

New Coptic Orthodox Church: Archangel Michael & Gabriel Fresno, CA CUP Application

CITY OF FRESNO NOT ES AND REQUIREMENTS FOR ENTITLEMENT APPLICATIONS

General:

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 specifically 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 Resource 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 uses of land, buildings, or structures other than those specifically approved pursuant to this site plan shall be permitted.

3. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department.
<http://www.fresno.gov/Government/DepartmentDirectory/PublicWorks/Developer/Dooray/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) 621-6860 for more information. Information and an application form is available at the following website:
<http://www.fresno.gov/Government/DepartmentDirectory/Finance/Business/LicenseandTax/businessesapplication.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. For projects initiated in response to code enforcement action, the exercise of rights granted by this special permit must be commenced by six months. Completion of the project, including improvements, shall occur by 12 months.

Fences/Walls, Landscaping, Parking:

9. Temporary fences to secure projects under construction are allowed. Any temporary fence shall be adequately secured and constructed to prevent overturning due to wind, vandalism, and/or casual contact by the general public. The construction shall be performed in such a manner as to minimize any potential safety hazard, which may occur as a result of improper fence installation or damage to the fence.

10. Future fences shall be reviewed and approved by the Development and Resource Management Department prior to installation.

11. No structures of any kind (including signs and/or fences) may be installed or maintained within the required landscaped areas. No exposed utility boxes, transformers, meters, piping (excepting the backflow prevention device), etc., are allowed to be located in the landscape areas or setbacks or on the street frontages of the buildings. All transformers, etc., shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved.

12. Provide shade calculations on the landscape plan for parking lot shading in accordance with the attached Development Department, Performance Standards for Parking Lot Shading, including tree species and tree counts.

13. Disperse trees over the parking lot area to provide 50 percent shading of the parking area surface within 15 years. (This requirement may be reduced to 40 percent for existing development if it is demonstrated that the constraints of an existing site would make it impossible to meet the normal standards.) Trees shall also be planted in the required landscaped area along the periphery of the development in order to shade and enhance adjacent property and public rights-of-way. Refer to the attached "Performance Standards for Parking Lot Shading," for the tree list and further details.

14. Trees shall be maintained in good health. However, trees may not be trimmed or pruned to reduce the natural height or overall crown of the tree, except as necessary for the health of the tree and public safety; or as may otherwise be approved by the Development and Resource Management Department.

15. Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division.

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

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

18. The parking lot design must accommodate the provision of trees in accordance with the attached Parking Lot Shading Policy.

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

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

21. All accessible parking stalls shall be placed adjacent to facility access ramps or in strategic areas where the handicapped shall not have to wheel or walk behind parked vehicles while traveling to or from accessible parking stalls and ramps.

22. Lighting where provided to illuminate parking, sales or display areas shall be hooded and so arranged and controlled so as not to cause a nuisance either to highway traffic or to the living environment. The amount of light shall be provided according to the standards of the Department of Public Works.

23. Bicycle parking spaces shall be supplied at a rate of 10% of the automobile spaces provided pursuant to Section 12-306-I-2.10 of the Fresno Municipal Code (FMC). Bicycle parking spaces shall each consist of one slot in a bike rack. They shall be grouped in racks which allow four feet of clearance on all sides. There shall be adequate space between rack slots to park, lock, and remove bicycles. Bicycle parking spaces and the required four-foot clearance shall be protected from motor vehicle encroachment by means of fixed barriers not less than six inches or more than three feet in height. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.

24. All general provisions of Section 12-306-I of the FMC shall apply to all parking areas.
http://library.municode.com/HITM/144763new/30MUCOFR_CH12LAUSPLZO_ART3GE0CAPZO_512-306PRDEST

Signage:

25. 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.

26. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit.

27. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Development and Resource Management Department's Public Front Counter or online at <http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/SignsandBanners.htm>

28. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Development and Resource Management Department's Public Front Counter or online at <http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/SignsandBanners.htm>

29. Permanent window signs over six square feet in area can be submitted for approval under a sign review application.

Miscellaneous:

30. Noise levels shall not exceed the decibel levels described in Section 10-102.b of the FMC at anytime, measured at the nearest subject property line.
http://library.municode.com/HITM/144763new/30MUCOFR_CH10REPERUN/REPROGUS_ART10NOISE.htm#MUCOFR_CH10REPERUN/REPROGUS_ART10NOISE_510-102DE

31. There shall be adequate vehicular access from a dedicated and improved street or alley to off-street parking and loading facilities on the property requiring off-street parking and loading. Vehicular and/or pedestrian access shall be provided and shall remain clear at all times.

32. The address listed in the conditions of approval is the "Official Address" given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Development and Resource Management Department for "Official Addresses". Only those addresses assigned by the City of Fresno will be recognized as "Official Addresses". The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and/or separate suites, the City of Fresno has the authority to change a few and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not "Official Addresses".

33. 1. 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).

34. Screen all roof-mounted equipment from the view of public rights-of-way.

35. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.

36. 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) 953-4262) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation.

37. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved.

38. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.

39. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.

40. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburi at (559) 621-8277.

41. Open street cuts are not permitted; all utility connections must be bored.

42. CROSS-CONNECTION CONTROL: A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.

43. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Development and Resource Management when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

44. Outdoor storage of materials, including ISO containers, is prohibited. All materials shall be stored within a completely enclosed building, unless approved by the Development and Resource Management Department.

45. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

Fees:

46. NOTICE TO PROJECT APPLICANT: In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

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 rate. This fee shall be paid at time of building permit.
- Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (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 12-4.1006)

- 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 proportional 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.
- 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.fresnocog.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

- FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact Fresno Metropolitan Flood Control District at (559) 456-3292.
- 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.

53. SEWER CONNECTION CHARGES (FMC Section 6-304(e)). 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 issuance of building permits may also be applied.

- Lateral Sewer Charge (based on property frontage to a depth of 100')
- 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 Single 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.

54. WATER CONNECTION CHARGES: (FMC Sections 6-307 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)
- Wetland 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)
- Water Charges (based on service need)

55. 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.

Drawing Index

GENERAL SHEETS

C000.CUP CUP Cover Sheet

CIVIL SHEETS

C1 Off Site Improvements

LANDSCAPE SHEETS

L1 Landscape Plan

ARCHITECTURAL SHEETS

A100 Site Plan
A101 Site Details
A201 Floor Plan
A301 Exterior Elevations
A302 Exterior Elevations

General Notes

See sheet A100 for project information

PH

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LICENSED ARCHITECT

PAUL NELSON
HALAJIAN
No. C20194
Ren. 4/30/17

STATE OF CALIFORNIA

PROJECT:
Archangel Michael & Gabriel
Coptic Orthodox Church
Fresno, CA

SHEET: CUP Cover Sheet

DRAWING SET INFORMATION:

03/09/2016 CUP Application

REVISIONS:

PROJECT NUMBER:

Project Number

SHEET NUMBER:

G000.CUP

APPL. NO. C-16-022 EXHIBIT T DATE 3-8-16

PROJ. ENG. _____ DATE _____

TRAFFIC ENG. _____ DATE _____

COND. APPROVED BY _____ DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

City of Fresno Standard Notes:

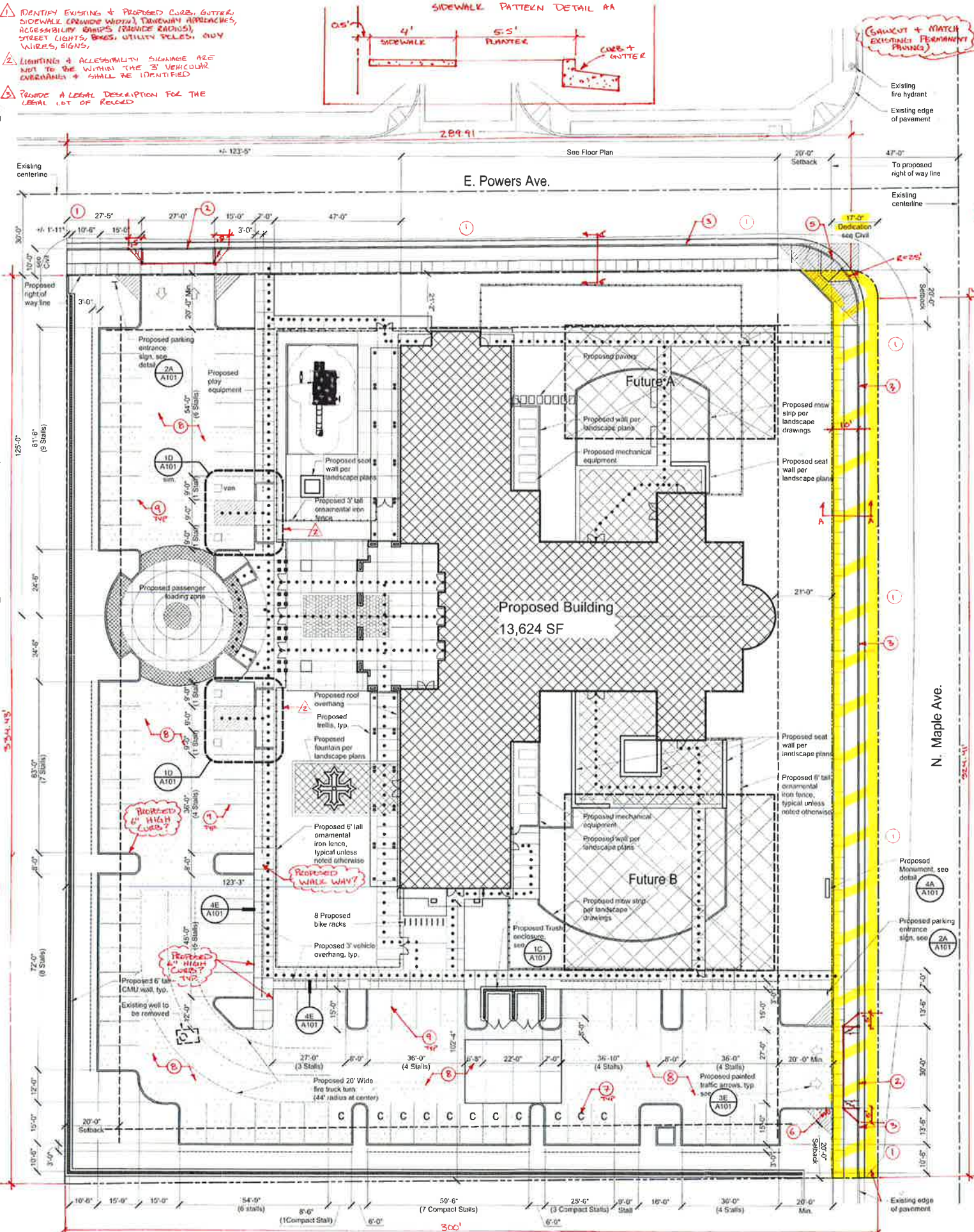
- Landscaping must be in place before issuance of the certificate of occupancy. A Hold on Occupancy shall be placed on the proposed development until such time that landscaping has been approved and verified for proper installation by the Development Services Division.
- All accessible stalls shall be marked with the International Symbol of Access and a warning that vehicles in violation of Section 10-1017 of the Municipal Code shall be towed away. The International Symbol and low-way warning shall be posted conspicuously on seven-foot poles.
- All accessible parking stalls shall be placed adjacent to facility access ramps or in strategic areas where the handicapped shall not have to wheel or walk behind parked vehicles while traveling to or from accessible parking stalls and ramps.
- Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit.
- If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
- 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) 644-2289) 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.
- 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.
- Outdoor storage of materials, including ISO containers, is prohibited. All materials shall be stored within a completely enclosed building, unless approved by the Development and Resource Management Department.

City of Fresno Public Works Notes:

- 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.
- Repair all damaged and/or off grade concrete street improvements as determined by the Construction Management Engineer prior to occupancy.
- 2 working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing underground facilities shall be located UNDERGROUND SERVICES ALERT (USA). Call 1-800-642-2444.
- Contact the Public Works Department, Traffic Engineering @ 821-9802, 10 working days prior to any off-site concrete construction.
- Deed(s) of easement(s) for the required dedication(s) shall be prepared by the owner/developer's engineer and submitted to the City with verification of ownership prior to the issuance of Building Permits.
- All vacations of right-of-way adjacent to application are required to be proposed prior to building permits. Contact Jim Polgrovic of the Public Works Department at (559) 621-8692. A feasibility study for all proposed vacations of existing public rights-of-way is required to be completed prior to building permits.
- Underground all existing off-site overhead utilities within the limits of this application as per FMC Section 12-1011 and Reso. No. 78-52288229.
- Submit Engineer Street Construction Plans to the Public Works Department.
- Submit Street Lighting Plans to the Public Works Department, Traffic Engineering.
- All improvements shall be constructed in accordance with the standard specifications of the City of Fresno Public Works Department or Street Construction Plans as required and approved by the City Engineer. The performance of any work within the Public Street right-of-way (including pedestrian and public utility easements) requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.
- The required 4' minimum path of travel shall be provided along the public sidewalk directly in front of the property, as required by the California Administration Code (Title 24). A pedestrian easement may be required if requirements are not met. The applicant shall pay fair share contribution as determined by Caltrans to be collected by the City of Fresno Public Works Department Traffic Engineering prior to a Building Permit. Provide verification of payment for these fees to Traffic Planning prior to Final Approval for Building Permit.

- IDENTIFY EXISTING + PROPOSED CURB, GUTTER, SIDEWALK (CRUISE WIDTH), DRIVEWAY APPLICANCES, ACCESSIBILITY (RAMP, RAMP, RAMP), STREET LIGHTS, SIGNS, UTILITY TRENCH, GUY WIRES, SIGNS.
- LIGHTING + ACCESSIBILITY SIGNAGE ARE NOT TO BE WITHIN THE 3' VEHICULAR OVERLAP + SHALL BE IDENTIFIED
- PROVIDE A LEGAL DESCRIPTION FOR THE LEGAL LOT OF RECORD

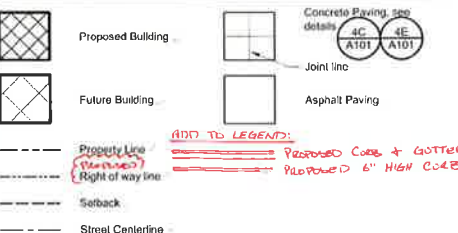
SIDEWALK PATTERN DETAIL AA



EXISTING FIRE HYDRANT
EXISTING EDGE OF PAVEMENT
EXISTING CENTERLINE
TO PROPOSED RIGHT OF WAY LINE
TO PROPOSED SETBACK
TO PROPOSED STREET CENTERLINE
TO PROPOSED BARRIER FREE ACCESSIBLE PATH OF TRAVEL

- CONSTRUCT 20' OF PERMANENT PAVING TO PW STD P50 + TRANSITION AS BELIEVED
- CONSTRUCT A DRIVEWAY APPROXIMATE TO PW STD P50 + P6
- CONSTRUCT CONCRETE SIDEWALK, CURB + GUTTER TO PW STD P5
- CONSTRUCT AN OVERGROUND LIGHTING SYSTEM TO PW STD'S E-1 + E-8
- CONSTRUCT A STANDARD CURB RAMP TO PW STD P28.
- INSTALL 30" STATE STANDARD "STOP" SIGNS AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 1" ABOVE CURBLINE LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MEDIAN CORNER STRIKES. WHEN "STOP" SIGN ONLY SIGN ALSO REQUIRED AT LAND LOCATION. INSTALL 30" X 16" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN IN SAME POST.
- PARKING STALL TO BE SIGNED OR MARKED AS COMPACT.
- CONSTRUCT PARKING LOT PAVING TO PW STD'S P21, P22 + P23
- PROPOSED PARKING STALL STRIPING
- TRIMMATE 47' OF PROPERTY FROM SECTION LINE FOR PUBLIC STREET PURPOSES
- DEDICATE A CORNER CUT FOR PUBLIC STREET PURPOSES

Legend



Contact Information

Architect Paul Halajian Paul Halajian Architects 389 Clovis Ave., Suite 200 Clovis, CA 93312 Phone: 559.297.7900 Fax: 559.297.7950 email: paul@halajianarch.com	Owner Fr. Todor Meleka Archangel Michael and Gabriel Coptic Orthodox Church 965 N. Palm Ave. Fresno, CA 93728 Phone: 808.973.7660 email: arsanypaul@acops.org
Civil Alan Mok Alan Mok Engineering 7415 N. Palm Ave. Ste 101 Fresno, CA 93711 Phone: 559.342.6879 email: alan@alanmokeengineering.com	Landscape Terry Broussard Broussard Associates 389 Clovis Ave., Suite 200 Clovis, CA 93312 Phone: 559.325.7284 email: terry@broussardassoc.com

Project Site Information

ADJACENT LOTS Location: Type: Type 1 North of Powers: Type 1 East of Maple: Type 2 (North of Vermont) East of Maple: Type 1 (South of Vermont) South of Site: Type 1 West of Site: Type 2	Project Site Address: 3869 N. Maple Ave. Fresno, CA 93720 Land Use Designation: Residential Medium Low Density (3.5-8 D.U./acre) Existing Zone District: RS-4 Residential single family, Medium Low Density
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Project Summary

Project Site Area Gross: 2.3 Acres (100,188 Sq. Ft.) Net (within right of way line): 2.17 Acres (94,561.13 Sq. Ft.) Proposed Building Area (Does not include roof overhangs): Church: 13,624 Sq. Ft. Future A: 3,624 Sq. Ft. Future B: 4,445 Sq. Ft. Total: 21,693 Sq. Ft. Lot Coverage: No requirements per Fresno Ordinance code, see 12-204.150 Using Property Line: Proposed: (13,624/100,188) 13.6% Future A: (3,624/100,188) 3.6% Future B: (4,445/100,188) 4.4% Total: (21,693/100,188) 21.4% Paved Area: Proposed Concrete: 18,430 Sq. Ft. Proposed AC Paving: 23,390 Sq. Ft. Total Paved: 41,820 Sq. Ft. Landscape Area: Proposed: 29,750 Sq. Ft.	RECEIVED MAR 7 2015 TRAFFIC ENGINEERING CITY OF FRESNO PLANNING & DEVELOPMENT DEPT.
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Parking Summary

Parking Spaces: Required: 3,322 SF @ Sanctuary/50SF = 66.44 Required stalls OR Total 18' stalls (289) + 5 wheelchair spaces: 294 (294) 59.6 = 60 Required stalls Total Provided: 80 Standard: 65 Compact: 11 Accessible: 4 (4 required) Parking ratio to floor area: 1 stall / 170 Sq. Ft.	Minimum Stall Dimensions Vehicle overhang 6' curb Typical compact stall Typical standard stall Vehicle width 27'-0" min.
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ATTENTION APPLICANT:
THE FOLLOWING SHALL BE COMPLETED PRIOR TO PERMITS. SUBMIT DOCUMENTS TO THE ENGINEERING DIVISION.
DEEDS VACATIONS ENCROACHMENT PERMITS

PROJECT: Archangel Michael & Gabriel Coptic Orthodox Church
Fresno, CA
SHEET: SITE PLAN

DRAWING SET INFORMATION:

03/09/2016 CUP Application

REVISIONS:

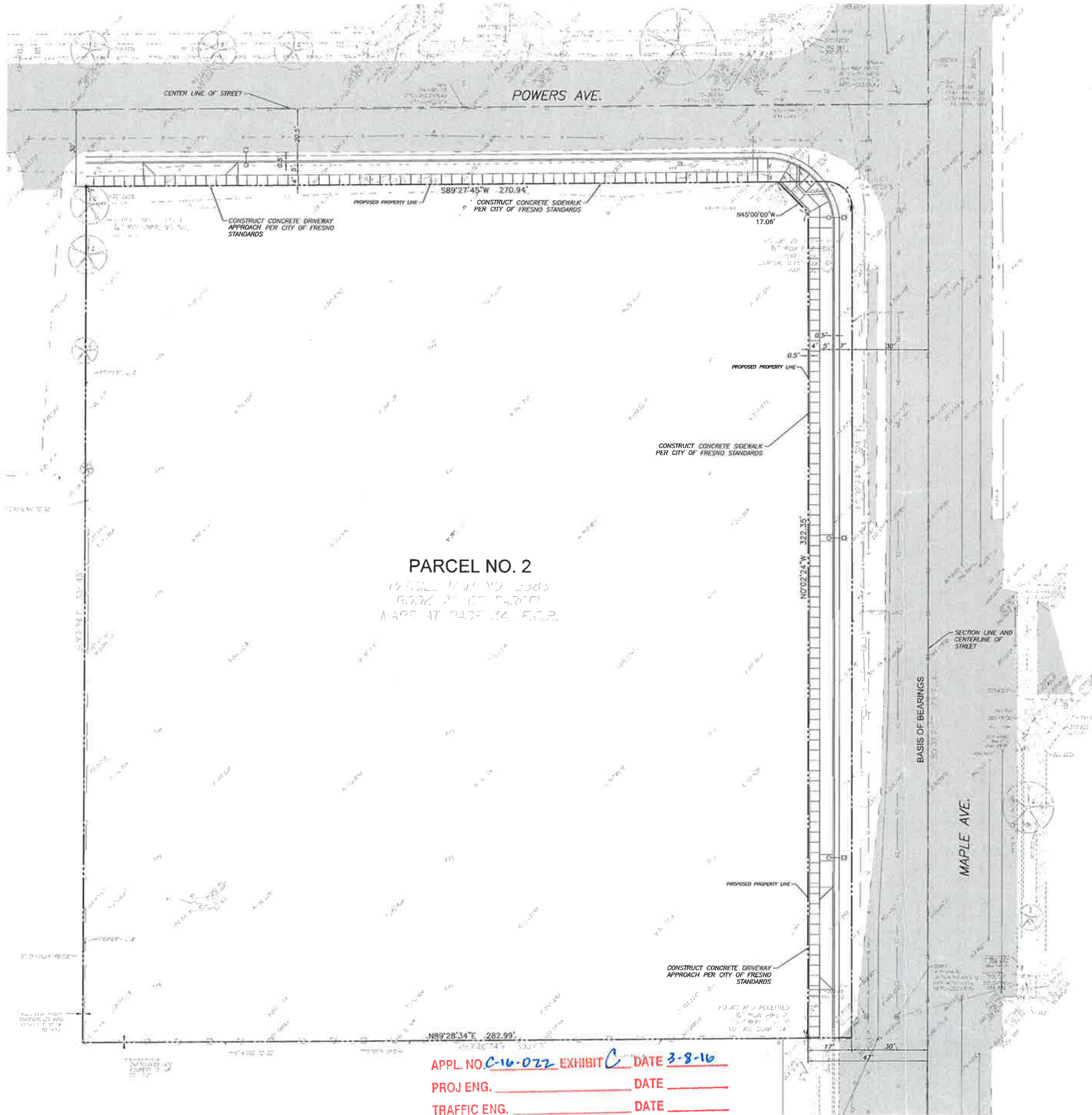
NO.	DATE	DESCRIPTION

PROJECT NUMBER:

2015-15

SHEET NUMBER:

A100



CONSTRUCTION LEGEND:

NEW LIGHT POLE

TOPOGRAPHIC LEGEND:

- BACKFLOW PREVENTER
- COMMUNICATION BOX
- ELECTRICAL METER
- ELECTRICAL PANEL
- ELECTRICAL PULL BOX
- FIRE HYDRANT
- GUY WIRE
- HOSE BIB
- LIGHT - STREET
- MAILBOX
- FENCE - CHAIN LINK
- FENCE - METAL
- FENCE - WOOD
- GRADE BREAK
- STRIPING
- CONCRETE
- EDGE OF PAVEMENT
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING ASPHALT CONCRETE
- EXISTING CONCRETE
- POWER POLE
- SEWER MANHOLE
- SIGN SINGLE POST
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- TREE, TRUNK SIZE AS NOTED
- TELEPHONE BOX
- TELEPHONE RISER
- UNKNOWN BOX
- WATER BOX
- WATER VALVE
- CONCRETE
- CROWN OF ROAD
- DRAIN INLET
- DIRT
- ELECTRICAL PANEL
- ELECTRICAL TRANSFORMER
- FLOWLINE
- FENCE - CHAIN LINK
- FENCE - METAL
- FENCE - WOOD
- GUTTER
- GRADE BREAK
- GRATE INLET
- HOSE BIB
- LIP OF GUTTER
- PAVEMENT
- STRIPING
- STRIPING - DOUBLE LINE
- SIDEWALK
- TOP BACK OF CURB
- TURF/GRASS
- ELECTRICAL VAULT
- WATER VAULT
- WELL

NOTES:

- THE TOPOGRAPHIC SURVEY WAS PERFORMED FROM SEPTEMBER 24, 2015 TO SEPTEMBER 25, 2015.
- THE TOPOGRAPHIC SURVEY IS ONLY A PARTIAL SURVEY OF THE SPECIFIC PHYSICAL FEATURES OF THE SITE AND THEIR ELEVATIONS. NOT ALL AREAS OF WORK WERE INCLUDED IN THE TOPOGRAPHIC SURVEY.
- THE SURFACE FEATURES OF THE UTILITIES SHOWN WERE OBTAINED AT THE TIME OF THE TOPOGRAPHIC SURVEY AND FROM A UTILITY SEARCH OF PLANS PROVIDED BY THE OWNER. IT IS POSSIBLE THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT WERE NOT REVEALED THROUGH THE UTILITY SEARCH. NO GUARANTEE CAN BE MADE ON THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN.
- THE EXISTENCE AND LOCATION OF ALL IMPROVEMENTS, UTILITIES, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING STALLS, EASEMENTS, SERVITUDES AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE.

BENCHMARK:

FRESNO CITY BENCHMARK NO. TBM 4107
CHISELED SQUARE ON CURB AT THE
NORTH RETURN OF NORTHWEST CORNER OF
MAPLE AVENUE AND UTAH AVENUE.
ELEVATION=380.25'

CITY OF FRESNO PUBLIC WORKS NOTES:

- 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.
- REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL BE LOCATED UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING @ 621-8800, 10 WORKING DAYS PRIOR TO ANY OFF SITE CONCRETE CONSTRUCTION.
- DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL VACATIONS OF RIGHT OF WAY ADJACENT TO APPLICATION ARE REQUIRED TO BE PROCESSED, PRIOR TO BUILDING PERMITS. CONTACT JIM POLSKOROVE OF THE PUBLIC WORKS DEPARTMENT, AT (559) 621-8892. A FEASIBILITY STUDY FOR ALL PROPOSED VACATIONS OF EXISTING PUBLIC RIGHTS OF WAY IS REQUIRED TO BE COMPLETED PRIOR TO BUILDING PERMITS.
- UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER FMC SECTION 12-1011 AND RESD. NO. 78-527/88229.
- SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO THE PUBLIC WORKS DEPARTMENT.
- SUBMIT STREET LIGHTING PLANS TO THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT OR STREET CONSTRUCTION PLANS AS REQUIRED AND APPROVED BY THE CITY ENGINEER. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT OF WAY (INCLUDING PEDESTRIAN AND PUBLIC UTILITY EASEMENTS) REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
- THE REQUIRED 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF THE PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
- THE APPLICANT SHALL PAY FAIR SHARE CONTRIBUTION AS DETERMINED BY CALTRANS TO BE COLLECTED BY THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT TRAFFIC ENGINEERING PRIOR TO A BUILDING PERMIT. PROVIDE VERIFICATION OF PAYMENT FOR THESE FEES TO TRAFFIC PLANNING PRIOR TO FINAL APPROVAL FOR BUILDING PERMIT.

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www.halajianarch.com

NOT FOR
CONSTRUCTION

PROJECT:
Archangel Michael & Gabriel
Coptic Orthodox Church
Fresno, CA
SHEET: Off-Site Improvements

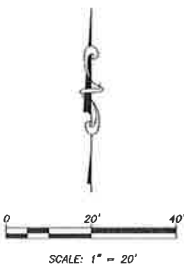
DRAWING SET INFORMATION:
03/09/2016 CUP Application
REVISIONS:

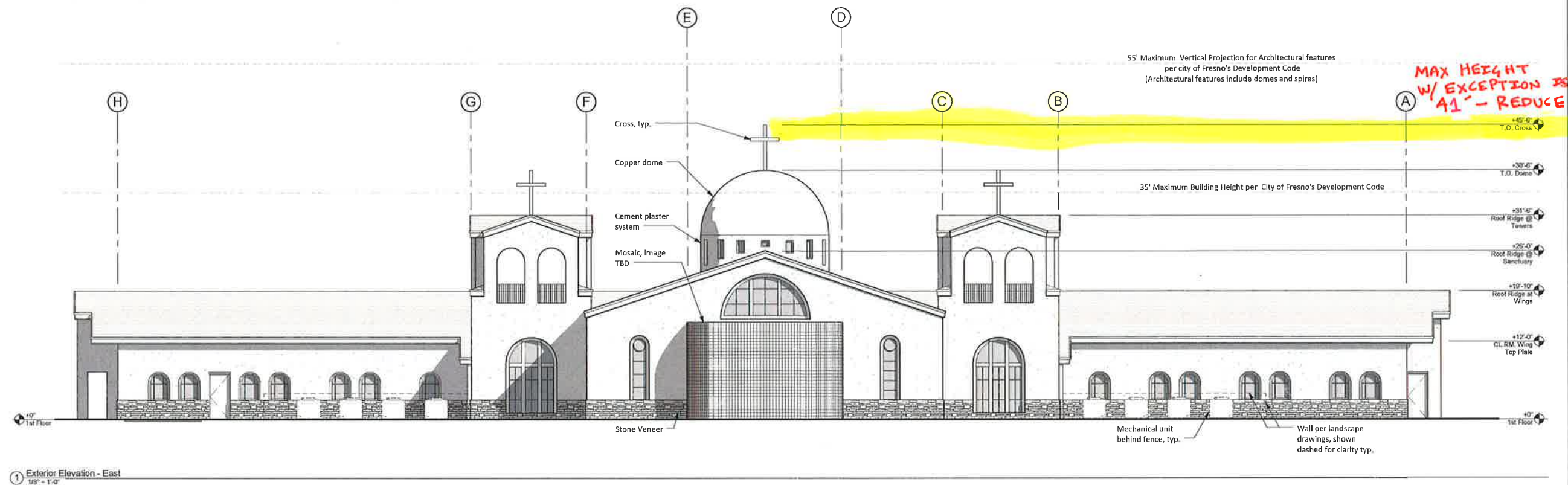
PROJECT NUMBER:
2015-15
SHEET NUMBER:

PARCEL NO. 2

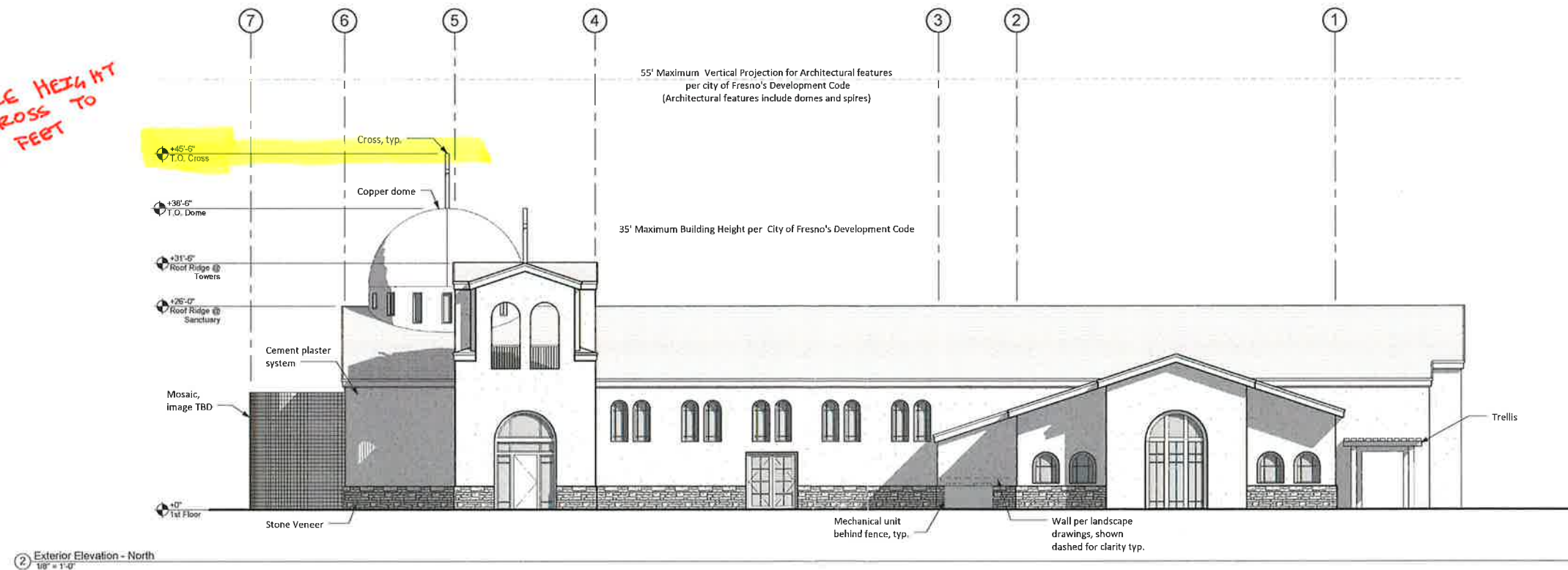
PARCEL MAP NO. 2080
BOOK 2 OF 5
MAPS AT PAGE 34 E.G.P.

APPL. NO. C-16-022 EXHIBIT C DATE 3-8-16
PROJ. ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT





REDUCE HEIGHT OF CROSS TO 41 FEET



APPL. NO. C-16-022 EXHIBIT E-1 DATE 3-8-16

PROJ. ENG. _____ DATE _____

TRAFIC ENG. _____ DATE _____

COND. APPROVED BY _____ DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

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PROJECT:
Archangel Michael & Gabriel
Coptic Orthodox Church
Fresno, CA

SHEET: Exterior Elevations

DRAWING SET INFORMATION:

03/09/2016 CUP Application

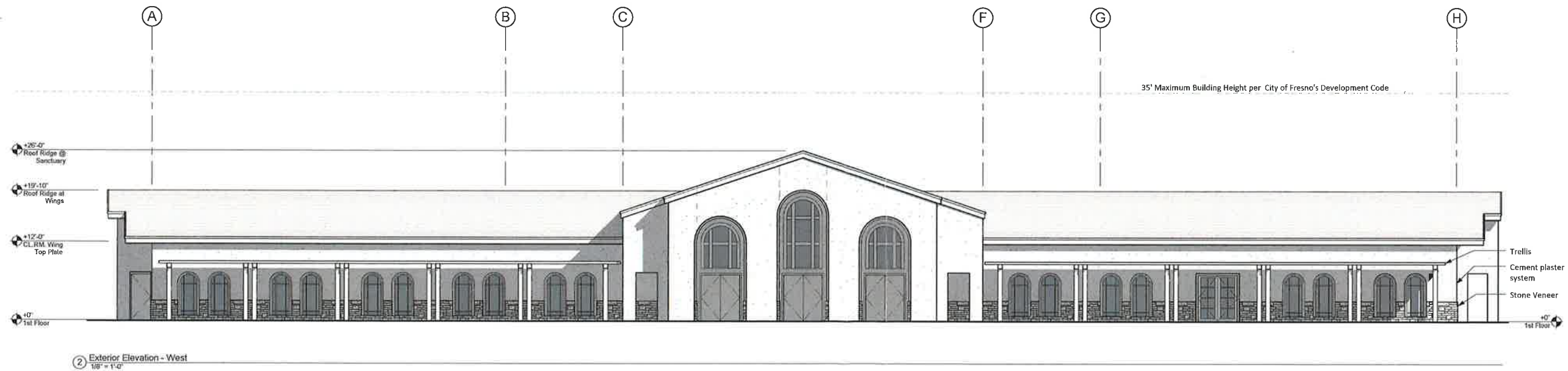
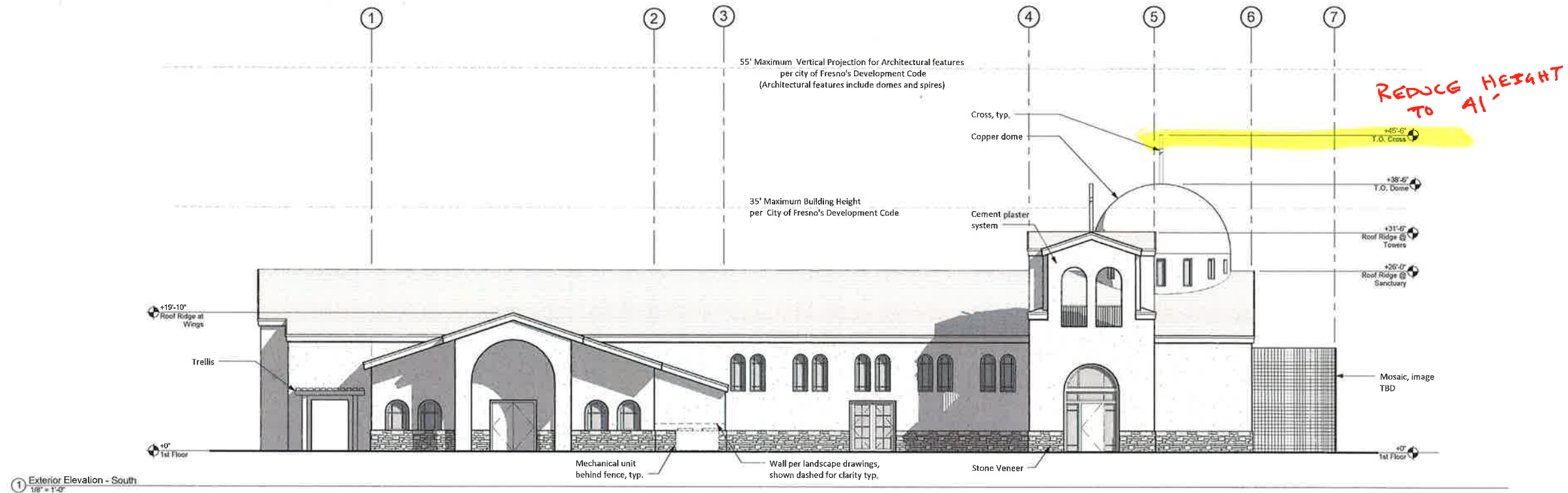
REVISIONS:

PROJECT NUMBER:

Project Number

SHEET NUMBER:

A301



APPL. NO. C-16-022 EXHIBIT E-2 DATE 3-8-16
PROJ. ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

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LICENSED ARCHITECT
PAUL NELSON
HALAJIAN
No. C20194
Ren. 4/30/17
STATE OF CALIFORNIA

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PROJECT:
Archangel Michael & Gabriel
Coptic Orthodox Church
Fresno, CA
SHEET: Exterior Elevations

DRAWING SET INFORMATION:	
03/08/2016	CUP Application
REVISIONS:	
PROJECT NUMBER:	
Project Number	
SHEET NUMBER:	
A302	



C1 M1 S1 P1

MATERIALS KEYNOTES

- P1: Exterior Plaster
texture: TBD
color: TBD
- C1: Copper Dome
Finish: TBD
- M1: Mosaic
Image: TBD
- S1: Precast Stone
color: tbd



APPL. NO. C-16-022 EXHIBIT E-3 DATE 3-8-16
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



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01

SCALE: none

Archangel Michael & Gabriel Coptic Orthodox Church - EXTERIOR MATERIALS

South West Corner of N. Maple Ave. and E. Powers Ave., FRESNO, CA

03.09.2016

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PAUL NELSON HALAJIAN is a duly Licensed Architect in the State of California, License No. C20194, expires 4/30/17. He is also a Licensed Professional Engineer in the State of California, License No. C10000, expires 4/30/17. He is also a Licensed Professional Engineer in the State of California, License No. C10000, expires 4/30/17.

**PROJECT:
Archangel Michael & Gabriel
Coptic Orthodox Church**

Fresno, CA

SHEET: 1st Floor Plan

DRAWING SET INFORMATION:

03/09/2016 CUP Application

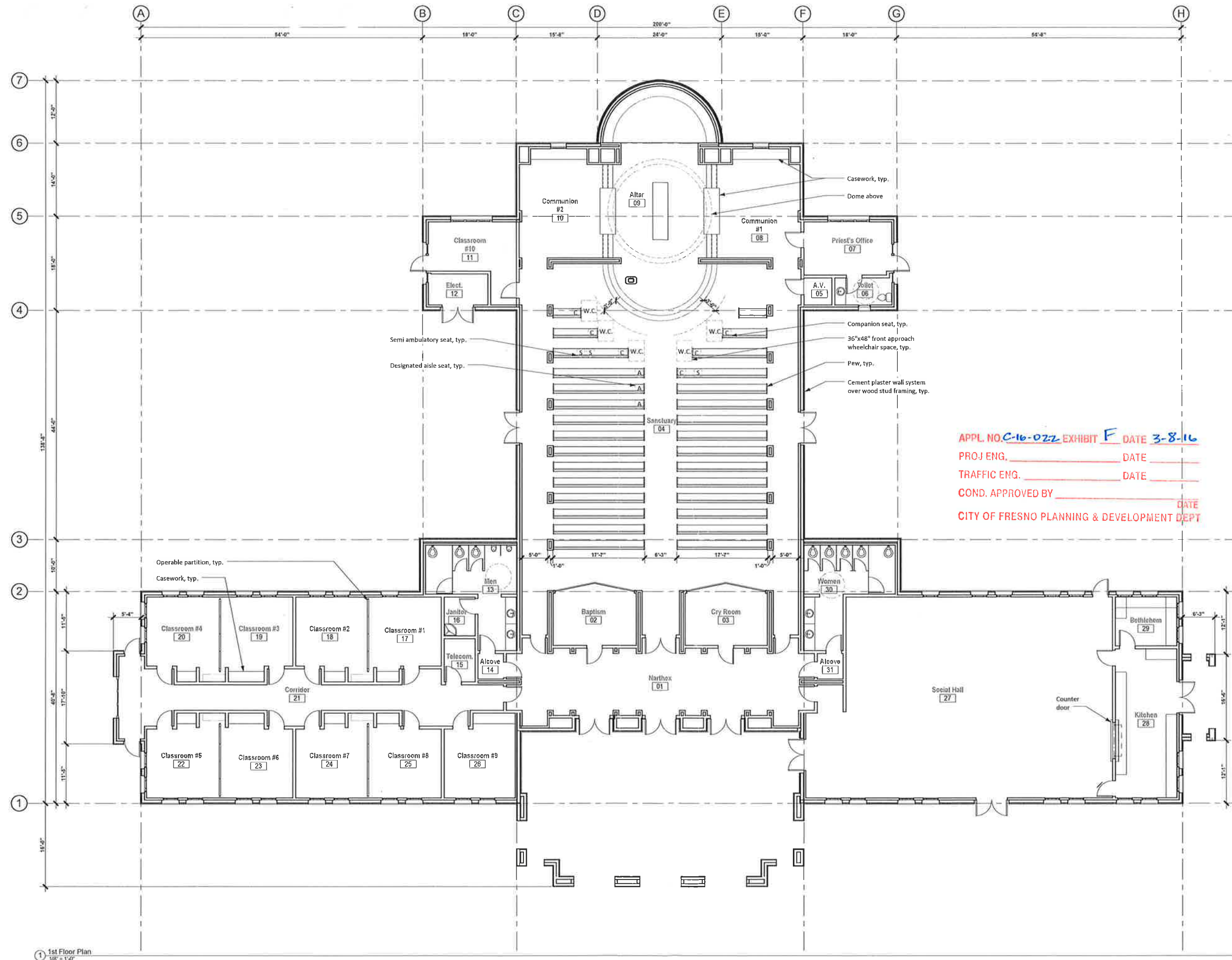
REVISIONS:

PROJECT NUMBER:

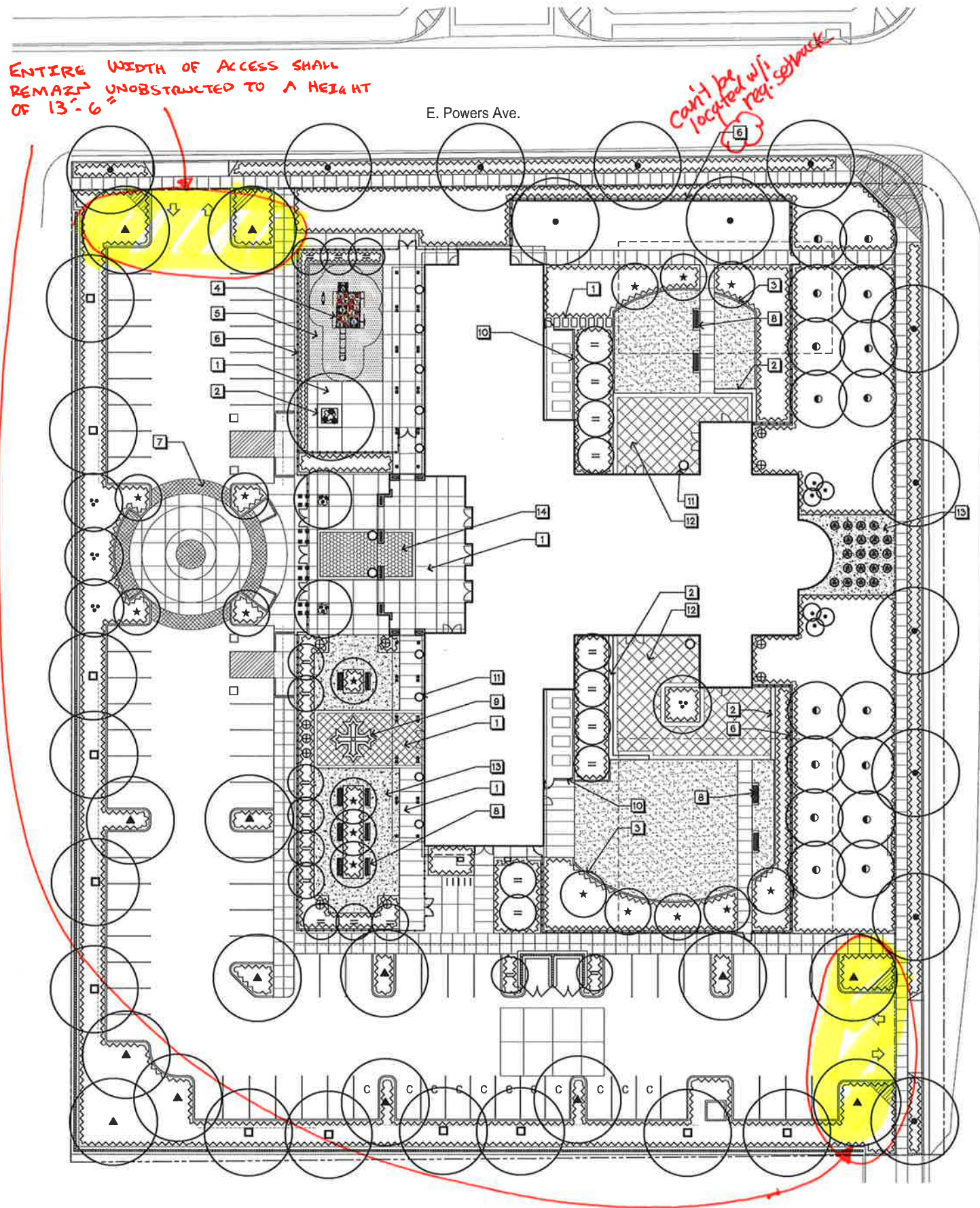
Project Number

SHEET NUMBER:

A201



APPL. NO. C-16-022 EXHIBIT F DATE 3-8-16
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
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SHADE CALCULATIONS

TREE REQUIREMENTS:

PROVIDE (1) ONE MEDIUM SIZED TREE (30-60' AT MATURITY) ON SITE FOR EVERY (2) TWO PARKING SPACES PROVIDED.

SPACES PROVIDED: 80
TREES REQUIRED: 40
TREES PROVIDED: 72 (CANOPY TREES)

SHADE CALCULATIONS:

THE PARKING LOT SURFACE SHALL BE 80% SHADED WITHIN 15 YEARS

PARKING & DRIVEWAY AREA: 23,386 Sq. Ft.
80% TO BE SHADED: 11,688 Sq. Ft.

SHADE PROVIDED:
30'-35' DIA. TREES (PISTACIA): 14 @ 962 sf. (100%) = 13,468 sf.
30'-35' DIA. TREES (ZELKOVA): 12 @ 962 sf. (100%) = 11,544 sf.
20'-30' DIA. TREES (LAURUS): 2 @ 354 sf. (100%) = 708 sf.

TOTAL NUMBER OF TREES: 28
TOTAL SHADE PROVIDED: 25,720 Sq. Ft.

PERCENT OF SHADE PROVIDED: 100%

PLANT LEGEND

SYM BOTANICAL NAME / COMMON NAME COMMENTS WUCOL

STREET TREE PER CITY OF FRESNO



TREE - LARGE

QUERCUS VIRGINIANA / SOUTHERN LIVE OAK MULTI-TRUNK MED
ZELKOVA SERRATA / SAWLEAF ZELKOVA STANDARD MED

TREE - MEDIUM

CITRUS VARIETY / LEMON / ORANGE STANDARD MED
PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM STANDARD MED
PISTACIA CHINENSIS / CHINESE PISTACHE STANDARD MED
OLEA EUROPEA 'SWANHILL' / FRUITLESS OLIVE MULTI-TRUNK MED

TREE - SMALL

CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM MULTI-TRUNK MED
CUPRESSUS SEMPERVIRENS 'TOTEM' / ITALIAN CYPRESS STANDARD LOW
LAURUS NOBILIS / SWEET BAY LAUREL STANDARD LOW

SHRUBS AND GROUND COVERS

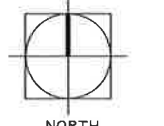
AGAVE ATTENUATA / AGAVE LOW
BUXUS M. JAPONICA / JAPANESE BOXWOOD MED
CAMELLIA SASANKUA / CAMELLIA VARIETY MED
FESTUCA MAIREI 'GREENLEE' / ATLAS FESCUE LOW
HEMERCALLIS X 'MONALD' / STARBURST EVERGREEN DAYLILY MED
LAVANDULA ANGUSTIFOLIA / LAVENDER LOW
LIGUSTRUM JAPONICUM / JAPANESE PRIVET MED
MYOPORUM PARVIFOLIUM / CREEPING MYOPORUM LOW
MULLENBERGIA CAPILLARIS / PINK MUHLY LOW
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE DWARF OLIVE VLOW
PHORMIUM 'MARGARET JONES' / NEW ZEALAND FLAX VARIETY LOW
RHAPHIOLEPIS INDICA 'Ballerina' / INDIAN HAWTHORN MED
RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN LOW
ROSA SP. 'Flower Carpet' / WHITE GROUNDCOVER ROSE LOW
ROSA X 'KORBIN' / WHITE ICEBERG SHRUB ROSE MED
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN ROSEMARY LOW

TURF AG1 BERMUDA

ROOT BARRIERS:
A 10' LENGTH OF ROOT BARRIER SHALL BE INSTALLED AT ALL TREES WITHIN 6' OF ANY HARDSCAPE

CONSTRUCTION LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION
1	PEDESTRIAN CONCRETE	8	BENCH
2	CONCRETE SEATWALL	9	FOUNTAIN
3	6" MOWCURE	10	4' WALL
4	PLAY EQUIPMENT: AGES 2-5 YRS, T.B.S.	11	POTS
5	PLAY SURFACE	12	ACCENT PAVING
6	6" ORNAMENTAL IRON FENCE	13	D.G. PAVING
7	VEHICULAR PAVING	14	ACCENT MOSAIC TILE



SCALE: 1"=20'

APPL NO. C46-022 EXHIBIT L DATE 3-8-16
PROJ. ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

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PROJECT: **Archangel Michael & Gabriel Coptic Orthodox Church**
Fresno, CA
SHEET: **LANDSCAPE PLAN**

DRAWING SET INFORMATION:	
03/08/2016	CUP Application
REVISIONS:	
PROJECT NUMBER: 2015-15	
SHEET NUMBER: L-1	



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