT, SERVICES AND PERMITS NECESSARY FOR THE PROPER COMPLETION OF ALL ELECTRICAL WORK SHOWN. ITEMS OMITTED, BUT NECESSARY, TO MAKE THE ELECTRICAL SYSTEM COMPLETE AND WORKABLE SHALL BE UNDERSTOOD TO FORM PART OF THE WORK.
5. IT IS THE PURPOSE OF THE ELECTRICAL DRAWINGS TO INDICATE THE APPROXIMATE LOCATION OF ALL EQUIPMENT, OUTLETS, ETC. ASCERTAIN EXACT LOCATIONS AND ARRANGE WORK ACCORDINGLY. THE RIGHT IS RESERVED TO EFFECT REASONABLE CHANGES IN THE LOCATION OF OUTLETS UP TO THE TIME OF ROUGHING-IN, WITHOUT ADDITIONAL COST TO THE OWNER.
6. TEMPERATURE AND INTERLOCK CONTROLS ARE PROVIDED AND WIRED BY A CONTROLS CONTRACTOR. LINE (120 VOLT) VOLTAGE CONTROL DEVICES, SUCH AS THERMOSTATS AND AQUASTATS, WHICH CONTROL FRACTIONAL HORSEPOWER, 120 VOLT MOTORS ARE FURNISHED BY MECHANICAL CONTRACTOR, AND ARE WIRED BY ELECTRICAL CONTRACTOR.
7. SECURE AND PAY FOR PERMITS AND INSPECTIONS REQUIRED FOR THE ELECTRICAL WORK.
8. WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF LOCAL AND STATE CODES, AS WELL AS THE LATEST ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE, AS INTERPRETED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
9. CONSULT THE DRAWINGS, PRODUCT DATA AND SHOP DRAWINGS COVERING THE WORK FOR VARIOUS OTHER TRADES, THE FIELD LAYOUTS OF THE CONTRACTORS FOR THE TRADE AND MAKE ADJUSTMENTS ACCORDINGLY IN LAYING OUT THE ELECTRICAL WORK.
10. WARRANT THAT EQUIPMENT AND ALL WORK IS INSTALLED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE AND THAT ALL EQUIPMENT WILL MEET THE REQUIREMENTS SPECIFIED. GUARANTEE AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS; REPAIR OR REPLACE ANY DEFECTIVE WORK, MATERIAL OR EQUIPMENT WITHIN ONE YEAR FROM DATE OF ACCEPTANCE.
11. THE EXISTING ELECTRICAL AND TELEPHONE SERVICE, AND ALL EXISTING COMMUNICATION SYSTEMS WITHIN THE BUILDING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ANY SERVICE SHUTDOWNS THAT MAY BE REQUIRED SHALL BE SCHEDULED THROUGH THE OWNER AND SHALL BE DONE AT A TIME AS DIRECTED BY THE OWNER. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED FOR THESE SHUTDOWN PERIODS EVEN THOUGH PREMIUM-TIME WORK MAY BE REQUIRED. PROVIDE TEMPORARY SERVICE TO EQUIPMENT OR SYSTEMS THAT CANNOT BE SHUTDOWN, AS DETERMINED BY OWNER.
12. PROVIDE A MINIMUM OF ONE WEEK'S NOTICE TO THE OWNER BEFORE ANY SERVICE SHUTDOWN IS SCHEDULED.
13. BIDS SHALL BE BASED UPON THE SPECIFIED PRODUCTS OR LISTED ALTERNATIVES. THE DRAWINGS AND SPECIFICATIONS ARE BASED ON THE PRODUCTS SPECIFIED BY TYPE, MODEL AND SIZE AND THUS ESTABLISH MINIMUM QUALITIES WHICH SUBSTITUTES MUST MEET TO QUALIFY FOR REVIEW. WHERE ONLY ONE MAKE IS NAMED, IT SHALL BE PROVIDED. VERBAL REQUESTS OR APPROVALS SHALL NOT BE BINDING ON THE ARCHITECT, ENGINEER OR OWNER. SHOULD THE CONTRACTOR PROPOSE TO FURNISH MATERIALS AND EQUIPMENT OTHER THAN THOSE SPECIFIED, HE SHALL SUBMIT A WRITTEN REQUEST FOR SUBSTITUTIONS TO THE ARCHITECT AT THE BID OPENING. INDICATE ANY ADDITIONS OR DEDUCTIONS TO THE CONTRACT PRICE ON THE BID FORM.
14. EQUIPMENT AND MATERIALS USED ON THIS PROJECT SHALL BE NEW AND U.L. LABELED FOR THE APPLICATION.
15. KEEP ONE COMPLETE SET OF THE CONTRACT WORKING DRAWINGS ON THE PROJECT SITE ON WHICH HE SHALL RECORD ANY DEVIATIONS OR CHANGES FROM SUCH CONTRACT DRAWINGS MADE DURING CONSTRUCTION. AFTER THE PROJECT IS COMPLETED, RECORD SETS OF DRAWINGS SHALL BE DELIVERED TO THE ARCHITECT IN GOOD CONDITION, AS A PERMANENT RECORD OF THE INSTALLATION AS CONSTRUCTED.
16. PROVIDE NAMEPLATES ON PANELBOARDS, DISTRIBUTION EQUIPMENT, SAFETY SWITCHES, MOTOR STARTERS, JUNCTION BOXES, AND CONTROL DEVICES. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, LETTERING SHALL INCLUDE THE NAME OR DESIGNATION OF EQUIPMENT, HORSEPOWER, VOLTAGE RATING AND SERVICE DESIGNATION. NAMEPLATES SHALL BE LAMINATED PHENOLIC WITH A BLACK SURFACE AND WHITE CORE. IDENTIFICATION WITH A DYMO TYPE INSTRUMENT IS NOT PERMISSIBLE. THE INSIDE COVER OF ALL RECEPTACLE OUTLET PLATES SHALL BE PERMANENTLY MARKED TO INDICATE THE PANEL AND CIRCUIT NUMBER OF THE OUTLET. THE INSIDE COVER OF ALL BLANK PLATES FOR JUNCTION BOXES INSTALLED SHALL BE PERMANENTLY MARKED TO INDICATE THE SYSTEM.
17. AFTER INSTALLATION, TEST FOR GROUNDS, SHORT CIRCUITS AND PROPER FUNCTION OF EACH SYSTEM AND RELATED WIRING. FAULTS IN THE INSTALLATION SHALL BE CORRECTED.
18. INSULATION RESISTANCE TESTS SHALL BE MADE ON THE ELECTRICAL SYSTEM WITH AN APPROVED MEGOHMMETER.
19. A GROUND CONTINUITY TEST SHALL BE MADE ON THE ENTIRE GROUNDING SYSTEM FROM THE SERVICE TO EVERY OUTLET.
20. AFTER ALL TESTS AND ADJUSTMENTS HAVE BEEN COMPLETED, CLEAN ALL EQUIPMENT LEAVING EVERYTHING IN WORKING ORDER AT THE COMPLETION OF THIS WORK. CLEAN LIGHTING FIXTURES, OUTLET BOX PLATES, PANEL AND CABINET INTERIORS AND EXTERIORS, ETC., OF DIRT, DUST , DEBRIS AND PAINT, AFTER ALL OTHER TRADES HAVE COMPLETED THEIR WORK.
21. PROVIDE A TEMPORARY ELECTRICAL SERVICE ADEQUATE IN SIZE FOR HEATING, FOR THE USE OF ALL TRADES AND FOR THE LIGHTING OF EACH ROOM DURING CONSTRUCTION. TEMPORARY WIRING SHALL BE TO OSHA REQUIREMENTS. TEMPORARY SERVICE CAN BE EXTENDED FROM THE OWNER'S EXISTING POWER DISTRIBUTION SYSTEM. THE OWNER MUST APPROVE OF THE POINT OF SUPPLY, THE METHOD OF EXTENSION AND THE ROUTING OF NECESSARY TEMPORARY FEEDERS. PROVIDE A TEMPORARY TELEPHONE SERVICE FOR THE USE OF ALL TRADES DURING CONSTRUCTION.
22. DO ALL CUTTING AND PATCHING IN EXISTING CONSTRUCTION AS NECESSARY FOR INSTALLATION OF THIS WORK. HAVE CUTTING DONE BY SKILLED MECHANICS AS CAREFULLY AS POSSIBLE AND WITH AS LITTLE DAMAGE AS POSSIBLE.
23. DETERMINE IF ANY STRUCTURAL ELEMENTS SUCH AS REBAR OR POST TENSION CABLES EXIST IN FLOORS, WALLS OR ROOFS BY INSPECTION COORDINATED WITH THE LANDLORDS TENANT COORDINATOR OR STRUCTURAL ENGINEER AND BY USE OF X-RAY WHEN REQUIRED PRIOR TO ANY CUTTING OR CORE DRILLING. IF SUCH ELEMENTS EXIST, REPORT THIS IMMEDIATELY TO THE ARCHITECT AND LANDLORD'S TENANT COORDINATOR FOR RESOLUTION PRIOR TO CUTTING OR DRILLING.
24. OPERATION PRIOR TO COMPLETION:
    WHEN ANY MECHANICAL OR ELECTRICAL EQUIPMENT IS OPERATED DURING CONSTRUCTION THE WARRANTY PERIOD SHALL NOT COMMENCE UNTIL THE EQUIPMENT IS OPERATED BY THE OWNER. PROPERLY CLEAN AND ADJUST THE EQUIPMENT AND COMPLETE ALL PUNCH LIST ITEMS BEFORE FINAL ACCEPTANCE BY THE OWNER. THE DATE OF ACCEPTANCE AND THE START OF THE WARRANTY MAY NOT BE THE SAME DATE. ALL INCANDESCENT LAMPS OPERATED FOR MORE THAN 50 HOURS DURING CONSTRUCTION SHALL BE REPLACED WITH NEW LAMPS PRIOR TO OWNER ACCEPTANCE.
25. FIRE AND SMOKE INTEGRITY:
    SEAL BUILDING OPENINGS THROUGHOUT, CAUSED BY INSTALLATION OF ALL TYPES OF ELECTRICAL EQUIPMENT(CONDUIT, CABLE/WIRE, PANELS ETC.) WHERE OPENINGS ARE IN FLOORS OR FIRE RATED WALLS CONFIGURE THE PENETRATION IN CONFORMANCE WITH UL LISTED CRITERIA. INSURE FIRE AND SMOKE BARRIER INTEGRITY THROUGHOUT. WHERE INTUMESCENT SEALER/CAULKING IS REQUIRED USE MATERIALS OF 3M OR DOW CORNING.
26. BIDDING CONTRACTORS SHALL HAVE A WORKING KNOWLEDGE OF LOCAL CODES AND ORDINANCES AND SHALL INCLUDE IN THEIR BIDS THE COSTS FOR ALL WORK INSTALLED IN STRICT ACCORDANCE WITH GOVERNING CODES, THE PLANS AND SPECIFICATIONS NOT WITHSTANDING. THE CONTRACTOR SHALL ALERT ARCHITECT, ENGINEER OR OWNER OF ANY APPARENT DISCREPANCIES BETWEEN GOVERNING CODES AND DESIGN INTENT.

SECTION 16050 – BASIC MATERIALS AND METHODS

1. ALL BOXES SHALL BE RIGIDLY SUPPORTED FROM THE BUILDING STRUCTURE INDEPENDENT OF THE CONDUIT SYSTEM. ALL BOXES SHALL BE 4" SQUARE BOXES MINIMUM WITH RAISED COVERS SUITABLE FOR THE WALL MATERIAL.
2. CONDUITS SHALL BE:
   A. RIGID OR INTERMEDIATE GRADE GALVANIZED STEEL CONDUIT IN WET LOCATIONS, CONCRETE, EXTERIOR MASONRY WALLS AND EXPOSED LOCATIONS SUBJECT TO DAMAGE.
   B. GALVANIZED STEEL ELECTRICAL METALLIC TUBING IN DRY LOCATIONS, INTERIOR PARTITIONS AND CEILING SPACE.
   C. FLEXIBLE METAL CONDUIT FOR FINAL CONNECTIONS TO TRANSFORMERS, MOTORS AND EQUIPMENT.
   LIQUID-TIGHT FLEXIBLE METAL CONDUIT IN WET AND DAMP LOCATIONS.
   D. FLEXIBLE METALLIC TUBING FROM OUTLET BOX TO RECESSED LIGHT FIXTURES IN SUSPENDED CEILINGS, SIX FOOT MAXIMUM LENGTH.
   E. SCHEDULE 40 PVC RIGID NON-METALLIC CONDUIT BURIED BELOW GROUND FLOOR SLAB AND FOR EXTERIOR UNDERGROUND.
   F. CONDUIT CONNECTIONS TO UNDERCABINET TYPE LIGHTING FIXTURES SHALL BE 3/8" FLEXIBLE METAL CONDUIT OR MC TYPE CABLE FROM THE WALL OUTLET BOX TO THE FIXTURE HOUSING.
   G. RACEWAYS SHALL BE SIZED IN ACCORDANCE WITH N.E.C. WIRING TABLES OR AS NOTED ON DRAWINGS, WHICHEVER IS LARGER. MINIMUM CONDUIT SIZE SHALL BE ONE-HALF INCH.
   H. CONDUIT FITTINGS FOR RIGID CONDUIT SHALL BE THREADED CAST FERROUS ALLOY WITH GASKETS AND COVERS WHERE REQUIRED. CONDUIT FITTINGS FOR EMT TO BE SET SCREW TYPE. LOCKNUTS SHALL BE OF THE BONDING TYPE WHICH BITE INTO THE METAL OF THE BOX. BUSHINGS SHALL BE OF THE INSULATING TYPE.
   I. METAL CONDUITS SHALL BE COUPLED AND SECURED TO ALL BOXES IN A MANNER THAT PROVIDES AN ELECTRICALLY CONTINUOUS GROUND PATH FROM POINT OF SERVICE TO ALL OUTLETS.
   J. RIGID CONDUITS SHALL BE TERMINATED IN SHEET STEEL WITH DOUBLE LOCKNUTS AND AN INSULATING BUSHING. EMPTY CONDUITS STUBBED SHALL BE THREADED AND CAPPED.
   K. NYLON PULL LINE SHALL BE INSTALLED IN ALL EMPTY CONDUITS.
   L. CONDUIT ROUTING INDICATED ON THE DRAWINGS IS DIAGRAMMATIC ONLY AND IS NOT NECESSARILY THE INTENDED ACTUAL CONDUIT RUN. CONTRACTOR SHALL CHECK AND BE RESPONSIBLE FOR THE ACTUAL INSTALLATION WITH REGARD TO AVAILABLE SPACE AND SHALL COOPERATE WITH OTHER TRADES.
   M. ALL CONDUITS SHALL BE SIZED AND INSTALLED SO THAT THE REQUIRED NUMBER OF CONDUCTORS MAY BE PULLED IN WITHOUT INJURY OR STRAIN.
   N. CONDUIT RUNS SHALL BE LOCATED TO AVOID EQUIPMENT AND ACCESS TO EQUIPMENT OF OTHER TRADES.
   O. CONDUITS SHALL BE CONTINUOUS AND SECURED TO ALL BOXES IN SUCH A MANNER THAT EACH CONDUIT SYSTEM SHALL BE ELECTRICALLY CONTINUOUS FROM THE POINT OF SERVICE TO ALL OUTLET BOXES. RUN CONDUITS CONCEALED UNLESS OTHERWISE INDICATED. WHERE IT IS NOT POSSIBLE TO INSTALL CONCEALED CONDUIT, PERMISSION MUST BE OBTAINED FROM THE ARCHITECT TO RUN SURFACE WIREMOLD OR CONDUIT. THE ROUTING AND ELEVATION OF SUCH SURFACE MOUNTED RACEWAYS MUST BE COORDINATED WITH THE ARCHITECT BEFORE INSTALLATION. EXPOSED RACEWAYS SHALL BE RUN PARALLEL TO OR AT RIGHT ANGLES TO STRUCTURAL MEMBERS AND SHALL BE PAINTED TO MATCH ADJACENT FINISHES.
   P. CONDUIT SUPPORTS SHALL BE ATTACHED TO BUILDING STRUCTURAL MEMBERS ONLY, AND NOT TO ANY BUILDING SUB-SYSTEMS SUCH AS SUSPENDED CEILINGS, MECHANICAL DUCTS OR PIPES.
   Q. ENDS OF EACH CONDUIT SHALL BE CAPPED WITH AN APPROVED CAP OR DISC TO PREVENT THE ENTRANCE OF FOREIGN MATERIALS DURING CONSTRUCTION.
   R. CONDUITS THAT PASS THROUGH FIRE OR SMOKE-RATED WALLS, CEILINGS, OR DECKS SHALL BE INSTALLED SO AS TO MAINTAIN THE FIRE OR SMOKE RATING.
   S. EXPANSION FITTINGS SHALL BE INSTALLED AT ALL POINTS WHERE CONDUITS CROSS BUILDING EXPANSION JOINTS.
   T. CONDUIT ENTRIES INTO BUILDING SHALL BE MADE WATERTIGHT. ALL UNDERGROUND JOINTS SHALL BE SEALED.
   U. EXTERIOR UNDERGROUND CONDUITS SHALL BE INSTALLED 36 INCHES MINIMUM BELOW FINISHED GRADE.
3. BUSHINGS, LOCKNUTS AND CONNECTORS:
   A. WHERE RIGID OR INTERMEDIATE METAL CONDUIT ENTERS A BOX, SECURE THE CONDUIT TO THE BOX WITH A LOCKNUT ON THE OUTSIDE AND INSIDE. PROVIDE BUSHINGS FOR CONDUIT TERMINALS AT BOXES. FOR CONDUCTORS THRU #8 AWG BUSHINGS SHALL BE GALVANIZED, NON-INSULATING TYPE, AND FOR CONDUCTORS LARGER THAN #8 AWG BUSHINGS ARE TO BE INSULATING TYPE. IF THE CONDUIT FITTING PROVIDES EQUIVALENT PROTECTION OF THE CONDUCTORS, THE BUSHING MAY BE ELIMINATED.
4. FEEDER AND BRANCH CIRCUIT CONDUCTORS:
   A. FEEDER AND BRANCH CIRCUIT CONDUCTORS SHALL BE U.L. LABELED, 98%% CONDUCTIVITY
   COPPER-STAMPED AT 2 FT. INTERVALS WITH CONDUCTOR SIZE AND INSULATION TYPE.
   B. FEEDER CIRCUIT CONDUCTORS SHALL BE TYPE "XHHW-2" OR "THHN," 600 VOLT, STRANDED COPPER, 90 DEGREE C RATED.
   C. BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE "THWN/THHN-2," 600 VOLT, 90°C COPPER. WIRE SIZES #8 AWG AND LARGER SHALL BE STRANDED. OR BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE 'MC' THHN-2, 600 VOLT 90 DEGREE C COPPER WITH INSULATED GREEN GROUND WIRE ENCLOSED IN AN ALUMINUM OR GALVANIZED STEEL ARMOR 'CONDUIT' THAT IS APPROVED FOR EXPOSED OR CONCEALED APPLICATIONS.
   D. MINIMUM WIRE SIZE SHALL BE #12 AWG OR LARGER AS REQUIRED TO LIMIT VOLTAGE DROP AT FURTHEST OUTLET TO 3%.
5. WIRE AND CABLE INSTALLATION:
   A. PULL WIRE AND CABLES INTO CONDUIT USING IDEAL INDUSTRIES "YELLOW 190", OR EQUIVALENT.
   B. COLOR CODE WIRE AND CABLE FOR CIRCUITS AS CALLED FOR IN THE NATIONAL ELECTRICAL CODE. COLOR CODING OF FEEDERS SHALL BE BY MEANS OF COLORED TAPE AT TERMINALS.
   C. INDIVIDUAL BRANCH CIRCUITS ARE SHOWN ON THE DRAWINGS FOR CLARITY. LIGHTING AND RECEPTACLE CIRCUITS MAY BE GROUPED FOR HOMERUNS, SO LONG AS CONDUCTOR AMPACITIES ARE DERATED PER NEC REQUIRMENTS. NEUTRAL CONDUCTORS IN RECEPTACLE CIRCUITS SERVING DATA EQUIPMENT LOADS SHALL NOT BE SHARED.
   D. WIRING FROM LEGALLY REQUIRED EMERGENCY AND STANDBY POWER GENERATION SOURCES SHALL BE KEPT INDEPENDENT OF EACH OTHER AND INDEPENDENT OF ALL OTHER BRANCH CIRCUIT WIRING, AND SHALL NOT ENTER THE SAME RACEWAY, CABLE, BOX, OR CABINET WITH OTHER WIRING, UNLESS SPECIFICALLY ALLOWED BY THE NATIONAL ELECTRICAL CODE.
6. WIRING DEVICES:
   A. LOCAL LIGHT SWITCHES SHALL BE 20 AMPERE, 120/277 VOLTS, AC SPECIFICATION GRADE, WITH GROUNDING TERMINAL, AS MANUFACTURED BY HUBBELL, OR EQUIVALENT, #CS-122 SERIES.
   B. DUPLEX RECEPTACLES SHALL BE 20A, 125V, 2 POLE, 3 WIRE GROUNDING. GENERAL PURPOSE
   "SPECIFICATION GRADE" DUPLEX RECEPTACLES: HUBBELL #CR5352. ISOLATED GROUND DUPLEX RECEPTACLES: HUBBELL #CR5352 IG – ORANGE. HOSPITAL GRADE DUPLEX RECEPTACLES: HUBBELL #8300H. TAMPER RESISTANT "SAFETY TYPE" DUPLEX RECEPTACLES: HUBBELL #HBL8300SG.
   C. DUPLEX RECEPTACLES WHERE INDICATED ON THE DRAWINGS OR WHERE REQUIRED BY CODE, SHALL HAVE AN INTEGRAL GROUND FAULT PROTECTOR AND SHALL BE 20A, 125V, 2 POLE, 3 WIRE GROUNDING: HUBBELL #GFR5352. GROUND FAULT RECEPTACLES SHALL NOT BE THRU-WIRED. PROVIDE INDIVIDUAL DUPLEX RECEPTACLES AS SHOWN ON THE DRAWINGS. HOSPITAL GRADE GROUND FAULT DUPLEX RECEPTACLES: HUBBELL #HGF8300.
   D. ALL SWITCHES, DIMMERS, AND RECEPTACLES SHALL BE WHITE UNLESS OTHERWISE INDICATED WITHIN THESE SPECIFICATIONS. VERIFY COLOR WITH THE ARCHITECT PRIOR TO PROCUREMENT OF THE DEVICES. ALL COVERPLATES SHALL BE SMOOTH HIGH IMPACT THERMOPLASTIC FINISH WITH COLOR TO MATCH THE DEVICES. EMERGENCY RECEPTACLES AND SWITCHES SHALL BE RED, WITH COVERPLATES TO MATCH THE FINISH OF THE OTHER COVERPLATES PROVIDED IN THE AREA. IN UNFINISHED AREAS, USE CADMIUM PLATED, ROUND CORNER, STEEL COVERPLATES FOR SURFACE MOUNTED OUTLET BOXES. BOTH THE WIRING DEVICES AND THE COVERPLATES SHALL BE BY THE SAME MANUFACTURER.
7. WIRING DEVICE INSTALLATION:
   A. ADJACENT DEVICES SHALL BE MOUNTED IN GANGED BOXES WITH COMMON COVER PLATES.
   B. VERIFY MOUNTING HEIGHTS AND LOCATIONS WITH THE ARCHITECT BEFORE ROUGH-IN. REFER TO DETAILS AND INTERIOR WALL ELEVATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS.
   C. OUTLETS SHALL NOT BE INSTALLED BACK TO BACK.
   D. ALL RECEPTACLES SHALL BE MOUNTED WITH THE GROUND OPENING ABOVE THE PHASE AND NEUTRAL OPENINGS.
   E. ALL DEVICES SHALL BE SECURED WITH MORE THAN A SINGLE SCREW.
8. DISCONNECT SWITCHES
   A. PROVIDE MOTOR DRIVEN EQUIPMENT WITH PROPERLY SIZED AND RATED DISCONNECT SWITCHES TO COMPLY WITH N.E.C. REQUIREMENTS, WHETHER OR NOT INDICATED ON THE DRAWINGS.
   B. DISCONNECT SWITCHES FOR THREE-PHASE MOTORS AND SINGLE-PHASE MOTORS GREATER THAN 1/2 HORSEPOWER SHALL BE HEAVY-DUTY, SINGLE-THROW SAFETY SWITCHES. SWITCHES SHALL BE FUSIBLE OR NON-FUSIBLE, AS INDICATED, WITH AMPERAGE, POLES AND NEUTRAL, AS SHOWN ON DRAWINGS. PROVIDE SWITCHES WITH QUICK-MAKE, QUICK-BREAK OPERATING MECHANISM, FULL COVER INTERLOCK AND INDICATOR HANDLE, PROVISIONS FOR PADLOCKING OFF, U.L. CLASS "R" REJECTION TYPE FUSE CLIPS, N.E.M.A. 1 ENCLOSURE FOR DRY LOCATIONS AND N.E.M.A. 3R ENCLOSURE FOR DAMP OR WET LOCATIONS.
   C. DISCONNECT SWITCHES SHALL BE MANUFACTURED BY SQUARE D OR BY APPROVED ALTERNATE MANUFACTURERS: GENERAL ELECTRIC, WESTINGHOUSE OR SIEMENS. SHALL BE WESTINGHOUSE TYPE "MS" SERIES OR EQUIVALENT, WITH PILOT
10. HANGERS AND SUPPORTS:
   I. SUPPORT CONDUIT RUNS DIRECTLY ADJACENT TO BUILDING CONSTRUCTION WITH SUITABLE ONE AND TWO-HOLE STRAPS AND/OR CLAMP-TYPE HANGERS. SUPPORT CONDUIT RUNS NOT ADJACENT TO BUILDING CONSTRUCTION WITH SUITABLE, ADJUSTABLE HANGERS. DO NOT USE PERFORATED STRAP-TYPE HANGER, WIRE TIES OR PLUMBERS STRAP.
   J. PROVIDE ANGLE IRON FRAMES AND SUPPORTS FOR JUNCTION BOXS AND CABINETS TO PREVENT STRAIN ON ENTERING CONDUITS. GROUP EXPOSED CONDUITS TOGETHER. CONDUIT PENETRATIONS INCEILINGS SHALL BE TIGHT TO THE CONDUIT AND SEALED.
   K. SUPPORT RIGID STEEL, IMC, AND EMT RACEWAYS AT MAX. TEN FEET INTERVALS AND WITHIN THREE FEET OF OUTLET AND JUNCTION BOXS, CABINETS OR FITTINGS. SUPPORT WITHIN 12" OF EACH CHANGE IN DIRECTION. USE ONE-HOLE MALLEABLE IRON CLAMPS. SUPPORT MULTIPLE RUNS ON GALVANIZED UNISTRUT.
   L. DO NOT SUPPORT ELECTRICAL RACEWAYS, BOXES, FIXTURES AND EQUIPMENT FROM CEILING SUPPORT SYSTEMS, MECHANICAL SYSTEM SUPPORTS, OR MECHANICAL SYSTEMS.
11. ALL EQUIPMENT MOUNTED ON EQUIPMENT ROOM WALLS SHALL BE ATTACHED TO 3/4" PLYWOOD BOARDS, PAINTED WITH FIRE RESISTANT PAINT.

SECTION 16400 – SERVICE AND DISTRIBUTION

1. GROUNDING.
   A. GROUND ALL ELECTRICAL SYSTEM CONDUITS, MOTORS, PANELS AND OTHER EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ALL PROVISIONS OF THE NATIONAL ELECTRICAL CODE, STATE BUILDING CODE AND LOCAL OR REGIONAL CODES.
   B. GROUNDING OF THE ELECTRICAL SYSTEM SHALL BE BY MEANS OF AN INSULATED GROUNDING CONDUCTOR INSTALLED WITH FEEDER AND BRANCH CIRCUIT CONDUCTORS IN ALL CONDUITS. GROUNDING CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH N.E.C. ARTICLE 250.
   C. SYSTEM NEUTRAL CONDUCTORS SHALL BE GROUNDED AT THE SOURCE. NEUTRAL CONDUCTORS SHALL NOT BE USED FOR EQUIPMENT GROUNDING.
   D. THE GROUNDING CONDUCTOR FOR BRANCH CIRCUITS FEEDING ISOLATED GROUND RECEPTACLES SHALL BE CONNECTED ONLY AT THE ISOLATED GROUND RECEPTACLE GROUND TERMINALS, AND AT THE GROUND BUS OF THE SERVING PANEL.
3. PROVIDE 75 DEGREE C RATED CONNECTIONS THROUGHOUT.

SECTION 16500 – LIGHTING

1. RECESSED AND SURFACE MOUNTED FIXTURES MOUNTED IN, OR ON CEILINGS OTHER THAN ACCESSIBLE LAY-IN CEILING SYSTEMS, SHALL BE SECURELY SUPPORTED IN A MANNER APPROVED BY THE ARCHITECT. MOUNTING SHALL ALSO BE IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE ARTICLE 410, AND AS RECOMMENDED BY THE FIXTURE MANUFACTURER.
2. ALL LIGHTING FIXTURES (INCLUDING "NORMALLY-OFF" EMERGENCY FIXTURES) THAT ARE CAPABLE OF BEING AIMED SHALL BE AIMED BY THE CONTRACTOR FOR THE OPTIMUM COVERAGE OF THEIR TASK, TO THE SATISFACTION OF, AND UNDER THE DIRECTION OF THE ARCHITECT.

COMMUNICATIONS

1. ALL COMMUNICATIONS CABLING SHALL MEET TSC VENDOR SPECIFICATIONS FOR SHIELDED, STRANDED AND PLENUM RATED.

onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com

REGISTERED PROFESSIONAL ENGINEER 24820 11-7-23 ELECTRICAL STATE OF CALIFORNIA
Exp. 12/31/ 23

Design and construction documents as instruments of services are given in confidence and remain the property of Onyx Creative. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Onyx Creative.

TSC TRACTOR SUPPLY CO.

FUSION / SIDE LOT
COMBO PROJECT
STORE #1882
1625 WEST HAYDEN AVE
HANFORD, CA 93230

Project No.:	20600
Drawn By:	TP
Date	Issue
9-16-22	PERMIT
11-3-23	3 REVISION 3

E3.1

ELECTRICAL SPECIFICATIONS

J:\CLIENT\Tractor Supply Co\1600 Remodel Projects\20600 Operation Set Permit\20600 1882 Hanford CA Combo\HTB TSC Combo Hanford CA 1882DWG
Job Path:\CLIENT\Tractor Supply Co\1600 Remodel Projects\20600 1882 Hanford CA Combo\031 TSC Combo Hanford CA E3.1.dwg
Drawn By:Jose DeJesus

Notice of Exemption 2024-78

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Conditional Use Permit 0031-24

Project Location – 1625 W. Hayden Ave. (APN 011-060-056)

Project Location – City: Hanford **Project Location – County:** Kings County

Description of Nature, Purpose and Beneficiaries of Project: Conditional Use Permit No. 0031-24: a request by Tractor Supply to add pet grooming within their existing facility in the C-R Regional Commercial zone district.

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project/Project Applicant: Beth Dorminey
Address: 205 Powell Pl. Unit: 200, Brentwood, TN 37027
Phone Number: (615) 636-9061

Exempt Status: **(check one)**

☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption: State type and section number: 15301 Existing Facilities
☐ Statutory Exemption. State code number:

Reasons why project is exempt:
The City of Hanford determined the project to be exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Section 15301 states that Class 1 exemptions consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. This project involves the permitting of an existing private structure, involving negligible or no expansion, as well as additions to the existing structure which will not result in an increase over 10,000 square feet since the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

Lead Agency
Contact Person: Mark Manha Area Code/ Telephone: (559) 585-2583

Signature: _____ Date: November 12, 2024 Title: Associate Planner

☒ Signed by Lead Agency Date received for filing at OPR: _____
☐ Signed by Applicant

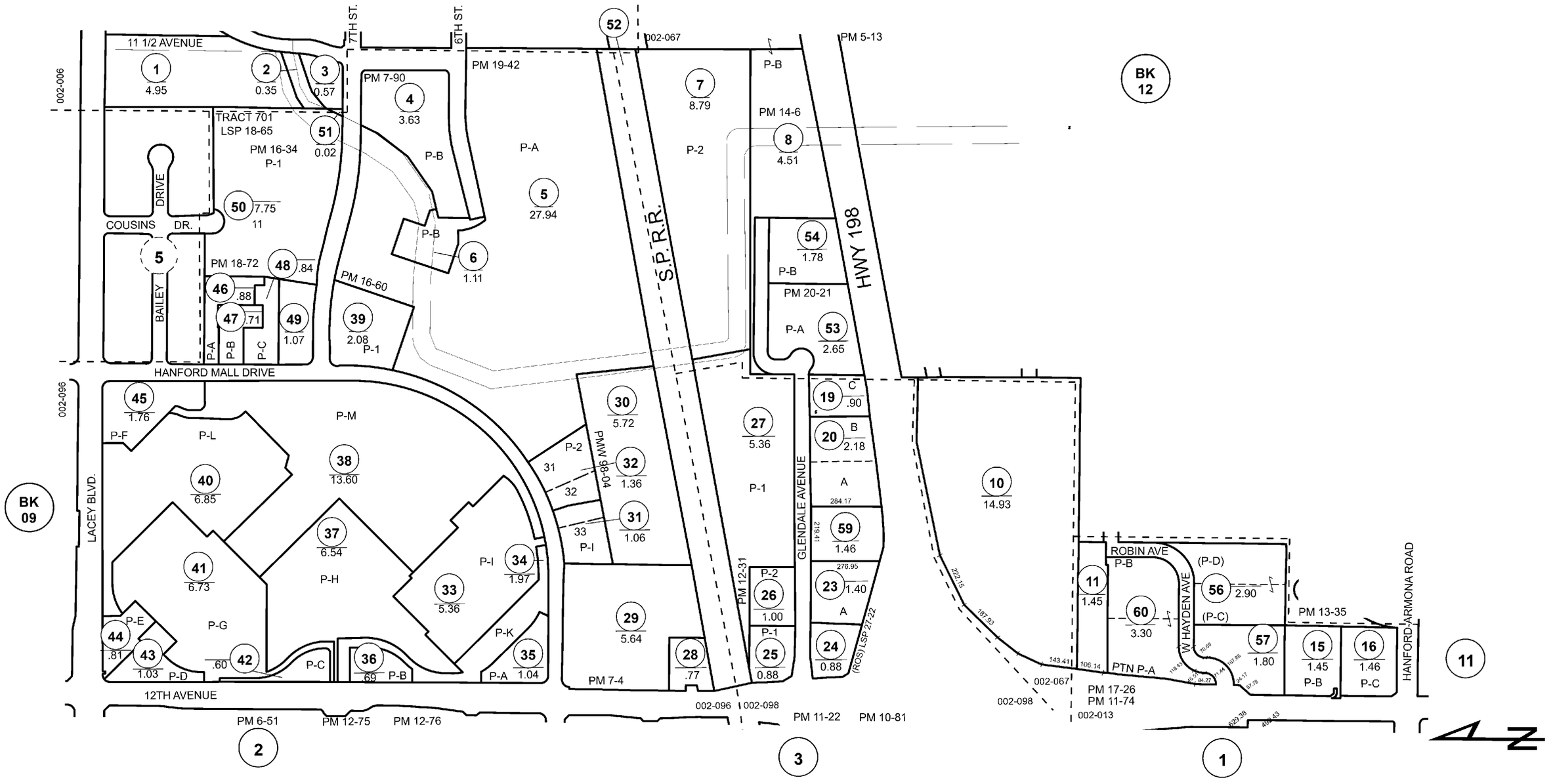
Provided by:
PARCELQUEST

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
AUGUST 2023

KINGS COUNTY ASSESSOR'S MAP

W 1/2 SEC. 35-18-21

11-06



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