

Project:

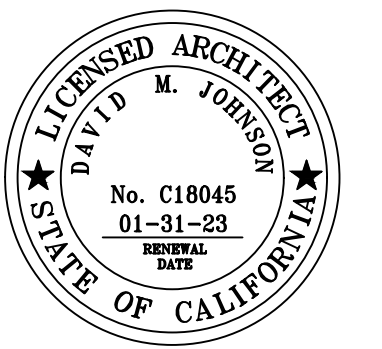
**THE UNIVERSAL
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(DEVELOPMENT
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944 Van Ness Ave.
Fresno, CA 93721

Applicant:

No.	Date	Revisions	By

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Title:

SITE PLAN

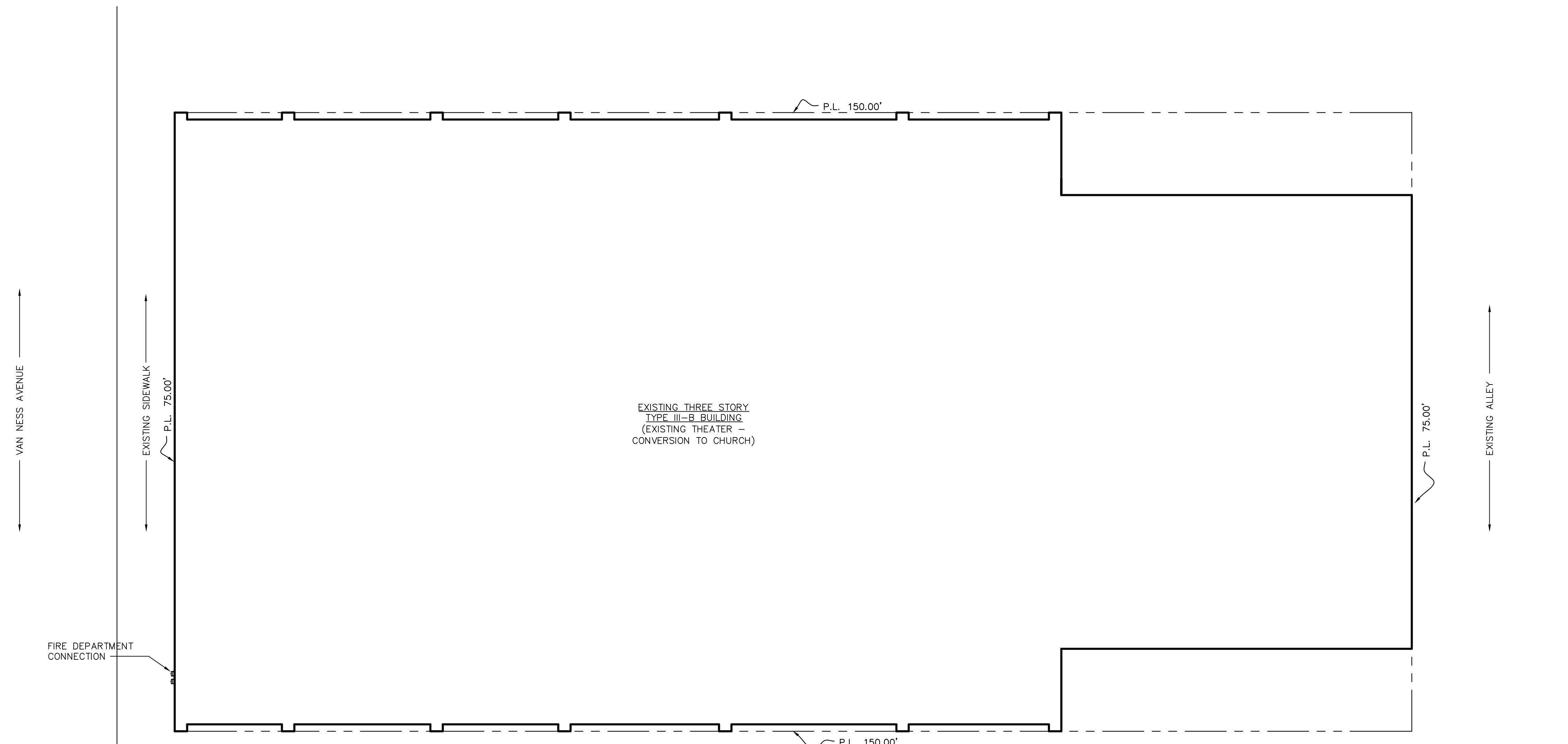
Scale: NOTED Sheet Number

Design By: DJ

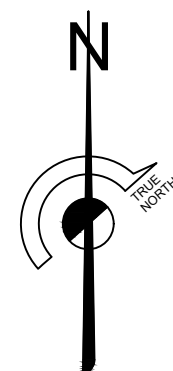
Drawn By: CC/JF

Date: 08.12.2021

A0.2



1 SITE PLAN
Scale: 1/8" = 1'-0"



APPL. NO. P21-04497 EXHIBIT A-2 DATE 11/09/2021

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

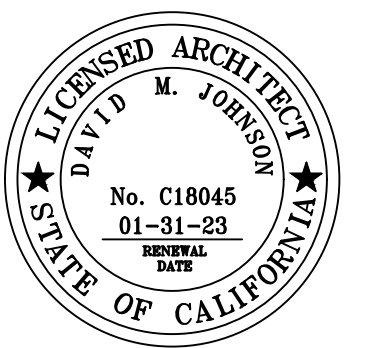
CITY OF FRESNO DARM DEPT

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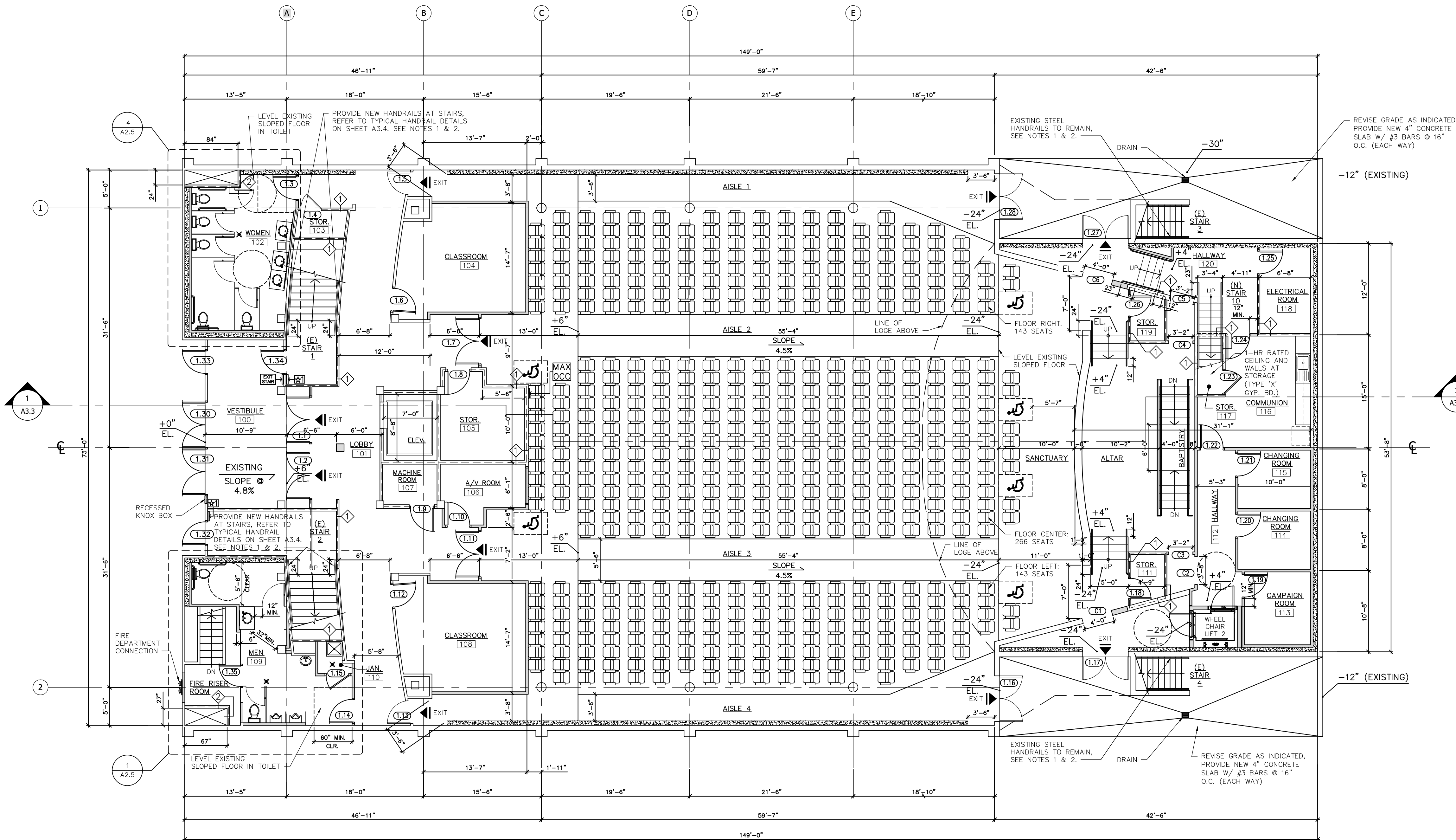
Title:

**REVISED
FIRST
FLOOR PLAN**

Scale: NOTED	Sheet Number
Design By: DJ	A2.1
Drawn By: CC/JF	
Date: 08.12.2021	

NOTES:

- INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. 11B-504.4.1.
- THE STRIPE SHALL BE A MINIMUM OF 2 INCHES (51mm) WIDE TO A MAXIMUM OF 4 INCHES (102mm) WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH (25mm) FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.
- ASSISTIVE LISTENING SYSTEMS SHALL BE PROVIDED IN ASSEMBLY AREAS, INCLUDING CONFERENCE AND MEETING ROOMS, USED FOR THE PURPOSE OF ENTERTAINMENT, EDUCATIONAL OR CIVIC GATHERINGS, OR SIMILAR PURPOSES.
- ASSISTIVE LISTENING SYSTEM IS TO BE OPERABLE AT THE TIME OF FINAL INSPECTION.
- WHEN ASSISTIVE-LISTENING SYSTEMS ARE LIMITED TO SPECIFIC AREAS OR SEATS, SUCH AREAS OR SEATS SHALL BE WITHIN A 50-FOOT VIEWING DISTANCE OF THE STAGE AND SHALL HAVE A COMPLETE VIEW OF THE STAGE. 11B-219.4
- PERMANENTLY INSTALLED ASSISTIVE-LISTENING SYSTEMS ARE REQUIRED IN AREAS IF (1) THEY HAVE FIXED SEATING AND (2A) THEY ACCOMMODATE AT LEAST 50 PERSONS OR (2B) THEY HAVE AUDIO-AMPLIFICATION SYSTEMS, EXCEPT THOSE USED EXCLUSIVELY FOR PAGING AND/OR BACKGROUND MUSIC. 11B-219.2, 11B-219.5
- EACH ASSEMBLY AREA REQUIRED BY 11B-219 TO PROVIDE ASSISTIVE LISTENING SYSTEMS SHALL PROVIDE SIGNS INFORMING PATRONS OF THE AVAILABILITY OF THE ASSISTIVE LISTENING SYSTEM. THE SIGN SHALL INCLUDE WORDING THAT STATES "ASSISTIVE-LISTENING SYSTEM AVAILABLE" AND SHALL BE POSTED IN A PROMINENT PLACE AT OR NEAR THE ASSEMBLY AREA ENTRANCE. ASSISTIVE LISTENING SIGNS SHALL COMPLY WITH 11B-703.5 VISUAL CHARACTERS AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS COMPLYING WITH 11B-703.7.2.4 ASSISTIVE LISTENING SYSTEMS. 11B-216.10
- SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM. INSTALLATIONS MUST ALSO COMPLY WITH FFD POLICY SECTION 405. FFD POLICIES CAN BE FOUND ON THE FIRE DEPARTMENT WEBSITE UNDER FIRE PREVENTION & INVESTIGATION, FIRE DEPARTMENT POLICIES.
- A MANUAL FIRE ALARM SYSTEM IS REQUIRED FOR GROUP A OCCUPANCIES WITH AN OCCUPANT LOAD OF 300 OR MORE, OR WHERE THE OCCUPANT LOAD IS MORE THAN 100 ABOVE OR BELOW THE LOWEST LEVEL OF EXIT DISCHARGE. 2019 CFC, SECTION 907.2.1 NOTE ON PLAN: SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE ALARM SYSTEM. SEE FFD POLICY 401.012.
- THE GENERAL CONTRACTOR SHALL COORDINATE THE FIRE ALARM SYSTEM INTERFACES BETWEEN THE FIRE ALARM CONTRACTOR, SPRINKLER CONTRACTOR, MECHANICAL CONTRACTOR AND ANY OTHER PERTINENT TRADES (FIRE ALARM, SPRINKLER SYSTEM, HOOD AND VENT EXTINGUISHING SYSTEM, HVAC, FIRE SMOKE DAMPERS, ETC.). ALL WORK MUST REMAIN VISIBLE AND MAY NOT BE COVERED UNTIL THE REQUIRED FIRE INSPECTIONS HAVE BEEN COMPLETED BY THE FIRE DEPARTMENT.
- BUILDINGS THREE OR MORE STORIES IN HEIGHT REQUIRE A FIRE ALARM SYSTEM PERMIT FOR SPRINKLER ALARM SUPERVISION WITH "WATER FLOW" TO ANNUNCIATE BY FLOOR. FMC, SECTION 10-50903.4.3.
- THE GENERAL CONTRACTOR AND THE SPRINKLER CONTRACTOR SHALL COORDINATE THE PROTECTION OF ROOF "CRICKETS" OR OTHER CONCEALED COMBUSTIBLE SPACES (WHERE APPLICABLE). FFD POLICY NO. 405.007.
- WHEN A FIRE ALARM SYSTEM IS PRESENT AND THE TOTAL COMBINED CFM FOR ALL HVAC UNITS IN A BUILDING IS IN EXCESS OF 2000, DETECTION OF SMOKE IN ONE OF THE DUCT DETECTORS SHALL SHUT OFF THE POWER SOURCE TO ALL THE UNITS. FFD POLICY 407.004.
- GENERAL STRETCHER REQUIREMENTS: ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF 2019 CBC, SECTION 3002.4A THROUGH 3002.4.7A. EXCEPTIONS: 1. ELEVATORS IN STRUCTURES USED ONLY BY MAINTENANCE AND OPERATING PERSONNEL. 2. ELEVATORS IN JAILS AND PENAL INSTITUTIONS. 3. ELEVATORS IN BUILDINGS OR STRUCTURES WHERE EACH LANDING IS AT GROUND LEVEL OR IS ACCESSIBLE AT GRADE LEVEL OR BY A RAMP. 4. ELEVATOR(S) IN TWO-STORY BUILDINGS OR STRUCTURES EQUIPPED WITH STAIRS OF A CONFIGURATION THAT WILL ACCOMMODATE THE CARRYING OF THE GURNEY OR STRETCHER AS PERMITTED BY THE LOCAL JURISDICTIONAL AUTHORITY.
- ELEVATORS IN BUILDINGS OR STRUCTURES LESS THAN FOUR STORIES IN HEIGHT FOR WHICH THE LOCAL JURISDICTIONAL AUTHORITY HAS GRANTED AN EXCEPTION IN THE FORM OF A WRITTEN DOCUMENT.
- THE ELEVATOR CAR PROVIDED SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMMODATE A 24 INCH BY 84 INCH AMBULANCE GURNEY OR STRETCHER WITH NOT LESS THAN 5 INCH RADIUS CORNERS. IN THE HORIZONTAL, OPEN POSITION, SHALL BE PROVIDED WITH A MINIMUM CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALLS AND DOOR EXCLUDING RETURN PANELS NOT LESS THAN 80 INCHES BY 54 INCHES, AND A MINIMUM DISTANCE FROM WALL, TO RETURN PANEL NOT LESS THAN 51 INCHES WITH A 42 INCH SIDE SLIDE DOOR. 2019 CBC, SECTION 3002.4.3A
- APPROVED LUMINOUS EGRESS PATH MARKINGS DELINEATING THE EXIT PATH SHALL BE PROVIDED IN ALL NEW AND EXISTING BUILDINGS THREE (3) OR MORE STORIES ABOVE GRADE OR BELOW IN ACCORDANCE WITH 2019 CFC, SECTIONS 1025.1 THROUGH 1025.5, FMC, SECTION 10-51025.1. NO BUILDING FINAL WILL BE GIVEN UNTIL INSTALLATION HAS BEEN COMPLETED AND APPROVED. NOTE ON PLAN: SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OF PHOTO LUMINESCENT EXIT PATH MARKINGS.
- IN EVERY A, E, I, R1, R2.1, R3.1 AND R4 OCCUPANCY, ALL DRAPES, HANGINGS, CURTAINS, DROPS, AND ALL OTHER DECORATIVE MATERIAL, INCLUDING CHRISTMAS TREES, THAT WOULD TEND TO INCREASE THE FIRE AND PANIC HAZARD SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR SHALL BE TREATED AND MAINTAINED IN A FLAME-RETARDANT CONDITION BY MEANS OF A FLAME-RETARDANT SOLUTION APPROVED BY THE STATE FIRE MARSHAL, CCR TITLE 19, SECTION 3.08.



SEATING SUMMARY:

FLOOR	-	552 SEATS
LOGE	-	168 SEATS
TOTAL	-	720 SEATS WITH 6 ADA SPACES

MAIN ASSEMBLY ASSISTIVE LISTENING SYSTEM:

- PERMANENT SYSTEM TO BE PROVIDED
- TOTAL ASSEMBLY SEATS - 720
REQUIRED NUMBER OF RECEIVERS:
4% OF TOTAL NUMBER OF SEATS -
720 (0.04) = 28.8 = 24 RECEIVERS
- HEARING AID COMPATIBLE RECEIVERS:
25% OF THE TOTAL REQUIRED,
29 (0.25) = 7.25 = 8 HEARING AID COMPATIBLE
RECEIVERS REQUIRED OF THE 29
- REFER TO SHEET A2.2 FOR CONFERENCE ROOMS ASSISTIVE LISTENING SYSTEM NOTES.

REVISED
FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

LEGEND:

- EXISTING WALL TO REMAIN
- NEW 4" STUD WALL @ 16" O.C. WITH R-15 INSULATION
- NEW 8" THICK SHOTCRETE WALL
- ONE-HOUR RATED WALL, SEE DETAIL 6/A5.3
- ONE-HOUR RATED SHAFT ENCLOSURE, SEE DETAIL 7/A5.3
- ASSISTIVE LISTENING SIGN. THE SIGN SHALL STATE: "ASSISTIVE LISTENING SYSTEM AVAILABLE". SEE SHEET AD1.4 FOR SIGN REQUIREMENTS.
- FIRST FLOOR, EXIT DISCHARGE LEVEL IDENTIFICATION SIGN, OUTSIDE DIAMETER OF STAR SHALL BE SAME HEIGHT AS RAISED CHARACTERS. SEE SHEET AD1.4 FOR SIGN REQUIREMENTS.

FLOOR SEATING:

FLOOR LEFT	-	143 SEATS
FLOOR CENTER	-	266 SEATS
FLOOR RIGHT	-	143 SEATS
FLOOR TOTAL	-	552 SEATS
ADA SPACES PROVIDED	-	6 SPACES

APPL. NO. P21-04497 EXHIBIT F-1 DATE 11/09/2021

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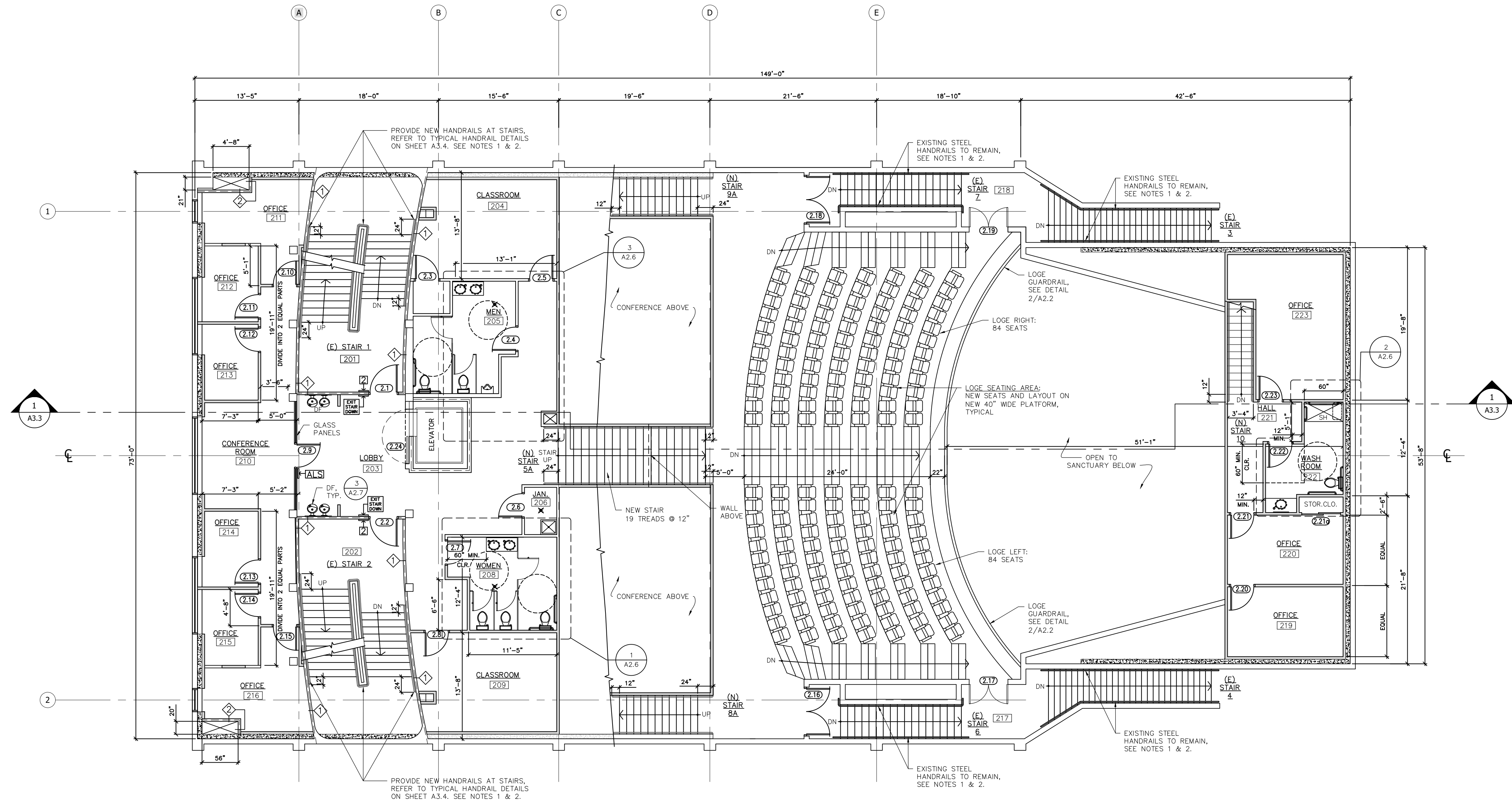
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CITY OF FRESNO DARM DEPT

Project:

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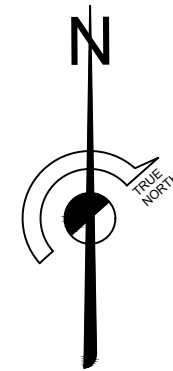
Applicant:



**CONFERENCE ROOMS
ASSISTIVE LISTENING SYSTEM:**

- PORTABLE SYSTEM TO BE PROVIDED
- TOTAL OF 84 OCCUPANTS IN (3) THREE CONFERENCE ROOMS
- REQUIRED NUMBER OF RECEIVERS:
4% OF TOTAL NUMBER OF OCCUPANTS
 $84 (0.04) = 3.4 = 4$ RECEIVERS
- HEARING AID COMPATIBLE RECEIVERS:
25% OF THE TOTAL REQUIRED,
 $4 (0.25) = 1$ COMPATIBLE RECEIVER
- REFER TO SHEET A2.1 FOR MAIN ASSEMBLY ASSISTIVE LISTENING SYSTEM NOTES.

**REVISED
SECOND FLOOR PLAN**
Scale: 1/8" = 1'-0"



LEGEND:

- EXISTING WALL TO REMAIN
- NEW 4" STUD WALL @ 16" O.C. WITH R-15 INSULATION
- NEW 8" THICK SHOTCRETE WALL
- ONE-HOUR RATED WALL, SEE DETAIL 6/A5.3
- ONE-HOUR RATED SHAFT ENCLOSURE, SEE DETAIL 7/A5.3
- ASSISTIVE LISTENING SIGN, THE SIGN SHALL STATE: "ASSISTIVE LISTENING SYSTEM AVAILABLE"; SEE SHEET AD1.4 FOR SIGN REQUIREMENTS.
- SECOND FLOOR IDENTIFICATION SIGN, SEE SHEET AD1.4 FOR SIGN REQUIREMENTS.

NOTES:

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- THE STRIPE SHALL BE A MINIMUM OF 2 INCHES (51mm) WIDE TO A MAXIMUM OF 4 INCHES (102mm) WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH (25mm) FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.
- REFER TO ADDITIONAL NOTES ON A2.1.

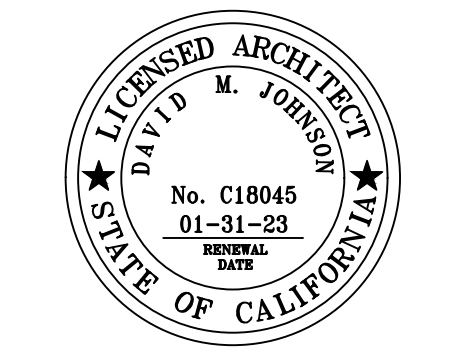
LOGE SEATING:

- LOGE LEFT - 84 SEATS
- LOGE RIGHT - 84 SEATS
- LOGE TOTAL = 168 SEATS

APPL. NO. P21-04497 EXHIBIT F-2 DATE 11/09/2021
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 CITY OF FRESNO DARM DEPT

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Title:

**REVISED
SECOND
FLOOR PLAN**

Scale: NOTED	Sheet Number
Design By: DJ	A2.2
Drawn By: CC/JF	
Date: 08.12.2021	

Project:

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Title:

**REVISED
THIRD
FLOOR PLAN**

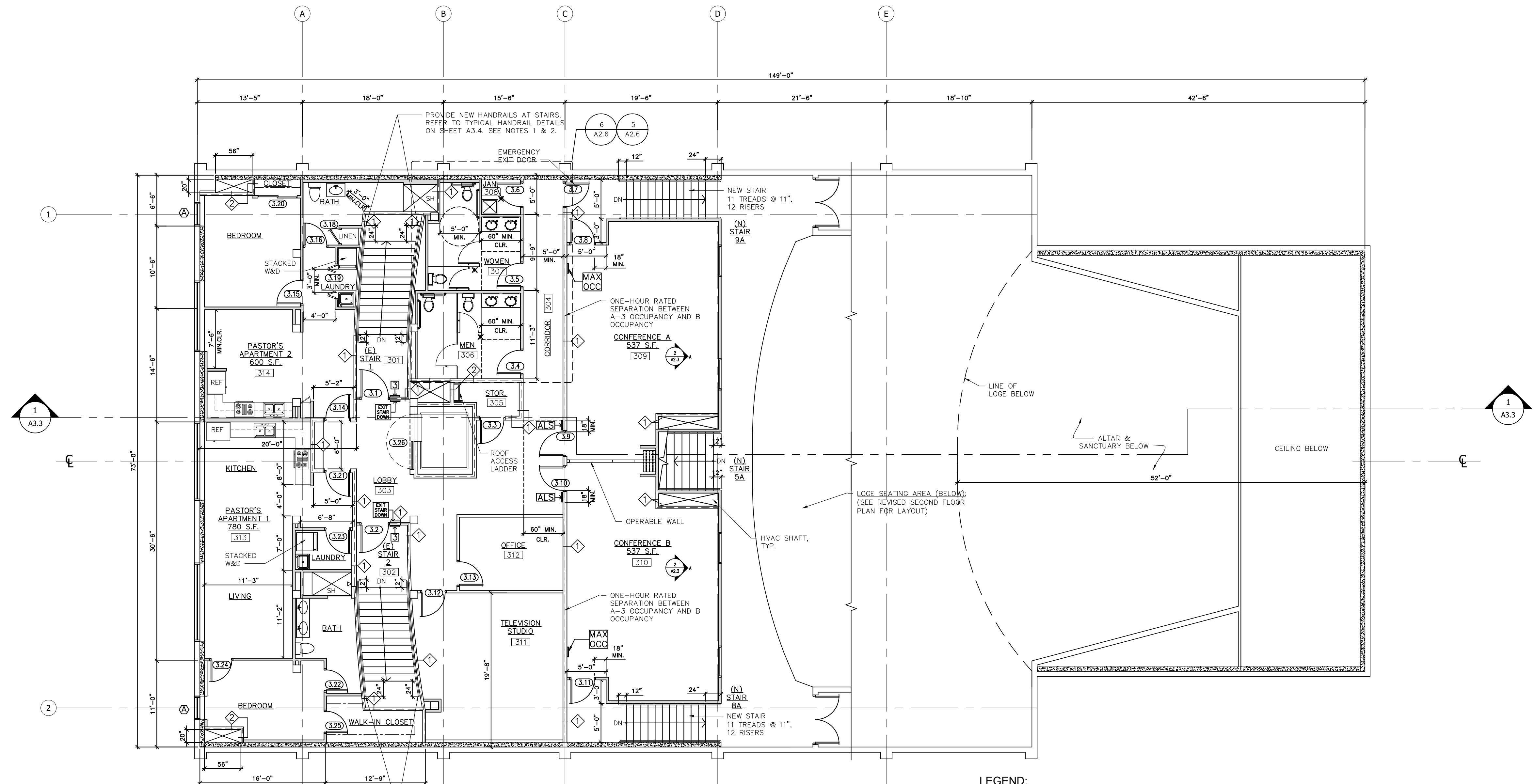
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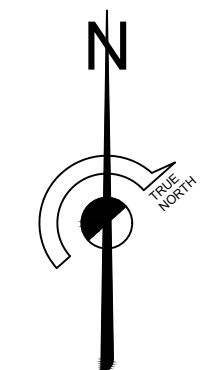
Drawn By: CC/JF

Date: 08.12.2021

A2.3



**REVISED
THIRD FLOOR PLAN**
Scale: 1/8" = 1'-0"



LEGEND:

- EXISTING WALL TO REMAIN
- NEW 4" STUD WALL @ 16" O.C. WITH R-15 INSULATION
- NEW 8" THICK SHOTCRETE WALL
- ONE-HOUR RATED WALL, SEE DETAIL 6/A5.3
- ONE-HOUR RATED SHAFT ENCLOSURE, SEE DETAIL 7/A5.3
- ASSISTIVE LISTENING SIGN, THE SIGN SHALL STATE: "ASSISTIVE LISTENING SYSTEM AVAILABLE"; SEE SHEET AD1.4 FOR SIGN REQUIREMENTS.
- THIRD FLOOR IDENTIFICATION SIGN, SEE SHEET AD1.4 FOR SIGN REQUIREMENTS.

NOTES:

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3. REFER TO ADDITIONAL NOTES ON A2.1.

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 CITY OF FRESNO DARM DEPT

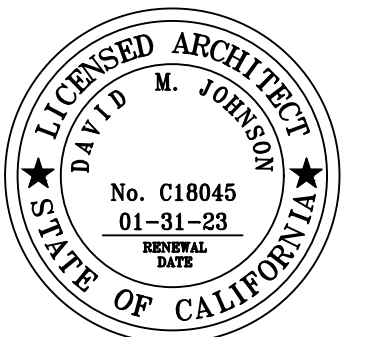
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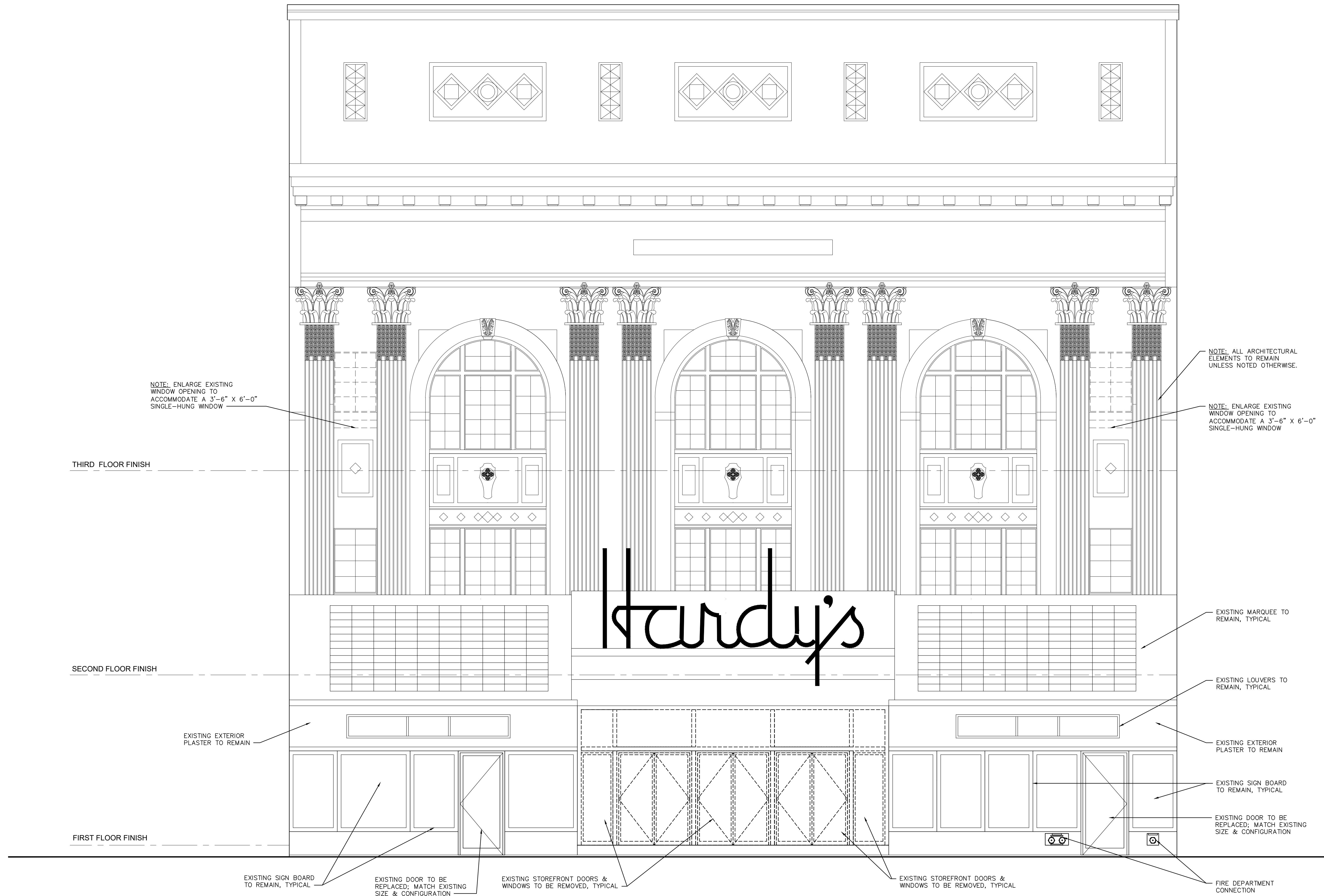
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Title:

BUILDING
ELEVATION
DEMOLITION

Scale: NOTED	Sheet Number
Design By: DJ	A3.0
Drawn By: CC/JF	
Date: 08.12.2021	



NOTE: ENLARGE EXISTING WINDOW OPENING TO ACCOMMODATE A 3'-6" X 6'-0" SINGLE-HUNG WINDOW

NOTE: ALL ARCHITECTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.

NOTE: ENLARGE EXISTING WINDOW OPENING TO ACCOMMODATE A 3'-6" X 6'-0" SINGLE-HUNG WINDOW

EXISTING MARQUEE TO REMAIN, TYPICAL

EXISTING LOUVERS TO REMAIN, TYPICAL

EXISTING EXTERIOR PLASTER TO REMAIN

EXISTING SIGN BOARD TO REMAIN, TYPICAL

EXISTING DOOR TO BE REPLACED; MATCH EXISTING SIZE & CONFIGURATION

FIRE DEPARTMENT CONNECTION

EXISTING EXTERIOR PLASTER TO REMAIN

EXISTING SIGN BOARD TO REMAIN, TYPICAL

EXISTING DOOR TO BE REPLACED; MATCH EXISTING SIZE & CONFIGURATION

EXISTING STOREFRONT DOORS & WINDOWS TO BE REMOVED, TYPICAL

EXISTING STOREFRONT DOORS & WINDOWS TO BE REMOVED, TYPICAL

NOTE:
REMOVE ANY METAL BRACKETS, CONNECTORS, ETC. AT FRONT, SIDE AND REAR OF BUILDING.

1 BUILDING ELEVATION DEMOLITION
Scale: 1/4" = 1'-0"

LEGEND:
----- EXISTING TO BE DEMOLISHED

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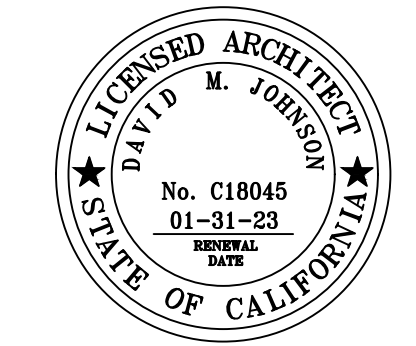
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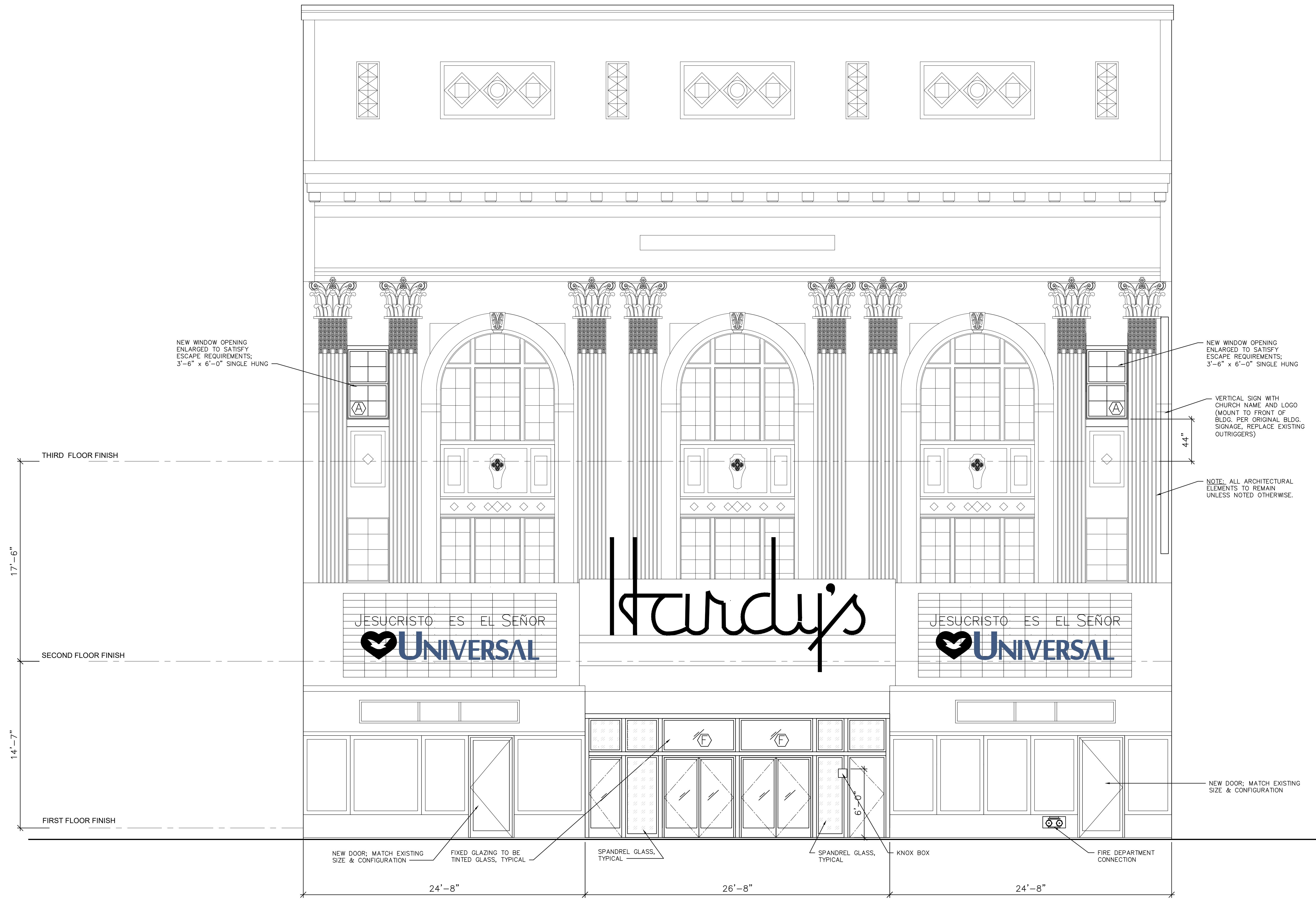
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REVISED
BUILDING
ELEVATION

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1 REVISED WEST ELEVATION
Scale: 1/4" = 1'-0"

REFER TO WINDOW SCHEDULE, SHEET A5.1

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