

PROJECT INFORMATION

SITE ADDRESS: 454 FULTON ST. FRESNO, CA 93721
 SITE PLAN REVIEW NO.:
 APN: 468-281-01
 EXISTING USE: M (RETAIL OCCUPANCY)
 LAND USE DESIGNATION: COMMERCIAL OR OFFICE, NOT REQUIRED TO MEET HIGH-RISE REGS. PER CITY OF FRESNO
 ZONING: DTC (A)
 SITE AREA: 0.51 AC. (24,750 SQ. FT.)
 TOTAL GROSS BUILDING AREA (EXISTING): 166,125 SQ. FT.
 COVERAGE: 24,576 (GROUND GROSS AREA / SITE AREA = 99%)

BUILDING GROSS AREA (EXISTING):
 BASEMENT: 29,100 SQ. FT.
 STREET LEVEL/FIRST FLOOR: 24,576 SQ. FT.
 SECOND FLOOR: 24,576 SQ. FT.
 THIRD FLOOR: 24,576 SQ. FT.
 FOURTH FLOOR: 24,576 SQ. FT.
 FIFTH FLOOR: 24,576 SQ. FT.
 PENTHOUSE/SIXTH FLOOR: 13,525 SQ. FT.
 TOTAL GROSS AREA: 166,125 SQ. FT.

BUILDING GROSS AREA (PROPOSED):
 BASEMENT/PARKING: 29,100 SQ. FT.
 STREET LEVEL/FIRST FLOOR: 21,543 SQ. FT.
 SECOND FLOOR: 22,838 SQ. FT.
 THIRD FLOOR: 22,838 SQ. FT.
 FOURTH FLOOR: 22,838 SQ. FT.
 FIFTH FLOOR: 22,838 SQ. FT.
 PENTHOUSE/SIXTH FLOOR: 20,075 SQ. FT.
 TOTAL GROSS AREA: 169,120 SQ. FT.

NOTE: NO NET INCREASE TO EXISTING BUILDING AREA IS PROPOSED.

BUILDING HEIGHT: SEE ELEVATIONS
 TYPE OF CONST.: II-A SPRINKLERED
 PARKING: PERMIT ONLY - CITY PARKING

PARKING PROVIDED:

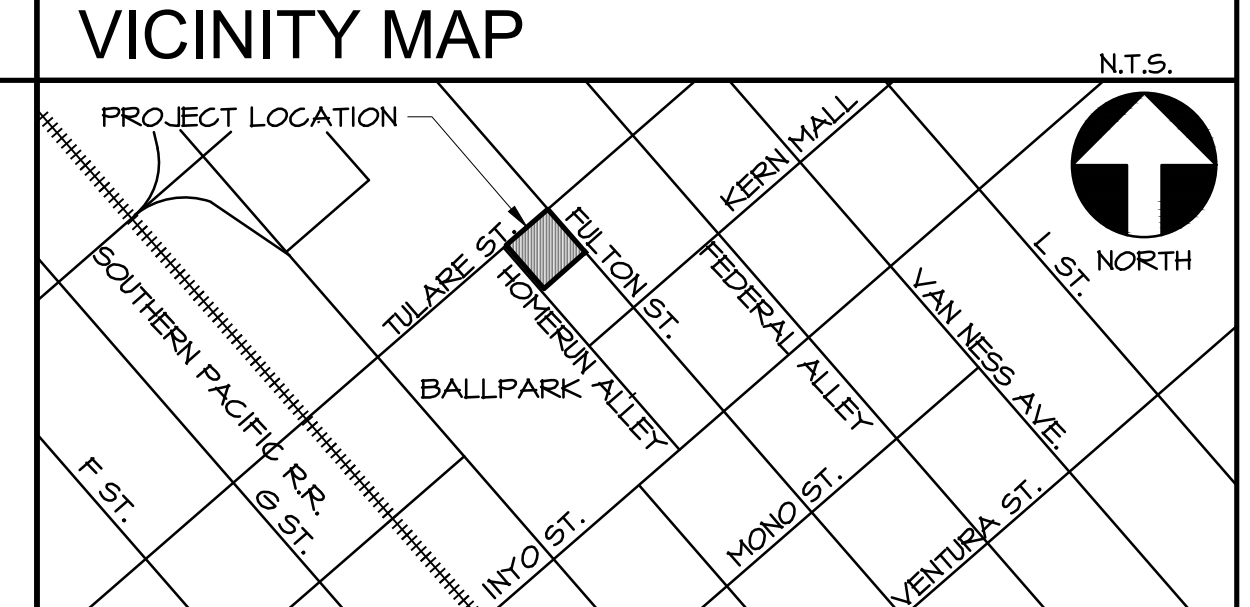
STANDARD STALLS (10'x18')	24
COMPACT STALLS (10'x12')	14
COMPACT STALLS (10'x15'-6")	12
COMPACT STALLS (10'x14')	2
VAN ACCESS STALLS (8'x18')	1
STD. ACCESS STALLS (9'x18')	2
TOTAL	55

PARKING REQUIRED:
 0.5 SPACE PER UNIT, PER SECTION 15-2407 MUNICIPAL CODE
 107 UNITS X 0.5 SPACES = 53.5 SPACES REQUIRED

E.V. CHARGING STATIONS (FUTURE)
 10% OF 55 STALLS = 5.5 (6 STALLS)
 (PER CALGREEN 4.106.4.2)

KEYNOTES

- PROPOSED BUILDING ENTRANCE
- (E) CONCRETE SIDEWALK, CURB & GUTTER
- (E) CONCRETE DRIVE APPROACH
- (E) SIGN
- (E) METAL POLE LIGHT
- (E) 8 FT. HIGH CHAINLINK FENCE
- (E) TRAFFIC LIGHTS
- (E) OVERHANGS
- (E) SEWER MANHOLE
- (E) BELOW GRADE WATER METER BOX WITH COVER PLATE
- (E) BELOW GRADE WATER VALVE WITH COVER PLATE
- (E) PG&E BOX BELOW GRADE
- (E) GAS METER, SEE PLUMBING DRAWINGS
- (E) WATER METER, SEE PLUMBING DRAWINGS
- INDICATES BUILDING FOOTPRINT, TYP.
- INDICATES PROPERTY LINE, TYP.
- (E) CONCRETE PAVEMENT
- (E) FIRE HYDRANT
- INDICATES LIMITS OF (E) BASEMENT BELOW (E) SIDEWALK
- (E) PG&E TRANSFORMER
- (E) CITY OFF-SITE PARKING
- (E) GAS VALVE WITH COVER PLATE
- (E) ELECTRICAL MANHOLE
- INDICATES TRANSFORMER AND ELECTRICAL SWITCHGEAR
- (E) TELEPHONE MANHOLE
- (E) MEDIAN ISLAND TO REMAIN



LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, DESCRIBED AS FOLLOWS:
 LOT 281 OF PARCEL MAP NO. 75, RECORDED APRIL 11TH, 2019 IN BOOK 469 OF PARCEL MAPS AT PAGE 28, FRESNO COUNTY RECORDS.

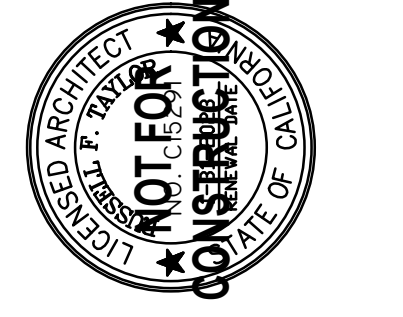
LEGEND

---	PROPERTY LINE
---	CENTERLINE
---	EASEMENT/SETBACK BOUNDARY
⊕	(E) FIRE HYDRANT

SITE GENERAL 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 HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
- THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY 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.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS AS INDICATED HEREON AND SHALL BE RESPONSIBLE FOR REPORTING ANY DISCREPANCY BETWEEN THESE PLANS AND EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BID.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS OF SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE SUBMITTING BIDS.
- CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES (WATER, SEWER, GAS AND ELECTRICAL) INTO THE BUILDING FROM TERMINATION POINTS AS INDICATED ON THE PLANS, READY FOR SERVICE.
- THE SANITARY SEWER SERVICES, WATER, GAS AND OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF PAVING ON SITE.
- ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE IMMEDIATELY CONTACTED, IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE (916) 693-4082) SHALL BE IMMEDIATELY CONTACTED AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE (805) 644-2284) 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.
- APPROVAL OF THE 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 ENGINEERING STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SPECIAL PERMIT SHALL BE PERMITTED.
- ALL PREVIOUSLY IMPOSED CONDITIONS OF APPROVAL FOR SPECIAL PERMITS PERTAINING TO THE SUBJECT PROPERTY SHALL REMAIN IN EFFECT AND ARE INCORPORATED HEREIN BY REFERENCE, EXCEPT AS MAY BE SPECIFICALLY MODIFIED BY THIS SPECIAL PERMIT.
- ALL ACCESSIBLE PARKING STALLS SHALL BE LOCATED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE DISABLED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM THE ACCESSIBLE PARKING STALL.
- ALL OUTDOOR LIGHTING SHALL BE HOODED AND DIRECTED DOWNWARD SO AS TO NOT SHINE TOWARD ADJACENT PROPERTIES AND PUBLIC STREETS.
- 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.
- 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.
- 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.
- FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
- 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 OF SEVEN-FOOT POLES.
- ALL GENERAL STANDARDS OF SECTION 15-2015 OF THE FMC SHALL APPLY WHEN LIGHTING IS PROVIDED TO ILLUMINATE PARKING, SALES, OR DISPLAY AREAS.
- ALL GENERAL STANDARDS OF SECTION 15-2015 OF THE FMC SHALL APPLY WHEN LIGHTING IS PROVIDED TO ILLUMINATE PARKING, SALES, OR DISPLAY AREAS.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS PERMIT.
- BICYCLE PARKING SPACES SHALL BE SUPPLIED ACCORDING TO TABLE 15-2424-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 BESIDE OR BETWEEN EACH ROW, WHEN MULTIPLE ROWS ARE PROPOSED. BICYCLE PARKING SPACES SHALL NOT ENCRUCH INTO PEDESTRIAN WAYS, LANDSCAPE AREAS, OR OTHER REQUIRED OPEN SPACES, AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.
- 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.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY
- ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS-SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS. CONTACT KEN TURNER AT (594) 621-5610
- MODIFY OR REPLACE EXISTING RAMPS THAT ARE NOT TO CURRENT ACCESSIBLE STANDARDS. CONTACT KEN TURNER AT (594) 621-5610
- THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY 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.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER / DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- PROVIDE A 4 FT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK DIRECTLY OF PROPERTY, TO MEET CURRENT ACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 594-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.

SITE PLAN



DATE	DESCRIPTION
11/15/2022	DEVELOPMENT PERMIT SUBMITTAL PACKAGE

PROPOSED MIXED-USE HOUSING AND RETAIL ADAPTIVE REUSE:
 THE PENNY
 959 FULTON STREET
 FRESNO, CA 93721

SITE PLAN

PROJECT NO. 20-007.00
 DRAWING A101
 www.tlgrouparchitects.com