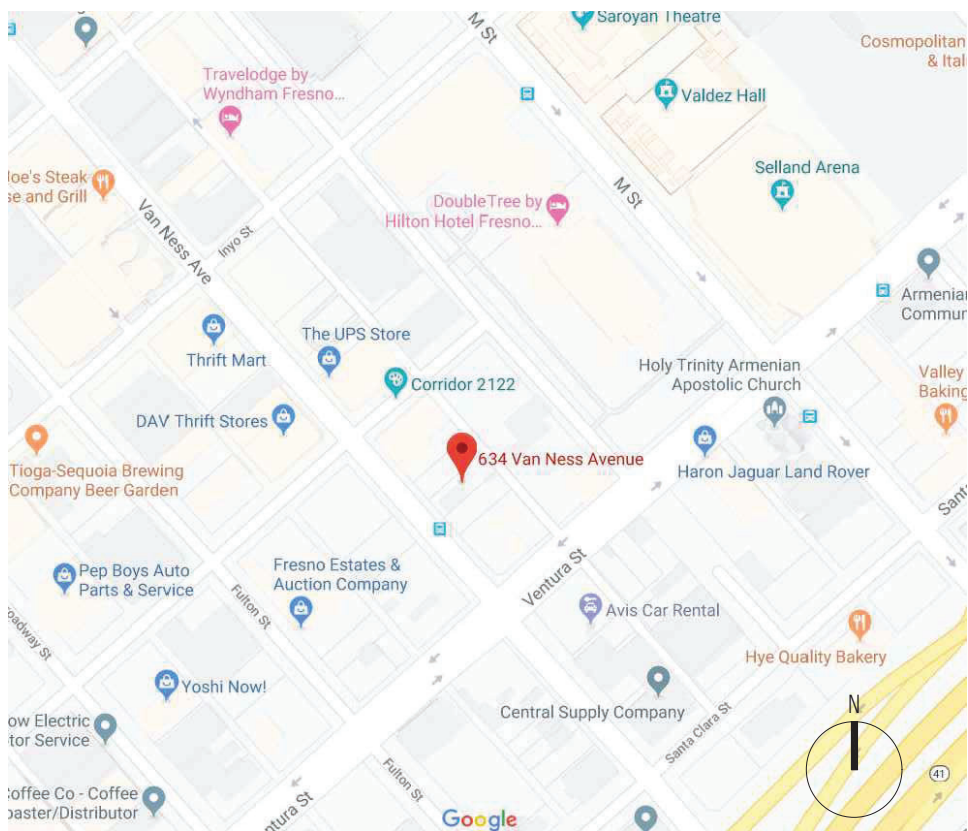


VICINITY MAP



AGENCY NOTES

- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE POLICIES OF THE FRESNO GENERAL PLAN, DOWNTOWN COMMUNITY PLAN, FULTON SPECIFIC PLAN, THE FRESNO COUNTY AIRPORT LAND USE COMPATIBILITY PLAN, AND WITH THE DOWNTOWN GENERAL PLANNED LAND USE DESIGNATION.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE DTG DOWNTOWN – GENERAL ZONE DISTRICT AND ALLOTHER APPLICABLE SECTIONS OF THE FRESNO MUNICIPAL CODE
- COMPLY WITH THE OPERATIONAL STATEMENT SUBMITTED FOR THE PROPOSED PROJECT DATED JULY 30, 2019.
- COMPLY WITH ALL APPLICABLE MITIGATION MEASURES DETAILED IN THE ATTACHED MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) MITIGATION MONITORING CHECKLIST FOR THE FRESNO GENERAL PLAN AND ANY APPLICABLE PROJECT SPECIFIC MITIGATION MEASURES CONTAINED IN THE ENVIRONMENTAL ASSESSMENT ADOPTED FOR THE PROJECT.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE CONDITIONS
- APPROVAL OF DEVELOPMENT PERMIT APPLICATION NO. P19-03329 PERTAINS TO THE REMODEL IMPROVEMENTS, ONLY. A ZONE CLEARANCE IS REQUIRED FOR ALCOHOL SALES, AND AN ALCOHOL LICENSE IS REQUIRED FROM THE CALIFORNIA ALCOHOL BEVERAGE CONTROL.
- APPLICATION REQUIRES FORMAL REVIEW BEFORE THE HISTORIC PRESERVATION COMMISSION. PLEASE CONTACT LAURA VAN ONNA FOR MORE INFORMATION REGARDING REQUIRED ITEMS TO BE PLACED ON MEETING AGENDA
- PROPERTY IS LOCATED WITHIN THE AIRPORT INFLUENCE AREA FOR THE FRESNO CHANDLER AIRPORT AND REVIEW FOR CONSISTENCY FINDING WOULD BE REQUIRED FROM THE AIRPORT LAND USE COMMISSION. HOWEVER, SINCE MOST OF THE IMPROVEMENTS ARE OCCURRING WITHIN AN EXISTING BUILDING AND THE PROPOSED USE DOES NOT EXCEED THE 300 PERSONS PER ACRE MAXIMUM, REVIEW BY THE AIRPORT LAND USE COMMISSION IS NOT REQUIRED.

LOT LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, CITY OF FRESNO, DESCRIBED AS FOLLOWS:
LOTS 24 AND 25 IN BLOCK 98 OF THE CITY OF FRESNO BLOCKS, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP IN BOOK 1 PAGE 2 OF PLOTS, FRESNO COUNTY RECORDS.

FIRE NOTES

- FIRE HOSE PULL AND EQUIPMENT ACCESS IS AN UNOBSTRUCTED WALKWAY WHICH PROVIDES CONTINUOUS ACCESS CONNECTING VEHICULAR ACCESS TO ALL BUILDING OPENINGS AND EXTERIOR STORAGE AREAS. THE WALKWAY REQUIRES UNOBSTRUCTED 36 INCH HORIZONTAL CLEARANCE AROUND OPENINGS AND CONTINUOUS 7 FOOT VERTICAL CLEARANCE. (FFD DEVELOPMENT POLICY 403.002) THE EGRESS PATH MAY NOT REQUIRE STEPPING OVER A CURB.
- ALL GATES ACROSS FIRE HOSE AND EQUIPMENT ACCESS POINTS SHALL BE A MINIMUM OF 4 FOOT CLEAR WIDTH.
- ALL REQUIRED FIRE HOSE AND EQUIPMENT ACCESS GATES SHALL REMAIN UNLOCKED OR BE PROVIDED WITH POLICE/FIRE BYPASS LOCKS. ("BEST" PADLOCK MODEL 21B700 SERIES). A KNOX PADLOCK MAY NOT BE USED. POLICE/FIRE BYPASS LOCKS CAN BE PURCHASED ONLY THROUGH SIERRA LOCK & GLASS, 1560 N. PALM AVENUE, FRESNO, CA 93728.
- THE REAR EXIT GATES FROM THE OUTDOOR PATIO AREA SHALL BE INSET SO THEY DO NOT OPEN ACROSS THE PROPERTY LINE OR ALLEY ACCESS DRIVE.
- PROVIDE A KNOX BOX AT BUILDING MAIN ENTRY FOR EMERGENCY FIRE ACCESS IN ACCORDANCE WITH FFD POLICY.
- THE BUILDING USE SHALL BE CLASSIFIED BY THE COMBINED OCCUPANT LOAD TOTAL OF BOTH FLOORS FOR USE. PRIOR TO PLAN SUBMITTAL SQUARE FOOTAGE AND OCCUPANT LOAD SHALL BE PROVIDED FOR EACH ROOM AND/OR SPACE INCLUDING EXTERIOR BALCONIES, PATIOS, AND THE OPEN ASSEMBLY SPACE ON THE EAST SIDE OF THE BUILDING.
- AS NOTED IN DRC REVIEW, ANY ISO OR 'SEA TRAIN' TYPE OF CONTAINERS MAY NOT BE UTILIZED AS RESTROOMS AND BAR USES UNLESS THEY ARE STATE OF CALIFORNIA CERTIFIED BY HCD AS MODULAR BUILDINGS. FIRE RATED CONSTRUCTION SHALL BE PROVIDED ON ANY STRUCTURE WITHIN 10 FEET OF THE PROPERTY LINE.
- ANY ASSEMBLY USE OF THE SECOND FLOOR REQUIRES FIRE SPRINKLERS IN ACCORDANCE WITH 2016 CFC 903.2.1.2 AS THE FIRE AREA IS LOCATED ABOVE THE LEVEL OF EXIT DISCHARGE.

PROJECT INFORMATION

PROJECT ADDRESS: 634-640 VANE NESS AVE
FRESNO, CA 93721
468-261-12
GENERAL PLAN LAND USE: DTG - DOWNTOWN GENERAL
ZONE DISTRICT: CGH - GENERAL HEAVY COMMERCIAL
COMMUNITY PLAN: DOWNTOWN
SPECIFIC PLAN: FULTON CORRIDOR SPECIFIC PLAN
AIRPORT PLAN: FRESNO COUNTY AIRPORT LAND USE PLAN

SHEET NOTES

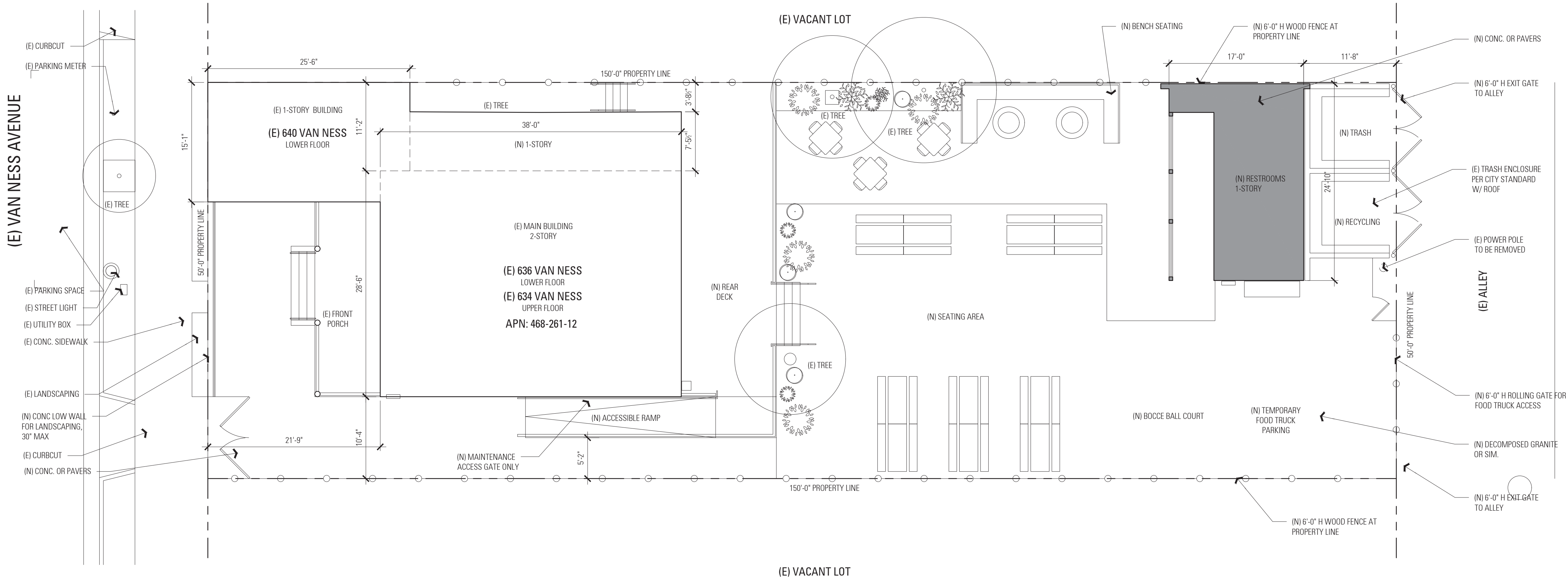
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY
- TWO 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

LEGEND

- (E) EXISTING TO REMAIN
(N) PROPOSED, NEW STRUCTURE OR SITE IMPROVEMENTS

Compliance P19-04817

APPL. NO. P19-03329 EXHIBIT A-1 DATE 03/22/2022
PLANNING REVIEW BY Erik Young DATE 3/25/2022
TRAFFIC ENG. DATE
APPROVED BY Erik Young DATE 3/25/2022
CITY OF FRESNO DARM DEPT



PROPOSED SITE PLAN



634 VAN NESS AVE

634-640 VAN NESS AVENUE, FRESNO, CA 93721 / APN 468-261-12
DEVELOPMENT REVIEW SUBMITTAL REV 3/22/22

PROPOSED
SITE PLAN

A1

BROCKETT
/ARCHITECT
Ryan Brockett-Architect Inc
//BROCKETTARCHITECTURE.COM

NOT FOR
CONSTRUCTION

SHEET NOTES

- REFER TO FLOOR PLAN & DIMENSION PLAN GENERAL NOTES ON SHEET T2.1
- 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.
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- SEE SHEET A2.8 FOR (N) RESTROOMS AND TRASH ENCLOSURE ENLARGED PLANS AND ELEVATIONS.
- FIRE HOSE PULL AND EQUIPMENT ACCESS IS AN UNOBSTRUCTED WALKWAY WHICH PROVIDES CONTINUOUS ACCESS CONNECTING VEHICULAR ACCESS TO ALL BUILDING OPENINGS AND EXTERIOR STORAGE AREAS. THE WALKWAY REQUIRES UNOBSTRUCTED 36 INCH HORIZONTAL CLEARANCE AROUND OPENINGS AND CONTINUOUS 7 FOOT VERTICAL CLEARANCE. (FFD DEVELOPMENT POLICY 403.002) THE EGRESS PATH MAY NOT REQUIRE STEPPING OVER A CURB.
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SHEET LEGEND

- PROPERTY LINE
- (E) WATER LINE
- (E) SEWER LINE
- (E) ELECTRICAL

Compliance P19-04817

APPL. NO. P19-03329 EXHIBIT A-2 DATE 03/22/2022
PLANNING REVIEW BY Erik Young DATE 3/25/2022
TRAFFIC ENG. _____ DATE _____
APPROVED BY Erik Young DATE 3/25/2022
CITY OF FRESNO DARM DEPT

REFERENCE NOTES

- (E) CURB CUTS
- (E) PARKING METER
- (E) TREE
- (E) PARKING SPACE
- (E) STREET LIGHT
- (E) UTILITY BOX
- (E) CONCRETE SIDEWALK
- (E) PAVERS
- (E) LANDSCAPING
- (N) LOW WOOD FENCE & GATE, MATCH (E) HEIGHT; PROVIDE PANIC HARDWARE AT GATE
- (N) CONCRETE OR PAVERS
- (N) ADA ACCESSIBLE RAMP & HANDRAILS
- (N) MOVEABLE TABLES & CHAIRS
- (N) MOVEABLE LARGE TABLES
- (N) DECOMPOSED GRANITE OR SIM. W/ STABILIZING BINDER FOR ACCESSIBLE ROUTE.
- (N) BENCH SEATING
- (N) 6'-0" WOOD FENCE
- (N) ELEC SERVICE
- (N) FIRE BACKFLOW PREVENTER
- (N) DOMESTIC WATER BACKFLOW PREVENTER
- (E) WATER METER
- (N) 6'-0" H EXIT GATE TO ALLEY; PROVIDE PANIC HARDWARE
- (E) POWER POLE TO BE REMOVED
- (E) ELEC VAULT
- (E) ABANDONED WATER METER BOX
- (N) TRASH ENCLOSURE PER CITY STANDARD
- (N) TRASH ENCLOSURE METAL GATE, SEE STRUCTURAL FOR DETAILS, TYP.
- (N) FIRE SPRINKLER RISER, SEE FIRE PROTECTION PLANS
- (N) FIRE DEPARTMENT CONNECTION TO (E) CITY MAIN AT ALLEY
- PROVIDE ILLUMINATION ALONG PATH OF TRAVEL TO FROM EACH EXIT TO PUBLIC WAY, TYP.

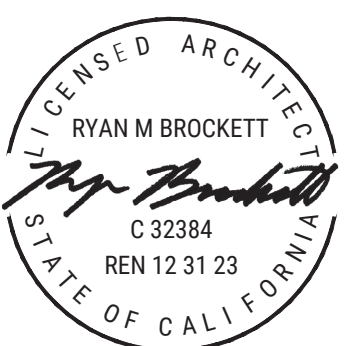
BROCKETT /ARCHITECT

BROCKITECTURE.COM

Ryan Brockett AIA LEED AP
ryan@brockettarchitecture.com
Licensed Architect C-32384

Ryan Brockett Architect Inc
104 S. Main St. Unit B
Templeton, CA 93465
805 / 801 1232

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OWNER:
ASHKKA, LLC
634 VAN NESS AVENUE
FRESNO, CA 93721
PHONE: 559 / 333 7882

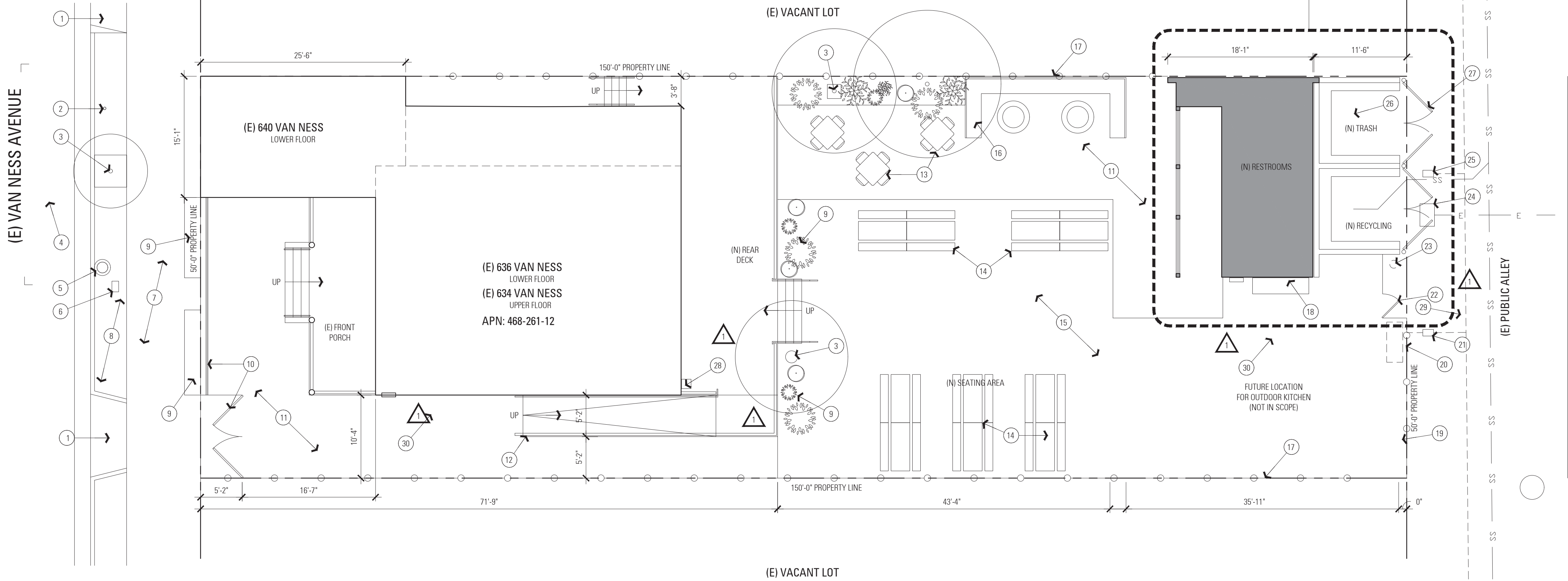
MOSES McQUEEN'S

634, 636 & 640 VAN NESS AVENUE, FRESNO, CA 93721
APN / 468-261-12

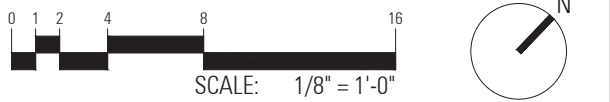
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| 1 | 02/15/22 | RESUBMITTAL |
| 2 | 03/22/22 | RESUBMITTAL |

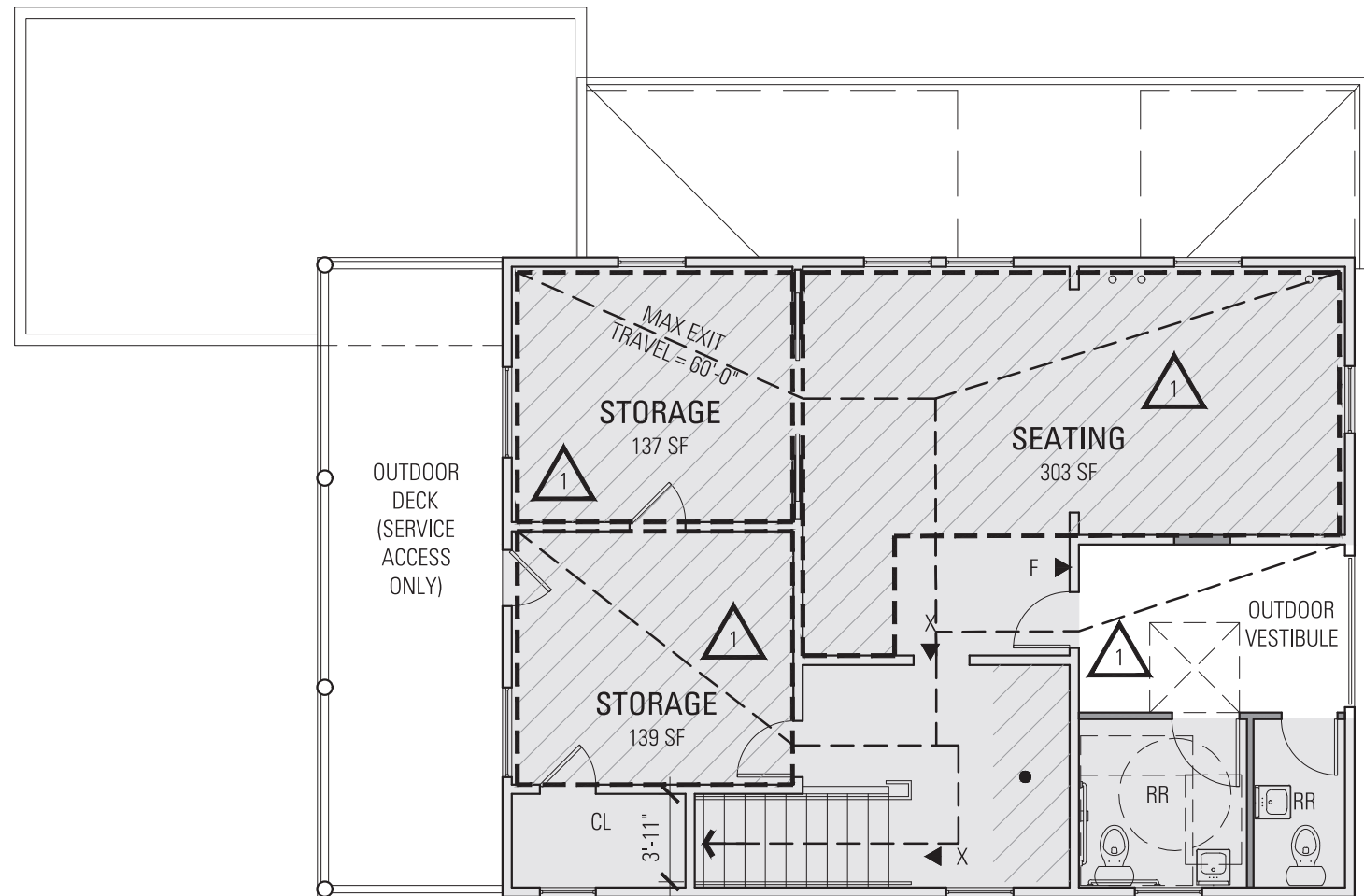
SITE PLAN

A1.1

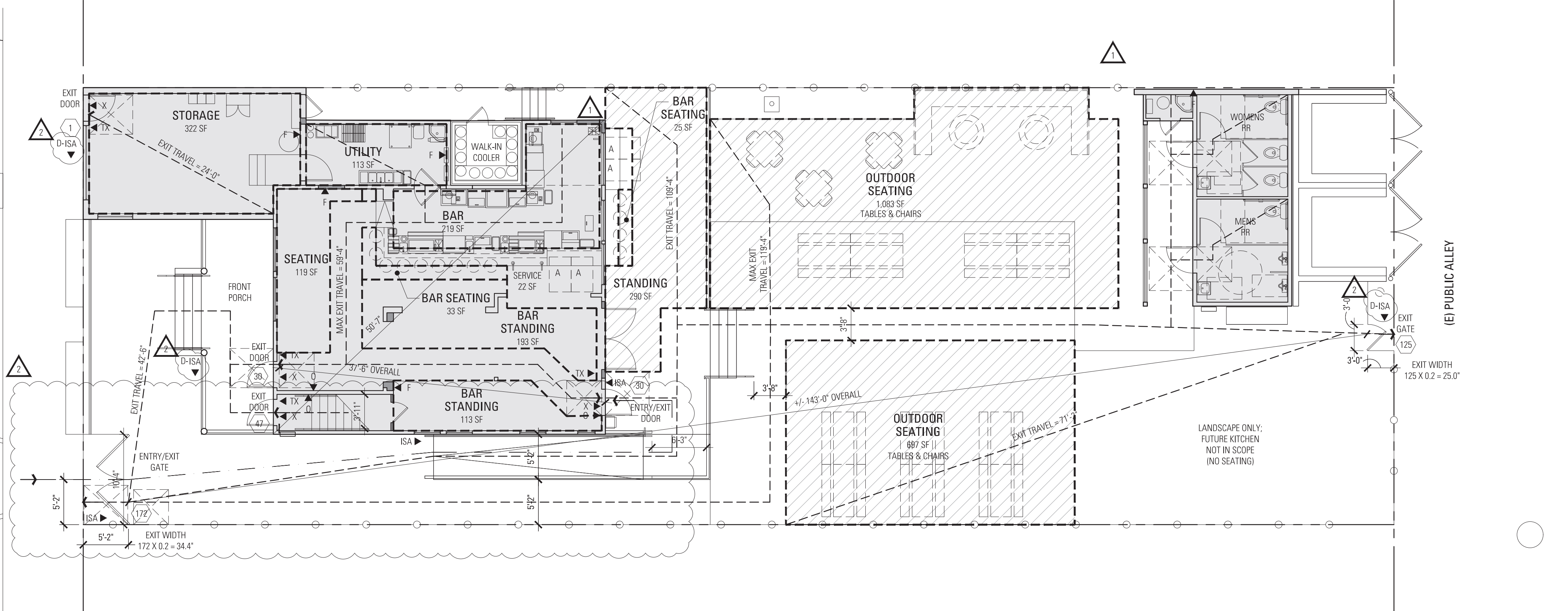
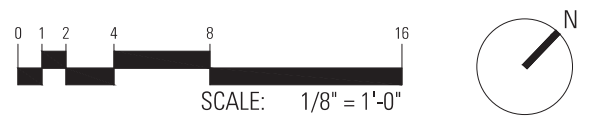


1 SITE PLAN

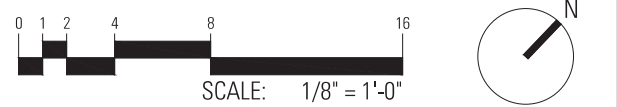




2 UPPER CODE COMPLIANCE PLAN



1 LOWER CODE COMPLIANCE PLAN



OCCUPANCY LOAD FACTORS

| | | |
|---|-----------------------------------|--|
| OCCUPANCY GROUPS: | | |
| RESTAURANT/BAR: GROUP A-2 ASSEMBLY | | |
| STORAGE: GROUP S (ACCESSORY) | | |
| OCCUPANCY LOAD FACTORS (PER CBC 2016 TABLE 1004.1.2): | | |
| ACCESSORY STORAGE AREAS | 300 GROSS | |
| ASSEMBLY UNCONCENTRATED | 15 NET (MOVEABLE TABLES & CHAIRS) | |
| ASSEMBLY CONCENTRATED | 7 NET (CHAIRS ONLY - NOT FIXED) | |
| ASSEMBLY STANDING | 5 NET | |
| COMMERCIAL, SERVICE | 200 GROSS | |

OCCUPANCY CALCULATIONS

| | | | | |
|--------------------------|--------------------------|---|-----------|---|
| (N) SEATING | 119 SF / 15 NET | = | 7.9 OCC | 1 |
| (N) BAR SEATING | 35 SF / 7 NET | = | 5.0 OCC | |
| (N) BAR STANDING | 306 SF / 5 NET | = | 61.2 OCC | |
| (N) UTILITY | 113 SF / 300 GROSS | = | 0.4 OCC | |
| (N) ADA BAR SEATING | ONE PLUS COMP | = | 2.0 OCC | |
| (N) BAR & SERVICE | 241 SF / 200 GROSS | = | 1.2 OCC | |
| TOTAL LOWER FLOOR | (649 OCC, 2 EXITS REQ'D) | | 77.7 OCC | |
| (N) SEATING | 303 SF / 15 NET | = | 20.2 OCC | |
| (N) STORAGE | 276 SF / 300 GROSS | = | 0.9 OCC | |
| TOTAL UPPER FLOOR | (649 OCC, 1 EXITS REQ'D) | | 21.1 OCC | |
| (N) STORAGE (ACCESSORY) | 322 SF / 300 GROSS | = | 1.1 OCC | |
| TOTAL LOWER STORAGE | (649 OCC, 1 EXITS REQ'D) | | 1.1 OCC | |
| TOTAL INDOOR | | | 99.9 OCC | |
| (N) OUTDOOR BAR SEATING | 25 SF / 7 NET | = | 3.6 OCC | |
| (N) OUTDOOR STANDING | 290 SF / 5 NET | = | 58.0 OCC | |
| (N) OUTDOOR SEATING YARD | 1,780 SF / 15 NET | = | 118.7 OCC | |
| TOTAL OUTDOOR | (649 OCC, 2 EXITS REQ'D) | | 180.3 OCC | |
| GRAND TOTAL | | | 280.2 OCC | |

PLUMBING CALCULATIONS

| | | | |
|---|-----------|-----------------------------|---------------|
| GROUP A-2 BAR | | | 127.0 PERSONS |
| 3,810 SF / 30 OLF | = | | |
| (64 MALE / 64 FEMALE) | | | |
| A-2 OCCUPANCY (PER 2019 CPC TABLE 422.1): | | | |
| WATER CLOSETS | REQUIRED | PROVIDED | |
| URINAL | 2 M / 3 F | 1 M / 3 F / 2 ALL (6 TOTAL) | |
| LAVATORIES | 1 M / 1 F | 2 M | |
| DRINKING FOUNTAIN | 1 | 1 M / 1 F / 2 ALL | |
| SERVICE SINK | 1 | N/A (WATER SERVICE) | |

SHEET LEGEND

| | |
|-------|--|
| | OCCUPANCY AREA BOUNDARY |
| | FURNITURE FOR REFERENCE, SHOWN DASHED |
| | EGRESS EXIT PATH OF TRAVEL |
| | ACCESSIBLE ENTRY PATH OF TRAVEL |
| | ACCESSIBLE LEVEL DOOR CLEARANCE |
| | ACCESSIBLE CLEAR FLOOR AREA, 30" X 48" |
| A | LOCATION OF ACCESSIBLE SEATING |
| ISA | INTERNATIONAL SYMBOL OF ACCESSIBILITY |
| D-ISA | ACCESSIBLE ENTRY DIRECTIONAL SIGNAGE |
| X | ILLUMINATED EXIT SIGN, SEE ELECTRICAL |
| TX | TACTILE EXIT SIGNS |
| F | SEMI RECESSED FIRE EXTINGUISHER 2A:10B:C |
| O | OCCUPANT LOAD POSTED SIGNAGE |

SHEET NOTES

- WHERE DINING SURFACES ARE PROVIDED FOR THE CONSUMPTION OF FOOD OR DRINK, AT LEAST 5 PERCENT OF THE SEATING AND STANDING SPACES AT THE DINING SURFACES SHALL COMPLY WITH CBC 11B-802. DINING SURFACES REQUIRED TO BE ACCESSIBLE SHALL BE DISPERSED THROUGHOUT THE SPACE INCLUDING EACH TYPE OF SEATING IN AN AREA, CBC 11B-226.2.
- TABLES ACCESSIBLE TO WHEELCHAIR USERS SHALL HAVE A MAXIMUM HEIGHT OF 34" AND MUST ACCOMMODATE A 30"x48" CLEAR FLOOR SPACE. THE SPACE BENEATH EACH TABLE FOR LEG ROOM SHALL BE MINIMUM 19" DEEP, 30" WIDE AND 27" HIGH, MEASURED FROM THE FINISHED FLOOR LEVEL.
- THE ACCESSIBLE ROUTE AS DELINEATED IS A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELED AT 1:2 MAXIMUM SLOPE, AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE FIRM, STABLE AND SLIP RESISTANT. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80".
- 2019 CFC, SECTION 1008.3.2 EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE INTERVENING MEANS OF EGRESS DOORS SHALL BE MARKED WITH EXIT SIGNS EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OF EXIT PASSAGEWAY IS WITHIN 100 FEET OR LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS.
- 2019 CFC, SECTION 1013.1 THE MEANS OF EGRESS SERVING A ROOM OR SPACE, SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THIS APPLIES TO LIGHTING OTHER THAN THE EXIT SIGNS.
- 2019 CFC SECTION 1006.1.1 ILLUMINATION SHALL BE PROVIDED ALONG THE PATH OF TRAVEL FOR THE EXIT DISCHARGE FROM EACH EXIT TO A PUBLIC WAY. 2019 CFC, SECTION 1008.2.2 EXCEPTIONS: ILLUMINATED EXITS SHALL NOT BE REQUIRED WHERE THE PATH OF THE EXIT DISCHARGE MEETS BOTH OF THE FOLLOWING: 1. THE PATH OF EXIT DISCHARGE IS ILLUMINATED FROM THE EXIT TO A SAFE DISPERSAL AREA, COMPLYING WITH SECTION 1028.5. 2. A DISPERSAL AREA SHALL BE ILLUMINATED TO A LEVEL NOT LESS THAN 1 FOOTCANDLE AT THE WALKING SURFACE.
- PROVIDE MINIMUM 2A:10B:C PORTABLE FIRE EXTINGUISHER(S) (PER NFPA 10). ONE EXTINGUISHER IS REQUIRED FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF OF FLOOR SPACE, WITH TRAVEL DISTANCE NOT TO EXCEED 75 FEET. A MINIMUM OF 2 PORTABLE FIRE EXTINGUISHERS ARE REQUIRED BASED ON THE SQUARE FOOTAGE. SHOW LOCATIONS OF PORTABLE FIRE EXTINGUISHERS ON PLAN.
- 2019 CFC, SECTION 906.3. OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION (OVER THE COUNTER) FOR FIRE SPRINKLER ALARM SUPERVISION. SUPERVISION IS REQUIRED ON ALL FIRE SPRINKLER SYSTEMS WITH 7 OR MORE SPRINKLER HEADS. 2019 CFC, SECTION 903.4, 903.3.8.1 INSTALLATIONS MUST ALSO COMPLY WITH FPD POLICY SECTIONS 405 AND 407. FPD POLICIES CAN BE FOUND AT: [HTTPS://WWW.FRESNO.GOV/FIRE-TRAINING/MANUALS-AND-FORMS/](https://www.fresno.gov/fire-training/manuals-and-forms/).
- THE GENERAL CONTRACTOR AND THE SPRINKLER CONTRACTOR SHALL COORDINATE THE PROTECTION OF ROOF "CRICKETS" OR OTHER CONCEALED COMBUSTIBLE SPACES (WHERE APPLICABLE). FPD POLICY NO. 405.007.
- PER 11B-216.6, PROVIDE AN ISA COMPLYING WITH 11B-703.2.2.1 AT THE ACCESSIBLE ENTRANCE AND A DIRECTIONAL SIGN COMPLYING WITH 11B-703.5 INDICATING THE LOCATION OF THE ACCESSIBLE ENTRANCE SHALL BE PROVIDED AT THE NON-ACCESSIBLE ENTRANCE.

(E) VAN NESS AVENUE

(E) PUBLIC ALLEY

Digitally signed by ERIK YOUNG
DN: cn=Erik Young, o=Fresno.gov, ou=ERIKY, ou=Users, ou=Public, ou=Department, ou=Fresno, DC=fpo Reason: I am approving this document.
Date: 2022.03.28 09:09:56-0700

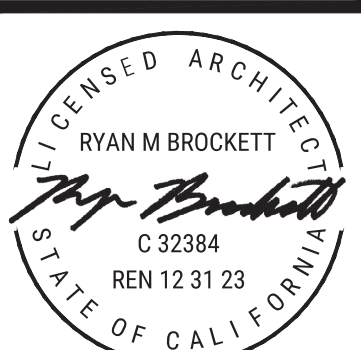
BROCKETT
/ARCHITECT

BROCKITECTURE.COM

Ryan Brockett AIA, LEED AP
ryan@brockettarchitecture.com
Licensed Architect C-32384

Ryan Brockett Architect Inc
104 S. Main St. Unit B
Templeton, CA 93465
805 / 801 1232

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OWNER:
ASHKHA LLC
1000 N. VAN NESS AVENUE
FRESNO, CA 93721
PHONE: 559.333.7892

MOSES McQUEEN'S

634, 636 & 640 VAN NESS AVENUE, FRESNO, CA 93721
APN / 468-261-12

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CODE
COMPLIANCE
PLAN

T4.1

Compliance P19-04817

APPL. NO. P19-03329 EXHIBIT A-3 DATE 03/22/2022

PLANNING REVIEW BY Erik Young DATE 03/25/2022

TRAFFIC ENG. DATE

APPROVED BY Erik Young DATE 03/25/2022

CITY OF FRESNO DARM DEPT