

(Note: Not all requirements will be applicable to all projects)

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. *This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specified require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law. The Development and Construction Management Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.*
2. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
3. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; http://www.fresno.gov/Government/Development/Engineering/Engineering/Fire/Development/DevDoc/gwt/technical_library/StandardSpecificationsandDrawings.htm
4. Development shall take place in accordance with all city, county, state and federal laws and regulations.
5. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: <http://www.fresno.gov/Government/DepartmentDirectory/Finance/BusinessLicenseandTax/business taxpalcation.htm>
6. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
7. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
8. A permit granted under this Code shall automatically expire if it is not exercised or extended within three years of its issuance. Refer to section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

- Nothing in this Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.
- Future fences shall be reviewed and approved by the Development and Resource Management Department prior to installation.
- Trees shall be maintained by property owners to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
- No tree for which a Tree Removal Permit is required shall be removed until all conditions of the permit have been satisfied and the decision has become final. In addition, the tree(s) approved for removal in conjunction with a development application shall not be removed before the issuance of a Building Permit or unless all of the conditions of approval of the development applications are satisfied.
- The review authority shall issue a Tree Removal Permit if any of the following general criteria is met: a) The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal. b) The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services. c) The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).
- Landscaping must be in place before issuance of the certificate of occupancy. A Hold or Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division. (Include this note on the site and landscape plans.)
- New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.
- Future tenant improvements shall be reviewed and approved by the Development and Resource Management Department to ensure that adequate off-street parking is provided.
- Trees required for parking lots are in addition to trees required elsewhere on the site as prescribed in other sections of this Code.
- A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."
- All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. (Include this note on the site plan.)
- Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. (Include this note on the site plan.)
- All general standards of Section 15-2015 of the FMC shall apply when lighting is provided to illuminate parking, sales or display areas. Depict all proposed lights on the site plan.
- Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code (FMC). Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
- All general provisions of Section 15-2403 of the FMC shall apply to all parking areas.

ALLEY

A-1.0	SITE PLAN / LANDSCAPE PLAN, DETAILS
C 1.0	SITE DEVELOPMENT PLAN
A-2.0	EXTERIOR ELEVATIONS, DETAILS
A-3.0	EXISTING FLOOR PLAN / ENLARGED FLOOR PLAN
E-1.0	ELECTRICAL PLAN
E-1.1	ELECTRICAL SITE PLAN
E-2.0	ELECTRICAL NOTES AND SCHEDULES

- **PARKING LOT UPGRADE:**
- Moore Twining Associates Inc.
2527 Fresno St.
Fresno, CA 93721
268-7021 Attn: Harry Moore
- A.P.N. # 466-082-04
- Zoning: 'CC'
- Lot Size: 18,750 sf
- Total Building Area: 12,322 sf
- Lot Coverage: 66 %
- Occupancy Group: 'B'
- Construction Type: Existing building - 5N
- Parking: 8 stalls –
1 disabled access

1. Two working days prior to commencing excavation operations within the street right-of-way and/or utility easements, all existing underground facilities shall have been located by Underground Service Alert (USA) 1-800-277-2600.
2. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
3. Repair all damaged and/or off-grade concrete street Improvements as determined by the Construction Management Engineer prior to occupancy.

NOTE:
THIS PROJECT SHALL COMPLY WITH THE 2019 BUILDING
CODE AND ALL OTHER APPLICABLE CODES

A hand-drawn vicinity map showing the intersection of four streets: 10th St, Market St, Fresno St, and 1st St. The streets are represented by lines forming a diamond shape. At the intersection of 10th St and Market St, there is a circle with an arrow pointing to it from the label 'WATER TOWER'. At the intersection of 1st St and Market St, there is a label 'MOORE-TWINNING LABS'. At the intersection of 1st St and Fresno St, there is a label 'CITY HALL' with a small triangle pointing to it. The map is titled 'VICINITY MAP' at the bottom.



MOORE TWINING ASSOCIATES, INC.
2527 FRESNO STREET
FRESNO CA 93721

STATE OF CALIFORNIA LICENSED CIVIL
ENGINEER RESPONSIBLE FOR OVERSEEING
THIS PROJECT

SITE PLAN

1. PREVIOUS COMPLIANCE REVISIONS FROM 2017
2. COMPLIANCE RESPONSE REVISIONS 8/30/22
3. SPR COMPLIANCE RESPONSE REVISIONS 11/19/22
- 4.
- 5.

SITE PLAN

DESIGN BY:	PROJECT NO.:
-	-
DRAWN BY:	SCALE :
-	1" = 10'-0"
PROJ. MGR.	DRAWING NO.:
-	A-1.0
DATE:	
12-06-2021	

(Note: Not all requirements will be applicable to all projects.)

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2. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
3. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; <http://www.fresno.gov/Government/Department/Directory/PublicWorks/Developer/Dozwav/TechnicalLibrary/StandardsSpecificationsandDrawings.htm>
4. Development shall take place in accordance with all city, county, state and federal laws and regulations.
5. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: <http://www.fresno.gov/Government/Department/Directory/Finance/BusinessLicenseandTax/businessesapplication.htm>
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7. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
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14. Landscaping must be in place before issuance of the certificate of occupancy. A Holdover Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division. (Include this note on the site and landscape plans.)

15. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.

16. Future tenant improvements shall be reviewed and approved by the Development and Resource Management Department to ensure that adequate off-street parking is provided.

17. Trees required for parking lots are in addition to trees required elsewhere on the site as prescribed in other sections of this Code.

18. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."

19. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. (Include this note on the site plan.)

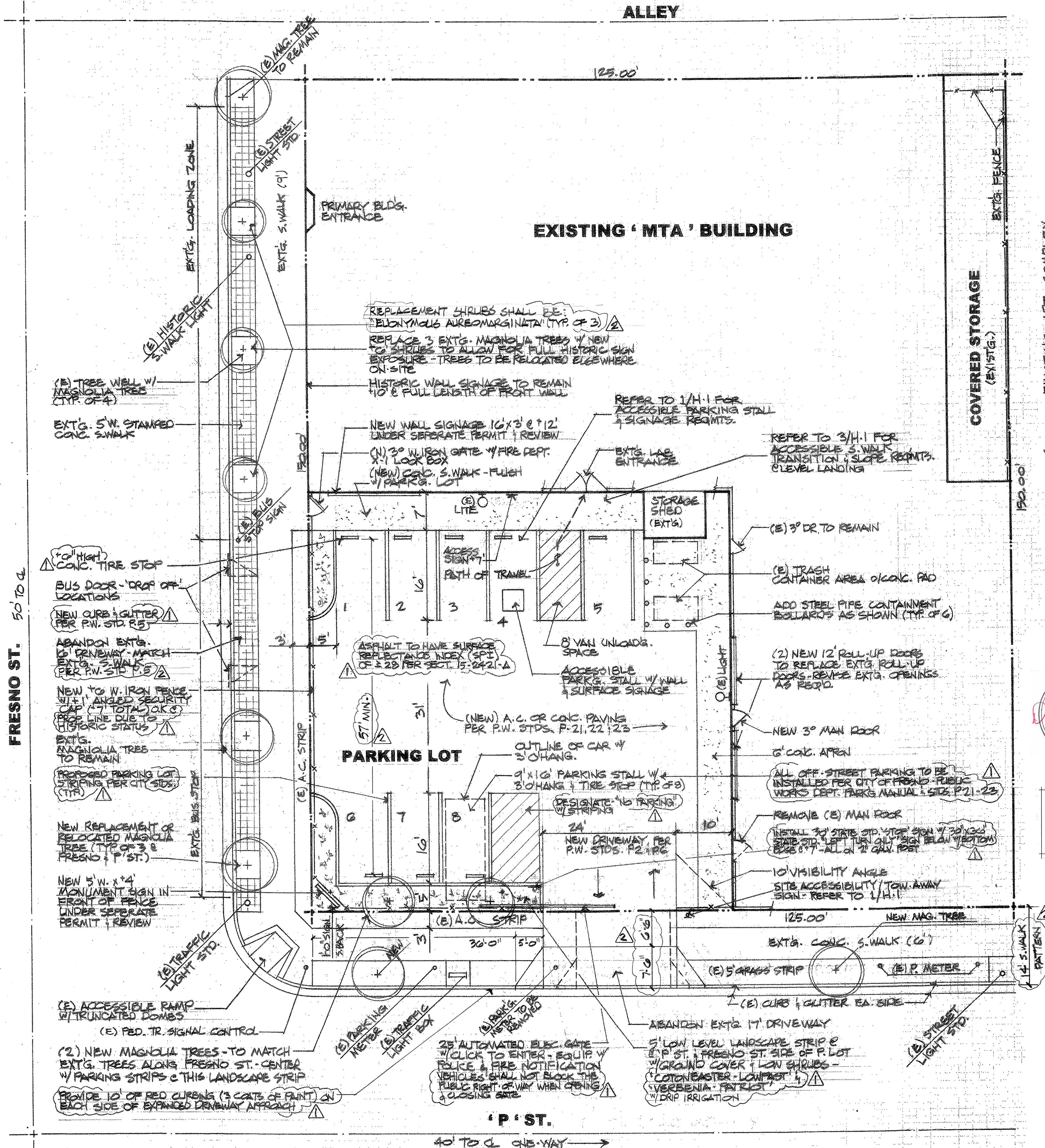
20. Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. (Include this note on the site plan.)

21. All general standards of Section 15-2015 of the FMC shall apply when lighting is provided to illuminate parking, sales or display areas. Depict all proposed lights on the site plan.

22. Bicycle parking spaces shall be supplied according to Table 15-2429-D. Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code (FMC). Each bicycle parking space shall be easily accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearances shall be a minimum of seven feet. A minimum five foot aisle between each row of bicycle parking shall be provided for easy maneuvering of bicycles. Bicycle parking spaces shall be located proximal to structures, and shall be located proximal to structures, and shall be located proximal to structures, and shall be located proximal to structures.

23. All general provisions of Section 15-2403 of the FMC shall apply to all parking areas.

NOTES ARE CONTINUED ON SHEET A-3.0



SCALE: 1"=10'-0"



A-1.0	SITE PLAN / LANDSCAPE PLAN, DETAILS
A-2.0	EXTERIOR ELEVATIONS, DETAILS
A-3.0	EXISTING FLOOR PLAN / ENLARGED FLOOR PLAN
E-1.0	ELECTRICAL PLAN
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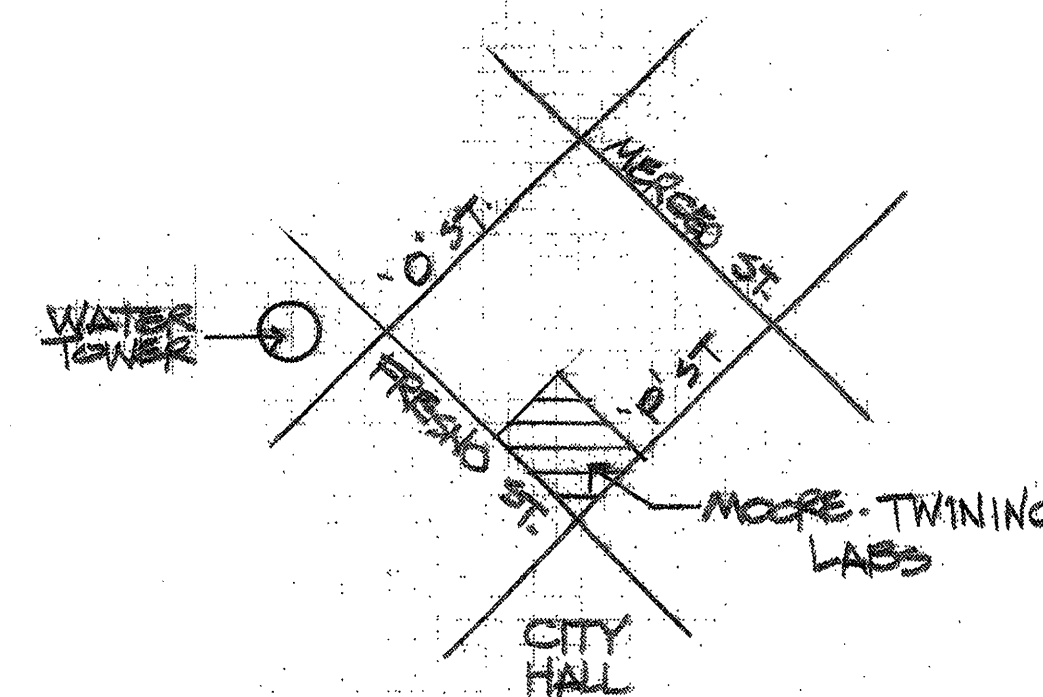
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2. Any survey monuments within the area of construction shall be preserved or reset by a person licensed to practice land surveying in the State of California.
3. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer prior to occupancy.



Prior to final inspection, a written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development and Resource Management Department (see form; attached).

NOTE:
THIS PROJECT SHALL COMPLY WITH THE 2019 BUILDING
CODE AND ALL OTHER APPLICABLE CODES

LEGAL DESCRIPTION: LOT 12-16 OF CITY BLOCK 'C'



VICINITY MAP



1724 BROADWAY STE.2 FRESNO, CA 93721
(559)287-6819

MEDICAL | DENTAL | OFFICE

PROJECT TITLE:

MOORE TWINING ASSOCIATES, INC.
2527 FRESNO STREET
FRESNO CA 93721

HARRY MOORE RCE, RGE

STATE OF CALIFORNIA LICENSED CIVIL
ENGINEER RESPONSIBLE FOR OVERSEEING
THIS PROJECT

SHEET TITLE:

SITE PLAN

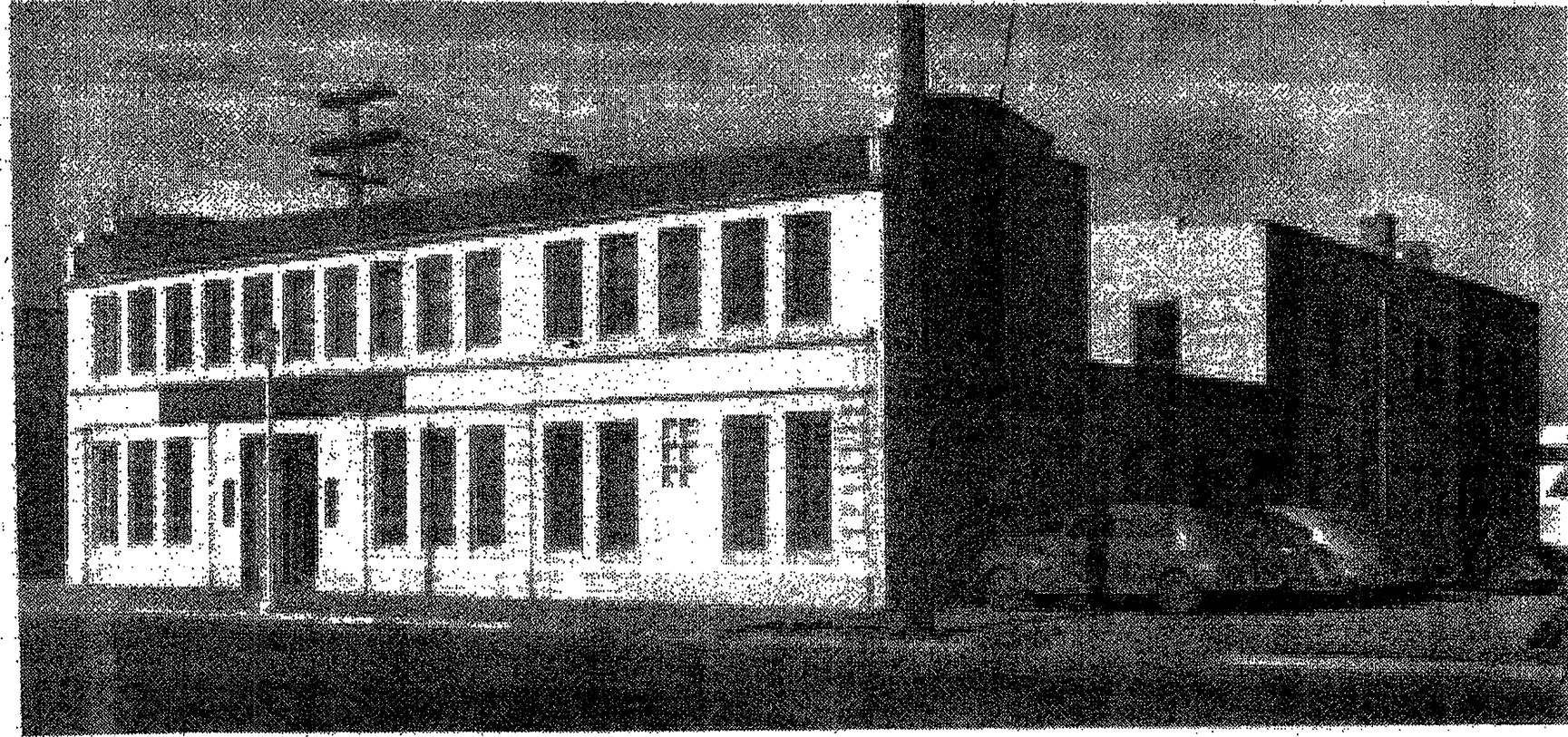
REVISIONS

- 1 PREVIOUS COMPLIANCE
REVISIONS FROM 2017
- 2 COMPLIANCE RESPONSE
REVISIONS 8/30/22

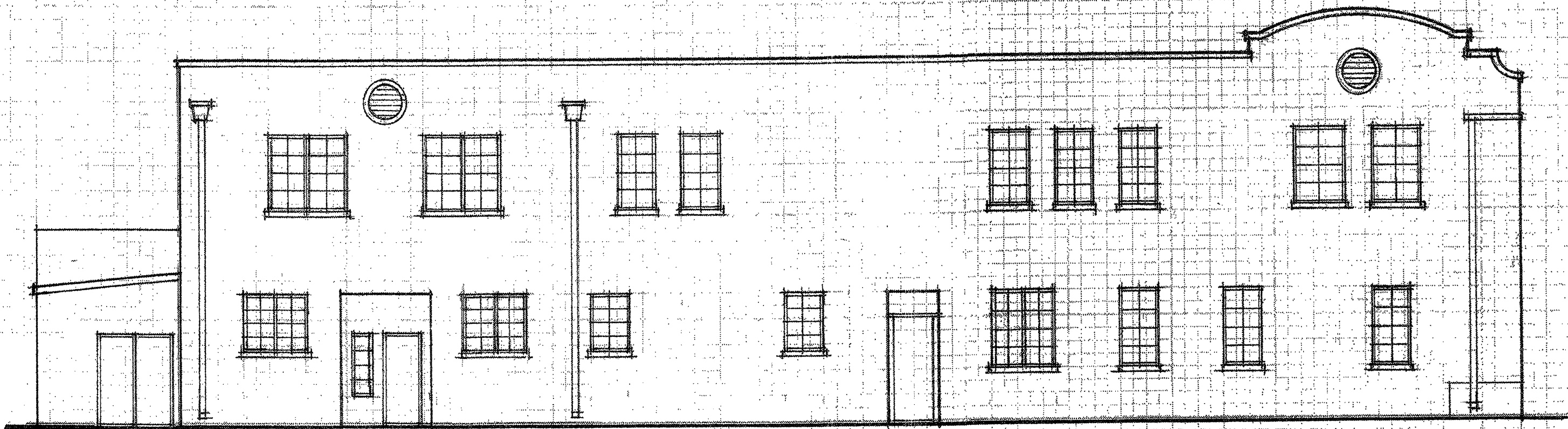
DRAWING TITLE:

SITE PLAN

DESIGN BY: -	PROJECT NO.: -
DRAWN BY: -	SCALE : 1" = 10'-0"
PROJ. MGR: -	DRAWING NO.: A-1.0
DATE: 12-06-2021	



VINTAGE 1940'S PHOTO



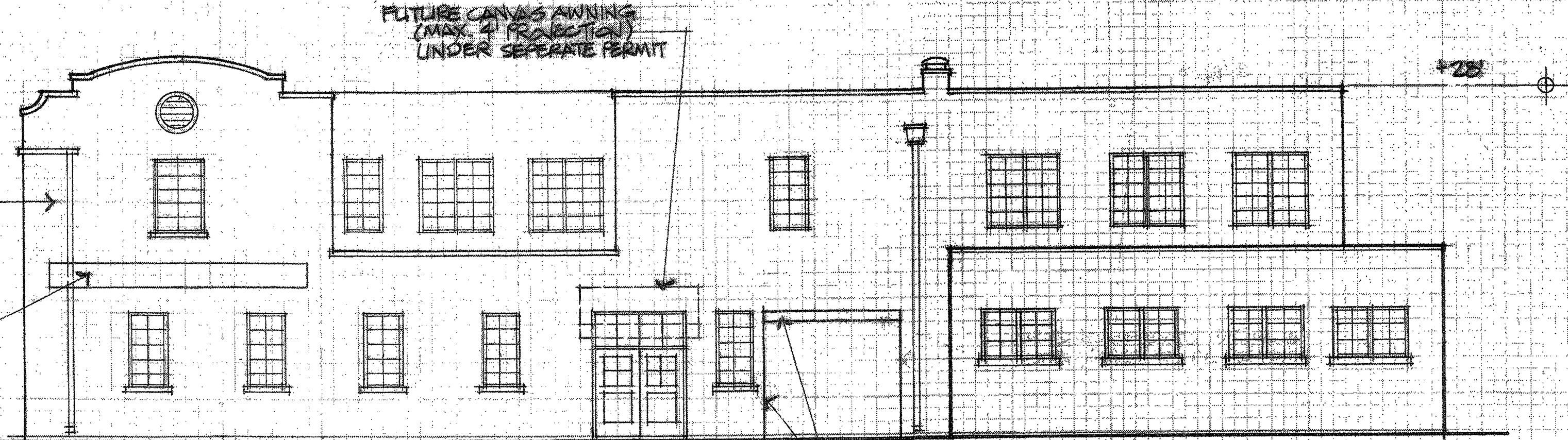
SOUTHWEST - ALLEY - NO IMPROVEMENTS THIS SIDE

APPL. NO. P22-02523	EXHIBIT E	DATE Dec 16 2022
PLANNING REVIEW BY EA		DATE Dec 16 2022
TRAFFIC ENG.		DATE Dec 16 2022
APPROVED BY Enrique Aponte		DATE Dec 16 2022
CITY OF FRESNO DARM DEPT		

NORTHWEST SIDE - NO EXPOSURE
BLOCKED BY ADJACENT BUILDINGS

EXT'G PAINTED BRICK -
(TYP. OF ORIGINAL BLDG.)

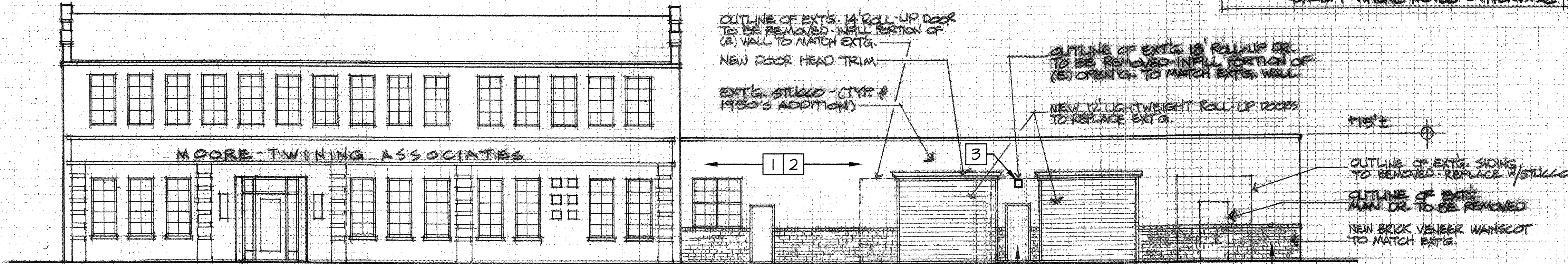
HISTORIC WALL MTD.
SIGNAGE LOCATION -
SEE PHOTO ABOVE
NEW SIGN UNDER
SEPARATE PERMIT TO
MATCH STYLE OF EXT'G
SIGN & FRONT



NORTHEAST - 'P' ST.

OUTLINE OF EXT'G. STORAGE
BLDG. / SHED

NOTE: BUILDING IS EXISTING AS SHOWN
EXCEPT WHERE NOTED OTHERWISE



SOUTHEAST - FRESNO ST.

EXTERIOR ELEVATIONS

ELECTRICAL KEYNOTES

- EXISTING WALL MOUNTED LIGHT FIXTURE TO REMAIN
- NEW 7'-0" HIGH IRON ELECTRIC GATE, 120V, 15 AMP BREAKER, FROM PANEL 'D-7'
- NEW MONUMENT SIGN ON CONCRETE BASE IN FRONT OF FENCE UNDER SEPARATE PERMIT & REVIEW
- EXISTING WP MAIN SWITCH BOARD LOCATION. SEE SHEET E-1.0



1724 BROADWAY STE.2 FRESNO, CA 93721
(559)287-6819

MEDICAL | DENTAL | OFFICE

PROJECT TITLE:

MOORE TWINING ASSOCIATES, INC.
2527 FRESNO STREET
FRESNO CA 93721

HARRY MOORE RCE, RGE

STATE OF CALIFORNIA LICENSED CIVIL
ENGINEER RESPONSIBLE FOR OVERSEEING
THIS PROJECT

SHEET TITLE:

EXTERIOR ELEVATIONS, NOTES AND DETAILS

REVISIONS

-
-
-
-
-

DRAWING TITLE:

EXTERIOR ELEVATIONS

DESIGN BY:

PROJECT NO.:

DRAWN BY:

SCALE:

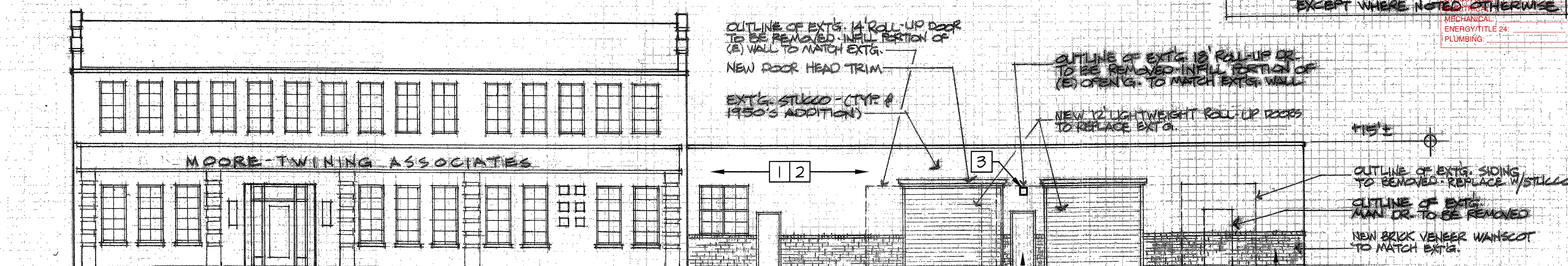
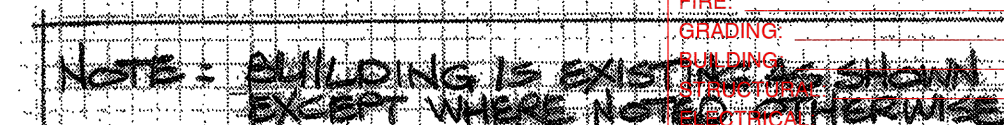
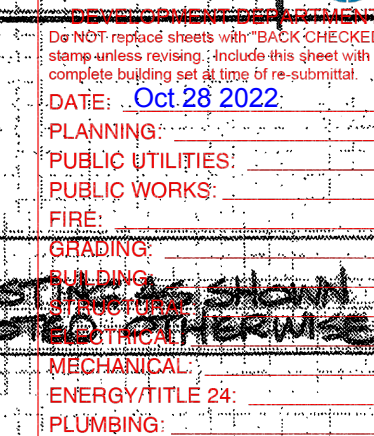
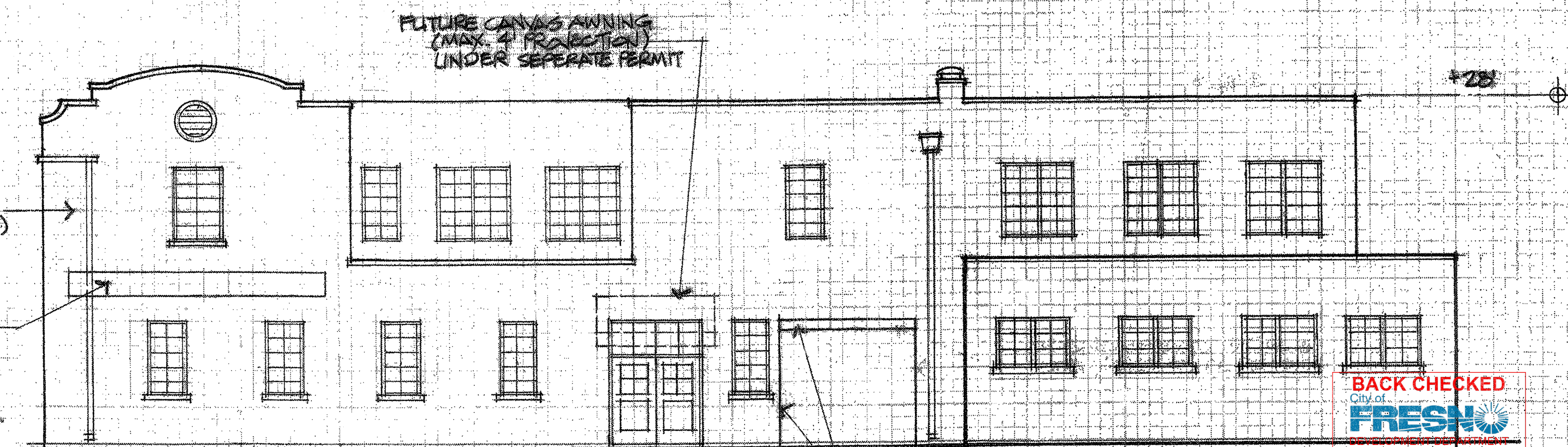
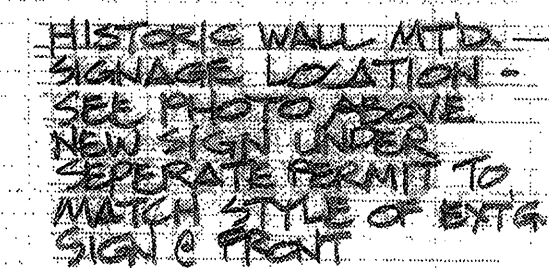
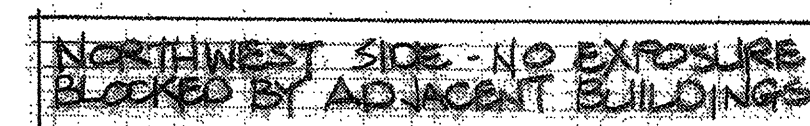
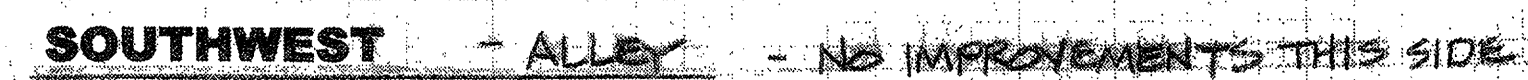
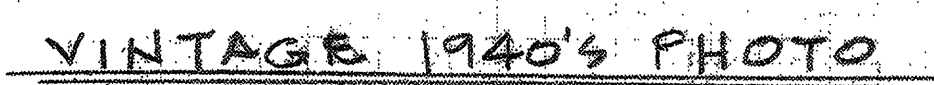
PROJ. MGR.:

DRAWING NO.:

DATE:

12-06-2021

A-2.0



EXTERIOR ELEVATIONS

ELECTRICAL KEYNOTES

- 1 EXISTING WALL MOUNTED LIGHT FIXTURE TO REMAIN
- 2 NEW 7'-0" HIGH IRON ELECTRIC GATE, 120V, 15 AMP BREAKER, FROM PANEL "D-1"
- 3 NEW MONUMENT SIGN ON CONCRETE BASE IN FRONT OF FENCE UNDER SEPARATE PERMIT & REVIEW
- 4 EXISTING WP MAIN SWITCH BOARD LOCATION. SEE SHEET E-1.0

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2527 FRESNO STREET
FRESNO CA 93721

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ENGINEER RESPONSIBLE FOR OVERSEEING
THIS PROJECT

SHEET TITLE:

EXTERIOR ELEVATIONS, NOTES AND DETAILS

REVISIONS



DRAWING TITLE:

EXTERIOR ELEVATIONS

DESIGN BY: -	PROJECT NO.: -
DRAWN BY: -	SCALE : 1/4" = 1'-0"
PROJ. MGR: -	DRAWING NO.: A-2.0
DATE: 12-06-2021	

REQUIREMENTS FOR ENTITLEMENTS CONT'D.

SIGNAGE

24. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.
25. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. (Include this note on the site plan.)
26. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Development and Resource Management Department's Public Front Counter or online at <http://www.fresno.gov/Government/Departments/Development/DevelopmentServices/StandardsGuidelines/SignsandSignage.htm>
27. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards: a) Operational windows signs shall not be mounted or placed on windows higher than the second story. b) The maximum area of exempt window signage shall not exceed three square feet in area.
28. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.

MISCELLANEOUS

29. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the FMC at any time, measured at the nearest subject property line. <http://www.fresno.gov/ITM/1447/levels/MISC/CORRESPONDING%20ARTICLE%20NOISE%202020>
30. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Development and Resource Management Department for 'Official Address'. Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and/or separate suite, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.

31. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, FMC Chapter 6, Article 7 (FMC Sections 6-701 et seq.).
- When a project involves one acre or more of construction activity (including, but not limited to, grading), the developer is required to obtain a stormwater discharge permit for construction, with a Notice of Intent (NOI) filed prior to commencement of any grading construction activity. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 regarding the required NOI and stormwater discharge permit. Additional information on California's construction stormwater regulation may be obtained from the Water Board via the internet: www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml
- Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website: www.cswqa.org
- When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing Industrial Stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater regulations may be obtained from the following website: www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml
- The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities (www.cswqa.org).
32. Screen all roof-mounted equipment from the view of public rights-of-way. Depict all mechanical equipment on site plan and elevations.
33. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. (Include this note on the site plan.)
34. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 844-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archaeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. (Include this note on the site plan.)
35. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall

- be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. (Include this note on the site plan.)
36. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
37. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.
38. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8277.
39. Open street cuts are not permitted; all utility connections must be bored.
40. CROSS-CONNECTION CONTROL. A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
41. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the buildings) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Development and Resource Management when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
42. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storage areas shall be screened from public view by building facades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operation. If it is not, it is not allowed on the site.
43. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEEES

(Not all fees will be applicable to all projects)

44. NOTICE TO PROJECT APPLICANT: In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed, or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.
45. CITYWIDE DEVELOPMENT IMPACT FEES
- a) Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.
- b) Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)
- c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)
- d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.705) (based on the number of residential units)
46. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC Section 12-4.1008)
- a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.
- b) Street Impact Fees will be a condition on all development entitlements granted.
- c) New construction on vacant parcels shall be calculated on a net acreage (adjusted acre basis) of the entire property subject to the development entitlement based upon planned land use. Notwithstanding, fees shall be based upon actual land use for developments in the C-M zone district and for development projects developed inconsistent with the plan land use.
- d) New construction on property that is partially developed, Street Impact Fees will be applied to the incremental increase proportionate to the respective floor to area ratios (25% for commercial and 40% for industrial). In no case shall anyone pay more than the amount of the total net acreage of the parcel multiplied by the applicable fee rate.

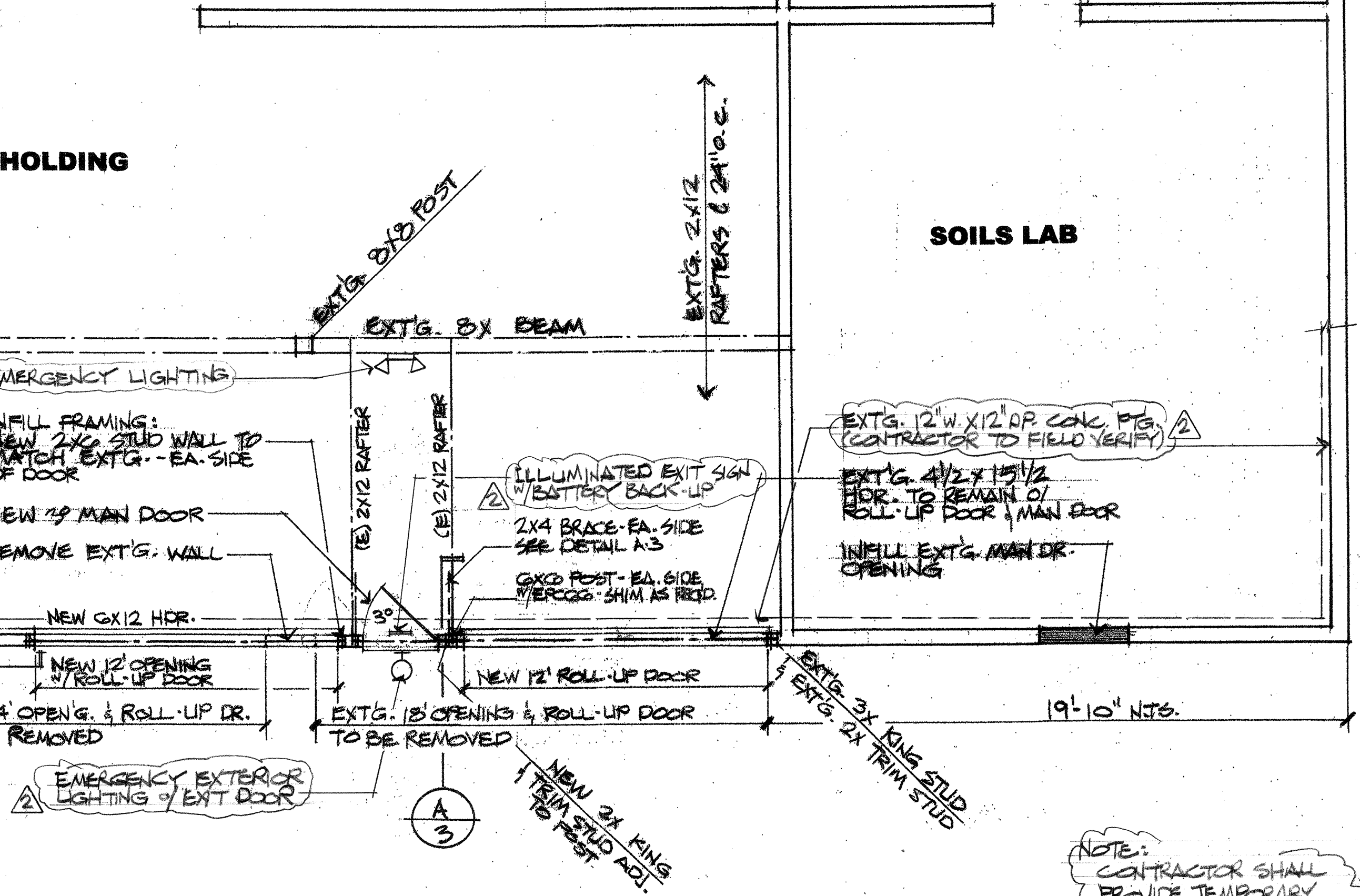
- e) Reuse being more intensive than the original use, the developer shall be required to pay the difference between the current amount of the Street Impact Fee obligation for the old use and the current amount of the Street Impact Fee obligation for the new use.
47. FRESNO COUNTY FACILITY IMPACT FEE
- Fresno County adopted a Facility Impact Fee, but the requirement to pay this fee was subsequently suspended by Fresno County. If the fee has been reinstated at the time of issuance of building permits for this project, or an alternative fee system has been adopted by Fresno County, proof of payment or payment of this fee will be required for issuance of building permits.
48. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)
- Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnococa.org. Provide proof of payment or exemption prior to issuance of building permits.
49. SCHOOL FEES
- School fees must be paid, if required, prior to the issuance of building permits. Contact Central Unified School District. Provide proof of payment (or no fee required) prior to the issuance of building permits.
50. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES
- a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact Fresno Metropolitan Flood Control District at (559) 466-2322.
- b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Development and Resource Management Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.
51. SEWER CONNECTION CHARGES (FMC Section 6-504(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.
- a) Lateral Sewer Charge (based on property frontage to a depth of 100')
- b) Oversize Sewer Charge (based on property frontage to a depth of 100')

Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tied Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Administration Division at (559) 621-8600.

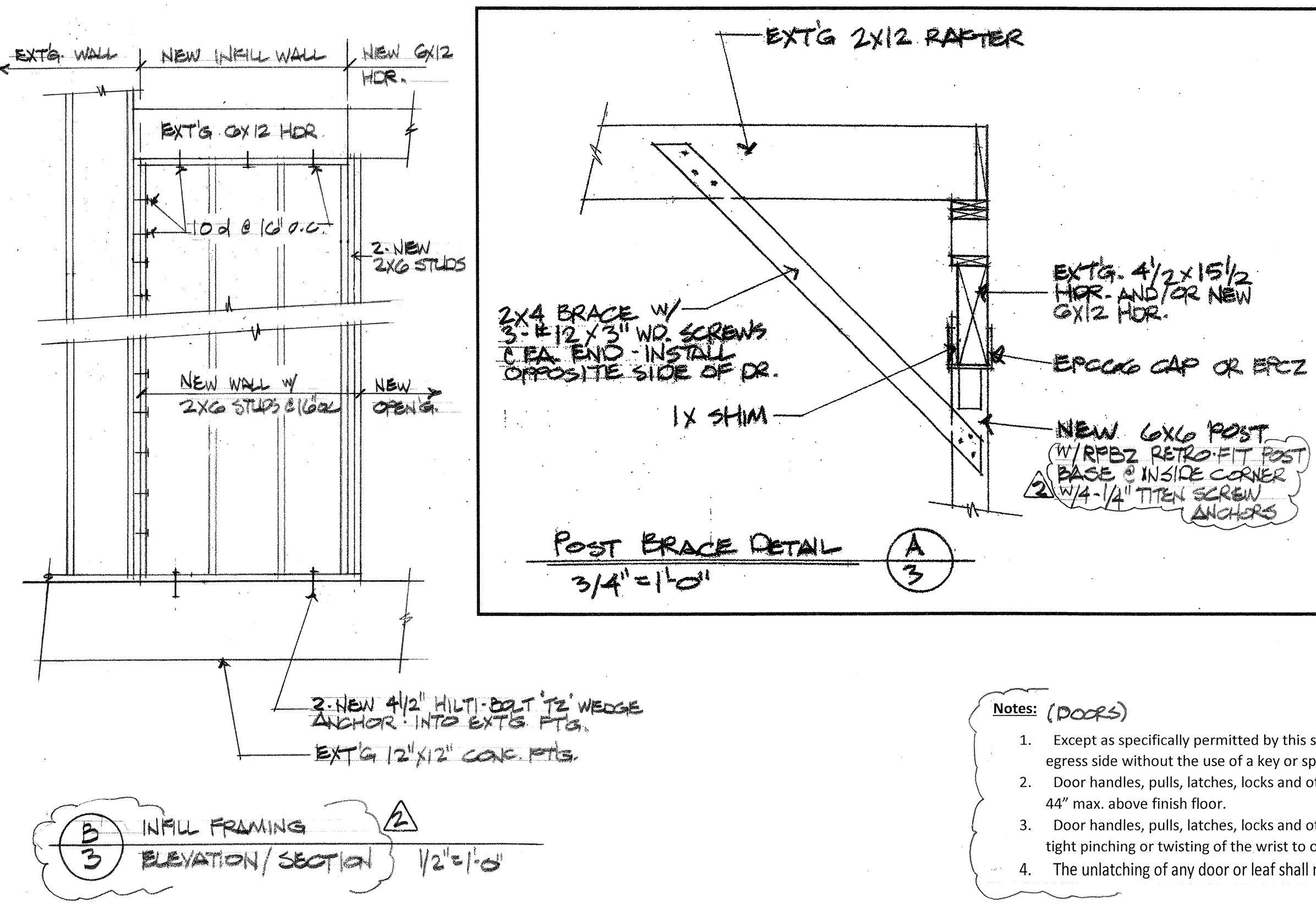
52. WATER CONNECTION CHARGES (FMC Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council prior to the issuance of building permits may also be applied.
- a) Frontage Charge (based on property frontage)
- b) Transmission Grid Main Charge (based on acreage)
- c) Transmission Grid Main Bond Debt Services Charge (based on acreage)
- d) UGM Water Supply Fee (based on living units, living unit equivalents or acreage)
- e) Wellhead Treatment Fee (based on living units or living unit equivalents)
- f) Recharge Fee (based on living units or living unit equivalents)
- g) 1994 Bond Debt Service Charge (based on living units or living unit equivalents)
- h) Service Charges (based on service size required by applicant)
- i) Meter Charges (based on service need)
53. Deferral of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

STRUCTURAL NOTES:

1. The owner or the owner's agent, but not the contractor or the person responsible for the work shall retain an approved testing agency to provide special inspection in accordance with 2019 CBC Section 1704 prior to issuance of permits. Provide a statement of special inspections prepared by the special inspection agency shall identify the scope of work; list the individual(s) performing the inspections; include current individual certifications as well as the laboratory's certification. For digital submittal please provide one digital copy. Note: Special inspection statement is required prior to issuance of permit. Progress and final special inspection reports shall be submitted to City inspectors for approval. A proposal for special inspection prepared by an approved testing agency (the engineer of record is permitted to act as an approved agency for inspecting installation of expansion/epoxy anchors) in accordance with 2019 CBC Section 1704 must be submitted prior to issuance of permits. The proposal must indicate that special inspection was retained by the owner, or the owner's agent, or the design professional-of-record, but not the contractor or the person responsible for the work. The proposal must identify the scope of required inspections; list the individual(s) performing the inspections; and specify that all inspections must reflect the City approved plans and not shop drawings. Provide sheets with sufficient contrast for microfilming. The following special inspections are required for this project:
1. Expansion/Epoxy anchors (as per ICC report)



ENLARGED FLOOR PLAN
SCALE: 1/4" = 1'-0"



Notes: (DOORS)

1. Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.
2. Door handles, pulls, latches, locks and other operating devices shall be installed at 34" min. and 44" max. above finish floor.
3. Door handles, pulls, latches, locks and other operating devices shall not require tight grasping, tight pinching or twisting of the wrist to operate.
4. The unlatching of any door or leaf shall not require more than one operation.

PROJECT TITLE:
MOORE TWINING ASSOCIATES, INC.
2527 FRESNO STREET
FRESNO CA 93721

HARRY MOORE RCE, RGE

STATE OF CALIFORNIA LICENSED CIVIL
ENGINEER RESPONSIBLE FOR OVERSEEING
THIS PROJECT

SHEET TITLE:
EXISTING FLOOR PLAN AND ENLARGED FLOOR PLAN

REVISIONS

- BACK CHK. 10/9/22

DRAWING TITLE:

FLOOR PLAN(S)

DESIGN BY:	PROJECT NO.:
DRAWN BY:	SCALE:
PROJ. MGR.	DRAWING NO.:
DATE:	

A-3.0

REQUIREMENTS FOR ENTITLEMENTS CONT'D.

SIGNAGE

- All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.
- Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. (Include this note on the site plan.)
- All proposed signs shall conform to the current sign ordinances. Applications for a sign permit and requirements for submission are available at the Development and Resource Management Department's Public Front Counter or online at <http://www.fresno.gov/Government/Department/Development/Development/Services/StandardsGuidelines/SignsandBanners.htm>
- Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards: a) Operational window signs shall not be mounted or placed on windows higher than the second story. b) The maximum area of exempt window signage shall not exceed three square feet in area.
- Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.

MISCELLANEOUS

- Noise levels shall not exceed the decibel levels described in Section 15-2508 of the FMC at anytime, measured at the nearest subject property line. <http://www.fresno.gov/Government/Department/Development/Development/Services/StandardsGuidelines/SignsandBanners.htm>
- The address listed in the conditions of approval is the "Official Address" given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Development and Resource Management Department for "Official Address". Only those addresses assigned by the City of Fresno will be recognized as "Official Addresses". The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and/or separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not "Official Addresses".

- All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, FMC Chapter 8, Article 7 (FMC Sections 6-701 et seq.). When a project involves one acre or more of construction activity (including, but not limited to, grading) the developer is required to obtain a stormwater discharge permit for construction, with a Notice of Intent (NOI) filed prior to commencement of any grading construction activity. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-8281 regarding the required NOI and stormwater discharge permit. Additional information on California's construction stormwater regulations may be obtained from the Water Board via the Internet: www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml. Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website, www.cswqa.org. When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-8281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater regulations may be obtained from the following website: www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml. The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities (www.cswqa.org).
- Screen all roof-mounted equipment from the view of public rights-of-way. Depict all mechanical equipment on site plan and elevations.
- If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. (Include this note on the site plan.)
- If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 944-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archaeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. (Include this note on the site plan.)
- If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall

- be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. (Include this note on the site plan.)
- Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
- Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.
- City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-6277.
- Open street cuts are not permitted; all utility connections must be bored.
- CROSS-CONNECTION CONTROL: A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
- This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Department of Development and Resource Management when a substantial plan review is made as required by the California Building Code by the architect or engineer of record for the building.
- Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storage areas shall be screened from public view by building facades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operation. If it is not, it is not allowed on the site.
- If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEES

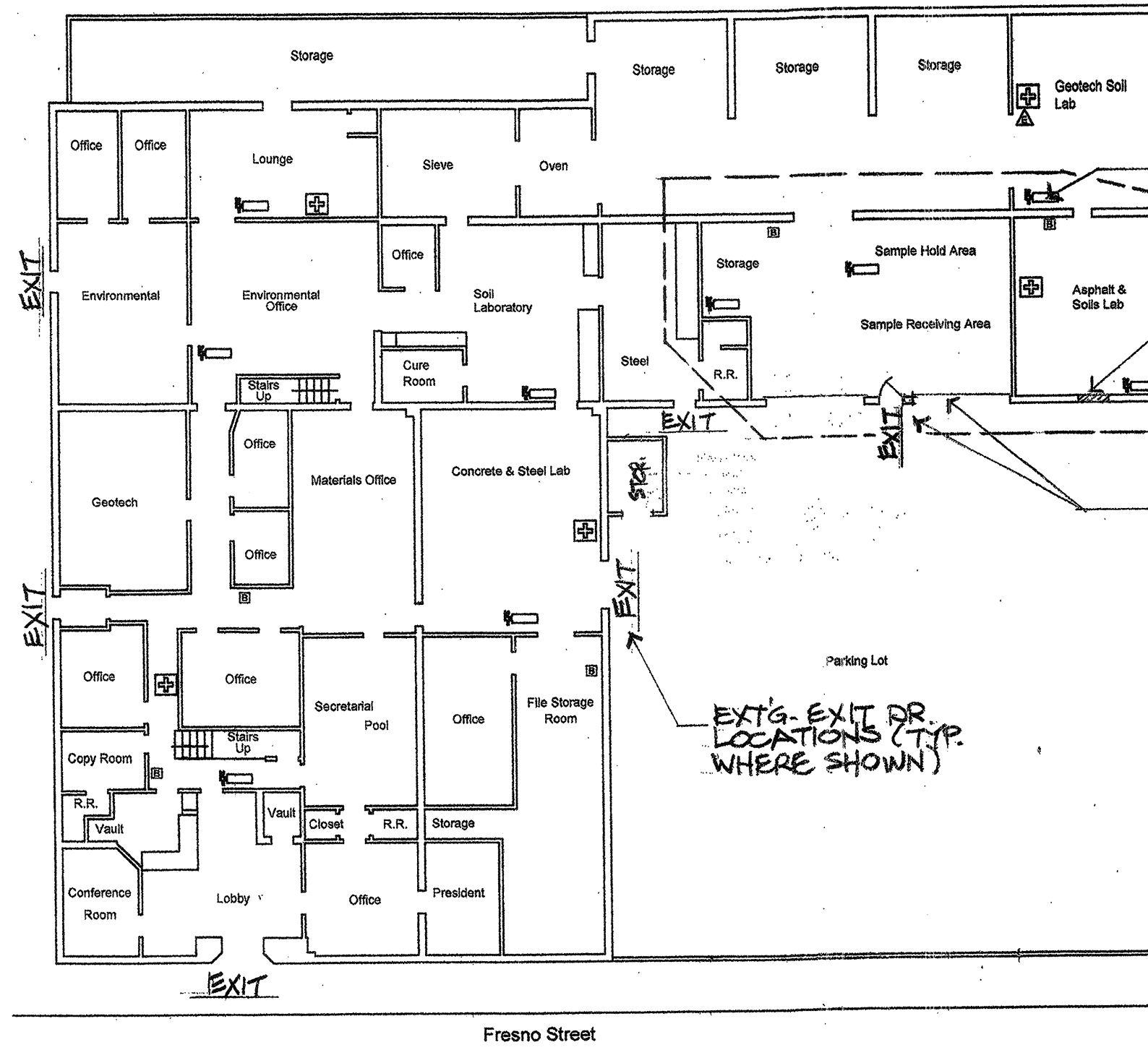
(Not all fees will be applicable to all projects)

- NOTICE TO PROJECT APPLICANT:** In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval of conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservations, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.
- CITYWIDE DEVELOPMENT IMPACT FEES**
 - Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Refer to the adopted Master Fee Schedule for fee rates. This fee shall be paid at time of building permit.
 - Fire Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)
 - Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)
 - Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)
- CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES** (FMC Section 12-4.1005)
 - Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.
 - Street Impact Fees will be a condition on all development entitlements granted.
 - New construction on vacant parcels shall be calculated on a net acreage (adjusted acre basis) of the entire property subject to the development entitlement based upon planned land use. Notwithstanding, fees shall be based upon actual land use for developments in the C-M zone district and for development projects developed inconsistent with the plan land use.
 - New construction on property that is partially developed, Street Impact Fees will be applied to the incremental increase proportionate to the respective floor to area ratio (25% for commercial and 40% for industrial). In no case shall anyone pay more than the amount of the total net acreage of the parcel multiplied by the applicable fee rate.

- Reuse being more intensive than the original use, the developer shall be required to pay the difference between the current amount of the Street Impact Fee obligation for the old use and the current amount of the Street Impact Fee obligation for the new use.
- FRESNO COUNTY FACILITY IMPACT FEE**
Fresno County adopted a Facilities Impact Fee, but the requirement to pay this fee was subsequently suspended by Fresno County. If the fee has been reinstated at the time of issuance of building permits for this project, or an alternative fee system has been adopted by Fresno County, proof of payment or payment of this fee will be required for issuance of building permits.
- REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)**
Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocopa.org. Provide proof of payment or exemption prior to issuance of building permits.
- SCHOOL FEES**
School fees must be paid, if required, prior to the issuance of building permits. Contact Central Unified School District. Provide proof of payment (or no fee required) prior to the issuance of building permits.
- FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES**
 - A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact Fresno Metropolitan Flood Control District at (559) 466-5292.
 - FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fees obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Development and Resource Management Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.
- SEWER CONNECTION CHARGES** (FMC Section 6-304(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.
 - Lateral Sewer Charge (based on property frontage to a depth of 100')
 - Oversewer Sewer Charge (based on property frontage to a depth of 100')

Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 16, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Administration Division at (559) 621-8600.

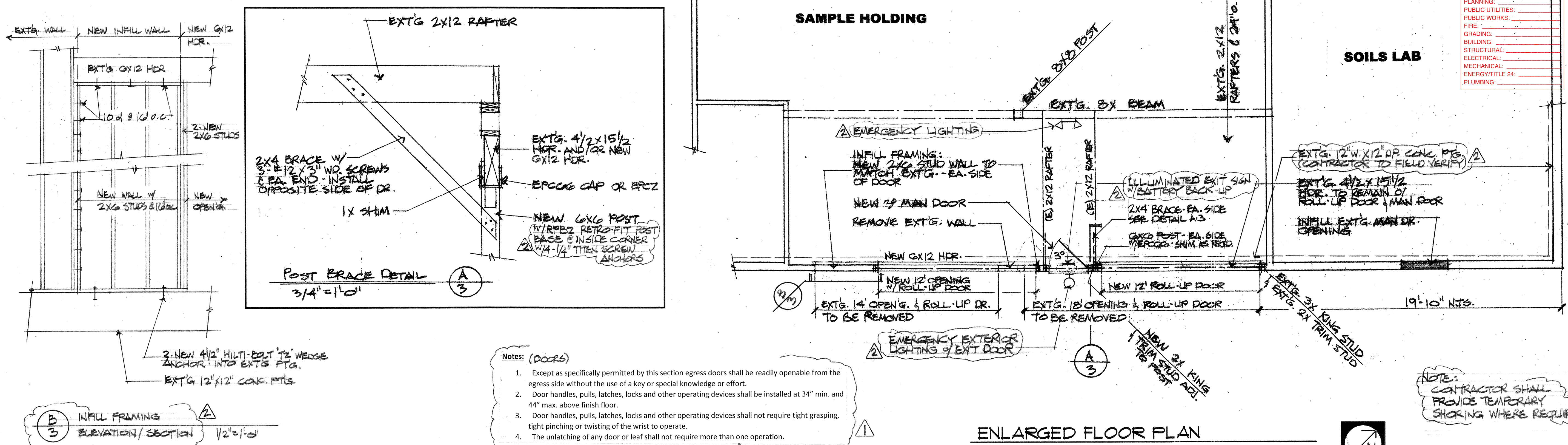
- WATER CONNECTION CHARGES:** (FMC Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council prior to issuance of building permits may also be applied.
 - Frontage Charge (based on property frontage)
 - Transmission Grid Main Charge (based on acreage)
 - Transmission Grid Main Bond Debt Services Charge (based on acreage)
 - UGM Water Supply Fee (based on living units, living unit equivalents or acreage)
 - Wellhead Treatment Fee (based on living units or living unit equivalents)
 - Recharge Fee (based on living units or living unit equivalents)
 - 1994 Bond Debt Service Charge (based on living units or living unit equivalents)
 - Service Charges (based on service size required by applicant)
 - Meter Charges (based on service need)
- Deferral of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2008-265 and 2010-19.



EXISTING FLOOR PLAN
SCALE: NOT TO SCALE

STRUCTURAL NOTES:

1. The owner or the owner's agent, but not the contractor or the person responsible for the work shall retain an approved testing agency to provide special inspection in accordance with 2019 CBC Section 1704 prior to issuance of permits. Provide a statement of special inspections prepared by the special inspection agency shall identify the scope of work; list the individual(s) performing the inspections; include current individual certifications as well as the laboratory's certification. For digital submittal please provide one digital copy. Note: Special inspection statement is required prior to issuance of permit. Progress and final special inspection reports shall be submitted to City inspectors for approval. A proposal for special inspection prepared by an approved testing agency (the engineer of record is permitted to act as an approved agency for inspecting installation of expansion/epoxy anchors) in accordance with 2019 CBC Section 1704 must be submitted prior to issuance of permits. The proposal must indicate that special inspection was retained by the owner, or the owner's agent, or the design professional-of-record, but not the contractor or the person responsible for the work. The proposal must identify the scope of required inspections; list the individual(s) performing the inspections; and specify that all inspections must reflect the City approved plans and not shop drawings. Provide sheets with sufficient contrast for microfilming. The following special inspections are required for this project:
I. Expansion/Epoxy anchors (as per ICC report)



ENLARGED FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT TITLE:

MOORE TWINING ASSOCIATES, INC.
2527 FRESNO STREET
FRESNO CA 93721

HARRY MOORE RCE, RSE

STATE OF CALIFORNIA LICENSED CIVIL ENGINEER RESPONSIBLE FOR OVERSEEING THIS PROJECT

SHEET TITLE:
EXISTING FLOOR PLAN AND ENLARGED FLOOR PLAN

REVISIONS

BACK CHK. 10/9/22

DRAWING TITLE:

FLOOR PLAN(S)

DESIGN BY:

PROJECT NO.:

DRAWN BY:

SCALE:

PROJ. MGR:

DRAWING NO.:

DATE:

12-06-2021

A-3.0

PROJECT TITLE:
MOORE TWINING ASSOCIATES, INC.
2527 FRESNO STREET
FRESNO CA 93721

GA
#1000, 9/8/2022
GEORGE ALAN KIRKORIAN

SHEET TITLE:
ELECTRICAL FLOOR PLAN AND
ENLARGED ELECTRICAL FLOOR PLAN

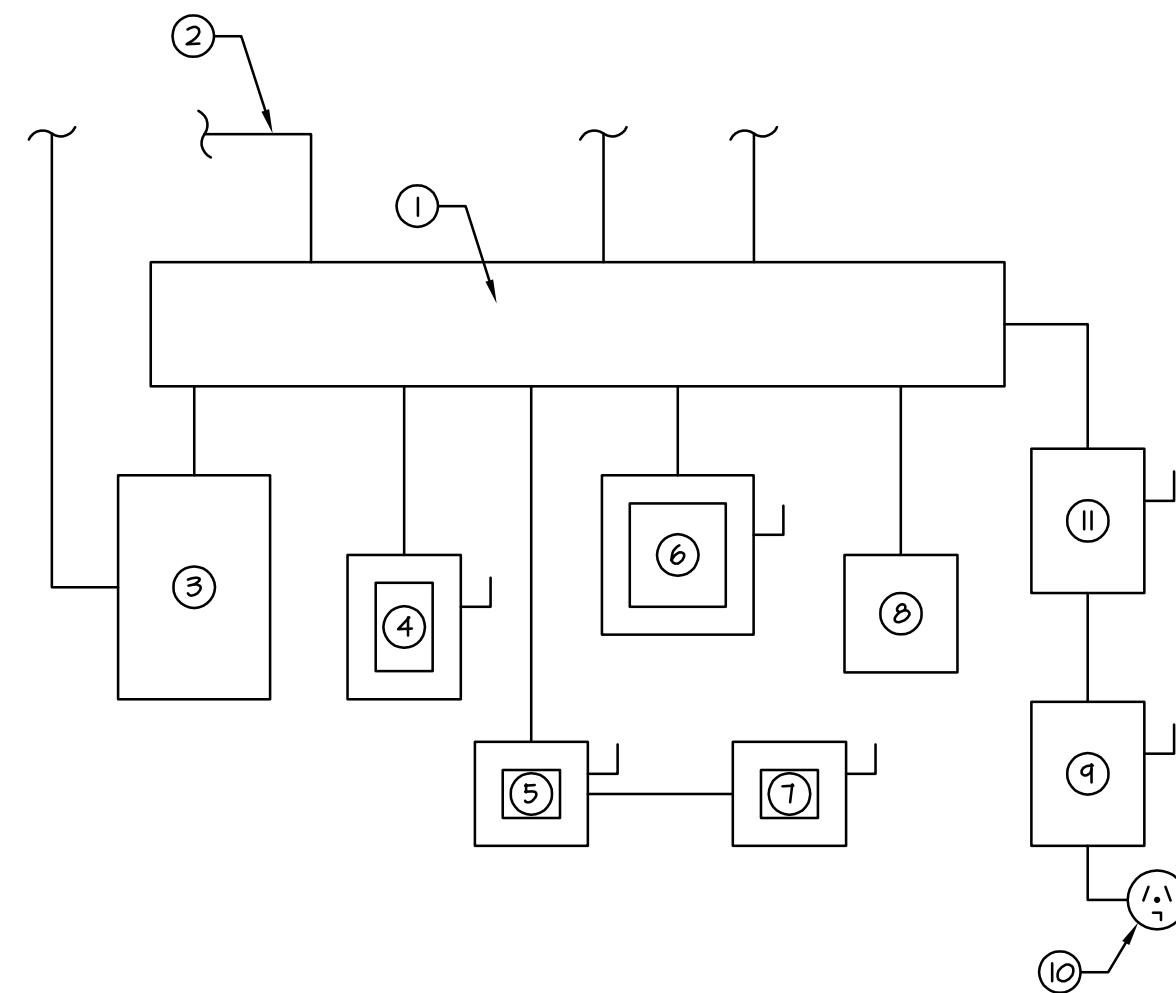
REVISIONS

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DRAWING TITLE:

ELECTRICAL PLAN(S)

DESIGN BY: -	PROJECT NO.: -
DRAWN BY: -	SCALE: 1/4" = 1'-0"
PROJ. MGR: -	DRAWING NO.: E-1.0
DATE: 12-06-2021	

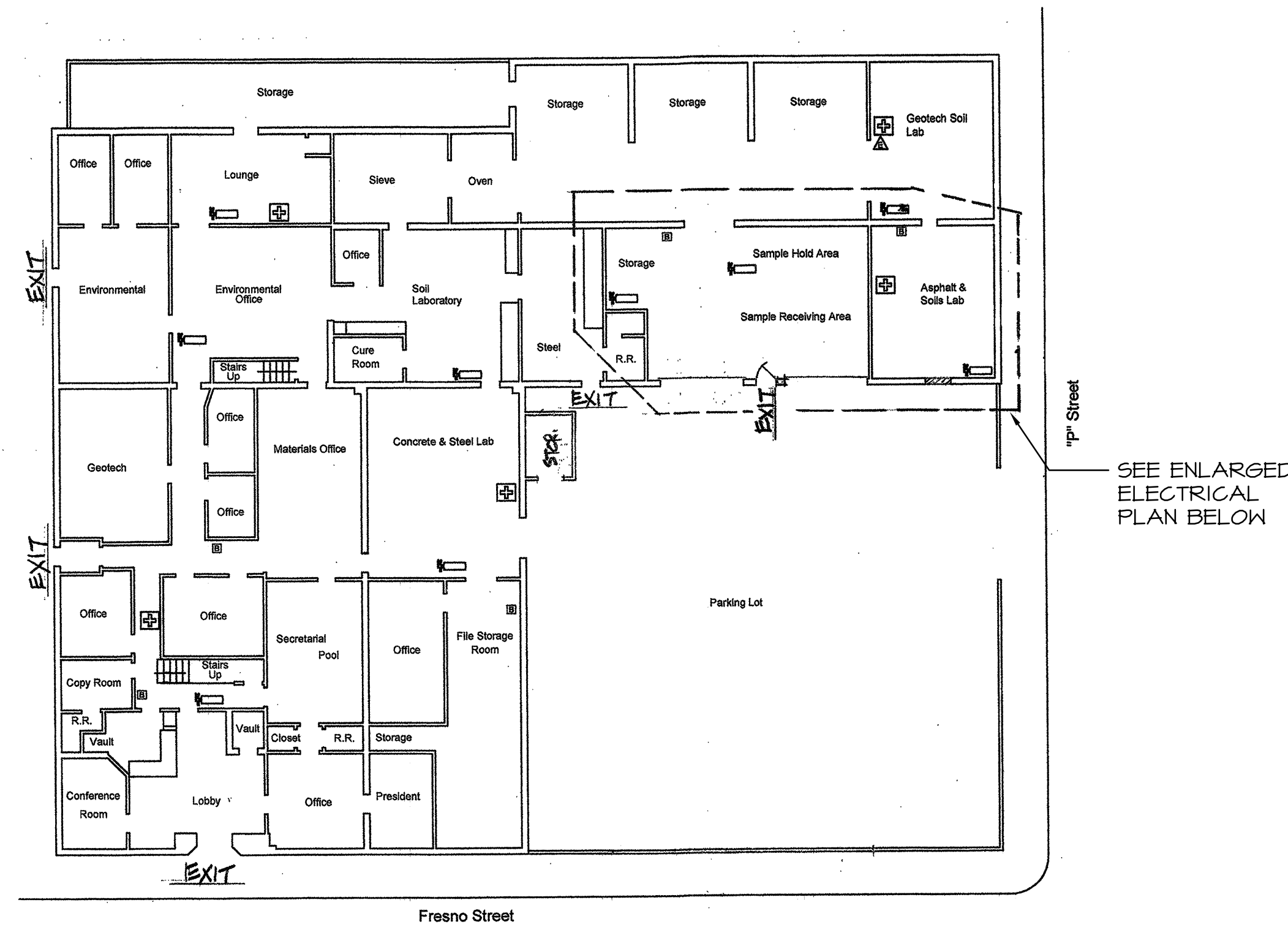


EXISTING WALL MOUNTED ELECTRICAL DEVICES

SCALE: NOT TO SCALE

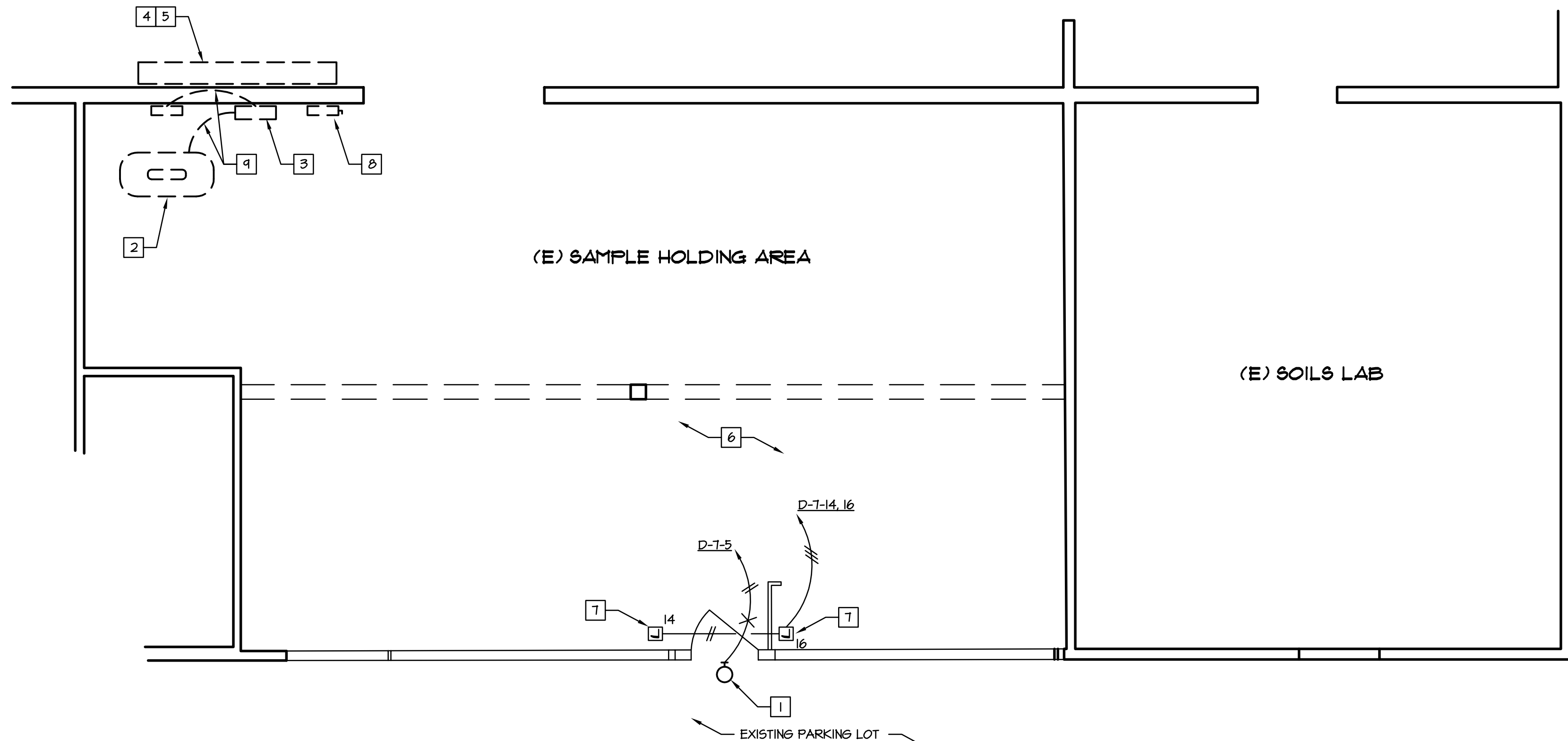
ELECTRICAL KEYNOTES

- 1 EXISTING 4"x6" SURFACE MOUNTED GUTTER
- 2 EXISTING POWER HOME RUN TO MAIN SWITCHBOARD
- 3 EXISTING "PANEL D-7"
- 4 EXISTING 2HP CRUSHER DISC. CONNECT SWITCH
- 5 EXISTING 1.5 HP LA RATTLER DISC. CONNECT SWITCH
- 6 EXISTING MAIN DISC. SWITCH AT "PANEL D-6"
- 7 EXISTING ROCK CRUSHER, DISC. CONNECT SWITCH
- 8 EXISTING PANEL WITH (6) BREAKERS
- 9 EXISTING DISC. SWITCH FOR WALL OUTLET (220V)
- 10 EXISTING 220V RECEPTACLE
- 11 NOT IN USE



ENLARGED ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



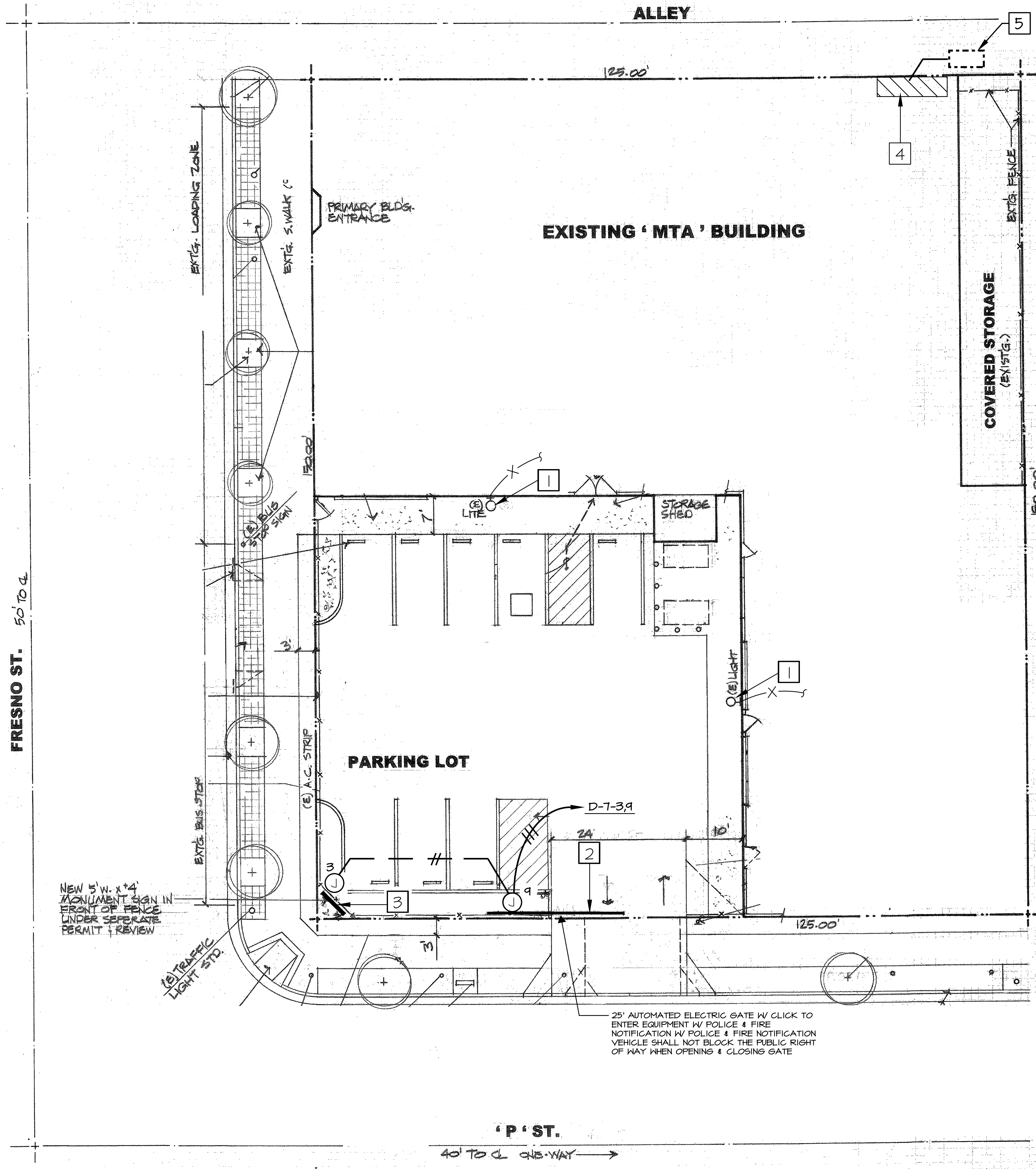
ELECTRICAL FLOOR PLAN

SCALE: 1/4" = 1'-0"



ELECTRICAL KEYNOTES

- 1 EXISTING LIGHTING WALL PAK TO REMAIN EXISTING HOME RUN TO PANEL "D-7"
- 2 EXISTING AIR COMPRESSOR
- 3 EXISTING WALL MOUNTED DISC. SWITCH FOR AIR COMPRESSOR
- 4 EXISTING 4"x6" SURFACE MOUNTED ELECTRICAL GUTTER SEE EXISTING ELECTRICAL WALL MOUNTED DEVICES BELOW GUTTER
- 5 EXISTING DISC. SWITCHES AND DEVICES INSTALLED BELOW GUTTER
- 6 REFER TO SHEET A-3.0 FOR ADDITIONAL NOTES AND SPECIFICATIONS
- 7 NEW ELECTRIC MOTOR FOR NEW ROLL UP DOORS. MOTOR SIZE: 15 AMP, 120V 1Ø. INSTALL SINGLE BUTTON STATION SET TO "MOMENTARY PRESSURE" INSTALL J-BOX WITHIN 3-4 FEET OF WHERE OPERATORS ARE TO BE MOUNTED
- 8 EXISTING WALL MOUNTED DISC. SWITCH FOR 208V OUTLET BELOW
- 9 EXISTING WALL MOUNTED CONDUIT & FEEDER



TYPICAL ELECTRICAL SITE KEYNOTES

- 1 EXISTING WALL MOUNTED LIGHT FIXTURE TO REMAIN
- 2 NEW 7'-0" HIGH IRON ELECTRIC GATE, 120V, 15 AMP BREAKER, FROM PANEL "D-7"
- 3 NEW MONUMENT SIGN ON CONCRETE BASE IN FRONT OF FENCE UNDER SEPARATE PERMIT & REVIEW
- 4 EXISTING WP MAIN SWITCH BOARD LOCATION, INSIDE ELECTRICAL ROOM
- 5 PG&E UNDERGROUND UTILITY BOX

BACK CHECKED
 City of
FRESNO
 DEVELOPMENT DEPARTMENT
 Do NOT replace sheets with "BACK CHECKED" stamp unless reviewing. Include this sheet with complete building set at time of re-submittal.
 DATE: Oct 28 2022
 PLANNING: _____
 PUBLIC UTILITIES: _____
 PUBLIC WORKS: _____
 FIRE: _____
 GRADING: _____
 BUILDING: _____
 STRUCTURAL: _____
 ELECTRICAL: _____
 MECHANICAL: _____
 ENERGY/TITLE 24: _____
 PLUMBING: _____

PROJECT TITLE:
 MOORE TWINING ASSOCIATES, INC.
 2527 FRESNO STREET
 FRESNO CA 93721

George Alan Kirkorian
 #1000, Exp. 2022
 GEORGE ALAN KIRKORIAN

SHEET TITLE:
 ELECTRICAL SITE PLAN

RECEIVED
 City of
FRESNO
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 Do NOT replace sheets with "RECEIVED" stamp unless reviewing. Include this sheet with complete building set at time of re-submittal.
 DATE: May 06 2022

REVISIONS

- 1
- 2
- 3
- 4
- 5

DRAWING TITLE:
 ELECTRICAL SITE PLAN

DESIGN BY: -	PROJECT NO.: -
DRAWN BY: -	SCALE: 1" = 10'-0"
PROJ. MGR.: -	DRAWING NO.: E-1.1
DATE: 12-06-2021	

ELECTRICAL SITE PLAN
 SCALE: 1"=10'-0"



