



STAFF REPORT

MEETING DATE: March 9, 2026

PRESENTER: Manuel Campos, Assistant Planner

SUBJECT: Public hearing regarding an application for Conditional Use Permit 2025-04 proposing the operation of an automotive repair shop at 14761 West California Avenue, including adoption of a Categorical Exemption for the Project. (MC)

RECOMMENDATION: Planning Commission conduct a public hearing, receive public testimony, deliberate, and by motion adopt a resolution approving Conditional Use Permit 2025-04 to allow for the operation of an automotive repair shop at 14761 West California Avenue, including adoption of a Categorical Exemption for the Project according to Section 15301 of the CEQA guidelines.

EXECUTIVE SUMMARY: Conditional Use Permit (CUP) 2025-04 was filed by Roger Porto (RNR Automotive), applicant, on behalf of Gurbir Sapraj, property owner, requesting approval of a CUP to operate an automotive repair shop at 14761 West California Avenue, located on the south side of West California Avenue east of South Madera Avenue in Kerman, CA, zoned M-1 (Light Industrial) with a SC (Service Commercial) General Plan land use designation (APN: 023-073-02S). A Categorical Exemption, according to section 15301 of the CEQA Guidelines, is recommended for the Project.

APPLICABLE CODES AND PROCEDURES:

KMC 17.14 – Industrial Zones

KMC 17.84 – Conditional Use Permits

Public Resource Code – CEQA 15301 Existing Facilities

The Kerman Municipal Code (KMC) allows the Planning Commission to grant or deny approval of a conditional use permit, provided that a public hearing is held to review and consider any public testimony regarding the proposed use. Before the public hearing, a staff report, environmental determination, and general plan findings for the use permit must be made available to the Planning Commission, interested agencies, and the public.

The use should be denied if the Planning Commission cannot make the appropriate findings. Conditions may be attached to the approval of the use permit to ensure compatibility. Project design may be altered, and site improvements may be required to make the Project compatible with nearby uses. In addition, the application may be subject to future review, modification, or revocation by the Planning Commission as deemed necessary.

ANALYSIS

Background Information

According to City records, the existing 3,321 square feet (SF) metal shop building and 1,457 SF office building on the 2.7-acre property were constructed in the late 1980's. The site was previously used as a construction materials yard by Triangle Rock Products.

Project Proposal

The project includes an application for Conditional Use Permit No. 2025-04 to allow for the operation of an automotive repair shop managed by RNR Automotive. Attachment 2 depicts the business's proposed parking plan and the floor plans for the structures mentioned earlier. Per KMC Chapter 17.28 (Parking, Loading, and Access), the business is required to provide at least fourteen (14) parking stalls. The parking plan depicts twenty-four (24) stalls, which results in a surplus of 10 parking stalls. Furthermore, this plan depicts the movement of vehicles on the site. The business will offer a variety of services, including routine car maintenance, minor and major repairs, diagnostic testing, and emission testing. Additionally, the business will sell auto parts, oil, and chemicals. The business' proposed hours of operation are seven AM to five PM, five days a week, and will be staffed by ten (10) employees.

Site and Surrounding Land Uses and Setting

The subject site is surrounded by developed land. As described in Table 1, the site is surrounded by residential dwelling units to the north across West California Avenue, a utility yard to the east, railway tracks to the south, and a recycling facility to the west. As conditioned, nearby uses will be negligibly impacted by the operation of an automotive repair shop.

Table 1. Existing Uses, General Plan Designations, and Zone Districts of Surrounding Properties

Location	Existing Land Use	General Plan Designation	Zone District
North	Residential properties	MDR – Medium Density Residential	R-2 – Multi-Family
East	Utility Yard	SC – Service Commercial	CS – Service Commercial
South	Railway tracks	I – Industrial	M-2 – Heavy Manufacturing
West	Recycling Facility	SC – Service Commercial	M-1 – Light Manufacturing

Zoning & General Plan

The site is zoned M-1 (Light Industrial) with an SC (Service Commercial) land use designation under the General Plan. The M-1 zone district is designed to provide areas in the City for light industrial and heavy commercial activities and to protect industrial areas from the intrusion of incompatible land uses. The KMC, under section 17.74.020 (Industrial zones land use regulations), lists major vehicle repair and service shops as uses that require a CUP. As defined by the KMC, a major vehicle repair and service shop means major repair of automobiles, motorcycles, recreational vehicles, or trucks, including light-duty trucks and heavy-duty trucks.

Examples of uses include full-service motor vehicle repair garages; body and fender shops; brake shops; machine shops; paint shops; and transmission shops.

Conclusion

Automotive repair shops are permitted, subject to approval of a conditional use permit. If approved, the applicant must apply for a building permit for the parking lot work and a business license. Various City departments and impacted local agencies reviewed the project, and their recommendations have been incorporated into the conditions of approval. To ensure the site's continued compatibility with surrounding uses, the conditions of approval address typical concerns associated with automotive repair shops.

APPLICABLE GENERAL PLAN POLICIES

The 2040 General Plan includes policy recommendations related to the various physical development aspects of the community. A set of goals and objectives supports the policies. When deciding on this application, the Planning Commission shall refer to the General Plan's policies, goals, and objectives.

Through the development review process and in collaboration with other City departments and outside agencies, the Project has been designed to comply with the City's General Plan goals, policies, and objectives. Approval of the automotive repair shop will directly or indirectly provide compliance with the General Plan. Below are policies from the General Plan that are germane to this conditional use permit request:

ED-1.1 Business: The City shall strive to increase the number of businesses operating in Kerman to satisfy the routine needs and dining, services, and retail desires of residents while also increasing sales, property, business, and potential transient occupancy taxes.

ENVIRONMENTAL REVIEW:

Staff recommends that the Planning Commission find and determine that a Class 1 Categorical Exemption (Existing Facilities) outlined in CEQA Guidelines Section 15301 applies to this Project, as it involves the use of an existing private facility on an existing site. No building expansion is proposed, and any maintenance or alteration of the building structure would be minor, resulting in no significant adverse impact on the environment. Furthermore, none of the exceptions outlined in CEQA Guidelines Section 15300.2 apply to this Project.

PLANNING COMMISSION FINDINGS:

Due to operational characteristics, conditional use permits are required for certain uses within each zone district to minimize impacts on surrounding uses. In considering a conditional use permit, the Planning Commission must make specific findings according to Section 17.84.030 (D) of the KMC. The findings are as follows:

- A. That the proposed establishment, maintenance, and operations of the use applied for will not be detrimental to the public health, safety, and welfare of the persons residing

or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the City.

Finding A (1). The Project will not be detrimental to public health, safety, or welfare. It is located in a designated light-industrial zone with conditions of approval that minimize potential negative impacts on adjacent land uses. The conditions of approval (Exhibit 'A' of Attachment 1) limit types of uses that may be objectionable or detrimental to other permitted uses or adverse to the public interest, health, safety, convenience, or welfare of the City.

- B. The proposed use is consistent with the General Plan, Zoning Code, applicable specific plans, and other City policies or programs;

Finding B (1). Although the 2040 General Plan land use designation of Service Commercial for the site is not compatible with the current M-1 zoning designation, it should be noted that the compatible zoning designation of Service Commercial (CS) allows for automotive repair shops, subject to an administrative use permit. Furthermore, the Project is consistent with the General Plan, including General Plan objective ED-1.1.

Finding B (2). The Project is located along a designated light-industrial corridor suitable for manufacturing, assembly, packaging, warehousing, and distribution facilities that generate minimal noise, odors, or environmental pollution.

Finding B (3). The conditions of approval preserve the integrity and character of the zone district and ensure compliance with the General Plan and Zoning Ordinance.

- C. The environmental document is prepared in compliance with the California Environmental Quality Act (CEQA).

Finding C (1). A preliminary environmental assessment was performed on this Project per the requirements of the CEQA. The Project falls within a Categorical Exemption per CEQA Guidelines Section 15301 (Existing Facilities) as it is characterized as a use occupying an existing structure within a developed site and meets the required conditions described in that section. There are no project- or site-specific significant effects that would necessitate additional environmental review. Furthermore, the project involves no expansion of the existing use.

- D. The site for the proposed use is adequate in size, shape, and location to accommodate the use as it relates to the zones for which the use is proposed.

Finding D (1). The Project is located within the M-1 – Light Manufacturing zone district, along a designated light manufacturing and service commercial corridor suited for contractor storage yards, storage facilities, and vehicle-oriented uses. Furthermore, no

expansion of the existing building envelope is required or proposed. Therefore, the site is adequate in size, shape, and location to accommodate the use as it relates to the district for which the use is proposed.

Planning Commission Action:

The Planning Commission will be acting on CUP 2025-04 and will determine whether to either:

Motion 1: Adopt a resolution approving Conditional Use Permit 2025-04 to allow for the operation of an automotive repair shop at 14761 West California Avenue, including adoption of a Categorical Exemption for the Project according to Section 15301 of the CEQA guidelines.

Motion 2: Move to continue the public hearing on CUP 2025-04 to a later meeting; or

Motion 3: Move to continue CUP 2025-04 to a later meeting, with directions to staff to return with an updated resolution with appropriate findings for denial of the application.

Any action taken by the Planning Commission approving or denying the application is subject to appeal to the City Council no later than ten (10) working days after the day on which the decision was made.

Attachments

1. Resolution
 - A. Exhibit "A" – Conditions of Approval
2. Parking plan and floor plans

Attachment 1

RESOLUTION NO. 2026-_____

A RESOLUTION OF THE CITY OF KERMAN PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT 2025-04 TO ALLOW FOR THE OPERATION OF AN AUTOMOTIVE REPAIR SHOP AT 14761 WEST CALIFORNIA AVENUE

WHEREAS, the City received an application for a conditional use permit filed by Roger Porto (Applicant) on behalf of Gurbir Sapraj (Property Owner), requesting approval of a conditional use permit to allow for the operation of an automotive repair shop located at 14761 W. California Ave., in Kerman, CA (APN: 023-073-02S); and

WHEREAS, a public notice was circulated to adjacent properties within a 300-foot radius of the Project site and published in the Fresno Bee at least 10 days prior to the meeting as required by law; and

WHEREAS, a written report was prepared by staff, which included a recommendation for approval of Conditional Use Permit 2025-04 and was made available for public review at least 72 hours prior to the public hearing; and

WHEREAS, the Project was assessed under the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission, after conducting a public hearing, receiving public testimony, and deliberating, now desires to approve Conditional Use Permit 2025-04 subject to the findings and conditions of approval and adopt a finding of a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

NOW, THEREFORE, BE IT RESOLVED by the City of Kerman Planning Commission as follows:

- 1) Recitals: The above recitals are true and correct and are incorporated herein:
- 2) CEQA: The Planning Commission makes findings and determines that a Class 1 Categorical Exemption set forth in CEQA Guidelines Section 15301 (Existing Facilities) applies to this Project, as it consists of the use of an existing private facility on an existing site. No expansion of the building is proposed, and any maintenance or alteration of the building structure would be minor, not resulting in a significant adverse impact on the environment. Furthermore, none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply to this Project.
- 3) Conditional Use Permit: The Planning Commission has determined Conditional Use Permit 2025-04 as permissible under Kerman Municipal Code Section 17.84.010 and that all findings required for approval of Conditional Use Permit 2025-04 can be made, including those required by the City of Kerman Municipal Code Section 17.84.030 (D) as follows:
 - A. That the proposed establishment, maintenance, and operations of the use applied for will not be detrimental to the public health, safety, and welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the City.

Finding A (1). The Project will not be detrimental to public health, safety, or welfare. It is located in a designated light-industrial zone with conditions of approval that minimize potential negative impacts on adjacent land uses. The conditions of approval limit types of uses that may be objectionable or detrimental to other permitted uses or adverse to the public interest, health, safety, convenience, or welfare of the City.

B. The proposed use is consistent with the General Plan, Zoning Code, applicable specific plans, and other City policies or programs;

Finding B (1). Although the 2040 General Plan land use designation of Service Commercial for the site is not compatible with the current M-1 zoning designation, it should be noted that the compatible zoning designation of Service Commercial (CS) allows for automotive repair shops, subject to an administrative use permit. Furthermore, the Project is consistent with the General Plan, including General Plan objective ED-1.1.

Finding B (2). The Project is located along a designated light-industrial corridor suitable for manufacturing, assembly, packaging, warehousing, and distribution facilities that generate minimal noise, odors, or environmental pollution.

Finding B (3). The conditions of approval preserve the integrity and character of the zone district and ensure compliance with the General Plan and Zoning Ordinance.

C. The environmental document is prepared in compliance with the California Environmental Quality Act (CEQA).

Finding C (1). A preliminary environmental assessment was performed on this Project per the requirements of the CEQA. The Project falls within a Categorical Exemption per CEQA Guidelines Section 15301 (Existing Facilities) as it is characterized as a use occupying an existing structure within a developed site and meets the required conditions described in that section. There are no project- or site-specific significant effects that would necessitate additional environmental review. Furthermore, the project involves no expansion of the existing use.

D. The site for the proposed use is adequate in size, shape, and location to accommodate the use as it relates to the zones for which the use is proposed.

Finding D (1). The Project is located within the M-1 – Light Manufacturing zone district, along a designated light manufacturing and service commercial corridor suited for contractor storage yards, storage facilities, and vehicle-oriented uses. Furthermore, no expansion of the existing building envelope is required or proposed. Therefore, the site is adequate in size, shape, and location to accommodate the use as it relates to the district for which the use is proposed.

4. Conditions of Approval: Given the foregoing, the Planning Commission approves Conditional Use Permit 2025-04, subject to the conditions of approval attached herein as Exhibit 'A'.
5. Effective Date: This Resolution shall take effect immediately.

I HEREBY CERTIFY that the foregoing Resolution was approved at a regular meeting of the Planning Commission of the City of Kerman on the 9th day of March 2026, and was fully adopted at the said meeting by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

Scott Bishop
Chairperson

ATTEST:

Jerry Jones
Planning Commission Secretary

Exhibit A
Conditions of Approval
RNR Automotive – CUP 2025-04
March 9, 2026

Notice To Applicant

Pursuant to Government Codes Section 66020(d)(1) and/or Section 66499.37, any protest related to the imposition of fees, dedications, reservations, or exactions for this Project or any proceedings undertaken regarding the City's actions taken or determinations made regarding the Project, including but not limited to the validity of conditions of approval must occur within ninety (90) calendar days after the date of this decision. 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.

Important: Please Read Carefully

This Project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through conditional use permit review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would, on the whole, enhance the Project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval for CUP 2025-04 will ultimately be deemed mandatory unless appealed by the applicant to the City Council within ten (10) working days after the decision by the Planning Commission. In the event you wish to appeal the Planning Commission's decision or discretionary conditions of approval for this entitlement, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Commission failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed (including its identification number) and specific reasons why you believe the decision or action appealed should not be upheld, and the identity of the appellant.

Approval of this conditional use permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this conditional use 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 use permit, the zoning ordinance, and all City standards and specifications. This use permit and site plan review is granted, and the conditions imposed, are based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this use permit. Unless the conditions of approval specifically require an operation inconsistent with the application, a new or revised use permit is required if the operation of this establishment changes or becomes inconsistent with the application. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the use permit, or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the use permit review process, or

for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this use permit or subsequent amendments or revisions. These conditions are conditions imposed solely upon the use permit as delineated herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

These conditions are applicable to any person or entity making use of this use permit, and references to “developer” or “applicant” herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this use permit.

General Conditions

1. CUP 2025-04 approval is conditioned upon acceptance of the conditions of approval contained herein, as evidenced by the receipt in the Community Development Department of the applicant’s signature upon Acknowledgement and Acceptance of Conditions within 30 days of the date of approval.
2. Any intensification or expansion of the use beyond its approval shall be cause for review and modification or revocation of CUP 2025-04.
3. Any proposed future modifications to the site not specifically contemplated by CUP 2025-04, including but not limited to: the building exterior, parking/loading areas, fences/walls, new buildings, and/or landscaping, may require an amendment to CUP 2025-04, as determined by the Community Development Director.
4. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specified in the conditions of approval listed herein or mandated by statute.
5. It shall be the responsibility of the property owner and/or applicant to ensure that any required permits, inspections, and approval from any regulatory agency are obtained from the impacted agency prior to the issuance of a business license or final occupancy issuance.
6. Failure to comply with the conditions of approval contained herein shall be cause for review and possibly modification or revocation of CUP 2025-04.
7. Approval of CUP 2025-04 is for the benefit of the applicant. The submittal of application(s) by the applicant for this Project was a voluntary act on the part of the applicant, not required by the City. Therefore, as a condition of approval of this Project, the applicant agrees to defend, indemnify, and hold harmless the City of Kerman and its agents, officers, consultants, independent contractors, and employees (“City”) from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the Project, including any challenges to associated environmental review, and for any and all costs, attorney’s fees, and damages arising therefrom (collectively “claim”). The City shall promptly notify the applicant of any claim.

Nothing in this condition shall obligate the City to defend any claim, and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim,

the applicant shall be responsible for the City's attorneys' fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record. Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

Building Division

8. A building permit shall be required for all proposed or future tenant and site improvements as required by the California Building Code, California Fire Code, and Americans with Disabilities Act (ADA) prior to occupancy.
9. The property owner shall submit plans consistent with the California Building Standards Code, including site development and ADA accessibility, based upon the codes in effect at the time of plan check submittal.

Planning Division

General

10. On-site litter and graffiti shall be corrected per Kerman Municipal Code Chapter 9.09 – Abatement of Graffiti Nuisance.
11. The business and/or property owner shall keep the property clear of all trash, rubbish, and debris at all times. Dumping of refuse shall be restricted to the refuse containers scheduled to service the site.
12. The business and/or property owner shall comply with all applicable federal, state, and local laws, rules, and regulations. Material violations of said laws, rules, and regulations may be cause for review and possible revocation of the use permit.
13. Business owner(s) shall be responsible for securing a business license from the Finance Department before the commencement of any commercial activity.

Conditional Use Permit 2025-04

14. Conditional Use Permit No. 2025-04 shall allow for the operation of an automotive repair shop at 14761 West California Avenue. An automotive repair shop shall mean a "vehicle repair and service" establishment, as defined in the zoning code.
15. Full-service car washing services shall not be allowed under CUP 2025-04.
16. Operating hours shall be limited from 7 AM to 6 PM, Monday through Friday.
17. Development of parking and walkway areas shall be developed with the stamped approved parking lot plan. The site shall provide no less than fourteen (14) parking stalls.
18. There shall be no storage of inoperative vehicles. Inoperative vehicles scheduled for repair may be permitted on-site.

Signage

19. Proposed and future signage shall comply with the sign ordinance in place at the time of submittal for a sign application.
20. No sign shall interfere with a driver's or pedestrian's view of the public right-of-way or, in any other manner, impair public safety or interfere with the safe operation of a motor vehicle on public streets. This includes, but is not limited to, the driver's view of approaching, merging, or intersecting traffic.
21. Temporary signage shall be permitted for special events (i.e., grand opening, local, State, or Federal recognized holidays), to be displayed for the number of days as specified in the sign ordinance.

Police Department

22. Given the nature of automotive repair businesses and the potential for vehicle-related theft and vandalism, the following security measures shall be implemented:
 - a. Installation of high-quality LED lighting throughout the parking, vehicle storage, entrance, and rear yard areas. Lighting shall be directed downward and shielded to prevent spillover into the adjacent residential neighborhood.
 - b. Installation of a video surveillance system covering all entrances/exits, customer areas, vehicle storage areas, and the rear of the property. Video shall be retained for a minimum of 30 days and made available to law enforcement upon request.
 - c. Installation/maintenance/repair of solid perimeter fencing (minimum 6 feet in height) surrounding any outdoor storage areas, with lockable gates secured after business hours.
 - d. Maintenance of landscaping to preserve clear lines of sight and eliminate concealment areas.
23. No after-hours outdoor repair activity shall be permitted. Any after-hours vehicle drop-off procedures shall be secured and monitored.
24. Due to the proximity of residential homes, all major repair activities, including the use of air tools, grinders, compressors, and engine testing, shall be conducted within enclosed service bays. Roll-up doors should remain closed during such operations. Outdoor engine revving or testing shall be kept to a minimum. The business shall comply with all applicable Kerman Municipal Code noise regulations.
25. To prevent blight and reduce nuisance complaints, the following conditions shall be followed:
 - a. No disabled, wrecked, or partially dismantled vehicles visible from the public right-of-way unless screened from view.
 - b. The property shall be maintained free of debris, discarded parts, and inoperable equipment.

26. Due to the property's proximity to the railroad right-of-way, the rear property line shall be secured with fencing to prevent trespassing or unauthorized access. Adequate lighting shall be installed along the rear perimeter to deter transient activity and illegal dumping.
27. The business shall be equipped with a monitored intrusion alarm system.
28. If the business becomes the source of repeated calls for service or substantiated nuisance complaints, the City shall review the Conditional Use Permit to determine whether additional conditions or modifications are necessary.

Public Works Department

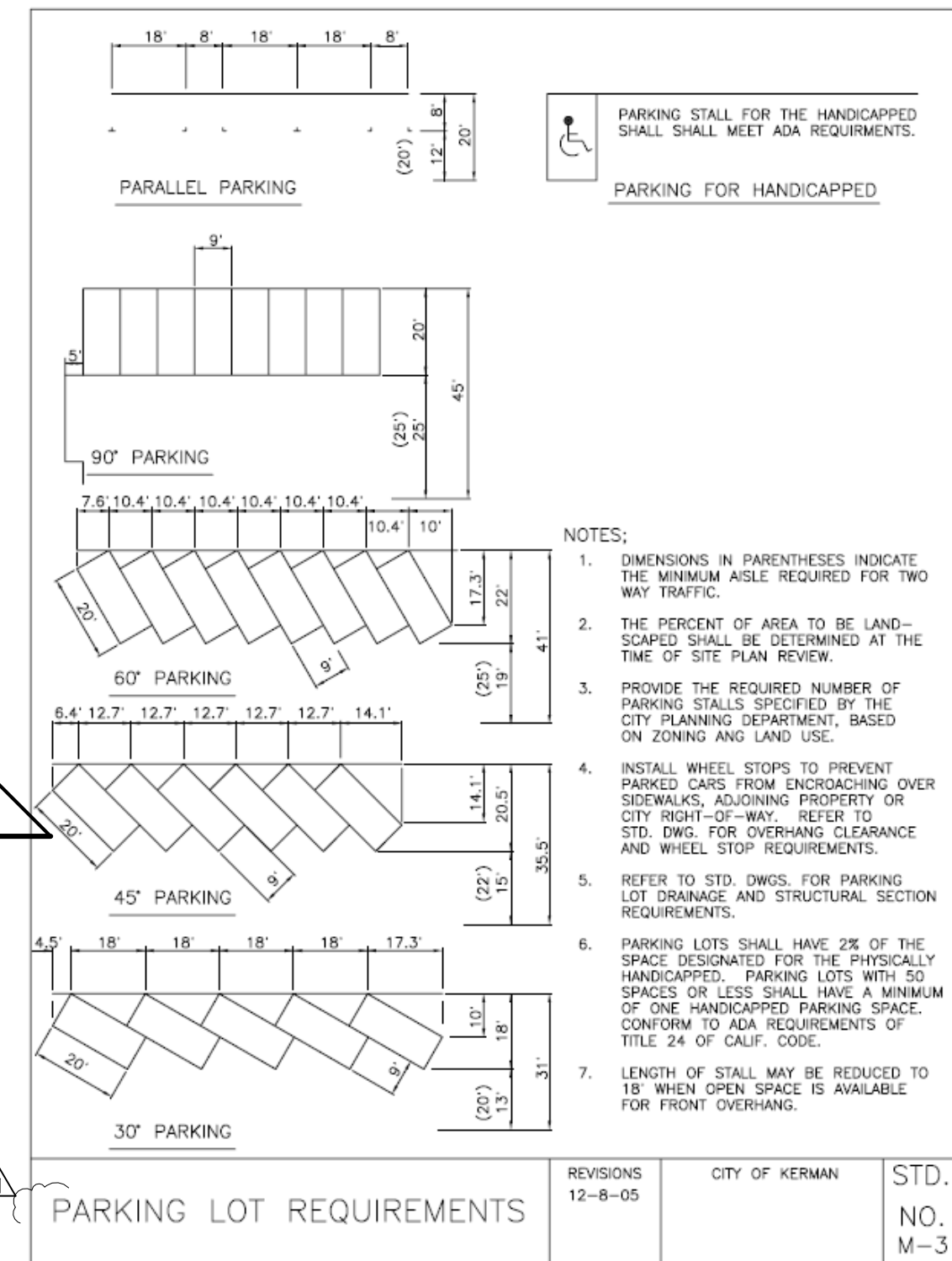
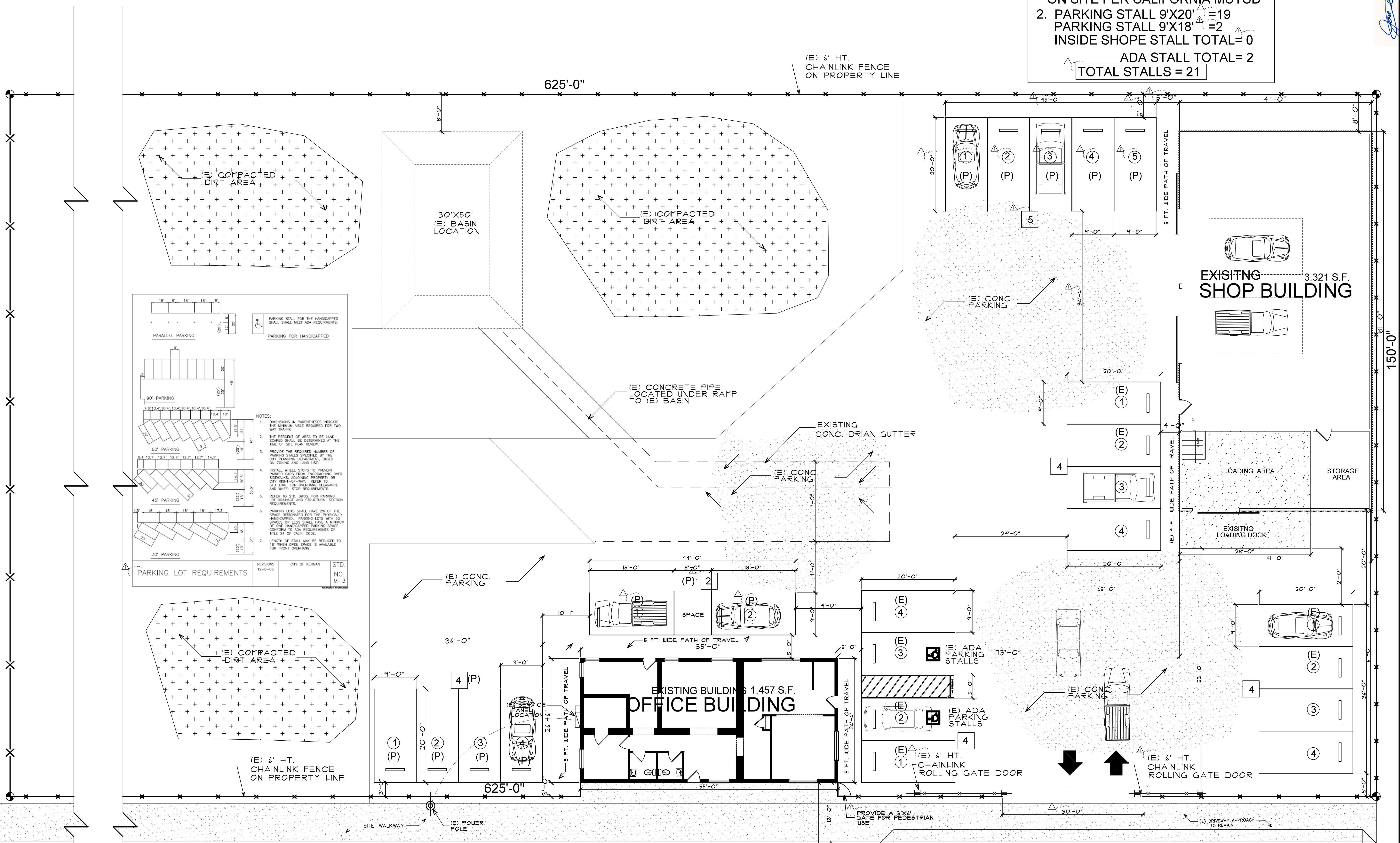
29. A new water meter shall be installed in accordance with applicable city standards and to the satisfaction of the Public Works Department.
30. The existing backflow system shall be tested and approved to the satisfaction of the Public Works Department.

End of Conditions

Attachment 2

- GENERAL NOTES**
- EXISTING STAPED STALLS ON SITE PER CALIFORNIA MUTCD
 - PARKING STALL 9'X20' = 19
PARKING STALL 9'X18' = 2
INSIDE SHOPE STALL TOTAL = 0
ADA STALL TOTAL = 2
TOTAL STALLS = 21

Joe Sanchez



City of Kerman
Planning Division
APPROVED
02/27/2026

Reviewed By: *[Signature]*

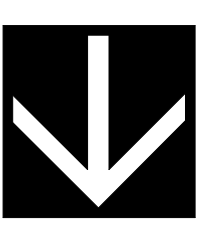
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W A ST. CALIFORNIA AVE.

PROPOSED
SITE PLAN

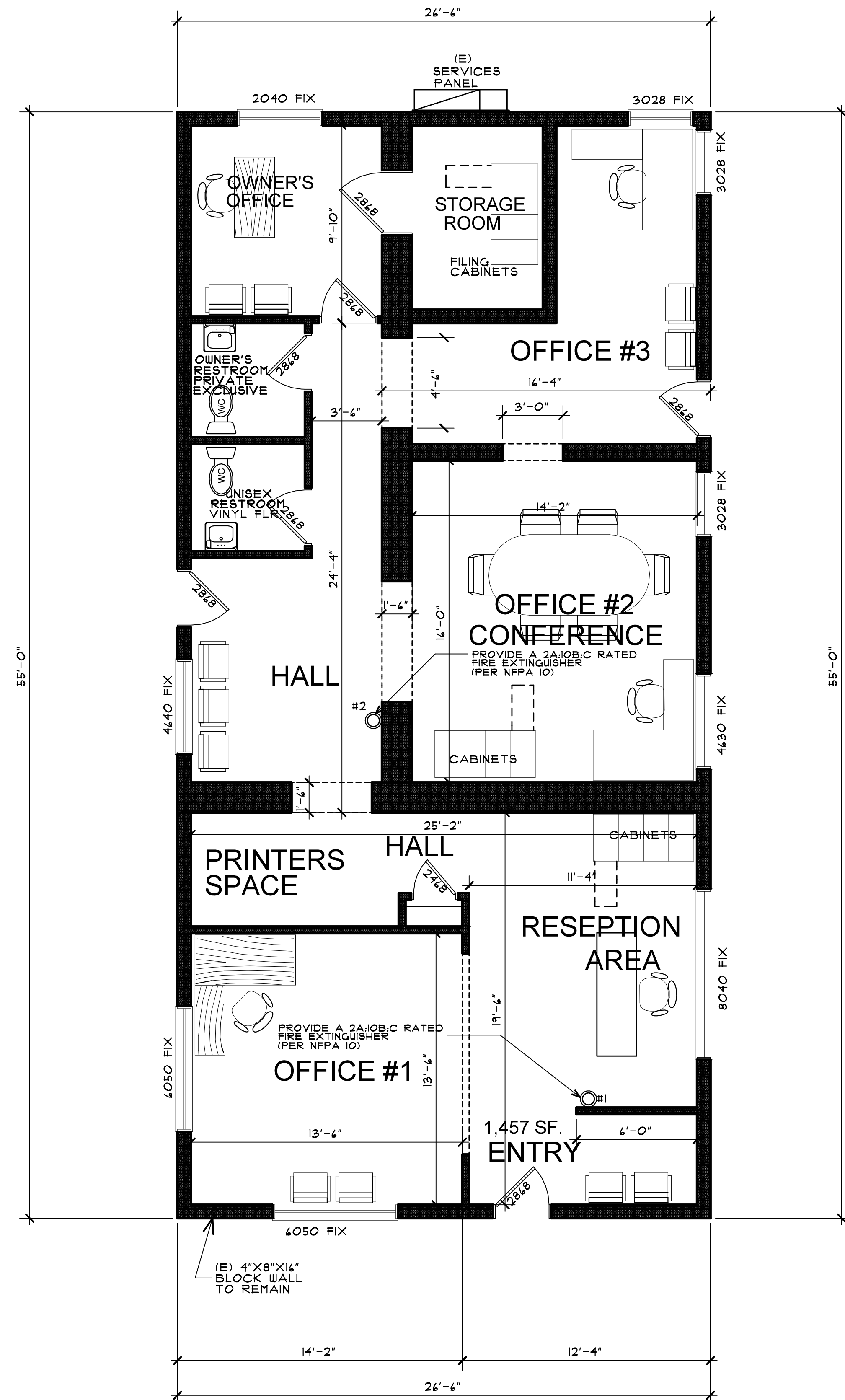
SCALE: 1/18"=1'-0"



LEGEND

	EXISTING 2x4 BEARING WALLS TO REMAIN
	DEM'D WALLS
	PROPOSED CONSTRUCTION (NEW WALLS)
	2x4 D.F. #2 STUDS @ 16" O.C. (NEW WALLS)
	8"X14" CMU BLOCK WALL (EXISTING)
	SHEAR WALL BRACE PANAL
	BATT INSULATION
	FRAMING MEMBER OR BLOCKING
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
D.I.F.	DETERMINE IN FIELD
F.F.F.	FOIL FACED FIBERGLASS
A.F.F.	ABOVE FINISHED FLOOR
SIP	SHELF AND POLE

Joe Smith



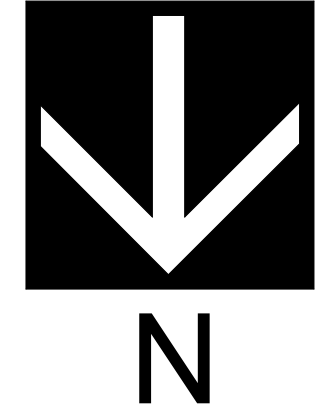
MODEL NO.	CAPACITY	UL RATING	W x D x H	DIAMETER
5-9873	5 lbs.	2A:10B:C	8.5 x 5.1 x 17"	4.1/2"

2A:10B:C RATED
FIRE EXTINGUISHER










EXISTING OFFICE BUILDING
PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0" FLOOR AREA : 1,475 S.F.



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0" FLOOR AREA : 1,457 S.F.



LEGEND

-  EXISTING 2x4 BEARING WALLS TO REMAIN
-  DEMO WALLS
-  PROPOSED CONSTRUCTION (NEW WALLS)
-  2x4 D.F. #2 STUDS @ 12" O.C.
-  2x4 D.F. #2 STUDS @ 12" O.C. (NEW WALLS)
-  8"X16" CMU BLOCK WALL (EXISTING)
-  SHEAR WALL BRACE PANEL
-  BATT INSULATION
-  FRAMING MEMBER OR BLOCKING
- N.I.C. NOT IN CONTRACT
- N.T.S. NOT TO SCALE
- U.N.O. UNLESS NOTED OTHERWISE
- V.I.F. VERIFY IN FIELD
- D.I.F. DETERMINE IN FIELD
- F.F.F. FOIL FACED FIBERGLASS
- A.F.F. ABOVE FINISHED FLOOR
- SIP SHELF AND POLE

Joe Chavakis



MODEL NO.	CAPACITY	UL RATING	SIZE W x D x H	DIAMETER
5-9873	5 Gal.	2A:10B:C	8 x 5 x 16"	4 1/2"

2A:10B:C RATED
FIRE EXTINGUISHER

