



## EXETER PLANNING COMMISSION REGULAR MEETING AGENDA

**April 16, 2026, 5:30 PM**

City Hall, 137 North F Street  
Exeter, California 93221

### Planning Commissioners

Nancy Becker  
Tommy Blackmon  
Kirk Gilles  
Dave Hails  
Phillip Townsend

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Notice is hereby given that the Exeter Planning Commission will hold a Regular Meeting on Thursday, April 16, 2026, at 5:30 p.m. in person at Exeter City Hall located at 137 N. F St. in Exeter California, 93221.

Staff Reports related to items on the agenda are available on the City's website at <https://cityofexeter.ca.gov/> and available for viewing at City Hall.

**5:30 p.m.**

### **A. CALL TO ORDER REGULAR SESSION**

### **B. PLEDGE OF ALLEGIANCE**

### **C. PUBLIC COMMENTS**

This is the time for citizens to comment on subject matters that are not on the agenda that are within the jurisdiction of the Exeter Planning Commission. In compliance with public meeting laws, Commissioners cannot discuss topics that are not included on the published agenda. This is also the time for citizens to comment on items listed on the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Public comments related to all pulled Consent Calendar Items and all Individual Business or Public Hearing Items that are listed on this agenda will be heard at the time that item is discussed or at a time the Public Hearing is opened for comment.

In fairness to all who wish to speak tonight, comments shall be limited to five (5) minutes for each individual, ten (10) minutes for an individual representing a group, and thirty (30) minutes overall for the entire public comment period, unless otherwise indicated by the Chairperson. Although not required, speakers are asked to begin their comments by stating their name and city of residence.

### **D. CONSENT CALENDAR**

Items listed under the Consent Calendar are considered routine and will be enacted by 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.

1. Approval of March 19, 2026, Regular Meeting Minutes (pp. 4 – 5)

## E. INDIVIDUAL BUSINESS ITEMS

Comments related to Individual Business and Public Hearing Items are limited to three (3) minutes per speaker, for a maximum of 30 minutes per item. The Chair may reasonably limit or extend the public comment period to preserve the Council's interest in conducting efficient, orderly meetings.

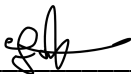
1. Consider Adoption of **Resolution No. 2026-02**, A Resolution of the Planning Commission of the City of Exeter, Approving **Site Plan Review Application No. 2026-02** for the addition of a drive-through window and lane to an existing retail pharmacy (Rancho Pharmacy) located at 426 N. Kaweah Avenue (APN: 138-016-049) (pp. 6 – 27)  
*Presented by Teslla Ramirez, City Planner*
2. Consider Adoption of **Resolution No. 2026-03**, A Resolution of the Planning Commission of the City of Exeter, Approving **Site Plan Review No. 2026-01** for Construction of an Approximately 1,600-square-foot Storage Building Addition to an Existing Tire Shop Located at 102 Second Street (Simmons Tire) (pp. 28 – 40)  
*Presented by Teslla Ramirez, City Planner*

## F. CITY ADMINISTRATOR/DEPARTMENT COMMENTS

## G. REGULAR MEETING ADJOURNMENT

State of California     )  
County of Tulare       ) ss.  
City of Exeter         )

I declare under penalty of perjury that I am employed by the City of Exeter, in the Administrator's Office; and that I posted this Agenda on the bulletin board outside of City Hall 137 N. F St. Exeter CA 93221 on April 13, 2026 and online on the [City of Exeter website](#).



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Francesca Quintana, City Clerk

In compliance with the Americans with Disabilities Act, and the California Ralph M. Brown Act, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact the City Clerk (559)592-9244. Notification prior to the meeting will enable the City to make reasonable arrangements to ensure

accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet. (28 CFR 35.102-35. 104 ADA Title II).

Materials related to an item on this Agenda submitted to the legislative body after distribution of the agenda packet are available for public inspection at City of Exeter, Administration Office 100 N. C St., Exeter CA 93221 during normal business hours.



**EXETER PLANNING COMMISSION  
REGULAR MEETING AGENDA  
ACTION MINUTES**

**Planning Commissioners**  
Nancy Becker  
Tommy Blackmon  
Kirk Gilles  
Dave Hails  
Phillip Townsend

**March 19, 2026, 5:30 PM**  
City Hall, 137 North F Street  
Exeter, California 93221

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Staff Reports related to items on the agenda are available on the City's website at <https://cityofexeter.ca.gov/> and available for viewing at City Hall.

**5:30 p.m.**

**A. CALL TO ORDER REGULAR SESSION**

Chair Hails called the meeting to order at 5:30 p.m.

**B. PLEDGE OF ALLEGIANCE**

Led by Chair Hails.

**C. PUBLIC COMMENTS**

Public comment was received from Vicki Riddle. Ms. Riddle suggested that the Chair provide regular updates to the City Council regarding matters discussed and actions taken at Planning Commission meetings.

**D. CONSENT CALENDAR**

Items listed under the Consent Calendar are considered routine and will be enacted by 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.

1. Approval of October 16, 2025, Regular Meeting Minutes (pp. 4 – 5)

<b>Motion to Approve Consent Calendar</b>							
1 <sup>st</sup>	2 <sup>nd</sup>	Result	GILLES	BECKER	HAILS	TOWNSEND	BLACKMON
GILLES	TOWNSEND	(4-0)	AYE	AYE	AYE	AYE	ABSENT

**E. INDIVIDUAL BUSINESS ITEMS**

Comments related to Individual Business and Public Hearing Items are limited to three (3) minutes per speaker, for a maximum of 30 minutes per item. The Chair may reasonably limit or extend the public comment period to preserve the Council's interest in conducting efficient, orderly meetings.

1. Consider Adoption of **Resolution No. 2026-01**, A Resolution of the Planning Commission of the City of Exeter, Amending Resolution No. 2024-02 Related to Site Plan Review No. 2024-02 (Foodlink for Tulare County) to Remove Conditions of Approval No. 16 and No. 17 Requiring Installation of a Sidewalk and V-Gutter along 3rd Street, Located at 480 3rd Street (APN 136-190-007) (pp. 6 – 22)  
*Presented by Teslla Ramirez, City Planner*

Chair opened the item up for public comment. No public comments were received.

<b>Adoption of Resolution No. 2026-01, A Resolution of the Planning Commission of the City of Exeter, Amending Resolution No. 2024-02 Related to Site Plan Review No. 2024-02 (Foodlink for Tulare County) to Remove Conditions of Approval No. 16 and No. 17 Requiring Installation of a Sidewalk and V-Gutter along 3rd Street, Located at 480 3rd Street (APN 136-190-007)</b>							
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1 <sup>st</sup>	2 <sup>nd</sup>	Result	GILLES	BECKER	HAILS	TOWNSEND	BLACKMON
TOWNSEND	BECKER	(4-0)	AYE	AYE	AYE	AYE	ABSENT

**F. CITY ADMINISTRATOR/DEPARTMENT COMMENTS**

City Administrator provided departmental comments.

**G. REGULAR MEETING ADJOURNMENT**

Chairman adjourned the meeting at 6:09 p.m.

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Francesca Quintana, City Clerk



## Agenda Item Staff Report

**Agenda Item Number:**

**E.1.**

**Meeting Date:**

April 16, 2026

**Wording for Agenda:**

Consider Adoption of Resolution No. 2026-02, A Resolution of the Planning Commission of the City of Exeter, Approving Site Plan Review Application No. 2026-02 for the addition of a drive-through window and lane to an existing retail pharmacy (Rancho Pharmacy) located at 426 N. Kaweah Avenue (APN: 138-016-049).

**Submitting Department:**

Planning

**Contact Name:**

Teslla Ramirez, Contract City Planner

**Department Recommendation:**

Staff recommends that the Planning Commission adopt Resolution No. 2026-02, approving Site Plan Review Application No. 2026-02 for the addition of a drive-through window and lane to an existing retail pharmacy (Rancho Pharmacy) located at 426 N. Kaweah Avenue (APN: 138-016-049).

**Summary:**

Site Plan Review Application No. 2026-02 was submitted by Rancho Pharmacy requesting approval for the addition of a drive-through window and lane to an existing retail pharmacy. The drive-through is intended to facilitate the sale of ice cream and yogurt, which are existing products currently offered within the tenant space. The addition of the drive-through constitutes a site modification subject to Planning Commission approval through Site Plan Review.

**Background:**

The project site is located at 426 N. Kaweah Avenue (APN: 138-016-049) and is part of an existing neighborhood commercial shopping center. The center includes multiple retail tenants,

**For action by:**

Planning Commission

**Regular Session:**

Consent Calendar

Regular Item

Public Hearing

**Review:**

City Administrator  
(Initials Required)

J.R.

including Rancho Pharmacy and Dollar Tree, which share a common parking area consisting of approximately 95 parking spaces.

The project site is located within the Neighborhood Commercial (CN) zoning district and is surrounded by commercial uses to the north, south, and east, and residential uses to the west. The surrounding zoning designations and existing land uses are summarized in Table A below:

**Table A: Adjacent Land Uses**

Direction	Zoning	Existing Land Use
North	Neighborhood Commercial	Professional Offices
East	Neighborhood Commercial	Evans Miller Exeter Chapel
South	Neighborhood Commercial	A&W Restaurant
West	Multi-Family Residential (RM-3)	Apartment Complex

**Staff Analysis:**

**Zoning:**

The subject site is located within the Neighborhood Commercial (CN) zoning district. The existing retail pharmacy is a permitted use within this zone, and the proposed drive-through addition is permitted subject to Site Plan Review.

The proposed drive-through window and lane are ancillary to the existing retail use and do not constitute a change in land use. As such, the project is consistent with the intent and requirements of the CN zoning district.

**Site Plan Review:**

Pursuant to Exeter Municipal Code Section 17.22.040, no development shall be constructed within the Neighborhood Commercial (CN) zoning district without approval of a Site Plan Review in accordance with Chapter 17.56.

The proposed addition of a drive-through window and lane constitutes a modification to the existing development and therefore requires Planning Commission approval through the Site Plan Review process.

**Project Analysis:**

The project proposes the addition of a drive-through window and lane along the north side of the existing building. Project scope will also include interior improvements and a patio area. The drive-through is designed to function within the existing site layout and maintains adequate space for vehicle queuing. The site includes approximately 95 parking spaces within a common parking area serving the retail tenants. The proposed addition does not reduce the number of parking spaces and is not expected to generate additional parking demand; therefore, no additional parking is required.

The project was circulated to applicable City departments, including Planning, Engineering, and Fire, for review. Comments received are addressed through the conditions of approval.

**Findings:**

Pursuant to EMC Section 17.54.06, specific findings must be made before approving a site plan review permit and are as follows:

- A. That the location of the proposed use is in accordance with the purpose and objectives of this Ordinance and the purposes of the district in which the subject site is located.
  - *The project site is located within the Neighborhood Commercial (CN) zoning district, which is intended to provide retail, and service uses that serve the daily needs of the surrounding community. The proposed drive-through facility supports an existing pharmacy and retail use and is consistent with the purpose and objectives of the CN district by enhancing service accessibility and convenience.*
- B. That the location of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health, safety, convenience or welfare, or be materially injurious to properties or improvements in the vicinity.
  - *The proposed drive-through is designed to operate within a developed commercial shopping center and includes on-site vehicle circulation and queuing. The project is not expected to generate significant noise, traffic, or operational impacts that would be detrimental to surrounding properties. Additionally, the commercial nature of the site and surrounding uses supports compatibility with the proposed improvement.*
- C. That the proposed use will not have a significant impact on the environment.
  - *The project qualifies for a categorical exemption under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1 – Existing Facilities), as it involves minor alterations to an existing structure with negligible expansion of use. Therefore, no significant environmental impacts are anticipated.*
- D. That the proposed use will comply with applicable provisions contained in this Ordinance.
  - *The proposed drive-through facility has been reviewed for compliance with applicable development standards, including site layout, circulation, and zoning requirements. The project is consistent with the applicable provisions of the Exeter Municipal Code.*
- E. That the proposed use is consistent with the Exeter General Plan.
  - *The project is consistent with the General Plan designation for commercial uses, as it supports an existing retail pharmacy and enhances accessibility to services. The addition of a drive-through aligns with goals related to providing convenient and efficient commercial services to the community.*

- F. That the site for the proposed use is adequate in size, shape and location to accommodate the use for which it is proposed.
- *The subject site is an existing developed commercial property of sufficient size and configuration to accommodate the proposed drive-through facility, including vehicle stacking and on-site circulation. The drive-through lane is located along the north side of the building and is designed to integrate with existing access points and parking areas without creating circulation conflicts.*

**Environmental Review (CEQA):**

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1: Existing Facilities), which includes minor alterations to existing structures with negligible expansion of use.

**Fiscal Impact:**

There is no fiscal impact associated with this item.

**Prior Actions:**

No prior actions have been taken by the Planning Commission or City Council related to this application.

**Attachments:**

- Project Location Map
- Site Image
- Zoning Map
- Site Plan
- Resolution No. 2026-02

**Recommended motion to be made by the Planning Commission:**

I move to adopt Resolution No. 2026-02, approving Site Plan Review Application No. 2026-02 for the addition of a drive-through window and lane to an existing retail pharmacy (Rancho Pharmacy) located at 426 N. Kaweah Avenue (APN: 138-016-049).

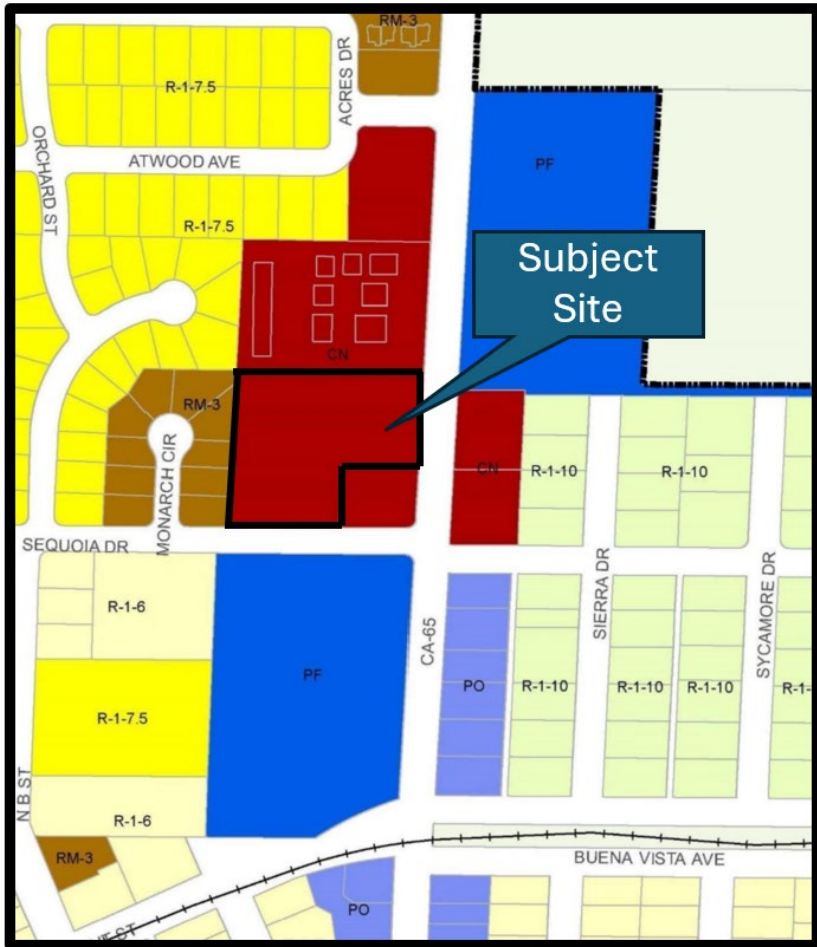
**Project Location Map:**



**Site Image:**

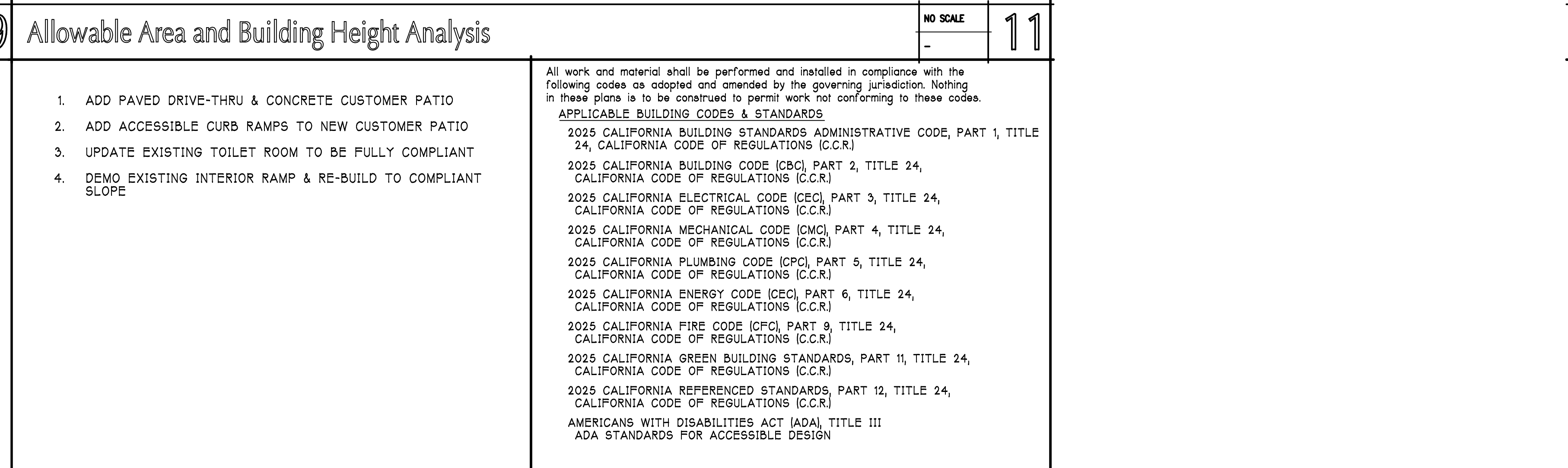
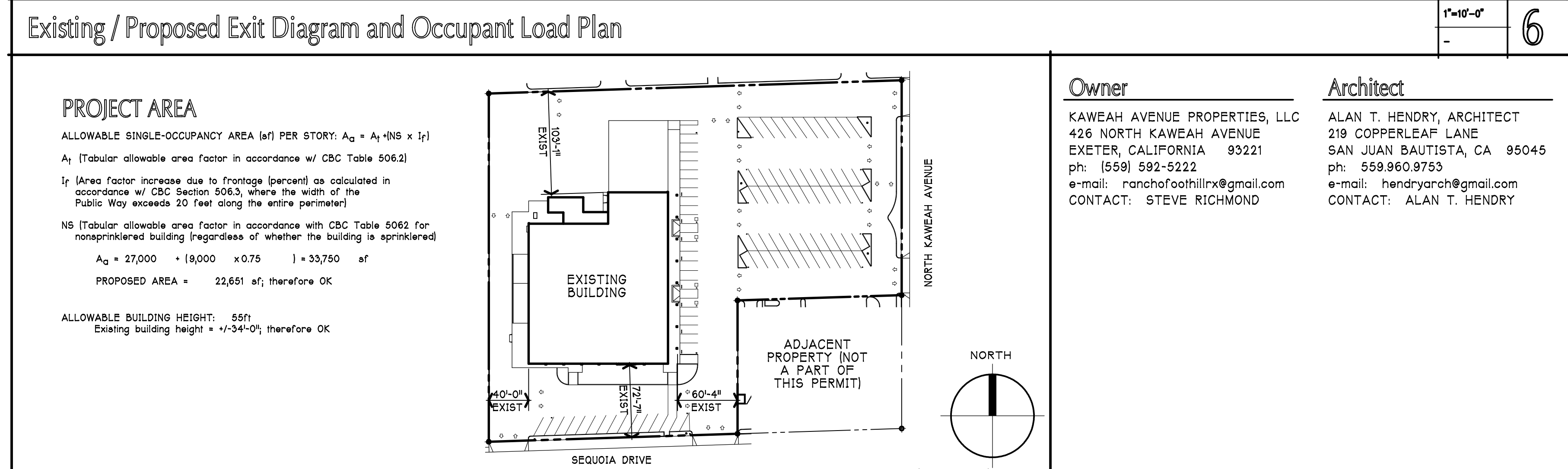
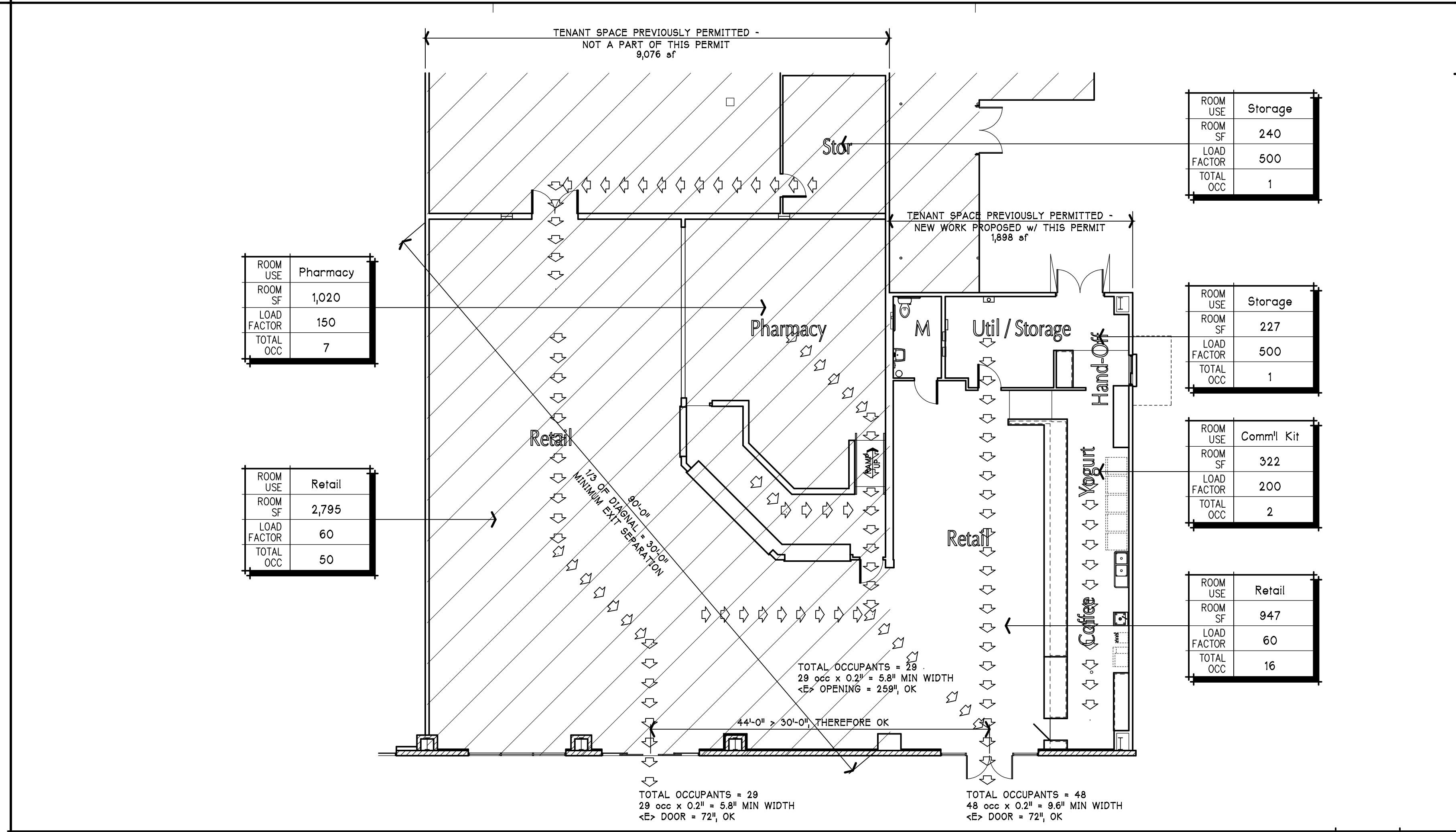


**Zoning Map:**



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H.D. HOSE END	T. TREAD
H.C. HARDBOARD	T.C. TOWEL BAR
H.C. HOLLOW CORE	T.C. TOP OF CURB
H.C. HEADERS	T.C. TELEPHONE
H.C. HARDWARE	TEMP. TEMPERED
H.C. HOLLOW METAL	TEMP. TYP. SCREW NAILING
H.C. HORIZONTAL	TEMP. TAG
H.C. HEAVY SHEET	TEMP. THICK (INCH)
H.C. HEAT	TEMP. THRESHOLD
H.C. HEATING	TEMP. TRUS JOIST INT'L
H.C. HOT WATER	TEMP. T.O. TOP OF
H.C. HARDWOOD	TEMP. T.O. TOILET PAPER HOLDER
H.C. HEATING/VENTILATING/	TEMP. T.O. TOP OF PAVEMENT
H.C. AIR CONDITIONING	TEMP. T.O. TOP OF WALL
H.C. TV	TEMP. TYP. TYPICAL
I.C.G. INTERNATIONAL CODE	UL UNDERWRITERS
I.C.G. CONFERENCE	UL LABORATORIES
I.C.G. INCLUDE (I) (ING)	UL INSULATE (I) (ING)
I.C.G. INTERIOR	UL UNLESS OTHERWISE NOTED
I.C.G. URINAL	UL URINAL
I.C.G. INVERT	W. WEST
I.C.G. JANTOR	W. WIDTH WIDE
I.C.G. JOINT HANGER	W. WITH
I.C.G. JOINT	W.C. WATER CLOSET
I.C.G. BOARD	W.C. WOOD
I.C.G. KIT. KITCHEN	W.C. WINDOW
I.C.G. L. LENGTH	W.H. WATER HEATER
I.C.G. LAMINATE	W.H. WOODWORK INSTITUTE
I.C.G. LAM. LABORATORY	W.H. OF CALIFORNIA
I.C.G. L.B. LAB BOLT	W.H. WITHOUT
I.C.G. LOCATING	W.P. WATERPROOF (ING)
I.C.G. L.V.L. LAMINATED VENEER LUMBER	W.R. WATER RESISTENT
I.C.G. LIGHTWEIGHT	W.S. WAINSCOT
I.C.G. MASONRY	W.W. WELDED WIRE MESH
I.C.G. MAX. MAXIMUM	W.W. WEIGHT
I.C.G. M.B. MACHINE BOLT	W.W. WEATHERSTRIPPING
I.C.G. M.C. MEDICINE CABINET	
I.C.G. M.H. MAN HOLE	
I.C.G. M.E.C.H. MECHANICAL	
I.C.G. M.E.M.B. MEMBRANE	
I.C.G. M.E.Z.Z. METZANINE	
I.C.G. M.F.R. MANUFACTURE (ER)	
I.C.G. M.I.K. MINIMUM	
I.C.G. M.I.R. MIRROR	
I.C.G. M.I.S.C. MISCELLANEOUS	
I.C.G. M.I.W. MALLEABLE IRON WASHER	
I.C.G. M.O. MASONRY OPENING	
I.C.G. M.T.D. MOUNTED	
I.C.G. M.E.T. METAL	
I.C.G. M.E.L.L. MULLION	
I.C.G. N. NORTH	
I.C.G. N.I. NEW	
I.C.G. N.A.T. NATURAL	
I.C.G. N.I.C. NOT IN CONTRACT	
I.C.G. N.O.M. NOMINAL	
I.C.G. N.T.S. NOT TO SCALE	
I.C.G. O. OVER	
I.C.G. O.B.S. OBLIQUE	
I.C.G. O.N. CENTER (SI)	
I.C.G. O.D. OUTSIDE DIAMETER	
I.C.G. O.O. OFFICE	
I.C.G. O.H.M.S. OVALHEAD MACHINE SCREW	
I.C.G. O.H.W.S. OVALHEAD WOOD SCREW	
I.C.G. O.P.P. OPPOSITE	
I.C.G. P.B. PANIC BAR	
I.C.G. P.P. PARTICLE BOARD	
I.C.G. P.P.S. POUNDS PER CUBIC FOOT	
I.C.G. P.D. POWER DRIVEN	
I.C.G. P.P. PAINT GRADE	
I.C.G. P.P.P. PERFORATE	
I.C.G. P.P.P. POUNDS PER LINEAL FOOT	
I.C.G. P.P.P. PROJECT LINE	
I.C.G. P.L.A.S. PLASTIC LAMINATE	
I.C.G. P.L.A.S.T. PLASTER	
I.C.G. P.L.W.D. PLYWOOD	
I.C.G. P.R. PAIR	
I.C.G. P.P.P. POUNDS PER SQUARE FOOT	
I.C.G. P.P.I. POUNDS PER SQUARE INCH	
I.C.G. P.P. PRESSURE TREATED	
I.C.G. P.P. PARTITION	
I.C.G. P.P. PAPER TOWEL DISPENSER	
I.C.G. P.V.C. POLYVINYL CHLORIDE	
I.C.G. R. RISER	
I.C.G. R.A. RETURN AIR	
I.C.G. R.D. RADIUS	
I.C.G. R.D. ROOF DRAIN	
I.C.G. R.E.S. RESISTER	
I.C.G. R.E.F. REFRIGERATOR	
I.C.G. R.E.M.P. REINFORCED	
I.C.G. R.E.Q.D. REQUIRED	
I.C.G. R.E.Q.T. REQUIREMENT	
I.C.G. R.E.S.I.L. RESILIENT	
I.C.G. R.E.V. REVERSED	
I.C.G. R.H.M.S. ROUND HEAD METAL SCREW	
I.C.G. R.H.W.S. ROUND HEAD WOOD SCREW	
I.C.G. R.M. ROOM	
I.C.G. R.O. ROUGH OPENING	
I.C.G. R.O.W. RIGHT OF WAY	
I.C.G. R.S. RESAWING	
I.C.G. R.B. RUBBER	
I.C.G. R.W.D. REDWOOD	
I.C.G. R.W.L. RAIN WATER LEADER	
I.C.G. S. SOUTH	
I.C.G. S.B. SOLID BLOCKING	
I.C.G. S.C. SOLID CORE	
I.C.G. S.C.H.E.D. SCHEDULE	
I.C.G. S.D. STORM DRAIN	
I.C.G. S.E.C.T. SECTION	
I.C.G. S.E.R.V. SERVICE	
I.C.G. S.Q. SQUARE FOOT	
I.C.G. S.S. STAIN GRADE	
I.C.G. S.H. SHELF SHELVING	
I.C.G. S.H.W.R. SHOWER	
I.C.G. S.H.T. SHEET	
I.C.G. S.H.T.G. SHEATHING	
I.C.G. S.I.M. SIMILAR	
I.C.G. S.M. SHEET METAL	
I.C.G. S.M.A. SHEET METAL SCREW	
I.C.G. S.P.E.C. SPECIFICATION	
I.C.G. S.Q. SQUARE	
I.C.G. S.T.L. STEEL	
I.C.G. S.T.D. STANDARD	
I.C.G. S.T.A.G. STAGGERED	
I.C.G. S.T.O.R. STORAGE	
I.C.G. S.T.R.U.C.T. STRUCTURAL	
I.C.G. S.U.P.P. SUSPENDED	
I.C.G. S.Y.M. SYMMETRY (CAL)	
I.C.G. S.Y.S. SYSTEM	







## DIVISION 15 : HEATING, VENTILATING, and AIR CONDITIONING

- All work and materials shall be performed and installed in compliance with the following Codes as amended and adopted by the inspection authority. Nothing in these plans is to be construed to permit work not conforming to these Codes or others applicable to this project.
  - California Building Code
  - California Plumbing Code
  - California Mechanical Code
  - California Electrical Code
  - State of California Energy Conservation Regulations, Title 24
  - National Fire Protection Association
  - Occupational Safety and Health Act (OSHA)
- Drawings indicate diagrammatically the arrangement of principal apparatus, piping, ductwork and other material. Contractor shall provide a neat arrangement of piping, ductwork, and equipment while still overcoming obstructions.
- Ductwork shall be fabricated and installed in accordance with the latest edition of the SMACNA LPDC Standards.
- All duct joints shall be made with mastic sealant, sheet metal screws and taped air tight with duct tape (minimum 2-1/2" width).
- All ducts shall be constructed, installed, and insulated per Title 24 requirements and per Chapter 5, CMC, with a minimum of one and one-half (1-1/2) inch thick insulation in unheated areas.
- All roof-mounted equipment with rotative components shall be mounted on rubber in shear vibration isolators unless otherwise noted. All attic-mounted equipment shall be secured in place by means of lag screws or other approved methods.
- Provide an automatic set-back thermostat(s) which shall have the capability to be programmed by the building occupant to be set back at least twice in twenty-four (24) hours.
- All equipment shall comply with the California Energy Commission Standard, and shall be certified by the manufacturer.
- The Mechanical Contractor shall provide the Owner with copies of the operation, maintenance, and preventative maintenance manuals for each model and type of mechanical equipment supplied and installed.
- Gas burning appliances shall have a gas shut-off valve located adjacent to the appliance.
- All gas burning appliances located in a garage shall be located on a raised platform so that the pilot is a minimum of eighteen (18) inches above the garage floor.
- Provide a minimum of two (2) square inches of combustion air for each one-thousand (1000) BTU's at water heaters. Contractor shall obtain BTU rating from manufacturer's specifications. Vent fifty percent (50%) of the required combustion air within twelve (12) inches of the ceiling, and the remaining fifty percent (50%) within twelve (12) inches of the floor. Minimum combustion air provided shall not be less than one-hundred (100) square inches. Contractor shall be responsible for verifying all requirements with the latest edition of the CMC.
- Exhaust systems shall be vented to outside air.
- Backdraft dampers shall be provided on all exhaust fans to the outside.
- Exhaust vents with backdraft dampers to the exterior of the building shall be provided at all clothes dryers. The dryer exhaust vent shall not exceed a combined vertical and horizontal length of 14', including (2) 90 degree elbows.
- Rooms with fixed glass and without positive ventilation shall be provided with a minimum of two (2) air changes per hour with 1/5 from outside. Bathrooms and laundry rooms shall be provided with a minimum of five (5) air changes per hour.
- Flex duct shall not be permitted for hood exhaust systems.
- By others:
  - Plumbing Contractor : Water, gas, and condensate piping, including final connections with shut-off valves.
  - Electrical Contractor : All power and control conduit, power wiring, disconnects, and final connections. No field supplied electrical device shall be mounted on Air Conditioning units and no rigid electrical connections shall be made.
  - General Contractor : Cutting, framing, patching, furring, painting, and concrete work.
- Electrical Voltage :  
Air Conditioning Contractor shall confirm all system voltages before bidding and ordering equipment and allow for Buck and Boost transformers if required.
- Workmanship :  
All work shall be done in a neat and workmanlike manner according to the best trade practice by those skilled in the particular trade. Pipes, fixtures, equipment, grilles, registers, etc., to be installed level, square or centered, etc., to give a neat and pleasing appearance. All equipment is to be installed strictly per manufacturer's recommendations. Coordinate all work with other trades.
- Warranty :  
All materials and equipment installed under this contract shall be guaranteed free from all Mechanical, Electrical, and Workmanship defects for a period of one year from date of final acceptance. The Contractor shall be responsible for all damages caused by leaks and/or breaks in pipes and fixtures under this contract.
- It is the intention of the plans and specifications to cover all things required to provide complete and operative systems. The Contractor is to furnish all labor, materials, transportation, equipment, miscellaneous services, etc., required to accomplish this result. Anything which may be construed as a necessary part of the installation is to be included, whether specifically shown or mentioned. The Architect will give any interpretations necessary for the Contractor to properly estimate the job.
- Provide permanent identification on all heating and cooling equipment as to the area of the space served by the equipment.
- All attic-mounted equipment shall be provided with the following :
  - Maximum run of 20' from all equipment to attic access point.
  - Minimum 8' square plywood platform.
  - Minimum 30" clear workspace in front of firebox/service panel.
  - A switched light over each furnace in attic, with the switch(es) located adjacent to the main attic access point.
  - 24" clear catwalk from attic access point to equipment (maximum run of 20').
  - All cooling coils located in the attic require a sheet metal 'Safe Pan' with a 3/4" (full line size) drain to the exterior of the building. Do not discharge to walkways or other areas which constitute a hazard to pedestrians.
  - An approved heat detector mounted in the attic above any mechanical equipment, with the alarm located in the living area of the residence.
- HVAC subcontractor shall bear responsibility to check and verify Mechanical Plan layout, equipment selection, equipment and ductwork sizing, and equipment and ductwork efficiency prior to bidding, ordering, fabrication, and installation. Any and all discrepancies shall be brought to the attention of the Architect for resolution prior to bidding, ordering, fabrication, and installation.
- All plumbing lines shall be placed below all sand fill and all trenches and excavations shall be re-compacted to a minimum of 90%

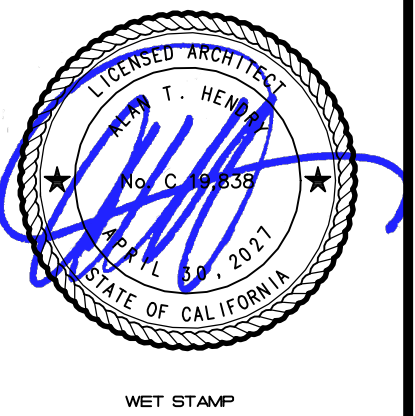
## DIVISION 16 : ELECTRICAL

- All work and materials shall be performed and installed in compliance with the following Codes as amended and adopted by the inspection authority. Nothing in these plans is to be construed to permit work not conforming to these Codes or others applicable to this project.
    - California Building Code
    - California Plumbing Code
    - California Mechanical Code
    - California Electrical Code
    - State of California Energy Conservation Regulations, Title 24
    - National Fire Protection Association
    - Occupational Safety and Health Act (OSHA)
  - Contractor shall verify all electrical and telephone service connections with appropriate agencies prior to commencement of work.
  - Outdoor lighting shall be hooded, arranged, and controlled so as not to cause nuisance to street traffic or the surrounding living environment.
  - Offer type grounding for the electrical system shall be provided.
  - Smoke & CO detector shall be ceiling- or wall-mounted, direct wired to 110v system, and shall be equipped with a battery backup. Use 'BRK Electronics' model #SC7010B (CSFM #7257-0087:149) or equal.
  - Smoke detectors shall be located a minimum of two (2) feet from return air registers.
  - GFCI circuits for outdoor and splash-mounted outlets at counters shall be provided per the CEC, latest adopted edition.
  - Provide disconnect switch at all roof-mounted AC equipment.
  - Provide 120v waterproof outlet within twenty-five (25) feet of roof-mounted AC equipment.
  - The minimum horizontal distance from the center of the burner heads of a top (or surface) cooking unit to adjacent vertical combustible surfaces extending immediately above the countertop shall be not less than that distance specified by the permanent marking on the unit. Minimum vertical distance above burner heads shall be thirty (30) inches to non-protected surfaces; twenty-four (24) inches to protected surfaces.
  - Materials within occupancy separation (vertical or horizontal) and area separation walls shall be of the following:  
Plumbing: Cast iron, copper, or ferrous materials (non-metallic not allowed).  
Electrical: Steel electrical boxes (or approved equal), and metal raceways.
  - SCOPE :  
Furnish all labor and new materials necessary for a complete and satisfactory operating electrical system for illumination, power, and equipment in accordance with governing codes.
    - Provide new power outlets, etc., with all wiring and appurtenances needed for a complete and operative electrical system including raceways for special systems (if any are shown).
    - Include payment of all required insurance, electrical permits, fees, and taxes.
    - Furnish and install wiring systems, disconnect switches, and electrical connections to equipment covered by other drawings within this set of construction documents.
  - LOCAL CONDITIONS AND PLANS :  
Before submitting a proposal the Contractor shall visit the site and fully inform himself of all existing conditions and limitations applying to the work. If after such examinations and study it appears that any change in the drawings and specifications should be allowed, the bidder shall so state in writing together with any change in cost involved.
  - RULES AND REGULATIONS :  
All work and materials shall be in full accordance with the latest rules and regulations:
    - California Electrical Code
    - California Building, Mechanical, and Plumbing Codes
    - California Administrative Code
    - State and Local Fire Marshall Codes
    - Safety orders of the Industrial Accident Commission
- Nothing in these construction documents and specifications is to be construed to permit work not conforming to these Codes. This Contractor shall obtain all necessary permits.
- GUARANTEE :  
The Electrical Contractor agrees to replace or repair to the satisfaction of the Owner any part of the installation which may fail due to defective material and/or workmanship or failure to follow plans and specifications for a period of one year after final acceptance. He shall further secure from the manufacturers of special equipment, such as signal systems, their respective guarantees and service manuals and deliver same to the Owner.
  - CLEANING AND PAINTING :  
All exposed work shall be thoroughly cleaned upon completion of work. Panelboard enclosures, fixtures and equipment where finish has been marred in shipment or installation, shall be rectified as indicated by the Architect.
  - CONDUCTORS :  
Wire shall be copper type, THW 600 volt, minimum size #14 AWG unless otherwise noted. Oil or grease is prohibited as a conductor lubricant. Use of wire nut connectors are not allowed except at fixtures. All conductors entering any panel or terminal box shall be identified by use of Brady Labels. Color code in accordance with CEC requirements.
  - PANELS :  
Panels shall be as shown on the plans.
    - Locate all floor outlets with owner prior to pouring foundation. All conduit shall be placed below all sand fill and all trenches and excavations shall be re-compacted to a minimum of 90%
    - Provide a switched light over each furnace in attic, with the switch(es) located adjacent to the main attic access point.
    - Contractor shall verify all utility locations and depths as indicated hereon and shall be responsible for reporting any discrepancies between these plans and existing conditions prior to submittal of bid.
    - Provide minimum 30" wide work space for service/panels/equipment (15" from bus bar to obstruction).
    - Provide minimum 36" work clearance in front of panels/service/equipment (42" when voltage exceeds 150V to ground).
    - All equipment shall have a testing laboratory label attached (ie. UL, CSA, etc.).
    - Switches shall be a maximum of 48" and a minimum of 36" to center from floor.
    - Receptacles shall be a minimum of 12" to center from floor.
    - Lighting fixtures in clothes closets to comply with CEC, Section 410.16.
    - Panels shall not be located in clothes closets.
    - Provide quick disconnect at all HVAC equipment.
    - A minimum of 50% of the total rated wattage of permanently installed lighting in residential kitchens shall be high efficacy.

**alt**  
**Alan T. Hendry**  
**Architect**  
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San Juan Bautista, CA 95045  
V. 559.960.9753

E. hendryarch@gmail.com

SUBMITTALS / REVISIONS

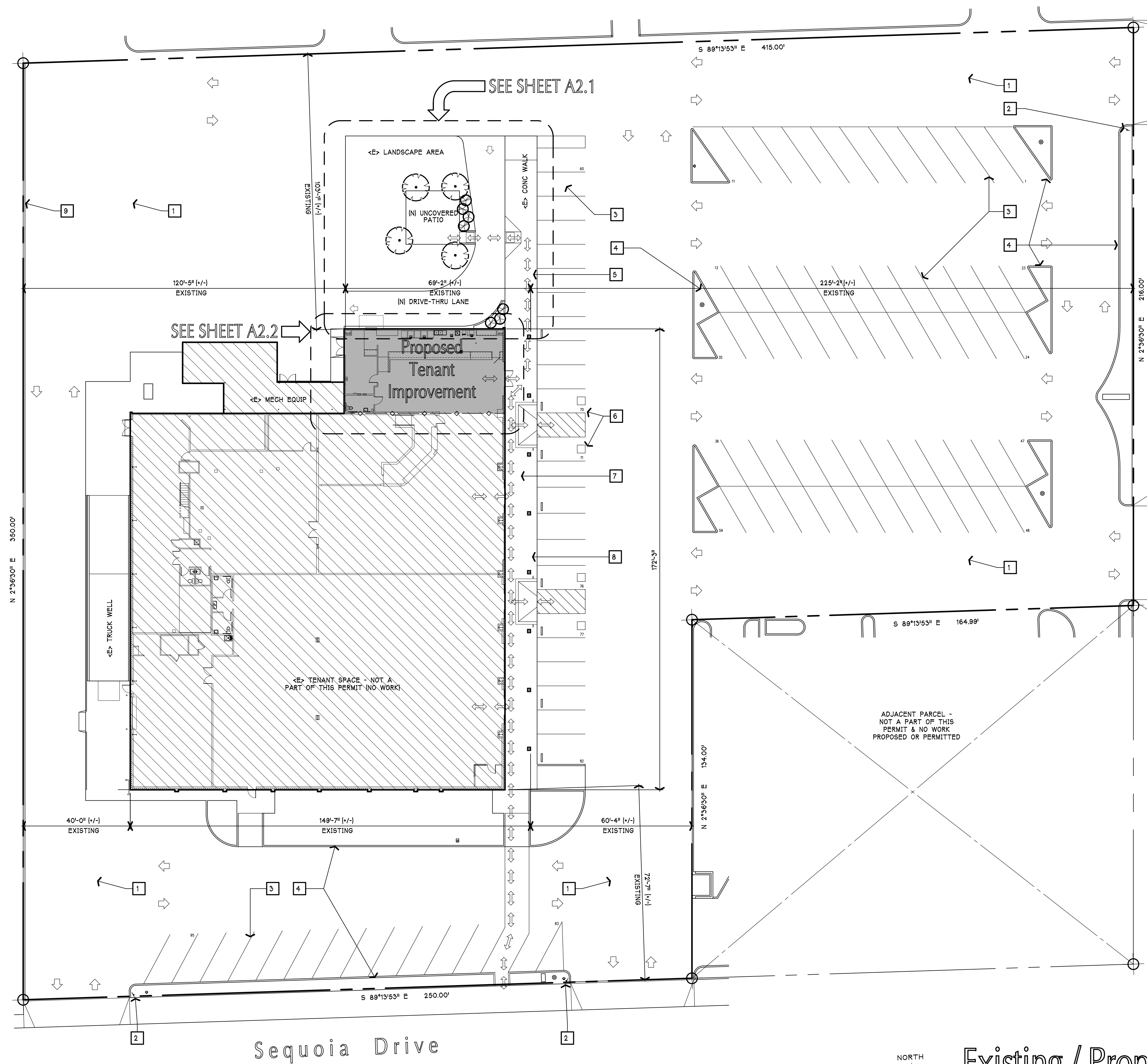


WET STAMP

A Proposed Interior Tenant Improvement & Drive-Thru Lane for  
**RANCHOS PHARMACY**  
426 North Kaweah Avenue  
Exeter, California 93221  
APN : 138-160-049

DRAWN BY  
Alan T. Hendry  
DATE  
01/23/26  
SCALE  
NONE  
JOB NUMBER  
25070  
SHEET

A0.4



KEYED NOTES	
NO.	DESCRIPTION
1	INDICATES <E> PAVED AREA TO REMAIN - NO WORK (TYP)
2	INDICATES <E> ACCESSIBLE TOW-AWAY SIGN TO REMAIN - NO WORK
3	INDICATES <E> PAINTED PARKING STALL STRIPING TO REMAIN - NO WORK
4	INDICATES <E> PLANTERS w/ RAISED CURBS TO REMAIN - NO WORK
5	INDICATES [N] ACCESSIBLE PATH OF TRAVEL
6	INDICATES <E> ACCESSIBLE STALLS, ACCESS AISLE, SIGNAGE, ETC. TO REMAIN
7	INDICATES <E> ACCESSIBLE PATH OF TRAVEL TO REMAIN
8	INDICATES <E> CONCRETE WALK TO REMAIN - NO WORK EXCEPT AS NOTED
9	INDICATES <E> 6'-0" CONCRETE BLOCK WALL TO REMAIN - NO WORK

**Alan T. Hendry**  
 Architect  
 219 Copperleaf Lane  
 San Juan Bautista, CA 95045  
 V. 559.960.9753

E. hendryarch@gmail.com

SUBMITTALS / REVISIONS	



WET STAMP

PROPERTY INFORMATION			
PROJECT ADDRESS / LOCATION	426 North Kaweah Avenue Exeter, California 93221		
ASSESSOR'S PARCEL NUMBER	138-160-049		
CURRENT ZONING	Neighborhood Commercial		
OCCUPANCY	M		
CONSTRUCTION TYPE	V-B-S		
TOTAL LAND AREA	123,078.30 sf (+/-)	= 2.83 Acres (+/-)	
TOTAL BUILDING AREA	22,651.00 sf	Floor Area Ratio	18.40%
TOTAL LANDSCAPE AREA	6,759.51 sf	Landscape Area Ratio	5.49%
TOTAL HARDSCAPE AREA	7,521.02 sf	Hardscape Area Ratio	6.11%
TOTAL PAVEMENT AREA	86,144.77 sf	Pavement Area Ratio	69.99%
BUILDING SIZE & PARKING REQUIREMENTS			
Land Area	123,078.30 sf (+/-)	= 2.83 Acres (+/-)	
424 N. Kaweah Ave	(Retail) 10,617.00 sf	Req'd Stalls / SF @ 1/350	= 30
426 N. Kaweah Ave	(Retail) 12,034.00 sf	@ 1/350	= 34
Total	22,651.00 sf		65
Parking:	Required per Municipal Code: 65 (Section 17.68.03 Off-Street Parking)		
	Actual Provided Stalls: 65		
	Actual Ratio Provided: 4.19 / 1,000 sf		

A Proposed Interior Tenant Improvement & Drive-Thru Lane for  
**RANCHOS PHARMACY**  
 426 North Kaweah Avenue  
 Exeter, California 93221  
 APN : 138-160-049

DRAWN BY: Alan T. Hendry  
 DATE: 01/23/26  
 SCALE: AS NOTED  
 JOB NUMBER: 25070  
 SHEET: A1.1

Property Information	NO SCALE	4
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KEY	MATERIAL	FINISH	COMMENTS
<b>FLOOR FINISHES</b>			
CPT	CARPETING	PRE-FINISHED	28oz LEVEL LOOP CARPETING, DIRECT GLUE-DOWN
CP12	CARPETING	PRE-FINISHED	28oz CUT TILE, DIRECT GLUE-DOWN
VCT	VINYL COMPOSITION TILE	PRE-FINISHED	'ARMSTRONG' EXCELON
SHV	SHEET VINYL	PRE-FINISHED	'ARMSTRONG' CLASSIC CORLON
RUB	RUBBER FLOORING	PRE-FINISHED	'BURKE' RUBBER FLOOR TILE AND/OR STAIR TREADS
CT2	CERAMIC TILE	PRE-FINISHED	2x2 CERAMIC TILE FROM MFG'S STANDARD LINE w/ CUSTOM GROUT COLOR, THIN SET.
CT4	CERAMIC TILE	PRE-FINISHED	4x4 CERAMIC TILE FROM MFG'S STANDARD LINE w/ CUSTOM GROUT COLOR, THIN SET.
CT12	CERAMIC TILE	PRE-FINISHED	12x12 CERAMIC TILE FROM MFG'S STANDARD LINE w/ CUSTOM GROUT COLOR, THIN SET.
QT	QUARRY TILE	PRE-FINISHED	6x6 CERAMIC TILE w/ CUSTOM GROUT COLOR, MUD SET.
EPGX	EPOXY FLOORING	PRE-FINISHED	FROM MFG'S STANDARD LINE
CON1	EXPOSED CONCRETE	NONE	NO FINISH
CON2	EXPOSED CONCRETE	SEAL	CONCRETE SEALANT
CON3	EXPOSED CONCRETE, STAINED	STAIN & SEAL	CONCRETE STAIN w/ DIAMOND PLATE COATING
WOOD	WOOD PLANK FLOORING	PRE-FINISHED	6" WIDTH, FROM MFG'S STANDARD LINE.
NONE	EXISTING TO REMAIN	CLEAN	CLEAN & WAX/SEAL AS REQUIRED
PWD	EXPOSED PLYWOOD	NONE	NONE
<b>BASE TYPE/FINISH</b>			
TSB	RUBBER BASE	PRE-FINISHED	4" RUBBER TOPSET BASE (6" @ TOILET ROOMS)
SHV	SHEET VINYL	PRE-FINISHED	6" HIGH COVED BASE, INTEGRAL WITH FLOOR
CT	CERAMIC TILE	PRE-FINISHED	6" HIGH COVED BASE, INTEGRAL WITH FLOOR/WALL
WD	WOOD BASE	PRE-FINISHED	(2) COATS OF WIPING STAIN w/ ACRYLIC VARNISH TO MATCH FLOOR OR WALL TILE (MIN 4" HT)
CT4	CERAMIC TILE	PRE-FINISHED	TO MATCH FLOOR (MIN 6" HT) - SEE DTL 17/A3.4
EP6	EPOXY FLOORING	PRE-FINISHED	TO MATCH FLOOR (MIN 6" HT) - SEE DTL 17/A3.4
SF	'SLIM FOOT' SANITARY COVERED BASE TILE	PRE-FINISHED	SUMMITVILLE TILE 'STRATA' QT 3565 QUARRY TILE
NO	NO BASE	---	---
<b>WALL FINISH</b>			
P1	GYPBD WALL, LIGHT TEXTURE	PAINT	LEVEL 4 GYPBD FINISH ONLY (NO PAINT)
P2	GYPBD WALL, SMOOTH TEXTURE	PAINT	LEVEL 4 GYPBD FINISH (NO TEXTURE) WITH (2) COATS OF SEMI-GLOSS PAINT.
P3	GYPBD WALL, LIGHT TEXTURE	PAINT	LEVEL 4 GYPBD FINISH WITH (2) COATS OF SEMI-GLOSS PAINT.
P4	GYPBD WALL, FIRE TAPE	NONE	LEVEL 2 GYPBD FINISH, FIRE TAPE JOINTS ONLY.
P5	CONC MASONRY UNIT ("CMU") WALL	PAINT	(2) COATS OF FLAT LATEX PAINT OVER MASONRY SEALER.
P6	CONCRETE WALL	PAINT	SKIM COAT & TEXTURE TO MATCH LIGHT GYPBD TEXTURE, WITH (2) COATS OF FLAT LATEX PAINT.
P7	CEMENT PLASTER	PAINT	7/8"thk 3-COAT CEMENT PLASTER ON WIRE LATH. (2) COATS OF FLAT LATEX PAINT w/ PRIMER.
FRP	FIBERGLASS REINFORCED PLASTIC	PRE-FINISHED	'MARLITE' FRP PANEL, DIRECT GLUE TO GYPBD WALL (LEVEL 2 GYPBD FINISH BENEATH).
CT4	CERAMIC TILE	PRE-FINISHED	4x4 CERAMIC TILE MANSOCT THIN SET TO WALL w/ CUSTOM GROUT.
VWC	VINYL WALL COVERING	PRE-FINISHED	VINYL WALL COVERING AS SELECTED BY TENANT.
MFR	MANUFACTURERS FINISH	PRE-FINISHED	FINISH PROVIDED BY MANUFACTURER
SS	STAINLESS STEEL	PRE-FINISHED	NSF APPROVED STAINLESS STEEL o/ 5/8" LEVEL 2 GYPBD FINISH, FIRE TAPE JOINTS
<b>CEILING FINISH</b>			
P1	GYPBD CEILING, LIGHT TEXTURE	PAINT	LEVEL 4 GYPBD FINISH WITH (2) COATS OF FLAT LATEX PAINT.
P2	GYPBD CEILING, SMOOTH TEXTURE	PAINT	LEVEL 4 GYPBD FINISH (NO TEXTURE) WITH (2) COATS OF SEMI-GLOSS PAINT.
P3	GYPBD CEILING, LIGHT TEXTURE	PAINT	LEVEL 4 GYPBD FINISH WITH (2) COATS OF SEMI-GLOSS PAINT.
P4	GYPBD CEILING, FIRE TAPE	NONE	LEVEL 2 GYPBD FINISH, FIRE TAPE JOINTS ONLY.
TBAR	SUSPENDED T-BAR GRID w/ ACOUSTICAL TILE	PRE-FINISHED	'ARMSTRONG' XL GRID w/ MINATONE CORTEGA ACOUSTICAL PANELS.
TBAR2	SUSPENDED T-BAR GRID w/ VINYL ACOUSTICAL TILE	PRE-FINISHED	'ARMSTRONG' XL GRID w/ CERAMAGUARD (UNPERFORATED) ACOUSTICAL PANELS.
OP	OPEN TO STRUCTURE ABOVE	PAINT	SPRAY STRUCTURE, INSULATION, ETC. w/ DARK COLOR (PAINTING IS OPTIONAL AT OWNER'S DISCRETION)
MFR	MANUFACTURERS FINISH	PRE-FINISHED	FINISH PROVIDED BY MANUFACTURER
<b>MISCELLANEOUS FINISHES</b>			
W1	EXPOSED WOOD	STAIN	STAIN FINISH w/ (2) COATS OF CLEAR ACRYLIC VARNISH.
PL1	PLASTIC LAMINATE	PRE-FINISHED	SELECTED FROM MFG'S STANDARD LINE.
PL2	PLASTIC LAMINATE	PRE-FINISHED	SELECTED FROM MFG'S STANDARD LINE.
M1	MISCELLANEOUS EXPOSED	PAINT	SHOP COAT OF PRIMER & (2) COATS OF SEMI-GLOSS PAINT.
<b>FINISH SCHEDULE GENERAL NOTES</b>			
F1	THE ABOVE FINISH SCHEDULE IS GENERAL, AND MAY LIST FINISHES THAT ARE NOT REQUIRED FOR THIS PROJECT. FINISHES THAT ARE REQUIRED FOR THIS PROJECT ARE SPECIFICALLY CALLED OUT ON THE PLANS AND ELEVATIONS.		
F2	FINISHES ARE SPECIFIED BY MANUFACTURER TO ESTABLISH A MINIMUM LEVEL OF QUALITY. EQUAL PRODUCTS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED WITH THE PRIOR REVIEW OF THE ARCHITECT FOR COMPLIANCE WITH THE DESIGN STANDARDS.		
F3	SUBMITTALS : WHERE COLORS OR FINISHES ARE NOT SHOWN IN THE 'FINISH SCHEDULE', THE CONTRACTOR SHALL PROVIDE CUT SHEETS AND FINISH SAMPLES FOR THE ARCHITECT AND/OR TENANT TO SELECT FROM. ARCHITECT AND/OR TENANT SHALL REVIEW AND PROVIDE SELECTION PRIOR TO INSTALLATION.		
F4	PRODUCT MANUFACTURERS SHALL WARRANT THAT THEIR PRODUCTS MEET ALL STATE, LOCAL AND FEDERAL REQUIREMENTS, INCLUDING (BUT NOT LIMITED TO) FLAME SPREAD, VOC REQUIREMENTS, ETC.		
F5	FINISH "LEVELS" FOR GYPSUMBOARD WORK SHALL BE AS DEFINED IN THE "RECOMMENDED SPECIFICATION: LEVELS OF GYPSUMBOARD FINISH" AS PUBLISHED BY THE GYPSUM ASSOCIATION.		
<b>FINISH KEY SYMBOL DESIGNATIONS</b>			
NOTE: TWO FINISHES SHOWN THUS (XX/XX) INDICATE MULTIPLE FINISHES			

Finish Schedule

NO SCALE

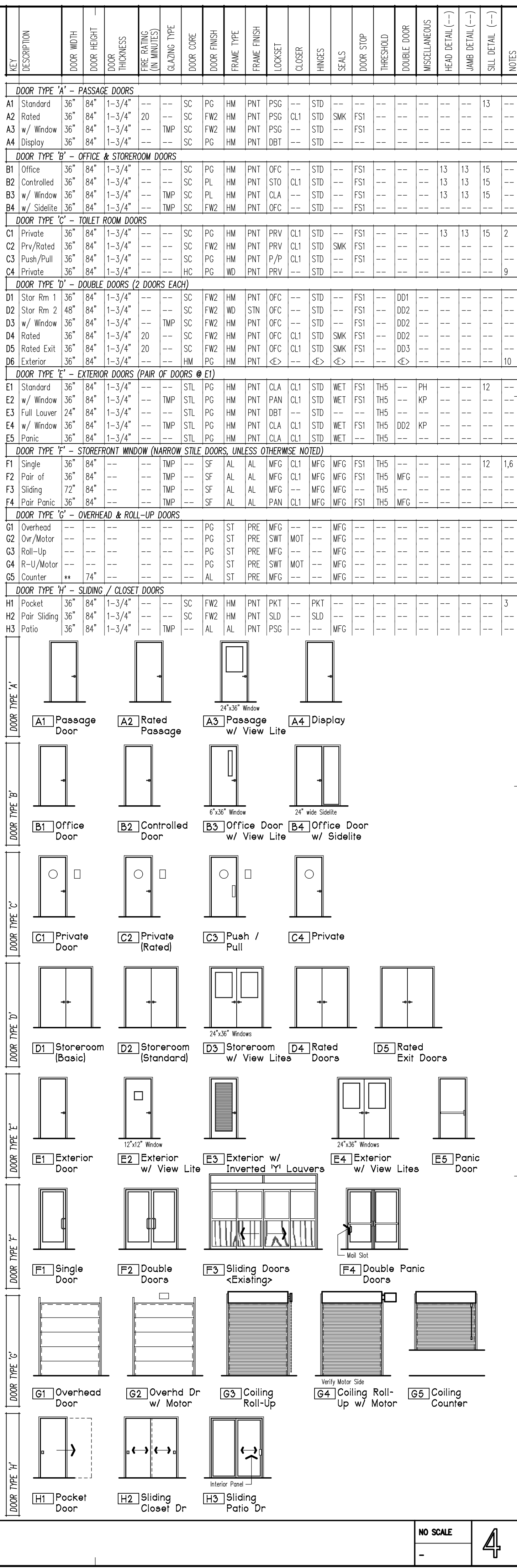
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Door Schedule

NO SCALE

4

KEY	DESCRIPTION	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR FINISH (ON UNFINISH)	GLAZING TYPE	DOOR CORE	DOOR FINISH	FRAME TYPE	FRAME FINISH	LOCKSET	CLOSER	HINGERS	SEALS	DOOR STOP	THRESHOLD	DOUBLE DOOR	MISCELLANEOUS	HEAD DETAIL (-)	JAMB DETAIL (-)	SEAL DETAIL (-)	NOTES			
<b>GLAZING OF DOOR</b>																									
TMP	1/4" TEMPERED GLASS (SIZE : 24"x36", UNLESS OTHERWISE NOTED)																								
WIR	1/4" WIRE GLASS (SIZE : 24"x36", UNLESS OTHERWISE NOTED)																								
FL	FIRE LITE GLAZING (SIZE : 24"x36", UNLESS OTHERWISE NOTED)																								
<b>CORE OF DOOR</b>																									
HC	HOLLOW CORE WOOD DOOR																								
SC	SOLID CORE WOOD DOOR																								
STL	STEEL DOOR, PER SDI 100 STANDARDS																								
<b>DOOR FINISH</b>																									
<b>DOOR TYPE 'A' - PASSAGE DOORS</b>																									
A1	Standard	36"	84"	1-3/4"	---	---	SC	PG	HM	PNT	PSC	---	STD	---	---	---	---	---	---	---	---	13	---		
A2	Rated	36"	84"	1-3/4"	20	---	SC	FW2	HM	PNT	PSC	CL1	STD	SMK	FS1	---	---	---	---	---	---	---	---	---	
A3	w/ Window	36"	84"	1-3/4"	---	---	TMF	SC	FW2	HM	PNT	PSC	---	STD	---	---	---	---	---	---	---	---	---	---	
A4	Display	36"	84"	1-3/4"	---	---	SC	PG	HM	PNT	DBT	---	STD	---	---	---	---	---	---	---	---	---	---	---	
<b>DOOR TYPE 'B' - OFFICE &amp; STOREROOM DOORS</b>																									
B1	Office	36"	84"	1-3/4"	---	---	SC	PG	HM	PNT	OFC	---	STD	---	---	---	---	---	---	---	---	13	13	15	---
B2	Controlled	36"	84"	1-3/4"	---	---	SC	PL	HM	PNT	STO	CL1	STD	---	---	---	---	---	---	---	---	13	13	15	---
B3	w/ Window	36"	84"	1-3/4"	---	---	TMF	SC	PL	HM	PNT	CL1	STD	---	---	---	---	---	---	---	---	---	---	---	---
B4	w/ Sidelite	36"	84"	1-3/4"	---	---	TMF	SC	FW2	HM	PNT	GFC	---	STD	---	---	---	---	---	---	---	---	---	---	---
<b>DOOR TYPE 'C' - TOILET ROOM DOORS</b>																									
C1	Private	36"	84"	1-3/4"	---	---	SC	PG	HM	PNT	PRV	CL1	STD	---	---	---	---	---	---	---	---	13	13	15	2
C2	Priv/Rated	36"	84"	1-3/4"	---	---	SC	PG	HM	PNT	PRV	CL1	STD	SMK	FS1	---	---	---	---	---	---	---	---	---	---
C3	Push/Pull	36"	84"	1-3/4"	---	---	SC	PG	HM	PNT	P/P	PRV	CL1	STD	---	---	---	---	---	---	---	---	---	---	---
C4	Private	36"	84"	1-3/4"	---	---	HC	PG	HM	MD	PNT	PRV	---	STD	---	---	---	---	---	---	---	---	---	---	---
<b>DOOR TYPE 'D' - DOUBLE DOORS (2 DOORS EACH)</b>																									
D1	Stor Rm	36"	84"	1-3/4"	---	---	SC	FW2	HM	PNT	OFC	---	STD	---	---	---	---	---	---	---	---	---	---	---	---
D2	Stor Rm	48"	84"	1-3/4"	---	---	SC	FW2	MD	STM	OFC	---	STD	---	---	---	---	---	---	---	---	---	---	---	---
D3	w/ Window	36"	84"	1-3/4"	---	---	TMF	SC	FW2	HM	PNT	OFC	---	STD	---	---	---	---	---	---	---	---	---	---	---
D4	Rated	36"	84"	1-3/4"	20	---	SC	FW2	HM	PNT	OFC	CL1	STD	SMK	FS1	---	---	---	---	---	---	---	---	---	---
D5	Rated Exit	36"	84"	1-3/4"	20	---	SC	FW2	HM	PNT	OFC	CL1	STD	SMK	FS1	---	---	---	---	---	---	---	---	---	---
D6	Exterior	36"	84"	1-3/4"	---	---	---	HM	PG	HM	PNT	<E>	<E>	<E>	<E>	<E>	<E>	<E>	<E>	<E>	<E>	<E>	<E>	<E>	<E>
<b>DOOR TYPE 'E' - EXTERIOR DOORS (PAIR OF DOORS @ E1)</b>																									
E1	Standard	36"	84"	1-3/4"	---	---	STL	PG	HM	PNT	CL1	STD	WET	FS1	---	---	---	---	---	---	---	---	---	---	---
E2	w/ Window	36"	84"	1-3/4"	---	---	TMF	STL	PG	HM	PNT	PAN	CL1	STD	WET	FS1	---	---	---	---	---	---	---	---	---
E3	Full Louver	24"	84"	1-3/4"	---	---	STL	PG	HM	PNT	DBT	---	STD	---	---	---	---	---	---	---	---	---	---	---	---
E4	w/ Window	36"	84"	1-3/4"	---	---	TMF	STL	PG	HM	PNT	CL1	STD	WET	FS1	---	---	---	---	---	---	---	---	---	---
E5	Panic	36"	84"	1-3/4"	---	---	STL	PG	HM	PNT	CL1	STD	WET	---	---	---	---	---	---	---	---	---	---	---	---
<b>DOOR TYPE 'F' - STOREFRONT WINDOW (NARROW STYLE DOORS, UNLESS OTHERWISE NOTED)</b>																									
F1	Single	36"	84"	---	---	---	TMF	SF	AL	AL	MFG	CL1	MFG	MFG	FS1	---	---	---	---	---	---	---	---	---	1.6
F2	Pair of	36"	84"	---	---	---	TMF	SF	AL	AL	MFG	CL1	MFG	MFG	FS1	---	---	---	---	---	---	---	---	---	---
F3	Sliding	72"	84"	---	---	---	TMF	SF	AL	AL	MFG	---	MFG	MFG	---	---	---	---	---	---	---	---	---	---	---
F4	Pair Panic	36"	84"	---	---	---	TMF	SF	AL	AL	PAN	CL1	MFG	MFG	FS1	---	---	---	---	---	---	---	---	---	---
<b>DOOR TYPE 'G' - OVERHEAD &amp; ROLL-UP DOORS</b>																									
G1	Overhead	---	---	---	---	---	---	PG	ST	PRE	MFG	---	---	---	---	---	---	---	---	---	---	---	---	---	---
G2	Over/Motor	---	---	---	---	---	---	PG	ST	PRE	SWT	MOT	---	---	---	---	---	---	---	---	---	---	---	---	---
G3	Roll-Up	---	---	---	---	---	---	PG	ST	PRE	MFG	---	---	---	---	---	---	---	---	---	---	---	---	---	---
G4	R-U/Motor	---	---	---	---	---	---	PG	ST	PRE	SWT	MOT	---	---	---	---	---	---	---	---	---	---	---	---	---
G5	Counter	74"	---	---	---	---	---	AL	ST	PRE	MFG	---	---	---	---	---	---	---	---	---	---	---	---	---	---
<b>DOOR TYPE 'H' - SLIDING / CLOSET DOORS</b>																									
H1	Pocket	36"	84"	1-3/4"	---	---	SC	FW2	HM	PNT	PKT	---	---	---	---	---	---	---	---	---	---	---	---	---	---
H2	Pair Sliding	36"	84"	1-3/4"	---	---	SC	FW2	HM	PNT	SLD	---	---	---	---	---	---	---	---	---	---	---	---	---	---
H3	Patio	36"	84"	1-3/4"	---	---	TMF	---	---	---	PSC	---	---	---	---	---	---	---	---	---	---	---	---	---	---



**Alan T. Hendry Architect**  
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E. hendryarch@gmail.com

WET STAMP

A Proposed Interior Tenant Improvement & Drive-Thru Lane for

**RANCHOS PHARMACY**

426 North Kaweah Avenue  
 Exeter, California 93221  
 APN : 138-160-049

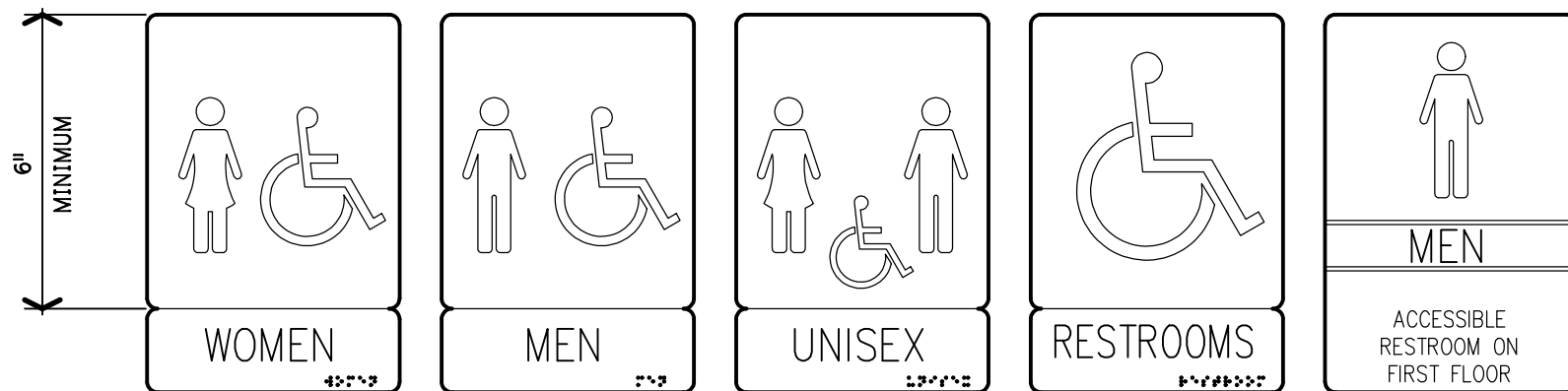
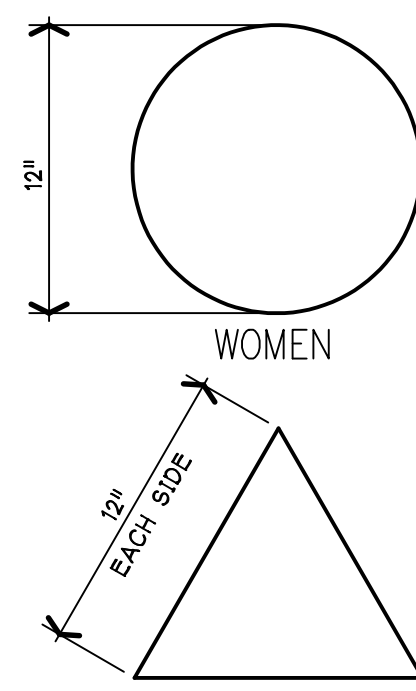
DRAWN BY  
 Alan T. Hendry

DATE  
 01/23/26

SCALE  
 AS NOTED

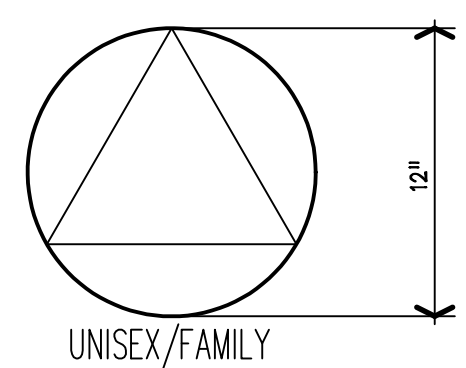
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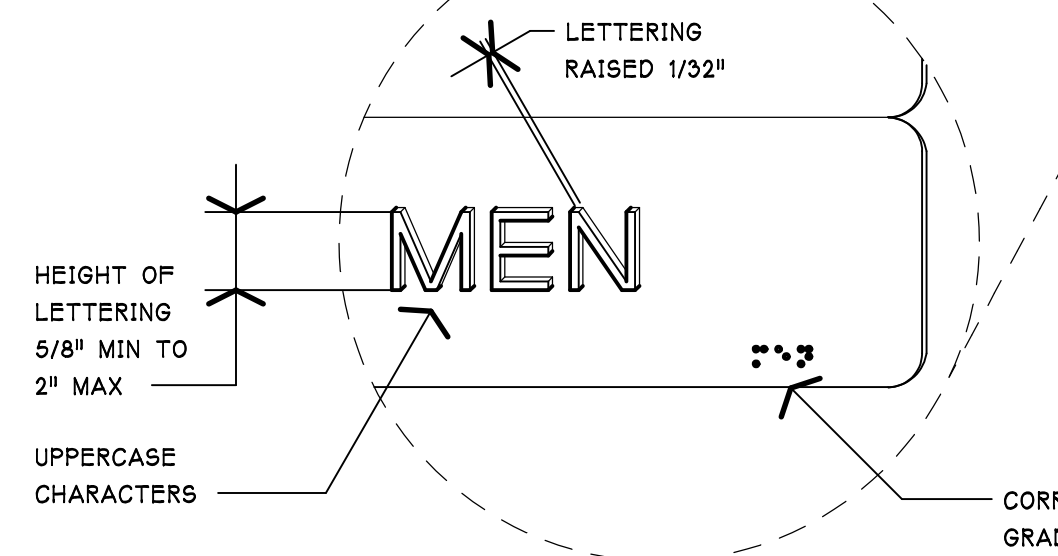
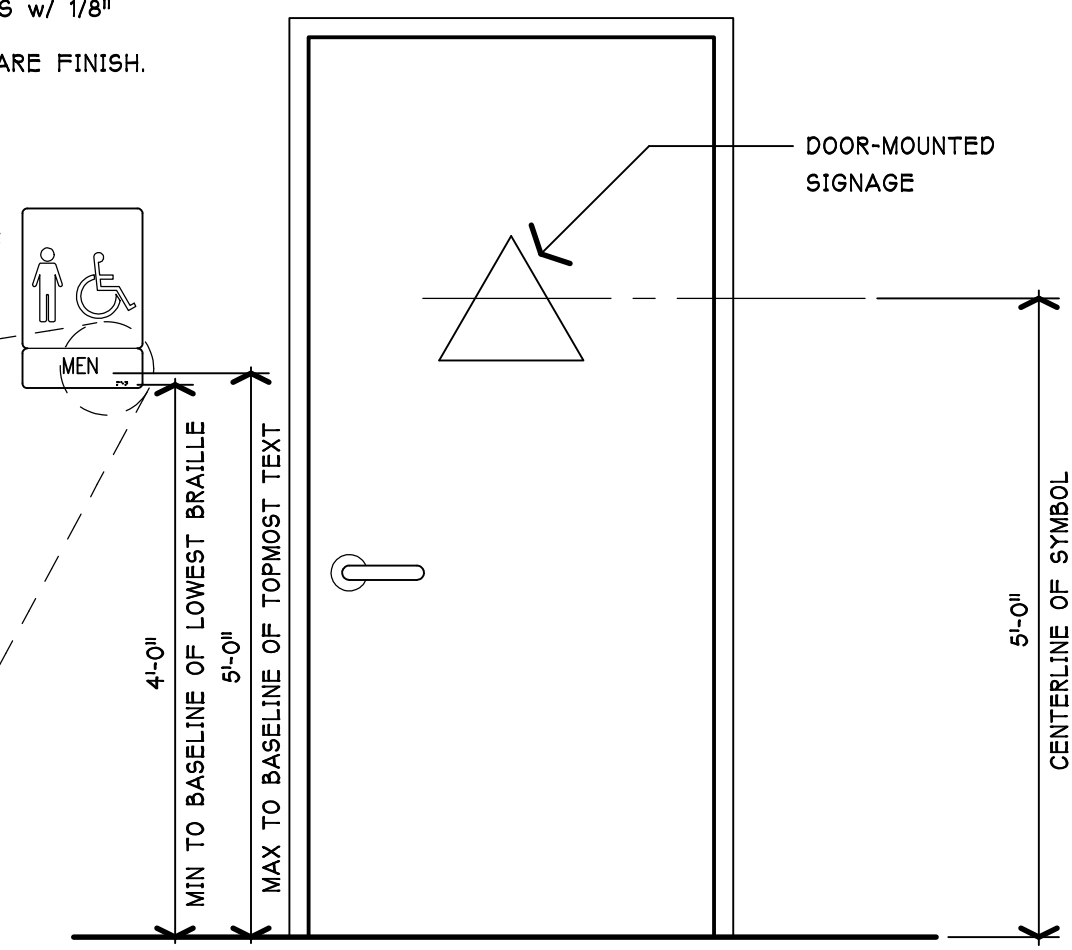
Wall-Mounted Signage (Typ)

- DOOR SIGNAGE NOTES:**
- 1) PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR-MOUNTED SIGNAGE
  - 2) SIGN IS TO BE 1/4" THICK & CONTRAST VISUALLY w/ DOOR COLOR
  - 3) TOP SURFACE OF SIGN IS TO HAVE ROUNDED, CHAMFERED, OR EASED CORNERS w/ 1/8" MINIMUM RADIUS
  - 4) ID SYMBOL TO HAVE A NON-GLARE FINISH.



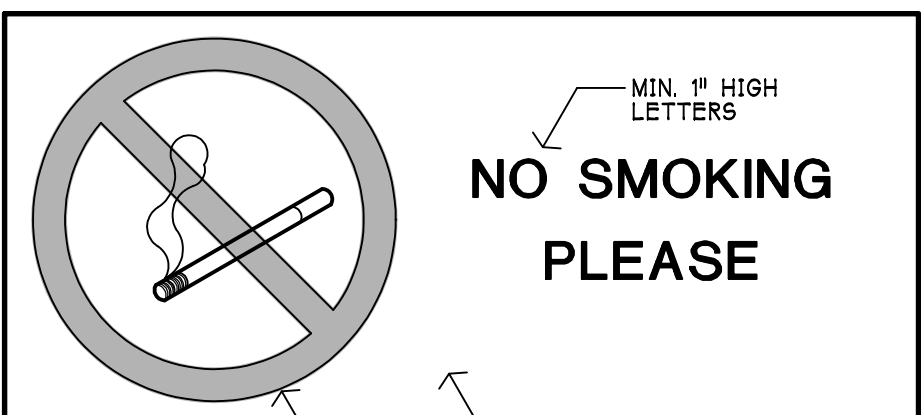
Door-Mounted Signage (Typ)

WALL-MOUNTED SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR, CLEAR OF DOOR SWING.



Toilet Room Accessibility Signage

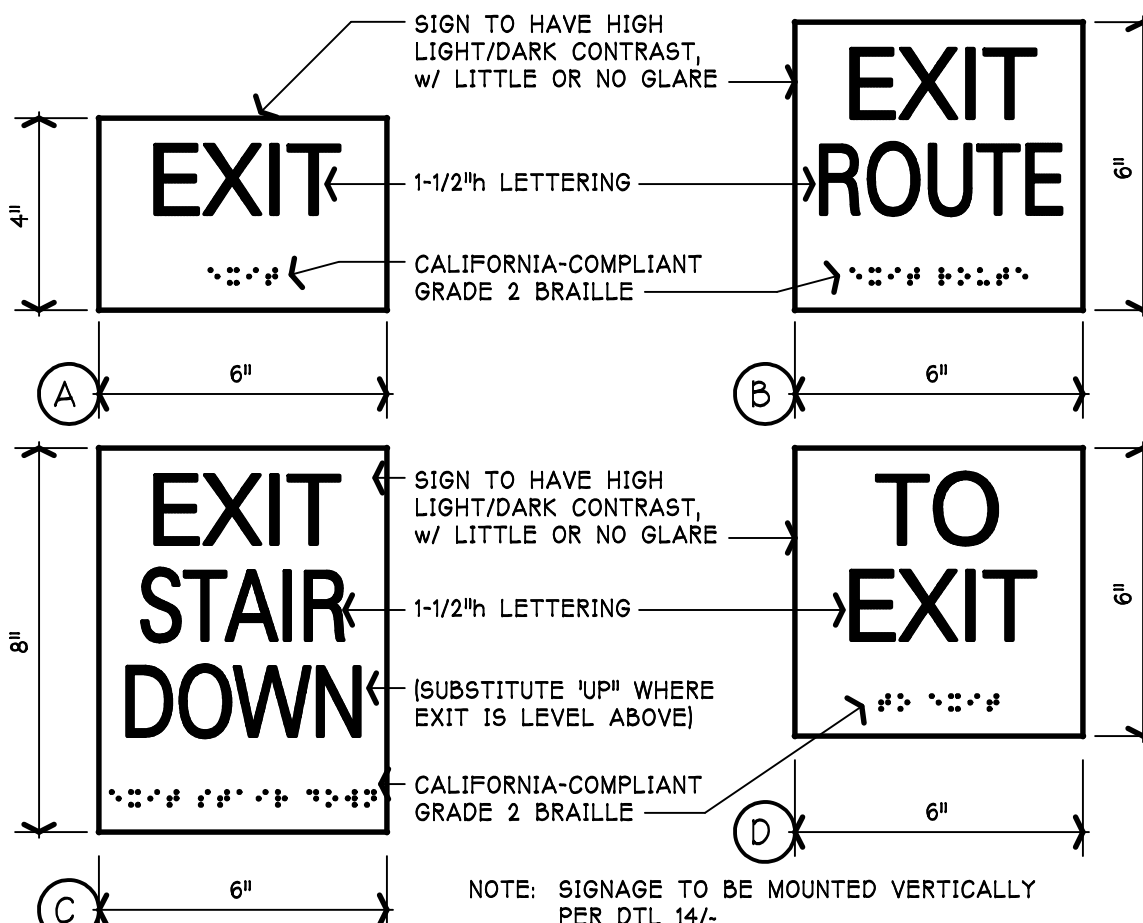
NO SCALE 14



NOTE: THIS SIGN TO BE AN ADHESIVE FACED STICKER AFFIXED TO INSIDE GLASS SURFACE AT FRONT DOOR

'No Smoking' Signage

3'-1'-0" NO SMOKE 18



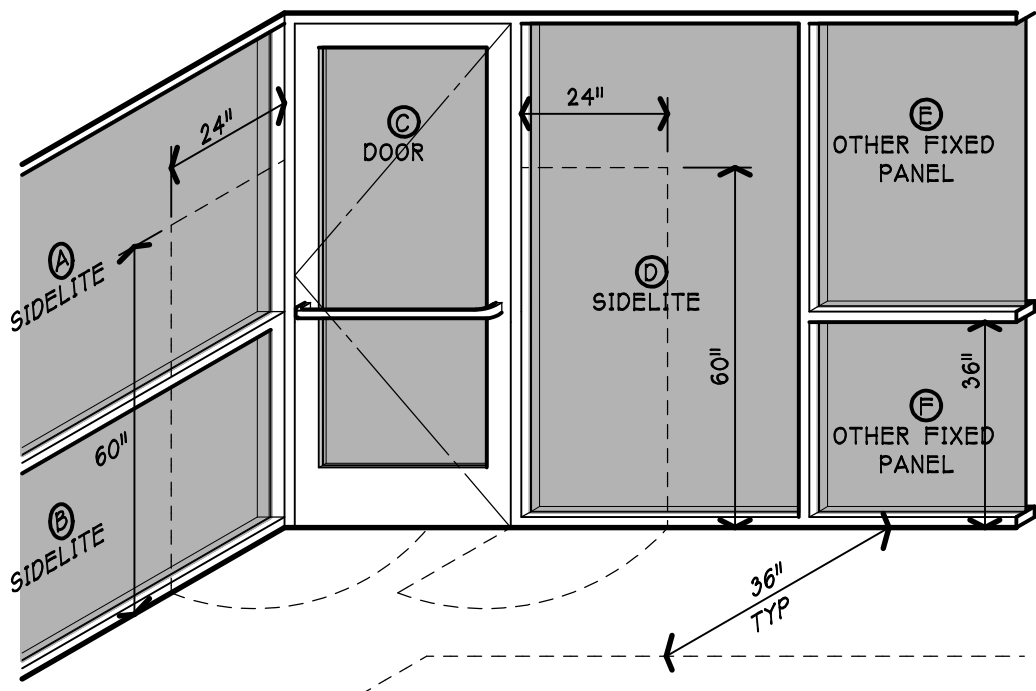
Tactile Exit Signage

3'-1'-0" TCTL-EXT 15

Safety Glazing Requirements

NO SCALE 11

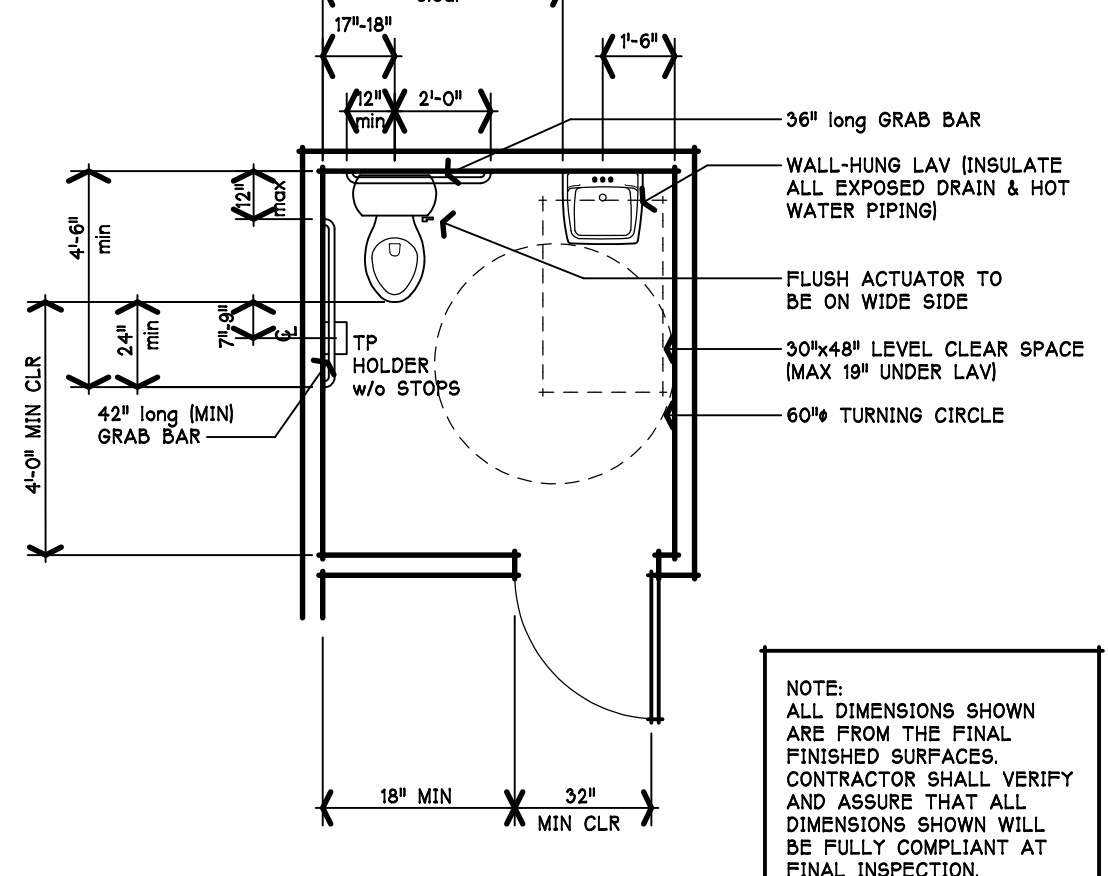
Gender Neutral Accessible Toilet Room Partial Plan



- REQUIREMENTS:**
- 1) (A), (B), & (D) TO BE SAFETY GLAZED IF THEY MEET THE TWO FOLLOWING CONDITIONS FOR SIDELITES:
    1. NEAREST EDGE OF GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF DOOR IN CLOSED POSITION.
    2. BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
  - 2) (C) REPRESENTS A DOOR REQUIRING SAFETY GLAZING.
  - 3) (E) & (F) REQUIRE SAFETY GLAZING WHEN ALL FOUR OF THE FOLLOWING CONDITIONS ARE MET:
    1. EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 sq ft.
    2. EXPOSED BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR.
    3. EXPOSED TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
    4. ONE OR MORE WALKING SURFACES IS WITHIN 36" HORIZONTALLY OF THE GLAZING.

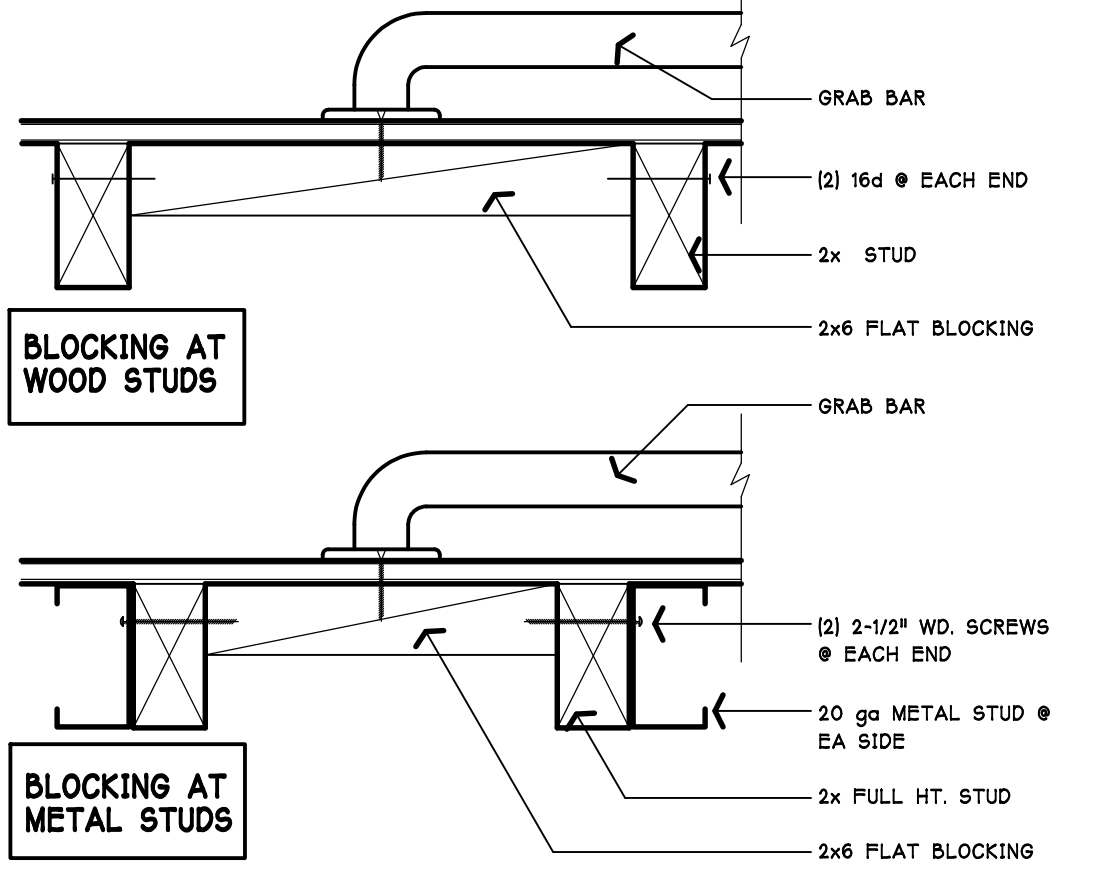
Accessibility Mounting Heights

Gender Neutral Accessible Toilet Room Partial Plan



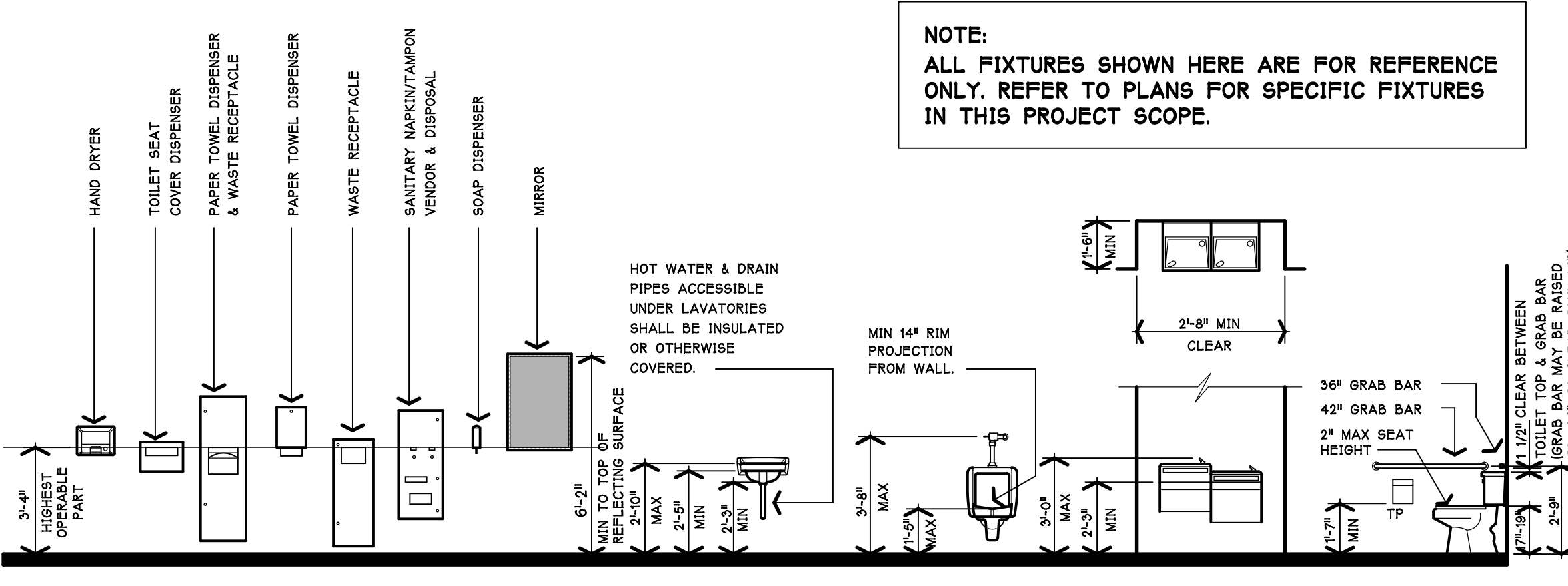
Typical Toilet Room Plan

1/4"-1'-0" 01-100-003



Typical Blocking @ Grab Bars

3'-1'-0" 7



Accessibility Mounting Heights

1/4"-1'-0" 8

**KEYED NOTES**

NO.	DESCRIPTION
1	INDICATES <E> FLOOR DRAIN - VERIFY LOCATION
2	INDICATES 30"x48" CLEAR SPACE @ LAVATORY
3	INDICATES 60"dia TURNING CIRCLE
4	INDICATES 60" x 59" CLEAR SPACE @ TOILET FIXTURE
5	INDICATES 60" x 48" CLEAR SPACE IN FRONT OF TOILET
6	INDICATES 54"x60" CLEAR SPACE @ DOOR PULL SIDE OF DOOR
7	INDICATES 48"x48" CLEAR SPACE @ DOOR PUSH SIDE OF DOOR

NOTE: SEE DETAIL 6, 7, 8, 14 & 16 (THIS SHEET) FOR ADDITIONAL INFO & DIMENSIONS

1/4"-1'-0" 1

KEY	FIXTURE	SPECIFICATION
<b>TOILET ROOM FIXTURES</b>		
T1	ACCESSIBLE TOILET - FLUSH TANK	'KOHLER' KINGSTON ELONGATED (1.28 GAL/FLUSH) OPEN SEAT WITHOUT COVER (17" MIN/19" MAX HIGH SEAT)
T2	STANDARD TOILET - FLUSH TANK	'AMERICAN STANDARD' CADET EL (1.28 GAL/FLUSH) OPEN SEAT WITHOUT COVER
T3	ACCESSIBLE TOILET - FLUSH VALVE	'AMERICAN STANDARD' MADERA 16 1/8" UNIV HEIGHT EL OPEN SEAT WITHOUT COVER
T4	STANDARD TOILET - FLUSH VALVE	'AMERICAN STANDARD' MADERA EL (1.28 GAL/FLUSH) OPEN SEAT WITHOUT COVER
U1	ACCESSIBLE URINAL - FLUSH VALVE	'AMERICAN STANDARD' WASHBROOK 0.50 GAL/FLUSH OPEN SEAT WITHOUT COVER
L1	WALL-MOUNTED LAVATORY	'KOHLER' CHESAPEAKE, WITH WALL HANGER FAUCET: F1 (SEE BELOW)
L2	DECK-MOUNTED LAVATORY	'AMERICAN STANDARD' AQUALYN RM-LESS SINK FAUCET: F1 (SEE BELOW)
S1	FLOOR-MOUNTED MOP SINK	'FLORESTONE' MODEL 90, 24"x24" FAUCET: F2 (SEE BELOW)
S2	UTILITY SERVICE SINK	'AMERICAN STANDARD' LAKEWELL SERVICE SINK w/ CAST IRON TRAP FAUCET: F2 (SEE BELOW)
S3	COUNTER SINK (LARGE)	'ELKAY' LUSTERSTONE LR SERIES, LR-1918 (4 HOLE) FAUCET: F3 (SEE BELOW)
S4	BAR COUNTER SINK (SMALL)	'ELKAY' CELEBRITY BCR-15 FAUCET: F4 (SEE BELOW)
S5	FLOOR SINK	'AMERICAN STANDARD' FLOOR SINK WITH GRATE
S6	ACCESSIBLE COUNTER SINKS	'ELKAY' #ELUHADI4184SPD (SHORT) & 'ELKAY' #ECTRU1719 (DEEP) FAUCET: F3 (SEE BELOW)
G0	GARBAGE DISPOSAL LAVATORY FAUCET	3/4" HP "IN-SINK-ERATOR" EVOLUTION ESSENTIAL GARBAGE DISPOSAL 'AMERICAN STANDARD' RELIANT #2385 LEVER HANDLE w/ POP-UP DRAIN (FLOW SHALL BE LIMITED TO 0.5gpm)
F1	SERVICE SINK FAUCET	'AMERICAN STANDARD' HERITAGE #8340.242
F2	COUNTER SINK FAUCET	'AMERICAN STANDARD' RELIANT #205.001
F3	BAR COUNTER SINK FAUCET	'AMERICAN STANDARD' CADET #2450.120 w/ LEVER HANDLES
F4	SHOWER	'AMERICAN STANDARD' #662.601 HANDLE/HOSE/VALVE KIT
F5	SHOWER	INSTANT HOT WATER HEATER (UNDER COUNTER/SINK)
WH1	INSTA-HOT	15 GALLON ELECTRIC WATER HEATER (UNDER COUNTER)
WH2	WATER HEATER (SMALL)	30 GALLON ELECTRIC WATER HEATER
WH3	WATER HEATER (LARGE)	30 GALLON ELECTRIC WATER HEATER
WH4	WATER HEATER (LARGE)	30 GALLON GAS WATER HEATER
<b>TOILET ROOM ACCESSORIES</b>		
A1	42" GRAB BAR	'BOBRICK' B-680642"
A2	36" GRAB BAR	'BOBRICK' B-680636"
A3	SHOWER GRAB BAR	'BOBRICK' B-68616 MOUNT AT +33" TO CENTERLINE OF BAR
A4	TOILET PAPER DISPENSER	'BOBRICK' B-288
A5	TOILET PAPER/NAPKIN DISPENSER/ SEAT COVER DISPENSER COMBO	RECESSED: 'BOBRICK' B-3091 @ LEFT / B-3092 @ RIGHT PARTITION MOUNT: 'BOBRICK' B-3471 @ MEN / B-3571 @ WOMEN SURFACE MOUNT (WHERE NOTED): 'BOBRICK' B-30919 @ LEFT 'BOBRICK' B-30929 @ RIGHT
A6	NAPKIN DISPOSAL	'BOBRICK' B-270
A7	SEAT COVER DISPENSER	'BOBRICK' B-221
A8	SOAP DISPENSER	'BOBRICK' B-4112. PROVIDE FINISH BLOCKING AS REQUIRED TO ALLOW DOOR TO CLEAR ANY OBSTRUCTIONS.
A9	SOAP DISPENSER PUMP	'BOBRICK' B-822. MOUNT THRU DECK - DRIP INTO SINK
A10	MIRROR	'BOBRICK' B-165 (24"x36", OR AS NOTED ON DRAWINGS)
A11	PLATE GLASS MIRROR	SIZE AS DENOTED ON DRAWINGS
A12	TOWEL DISPENSER	'BOBRICK' B-4262
A13	TOWEL DISPENSER/WASTE RECEPTACLE	'BOBRICK' B-43949 (SURFACE-MOUNTED)
A14	NAPKIN/TAMPON VENDOR	'BOBRICK' B-4350092 (\$50)
A15	SHOWER SEAT	'BOBRICK' B-5171/B-5181 (VERIFY RIGHT OR LEFT HAND) MOUNT AT +19" TO TOP OF SEAT
A16	COAT HOOK	'BOBRICK' B-670. MOUNT AT +40" TO TOP OF HOOK
A17	MOP RACK/UTILITY SHELF	'BOBRICK' B-224x36" (VERIFY LENGTH). MOUNT AT +60" TO TOP OF SHELF
A18	UTILITY SHELF	'BOBRICK' B-298x36" (VERIFY LENGTH).
A19	MOP RACK	'BOBRICK' B-223x36" (VERIFY LENGTH). MOUNT AT +60" TO CENTER OF MOP RACK
A20	TOWEL DISPENSER	'GEORGIA PACIFIC' 10" eMOTION PAPER TOWEL DISPENSER
<b>TOILET ROOM FIXTURE &amp; ACCESSORY SCHEDULE GENERAL NOTES</b>		
FA1	THE ABOVE SCHEDULE IS GENERAL, AND MAY LIST FIXTURES/ACCESSORIES THAT ARE NOT REQUIRED FOR THIS PROJECT. FIXTURES & ACCESSORIES THAT ARE REQUIRED FOR THIS PROJECT ARE SPECIFICALLY CALLED OUT ON THE PLANS AND ELEVATIONS.	
FA2	FIXTURES/ACCESSORIES ARE SPECIFIED BY MANUFACTURER TO ESTABLISH A MINIMUM LEVEL OF QUALITY. EQUAL PRODUCTS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED WITH THE PRIOR REVIEW OF THE ARCHITECT FOR COMPLIANCE WITH THE DESIGN STANDARDS.	
FA3	SUBMITTALS: WHERE COLORS OR FINISHES ARE NOT SHOWN IN THE SCHEDULE ABOVE, THE CONTRACTOR SHALL PROVIDE CUT SHEETS AND FINISH SAMPLES FOR THE ARCHITECT AND/OR TENANT TO SELECT FROM. ARCHITECT AND/OR TENANT SHALL REVIEW AND PROVIDE SELECTION PRIOR TO ORDERING.	
FA4	PRODUCT MANUFACTURERS SHALL WARRANT THAT THEIR PRODUCTS MEET ANY STATE, LOCAL AND FEDERAL ACCESSIBILITY GUIDELINES/REQUIREMENTS.	
FA5	MOUNT ALL FIXTURES/ACCESSORIES PER DETAILS 6/1, 7/1 & 8/1	

Toilet Fixture / Accessory Schedule

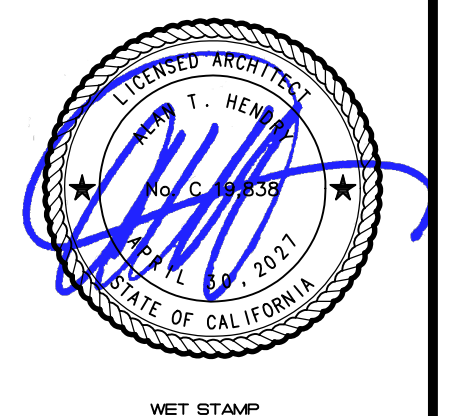
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LAST SAVE: 1/25/2026 4:10 PM  
April 16, 2026 Regular Meeting of the Exeter Planning Commission  
Page 21

**Alan T. Hendry Architect**  
219 Copperleaf Lane  
San Juan Bautista, CA 95045  
V. 559.960.9753

E. hendryarch@gmail.com

SUBMITTALS / REVISIONS

A Proposed Interior Tenant Improvement & Drive-Thru Lane for  
**RANCHOS PHARMACY**  
426 North Kaweah Avenue  
Exeter, California 93221  
APN : 138-160-049

DRAWN BY: Alan T. Hendry  
DATE: 01/23/26  
SCALE: AS NOTED  
JOB NUMBER: 25070  
SHEET: A2.4



SUBMITTALS / REVISIONS



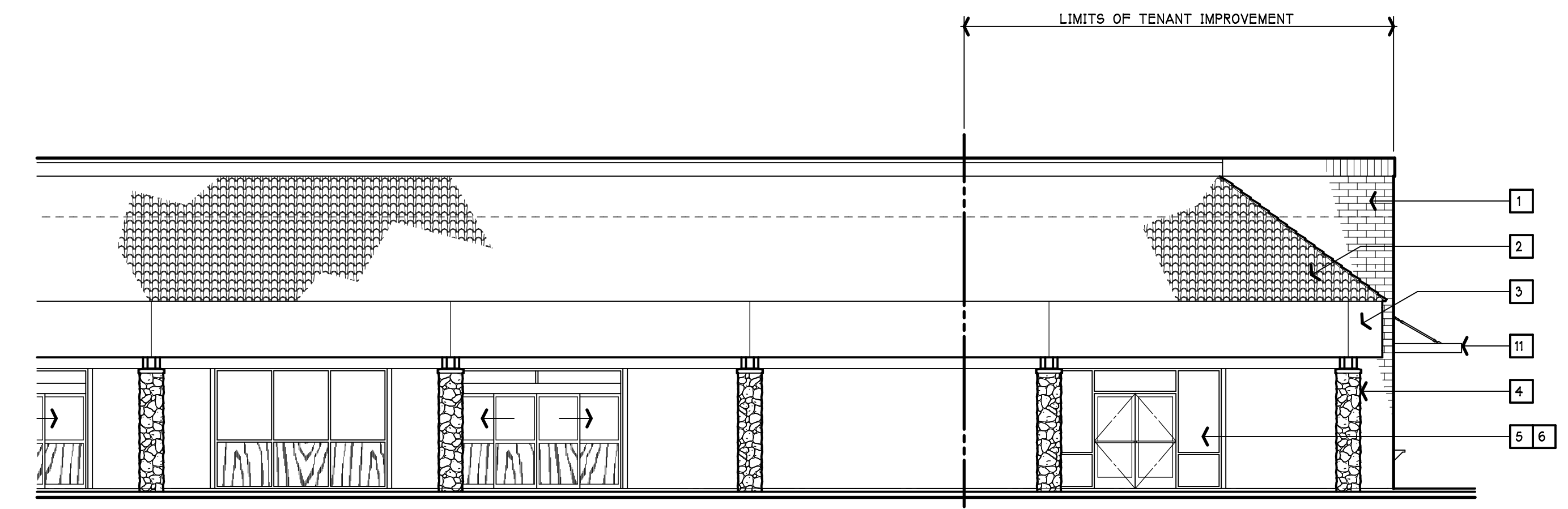

WET STAMP

A Proposed Interior Tenant Improvement & Drive-Thru Lane for  
**RANCHOS PHARMACY**  
 426 North Kaweah Avenue  
 Exeter, California 93221  
 APN : 138-160-049

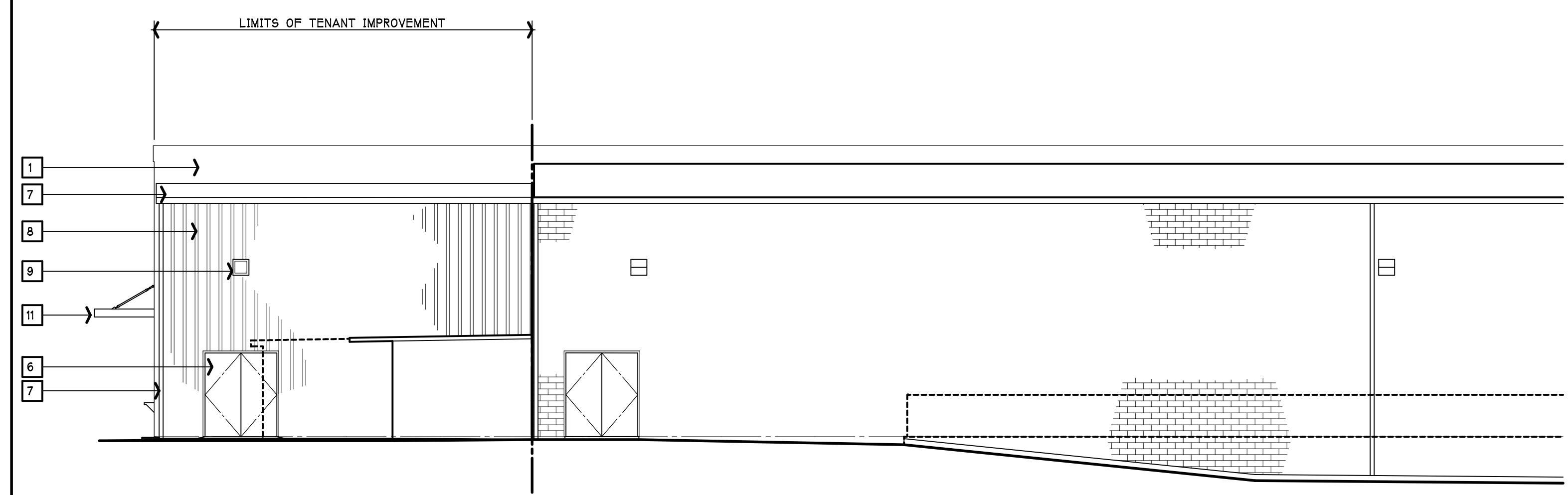
DRAWN BY	Alan T. Hendry
DATE	01/23/26
SCALE	AS NOTED
JOB NUMBER	25070
SHEET	

**A3.1**

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. A COPYRIGHT IS HEREBY CLAIMED ON THE UNPUBLISHED MATERIAL DEVELOPED FOR THIS PROJECT. COPYRIGHT 2025 ALAN T. HENDRY



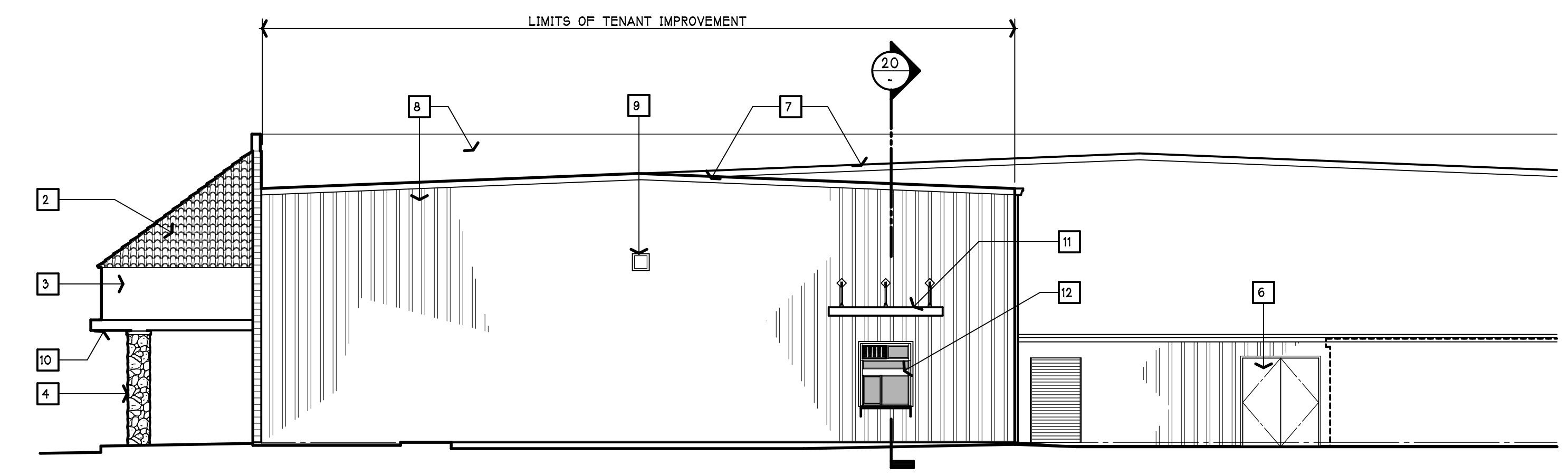
**Front Elevation (Existing)**  
 SCALE : 1/8" = 1'-0"



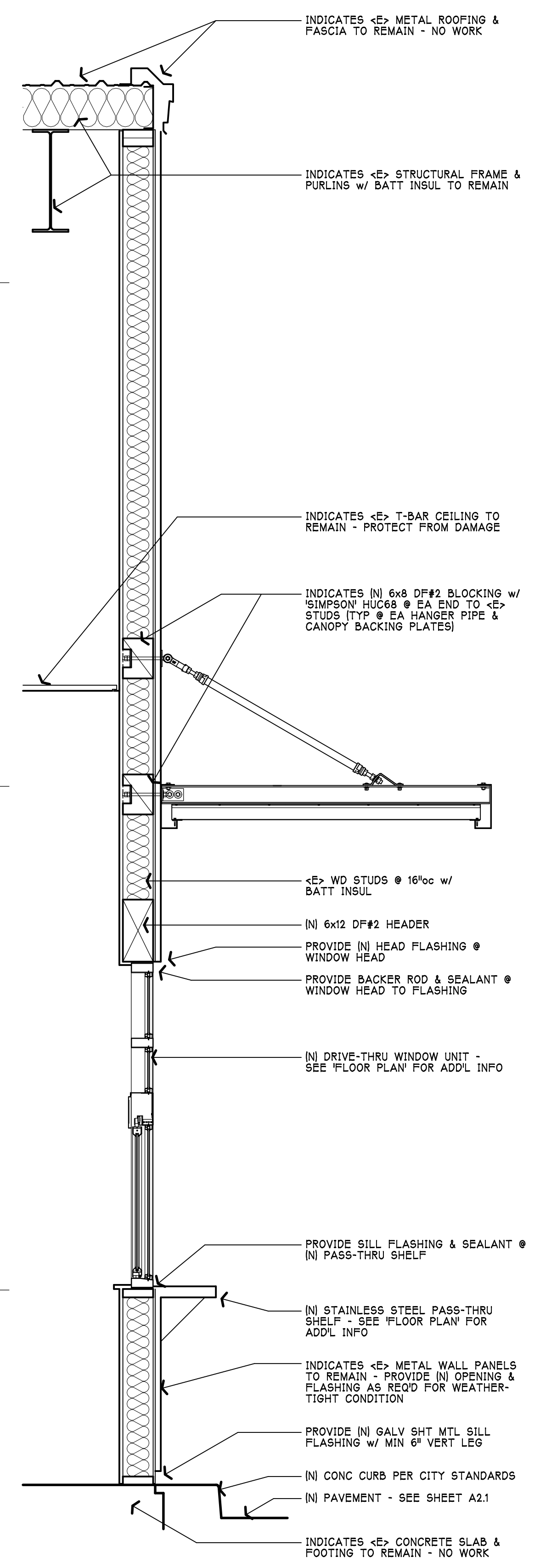
**Rear Elevation (Existing)**  
 SCALE : 1/8" = 1'-0"

**KEYED NOTES**

KEY	DESCRIPTION
1	INDICATES <E> CMU WALLS TO REMAIN - NO WORK
2	INDICATES <E> CONC TILE ROOFING TO REMAIN - NO WORK
3	INDICATES <E> CEM PLASTER FASCIA/SIGN BAND TO REMAIN - NO WORK
4	INDICATES <E> STONE VENEER COLUMNS TO REMAIN - NO WORK
5	INDICATES <E> STOREFRONT & GLAZING TO REMAIN - NO WORK
6	INDICATES <E> DOOR(S) TO REMAIN - NO WORK
7	INDICATES <E> METAL ROOF, FASCIA, GUTTER, & DOWNSPOUTS TO REMAIN - NO WORK
8	INDICATES <E> MTL WALL PNLS TO REMAIN - NO WORK EXCEPT AS REQ'D FOR (N) WORK
9	INDICATES <E> WALL PACK LIGHTS TO REMAIN - NO WORK
10	INDICATES <E> WOOD OUTRIGGERS TO REMAIN - NO WORK
11	INDICATES (N) METAL CANOPY & SUPPORT RODS - SEE NOTED SECTION
12	INDICATES (N) DRIVE-THRU WINDOW - SEE NOTED DETAIL



**Right Side Elevation (Existing)**  
 SCALE : 1/8" = 1'-0"



**Drive Thru Window Section**  
 3/4" = 1'-0"  
 Canopy Sec 20

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## RESOLUTION NO. 2026-02

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER APPROVING SITE PLAN REVIEW APPLICATION NO. 2026-02 FOR THE ADDITION OF A DRIVE-THROUGH WINDOW AND LANE TO AN EXISTING RETAIL PHARMACY (RANCHO PHARMACY) LOCATED AT 426 N. KAWEAH AVENUE (APN: 138-016-049)

**WHEREAS**, Site Plan Review Application No. 2026-02 was submitted by Rancho Pharmacy requesting approval for the addition of a drive-through window and lane to an existing retail pharmacy located at 426 N. Kaweah Avenue (APN: 138-016-049); and

**WHEREAS**, the project site is located within the Neighborhood Commercial (CN) zoning district; and

**WHEREAS**, the proposed project consists of a modification to an existing developed site and does not constitute a change in land use; and

**WHEREAS**, staff reviewed the project for consistency with the Exeter Municipal Code and the Exeter General Plan; and

**WHEREAS**, pursuant to Exeter Municipal Code Section 17.54.050, the Site Plan Review Committee reviewed the project and provided a recommendation to the Planning Commission; and

**WHEREAS**, pursuant to Exeter Municipal Code Section 17.22.040, the Planning Commission is the review authority for Site Plan Review applications; and

**WHEREAS**, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1: Existing Facilities); and

**WHEREAS**, the Planning Commission held a duly noticed meeting on April 16, 2026, and considered all testimony presented; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Exeter does hereby approve Site Plan Review Application No. 2026-02 for the addition of a drive-through window and lane to an existing retail pharmacy (Rancho Pharmacy) located at 426 N. Kaweah Avenue (APN: 138-016-049), subject to the conditions set forth herein.

General Comments:

1. The Planning Commission finds that the foregoing recitals are true and correct and are incorporated herein by this reference.

2. The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities).
3. The Planning Commission finds that the proposed Site Plan Review Application No. 2026-02 satisfies the required findings for approval as set forth in Exeter Municipal Code Section 17.54.060, as outlined in the staff report dated April 16, 2026.

Engineering Comments:

4. All work shall comply with current City of Exeter standard specifications (EMC Section 16.36.020), the 2022 California Building Standards Code, and applicable Tulare County requirements. All public improvements shall be constructed under the inspection of, and to the approval of, the City Engineer per EMC Section 16.36.050.
5. Please provide striping for the pedestrian path within the drive-thru.
6. Provide the location and size of any existing storm drain facilities (inlets, pipes, ditches) within or adjacent to the project site.
7. A pre-construction meeting with City Engineering and Building staff shall be held prior to commencement of any construction activities.
8. The applicant shall provide a construction staging and traffic control plan if any construction activities will temporarily impact Kaweah Avenue or public access to adjacent properties.

Fire Comments:

9. All-weather (2" after compact- crushed rock, road base, or DG) 20 ft. wide all-weather surface. Capable of supporting a minimum load of 75,000 pounds, with a maintained 13 feet 6 inches vertical.
10. Address posted, minimum 4"x3"x ½" line width permanent numbers visible from the street
11. LRA-Remove all dead and dying vegetation within 30 feet of all structures, plus property lines, and 10' on each side of the driveway. Vegetation must be disposed of prior to the start of construction.
12. The applicant shall acquire a hydrant flow test by a licensed C-16 contractor for the hydrants ability to support the required fire flow at 20 psi minimum. If the water system is substandard, other requirements may be required. Flow test results shall be submitted before final sign-off.
13. A commercial fire sprinkler is required as per CBC 22, Chapter 5, CFC 903, to NFPA 13 standard standards.
14. Remodel-If walls are moved; a licensed C-16 contractor shall be mandated to evaluate the changes made for compliance.
15. An approved monitored Fire alarm system is required. The alarm must follow NFPA 72 standards.
16. Fire extinguishers must be visible, mounted at 4 feet, visible and accessible, and be no more than a 75-foot travel distance inside structure with a minimum U.L. rating of 2A-10B/C.

17. Emergency exit signs are required.
18. Emergency lighting are required.
19. Occupancy signs shall be posted where required.
20. Knox Box or Knox padlock for locked or gated properties
21. Fire Final required prior to building final.

Planning Comments:

22. The project shall be developed in substantial conformance with the approved plans on file with the City of Exeter.
23. The drive-through facility shall remain ancillary to the existing retail pharmacy use and shall not establish a separate or independent use.
24. The applicant shall obtain all required building permits prior to commencement of construction. All construction shall comply with applicable codes and regulations.
25. Any proposed signage shall comply with applicable provisions of the Exeter Municipal Code and shall require a separate sign permit.
26. The drive-through lane shall be maintained to ensure safe vehicle circulation and adequate vehicle queuing at all times.
27. Any future modifications or expansions to the approved project shall be subject to review and approval in accordance with applicable provisions of the Exeter Municipal Code.
28. The drive-through lane and surrounding area shall be maintained in a clean and orderly condition, free of debris, litter, and hazards at all times.
29. The project shall comply with all applicable provisions of the Exeter Municipal Code.

**PASSED AND ADOPTED** by the Planning Commission of the City of Exeter this 16<sup>th</sup> day of April 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Dave Hails, Chair

ATTEST:

---

Francesca Quintana, City Clerk



## Agenda Item Staff Report

**Agenda Item Number:**

**E.2.**

**Meeting Date:**

April 16, 2026

**Wording for Agenda:**

Consider Adoption of Resolution No. 2026-03, A Resolution of the Planning Commission of the City of Exeter, Approving Site Plan Review No. 2026-01 for Construction of an Approximately 1,600-square-foot Storage Building Addition to an Existing Tire Shop Located at 102 Second Street (Simmons Tire).

**Submitting Department:**

Planning

**Contact Name:**

Teslla Ramirez, Contract City Planner

**Department Recommendation:**

Staff recommends that the Planning Commission adopt Resolution No. 2026-03 approving Site Plan Review No. 2026-01 for the construction of a 1,600-square-foot storage building addition to an existing tire shop located at 102 Second Street (APNs: 136-100-026-000 and 136-100-025-000).

**Summary:**

Site Plan Review No. 2026-01 is a request by Simmons Tire to construct an approximately 1,600-square-foot metal storage building as an addition to an existing tire shop located at 102 Second Street. The proposed building addition will be located at the rear of the site and will support ongoing business operations. The project also includes a concurrent Lot Line Merger to consolidate two existing parcels into a single parcel. Approval of the project requires Planning Commission review through the Site Plan Review process.

**Background:**

The project site is located at 102 Second Street (APNs: 136-100-026-000 and 136-100-025-000) and is currently developed with an existing tire shop operated by Simmons Tire, consisting of a 5,008-square-foot commercial building. The site has historically been used for tire sales and service, including vehicle maintenance, storage, and circulation associated with the business.

**For action by:**

Planning Commission

**Regular Session:**

Consent Calendar

Regular Item

Public Hearing

**Review:**

City Administrator  
(Initials Required)

J.R.

The developed parcel contains the primary building, parking, and access from Second Street, while the adjacent parcel is improved with a gravel surface and is used for vehicle circulation, equipment storage, and support operations. A Lot Line Merger is being processed concurrently with this Site Plan Review application to merge the two parcels into one and allow for the placement of the proposed building addition.

The project site is located within the Industrial zoning district and is surrounded by industrial uses on all sides.

## **Staff Analysis:**

### **Zoning:**

The subject site is located within the Industrial zoning district. The existing tire shop is a permitted use within this zone, and the proposed storage building supports the existing use. The storage building addition is a permitted use within the Industrial zone but subject to the Site Plan Review Process. As such, the project is consistent with the intent and requirements of the Industrial zoning district.

### **Site Plan Review:**

Pursuant to Exeter Municipal Code Section 17.32.050, no development shall be constructed within the Industrial zoning district until a Site Plan Review has been submitted and approved in accordance with Chapter 17.56.

The proposed construction of an approximately 1,600-square-foot metal storage building constitutes new development and therefore requires Planning Commission approval through the Site Plan Review process.

### **Project Analysis:**

The project proposes the construction of an approximately 1,600-square-foot metal storage building addition located at the rear of the site. The proposed structure will support the existing tire service operations. The proposed building addition is approximately 14 feet in height and is consistent with the existing building in terms of height and architectural appearance.

The addition is designed to function within the existing site layout and is not expected to significantly impact on-site circulation, parking, or access. The project is compatible with the existing development and surrounding industrial uses.

The project was circulated to applicable City departments, including Planning, Engineering, and Fire, for review. Comments received are addressed through the conditions of approval.

## **Findings:**

Pursuant to EMC Section 17.54.06, specific findings must be made before approving a site plan review permit and are as follows:

- A. That the location of the proposed use is in accordance with the purpose and objectives of this Ordinance and the purposes of the district in which the subject site is located.
  - *The project site is located within the Industrial zoning district, where tire service facilities and accessory storage structures are permitted uses. The proposed storage building is consistent with the purpose and intent of the Industrial zone, which is to accommodate industrial and service-oriented uses.*
  
- B. That the location of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public interest, health, safety, convenience or welfare, or be materially injurious to properties or improvements in the vicinity.
  - *The proposed building addition will support the existing tire shop operations and is not expected to result in new or intensified impacts. The project is compatible with surrounding industrial uses and, with compliance with applicable City standards and conditions of approval, will not be detrimental to public health, safety, or nearby properties.*
  
- C. That the proposed use will not have a significant impact on the environment.
  - The project qualifies for a categorical exemption under CEQA Section 15301 (Class 1: Existing Facilities), as it involves a minor addition to an existing structure. No significant environmental impacts have been identified.
  
- D. That the proposed use will comply with applicable provisions contained in this Ordinance.
  - The project is consistent with the requirements of the Exeter Municipal Code, including zoning regulations and development standards for the Industrial district, and is subject to conditions of approval to ensure ongoing compliance.
  
- E. That the proposed use is consistent with the Exeter General Plan.
  - *The project is consistent with the goals and policies of the Exeter General Plan, which supports industrial development and the expansion of existing businesses within designated industrial areas.*
  
- F. That the site for the proposed use is adequate in size, shape and location to accommodate the use for which it is proposed.
  - *The project site consists of two parcels, one of which contains the existing tire shop, while the second will accommodate the proposed building. A concurrent lot line merger is being processed to combine the parcels into a single site capable of supporting the proposed development and ongoing operations.*

**Environmental Findings:**

Site Plan Review No. 2026-01 is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1: Existing Facilities), which includes minor additions to existing structures.

**Fiscal Impact:**

There is no fiscal impact associated with this item.

**Prior Actions:**

No prior actions have been taken by the Planning Commission or City Council related to this application.

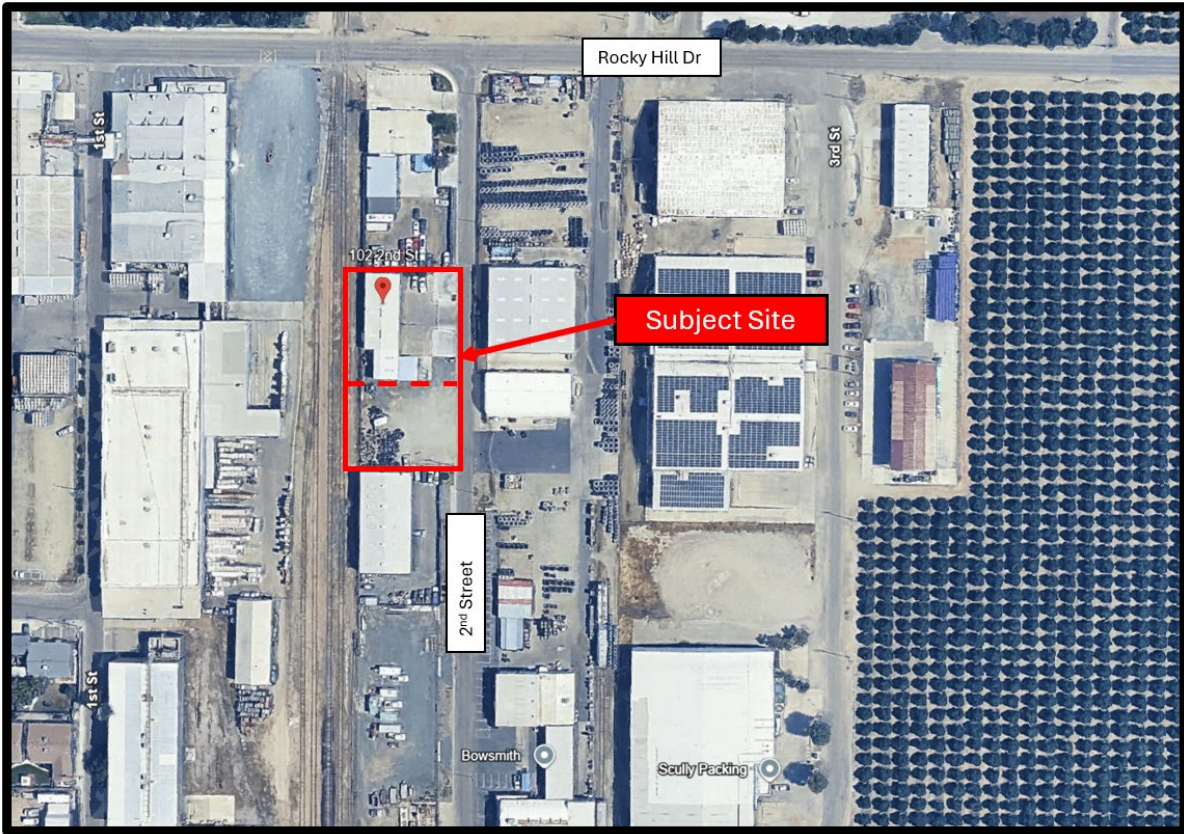
**Attachments:**

- Project Location Map
- Site Plan
- Resolution No. 2026-03

**Recommended motion to be made by the Planning Commission:**

I move to adopt Resolution No. 2026-03, a Resolution of the Planning Commission of the City of Exeter approving Site Plan Review No. 2026-01 for the construction of an approximately 1,600-square-foot storage building addition to an existing tire shop located at 102 Second Street (Simmons Tire), subject to the findings and conditions of approval.

**Project Location Map:**



**GENERAL**  
 PROJECT ADDRESS:  
 102 SECOND ST.  
 EXETER, CA 93221

APN: 136-100-026-000

**PROJECT DESCRIPTION:**  
 THIS PROJECT SHALL CONSIST OF:  
 1. 1,600 SF METAL BUILDING

**GOVERNING CODES**  
 2022 CALIFORNIA BUILDING STANDARDS  
 ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.  
 2022 CALIFORNIA BUILDING CODE (CBC), PART 2,  
 TITLE 24 C.C.R.  
 2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3  
 TITLE 24, C.C.R.  
 2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4  
 TITLE 24 C.C.R.  
 2022 CALIFORNIA PLUMBING CODE (CPC), PART 5,  
 TITLE 24 C.C.R.  
 2022 CALIFORNIA ELEVATOR SAFETY CODE,  
 PART 7, TITLE 24 C.C.R.  
 2022 CALIFORNIA FIRE CODE, PART 9,  
 TITLE 24 C.C.R.  
 2022 CALIFORNIA REFERENCED STANDARDS,  
 PART 12, TITLE 24 C.C.R.

**ENFORCING AGENCY**  
 TULARE COUNTY RMA

**PROJECT AREA**

**CODE ANALYSIS**  
 1. OCCUPANCY GROUP: S-1 (PER CBC SECT. 503)  
 2. TOTAL FLOOR AREA: 1,600 SF (STORAGE)  
 3. ALLOWABLE AREA (UNPROTECTED): 12,000 SF  
 4. FIRE SPRINKLER SYSTEM: NOT REQUIRED  
 5. FIRE SPRINKLER ALARM: NOT REQUIRED  
 6. STORIES: 1  
 7. CONSTRUCTION TPE: V-B

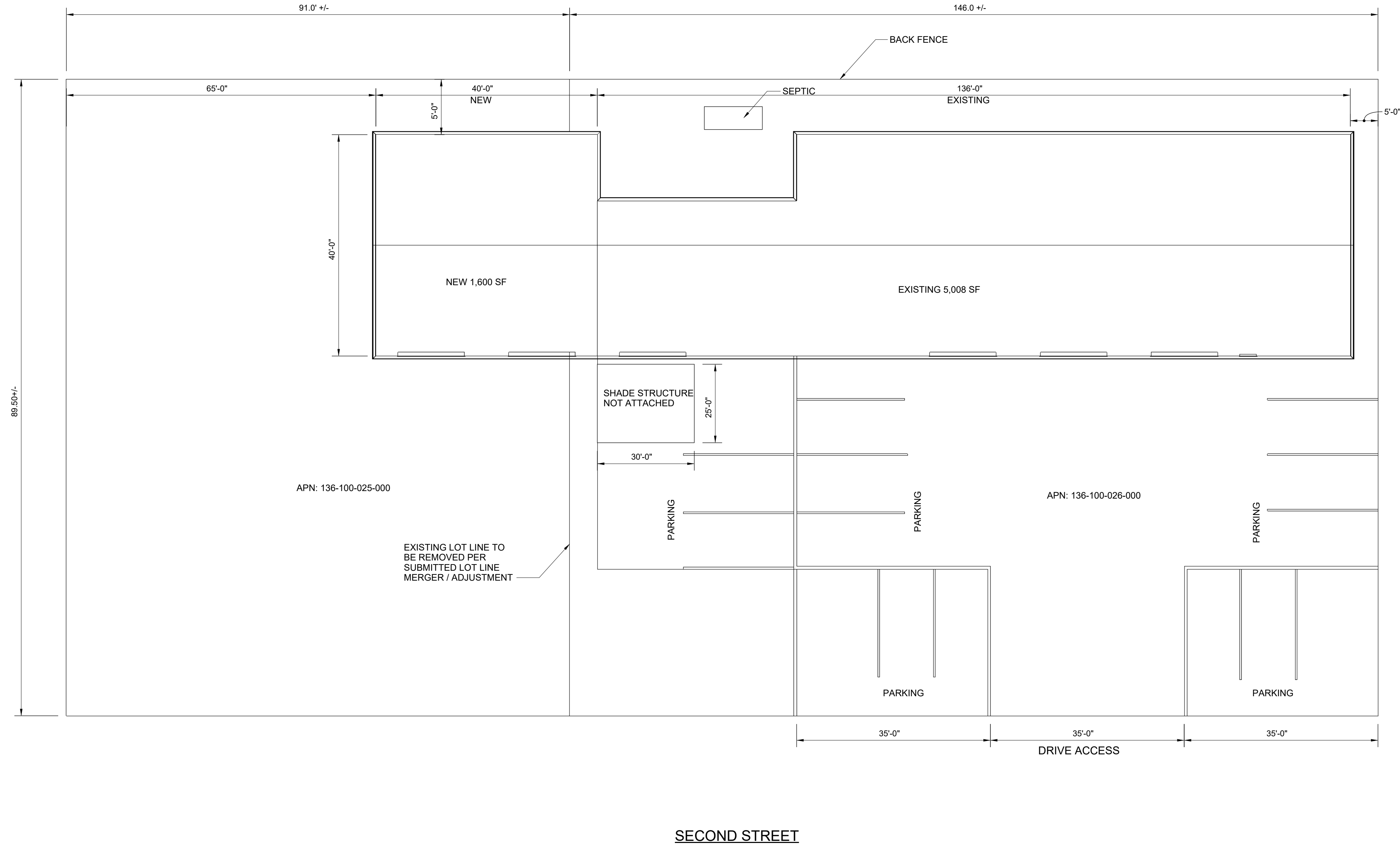
# SIMMONS TIRE

NEW STORAGE BUILDING

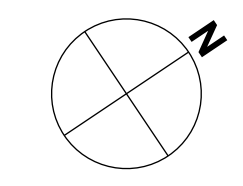
**GENERAL CONTRACTOR**  
 BRADFORD STEEL CONSTRUCTION  
 1344 W. BRAVO AVE  
 WOODLAKE, CA. 93286

**GC REPRESENTATIVE**  
 RANDY BRADFORD, PROJECT MANAGER  
 559.799.1910  
 RANDY@BRADFORDSTEELINC.COM

**OWNER:**  
 TOM SIMMONS



1 SITE PLAN



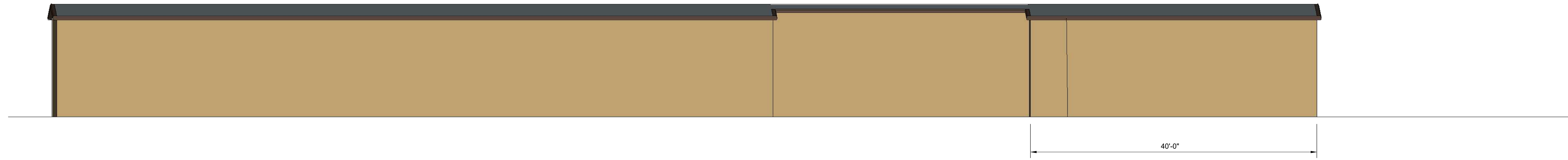
**Bradford Steel**  
 1344 W. Bravo  
 Woodlake Ca. 93286

**SIMMONS TIRE**  
 TOM SIMMONS  
 102 SECOND ST  
 EXETER, CA 93221

**PROJECT**  
 Simmons Tire  
**PROJECT NO.**  
 2362

SITE PLAN

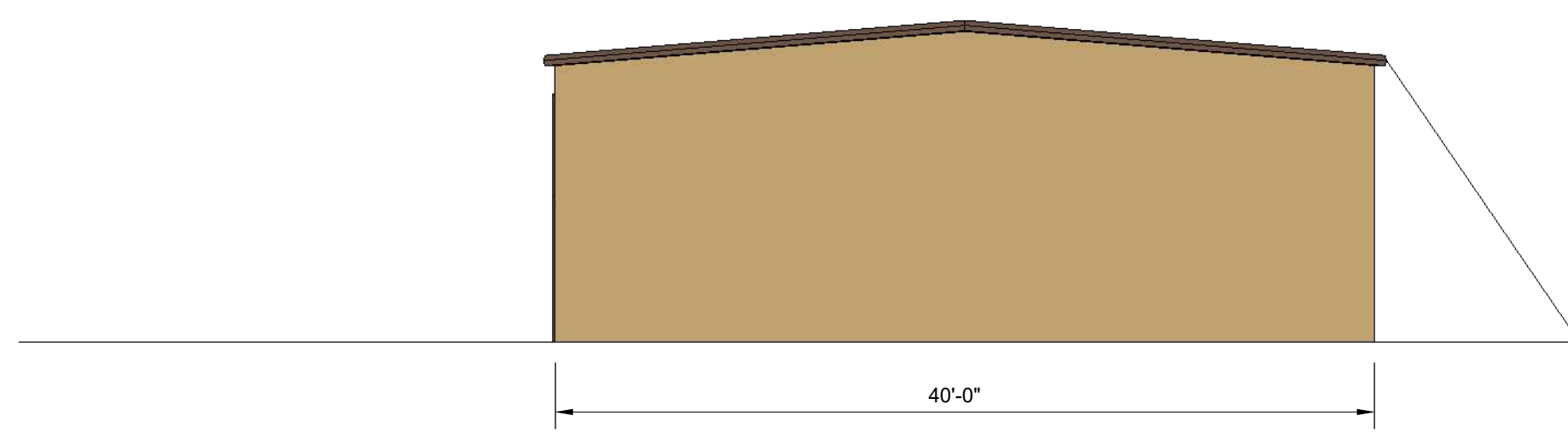
MB.1



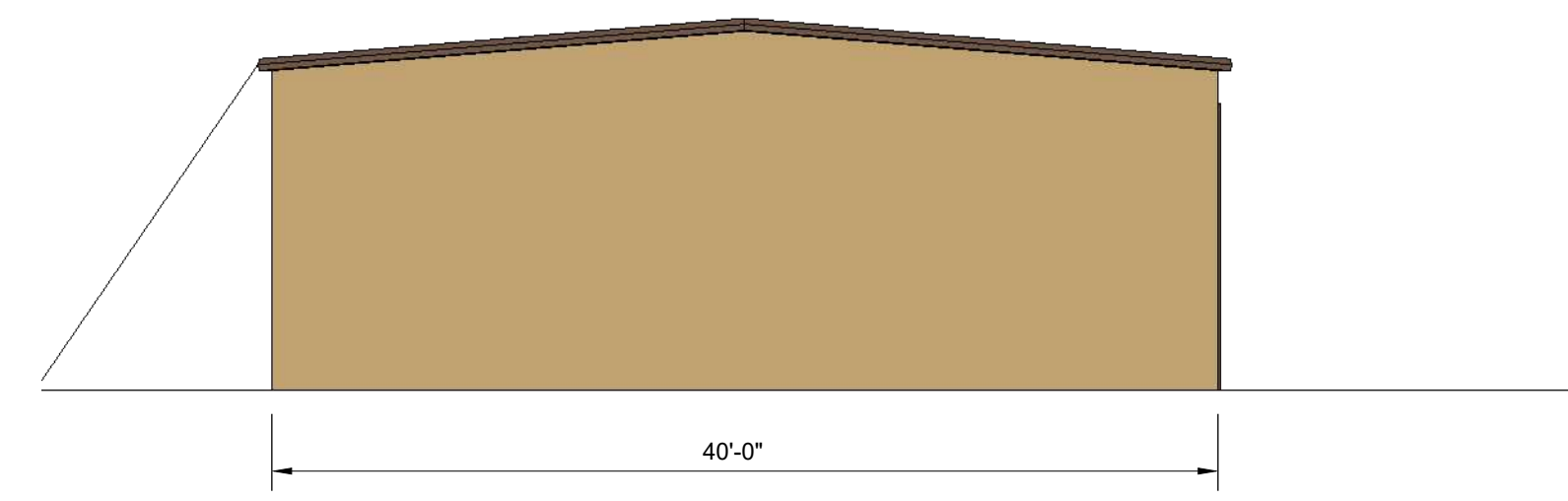
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

**BRADFORD STEEL**  
1344 W BRAVO  
WOODLAKE, CA 93286

**SIMMONS TIRE**  
TOM SIMMONS  
102 SECOND ST  
EXETER, CA 93221

**PROJECT**  
SIMMONS TIRE  
**PROJECT NO.**  
2362

**ISSUE**  
3.6.2026  
**DRAWN BY**  
RB

Elevation

**MB.2**

## RESOLUTION NO. 2026-03

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EXETER APPROVING SITE PLAN REVIEW NO. 2026-01 FOR THE CONSTRUCTION OF AN APPROXIMATELY 1,600-SQUARE-FOOT STORAGE BUILDING ADDITION TO AN EXISTING TIRE SHOP LOCATED AT 102 SECOND STREET (SIMMONS TIRE).**

**WHEREAS**, Site Plan Review No. 2026-01 was submitted by Simmons Tire requesting approval for the construction of an approximately 1,600-square-foot storage building addition to an existing tire shop located at 102 Second Street (APNs: 136-100-026-000 and 136-100-025-000); and

**WHEREAS**, the project includes a concurrent Lot Line Merger to combine two existing parcels into a single parcel to allow for the proposed building addition; and

**WHEREAS**, the project site is located within the Industrial zoning district; and

**WHEREAS**, staff reviewed the project for consistency with the Exeter Municipal Code and the Exeter General Plan; and

**WHEREAS**, pursuant to Exeter Municipal Code Section 17.22.040, the Planning Commission is the review authority for Site Plan Review applications; and

**WHEREAS**, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1: Existing Facilities); and

**WHEREAS**, the Planning Commission held a duly noticed meeting on April 16, 2026, and considered all testimony presented; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Exeter does hereby approve Site Plan Review No. 2026-01 for the construction of an approximately 1,600-square-foot storage building addition to an existing tire shop (Simmons Tire) located at 102 Second Street (APNs: 136-100-026-000 and 136-100-025-000), subject to the conditions set forth herein.

#### General Comments:

1. The Planning Commission finds that the foregoing recitals are true and correct and are incorporated herein by this reference.
2. The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

3. The Planning Commission finds that the proposed Site Plan Review No. 2026-01 satisfies the required findings for approval as set forth in Exeter Municipal Code Section 17.54.060, as outlined in the staff report dated April 16, 2026.

Engineering Comments:

4. The lot line merger application to consolidate APNs 136-100-026-000 and 136-100-025-000 shall be recorded prior to or concurrently with building permit issuance. Provide a copy of the recorded lot line merger to the Engineering Division.
5. The applicant shall obtain an encroachment permit from the City per EMC Section 12.04.010 for any work within the public right-of-way on Second Street, including but not limited to driveway modifications, utility connections, or restoration of street surfaces.
6. All work shall comply with current City of Exeter standard specifications (EMC Section 16.36.020), the 2022 California Building Standards Code, and applicable Tulare County requirements. All public improvements shall be constructed under the inspection of, and to the approval of, the City Engineer per EMC Section 16.36.050.
7. The applicant shall pay the storm drain systems acreage charge per EMC Section 13.32.070 prior to issuance of a building permit. If connecting to the City sewer system, sewer connection fees per EMC Chapter 13.16 shall also apply. The applicant shall verify with the Finance Director whether any additional fees are applicable.
8. The site plan (Sheet MB.1) does not include a north arrow or graphic scale bar. A north arrow and engineering scale (e.g., 1" = 20') shall be added to all plan sheets.
9. Property lines and overall parcel dimensions are not clearly dimensioned. Provide all property line dimensions, bearings, and total site area (in square feet and acres) for the merged parcel.
10. Setback dimensions from the proposed building to all property lines shall be clearly labeled. The site plan shows an approximate 5' setback to the rear (north) property line. The applicant shall verify setback compliance with the Planning Department per the Exeter Zoning Ordinance (Title 17).
11. Existing and proposed easements (utility, access, drainage, etc.) are not shown on the site plan. All easements shall be identified, dimensioned, and labeled. No structures shall be constructed within easement areas unless written approval is obtained from the easement holder.
12. The site plan does not show any existing or proposed utilities (water, sewer, gas, electric, telephone/data). Provide a utility plan showing all existing utility lines, meters, services, and proposed connections to serve the new building.
13. Show the location, size, and type of all existing and proposed underground utilities within the public right-of-way of Second Street adjacent to the project site.

14. The existing septic system is shown on the site plan adjacent to the proposed building. Provide the following: (a) Dimensions and setback from the existing septic tank/leach field to the proposed building foundation; (b) Confirmation that the existing septic system will not be impacted by the proposed construction, including any required setbacks per Tulare County Environmental Health Department standards. However, the applicant should coordinate with Tulare County Environmental Health regarding setback compliance from the new structure.
15. Adjacent street improvements along Second Street (curb, gutter, sidewalk, pavement width, centerline) are not shown. Depict all existing street improvements, right-of-way lines, and street centerline for Second Street along the project frontage.
16. No grading plan or drainage plan has been provided. A grading and drainage plan shall be submitted showing existing and proposed grades, finish floor elevations, drainage flow arrows, and how stormwater runoff is conveyed from the site. At minimum, spot elevations at building corners, parking areas, property corners, and drainage outfall points shall be provided.
17. The proposed 1,600 SF metal building will increase the impervious surface area on the site. Per EMC Section 13.32.070, the storm drain systems acreage charge applies to redevelopment that increases stormwater runoff when the cost exceeds \$15,000. Per EMC Section 13.32.100(C), if a storm drain system is not available, the applicant shall either: (1) temporarily detain all stormwater runoff on-site by methods approved by the City Engineer, or (2) permanently retain all stormwater on-site. Show the proposed stormwater management approach on the site plan.
18. Drainage from the proposed building (roof drains and building pad) shall be directed away from the building foundation and shall not discharge onto adjacent properties or into the public right-of-way in an uncontrolled manner. Show proposed roof drain locations and discharge points on the site plan.
19. The existing gravel yard area on APN 136-100-025-000 is used for vehicle circulation and outdoor storage. Clarify whether any portion of this area will be paved, graded, or otherwise improved as part of this project. Any changes to the existing pervious/impervious surface ratio shall be accounted for in the drainage analysis.
20. The site plan does not show existing street improvements along Second Street. Based on aerial imagery, the project frontage lacks standard public improvements (curb and sidewalk). Per Exeter Municipal Code Section 12.08.010, frontage improvements shall be installed where they do not currently exist on all street frontage of properties for which building permits are required, including "new buildings, or commercial or industrial buildings." Section 12.08.020 specifies that required improvements shall include curbs, gutters, sidewalks, road construction, and any other public improvements related to water, sewage, drainage, or traffic. Section 12.08.040 makes these improvements a condition of building permit issuance. Additionally, because a

- lot line merger is being processed concurrently under Title 16, Section 16.36.090 independently requires vertical curbs, gutters, and sidewalks on all street frontages, installed prior to occupancy permit issuance. The City Engineer will work with the applicant to design a roll curb type alternative to the standard vertical curb and gutter section to accommodate the applicant's need for vehicle access and curb mounting along the frontage. Note: Per EMC Section 12.08.020, the Commission has traditionally had the discretion to waive the sidewalk requirement; however, curb and gutter do not have no waiver provision.
21. The existing driveway approach(es) on Second Street shall be shown on the site plan with dimensions (width, flare radii, throat width). Per EMC Section 12.08.030, standard concrete commercial driveway approaches shall be included in curb and gutter construction where driveways exist or are proposed. If the existing approach does not meet City standards, a new driveway approach shall be constructed.
  22. Any damage to existing street pavement, curb, gutter, or sidewalk resulting from construction activities shall be repaired to City standards at the applicant's expense.
  23. Parking areas are labeled on the site plan but no individual parking stall dimensions, total stall count, or striping plan is provided. Provide a parking layout showing the number, size, and dimensions of all existing and proposed parking stalls (including drive aisle widths). The applicant shall verify with the Planning Department that the total parking count meets the off-street parking requirements of the Exeter Zoning Ordinance (Title 17) for the combined existing and proposed uses.
  24. The drive access from Second Street is not dimensioned. Provide the driveway width and demonstrate that two-way vehicle access (or designated one-way circulation) is adequate for the combined use. Minimum 24-foot drive aisle width is typically required for two-way traffic in parking areas.
  25. The shade structure shown between the existing and proposed buildings is noted as "not attached." Provide dimensions and setback for this structure and verify it does not obstruct required access or circulation.
  26. Show the existing water meter location and size serving the site. If the proposed storage building requires domestic water service, the applicant shall verify the existing water service is adequately sized per EMC Section 13.08. If a new or upsized meter is required, submit a service application to the Public Works Department.
  27. Southern California Edison (SCE) has been routed for review per the Request for Comments distribution. The applicant shall coordinate with SCE for electrical service to the new building and ensure any overhead or underground power lines are shown on the site plan with appropriate clearances from the proposed structure.
  28. Provide the location and size of any existing storm drain facilities (inlets, pipes, ditches) within or adjacent to the project site. If the project will connect to a City

storm drain system, identify the point of connection and obtain a permit per EMC Section 13.32.050.

29. A pre-construction meeting with City Engineering and Building staff shall be held prior to commencement of any construction activities.
30. The applicant shall provide a construction staging and traffic control plan if any construction activities will temporarily impact Second Street or public access to adjacent properties.
31. Per EMC Section 12.08.040, final inspections shall not be performed for building, electrical, plumbing, or any other work involved in the permitted construction until the required frontage improvements referenced in Comment No. 17 are satisfactorily completed to City standards.

Fire Comments:

32. All-weather (2" after compact- crushed rock, road base, or DG) 20 ft. wide all-weather surface. Capable of supporting a minimum load of 75,000 pounds, with a maintained 13 feet 6 inches vertical.
33. Address posted, minimum 4"x3"x ½" line width permanent numbers visible from the street
34. LRA-Remove all dead and dying vegetation within 30 feet of all structures, plus property lines, and 10' on each side of the driveway. Vegetation must be disposed of prior to the start of construction.
35. The applicant shall acquire a hydrant flow test by a licensed C-16 contractor for the hydrants ability to support the required fire flow at 20 psi minimum. If the water system is substandard, other requirements may be required. Flow test results shall be submitted before final sign-off.
36. Fire extinguishers must be visible, mounted at 4 feet, visible and accessible, and be no more than a 75-foot travel distance inside structure with a minimum U.L. rating of 2A-20B/C.
37. Emergency exit signs are required.
38. Emergency lighting are required.
39. Indoor Tire Storage: Ca Fire code 3409.1 Where tires are stored on-tread, the dimension of the pile in the direction of the wheel hole shall be not more than 50 feet (15 240 mm). Tires stored adjacent to or along one wall shall not extend more than 25 feet from that wall. Other piles shall be not more than 50 feet in width.
40. Knox Box or Knox padlock for locked or gated properties
41. Fire Final required prior to building final.

Planning Comments:

42. The project shall be developed in substantial conformance with the approved plans on file with the City of Exeter.
43. The applicant shall obtain all required building permits prior to commencement of construction. All construction shall comply with applicable codes and regulations.

44. The storage building addition shall remain part of the existing tire shop operations and shall not establish a separate or independent use.
45. Any exterior lighting shall be designed and maintained to prevent glare onto adjacent properties and public rights-of-way.
46. The site shall be maintained in a clean and orderly condition, free of debris, in accordance with applicable provisions of the Exeter Municipal Code.
47. Any future modifications or expansions to the approved project shall be subject to review and approval in accordance with applicable provisions of the Exeter Municipal Code.
48. The Lot Line Merger shall be completed prior to issuance of building permits for the proposed building addition.
49. The project shall comply with all applicable provisions of the Exeter Municipal Code.

**PASSED AND ADOPTED** by the Planning Commission of the City of Exeter this 16<sup>th</sup> day of April 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Dave Hails, Chair

ATTEST:

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Francesca Quintana, City Clerk