

Regular Council Meeting
March 10, 2022

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CITY OF FRESNO
CITY CLERK'S OFFICE

FRESNO CITY COUNCIL



Information Packet

ITEM(S)

File ID 22-413, 1-M

Approve a First Amendment to the Disposition and Development Agreement between Metro Hospitality Services, Inc., and City of Fresno to update the project's construction schedule for the Downtown Fresno Marriott Courtyard Hotel located at the northeast corner of Inyo and M Street (District 3)

Contents of Supplement:

REVISED- First Amendment to Disposition and Development Agreement with Metro Hospitality Services, Inc.

Revision: Addition of Exhibit B

Item(s)

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

RECORDING REQUESTED BY:

City of Fresno
No Fee-Gov't. Code Sections
6103 and 27383

WHEN RECORDED, MAIL TO:

City of Fresno
2600 Fresno Street
Fresno, CA 93721
Attention: City Manager



(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

FIRST AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT

by and between

CITY OF FRESNO,
a municipal corporation

and

METRO HOSPITALITY SERVICES, INC.

M and Inyo Streets
Hilton or Marriot
Fresno, California 93721

**FIRST AMENDMENT TO
DISPOSITION AND DEVELOPMENT AGREEMENT**

THIS FIRST AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT (Amendment) is entered as of _____, 2022 (Effective Date), between the CITY OF FRESNO, a municipal corporation, (City) and METRO HOSPITALITY SERVICES, INC. (Developer).

RECITALS

A. WHEREAS, the parties entered into a Disposition and Development Agreement (the Agreement) effective December 18, 2017, and recorded on December 21, 2017, as Document Number 2017-0164954 in the Office of the Fresno County Recorder; and

B. WHEREAS, the Agreement set forth terms and conditions for Developer to purchase the Property from the City and develop it privately as a Hilton or Marriot multi-story hotel with 200 rooms; and

C. WHEREAS, the parties wish to amend the terms of the Agreement to extend certain deadlines in the performance schedule and revise the scope of development and basic design of the hotel.

NOW, THEREFORE, BE IT RESOLVED, that the parties hereby amend the terms of the Agreement as follows:

1. All references in the Agreement regarding a 200-room hotel shall be changed to reflect a 144-room hotel.

2. The Scope of Development and Basic Design (Exhibit "B" attached to the Agreement) is hereby deleted in its entirety and replaced with the "Revised Exhibit "B" – Amendment" attached to this Amendment.

3. The Performance Schedule (Exhibit "C" attached to the Agreement) is hereby deleted in its entirety and replaced with the "Revised Exhibit "C" –Amendment" attached to this Amendment.

4. Capitalized terms used herein and not otherwise defined shall have the meaning given to such terms in the Agreement.

5. Except as expressly set forth herein, the terms and conditions of the Agreement shall remain in full force and effect.

6. In the event of a conflict between this Amendment and the Agreement, the terms of this Amendment shall control.

7. In the event this Amendment is not executed by the Developer and delivered to City within ten days of City Council approval, this Amendment shall be null and void.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, City and Developer have signed this Amendment effective as of the date first above written.

CITY OF FRESNO,
a municipal corporation

METRO HOSPITALITY SERVICES, INC.

By: _____
Georgeanne White,
City Manager

By: _____
Tehal Thandi,
President and Secretary

(Attach notary certificate of acknowledgment)

(Attach notary certificate of acknowledgment)

APPROVED AS TO FORM:
Douglas T. Sloan
City Attorney

By: _____
Tracy N. Parvanian Date
Senior Deputy City Attorney

ATTEST:
TODD STERMER, CMC
City Clerk

By: _____
Deputy

Attachment:
Revised Exhibit "B" Amendment - Scope of Development and Basic Design effective March 10, 2022
Revised Exhibit "C" Amendment – Performance Schedule effective March 10, 2022

**REVISED EXHIBIT “B” – Amendment
Effective March 10, 2022**

**SCOPE OF DEVELOPMENT
AND BASIC DESIGN**

Construction of a 144-room hotel, floors 2nd to 5th, consisting of 36 rooms each, will be built. 1st floor will consist of a vestibule, lobby enclosed swimming pool, fitness center, meeting rooms, lounge, bar/bistro and back of house.

Valet parking will be offered to all guests. Hotel will utilize the City of Fresno parking garage located on “O” St and Inyo; a separate agreement is in place for the parking.

Public access will be located on “M” St.

The Courtyard will provide a landscaped terrace with social gathering areas for the guests open to the mild spring/fall weather and the Fresno skyline. All rooms above and backing onto the terrace will have interior views of the Courtyard.

2 ENLARGED DROP-OFF AREA
1/8" = 1'-0"

SITE NOTES

- A. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE POLICIES OF 2035 FRESCO GENERAL PLAN.
- B. THE DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS & STANDARD DRAWINGS OF THE CITY OF FRESCO PUBLIC WORKS DEPARTMENT.
- C. APPROVAL OF THIS PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS OF THIS PERMIT AND THE SPECIAL PERMIT ORDINANCE. ALL PUBLIC WORKS STANDARDS & REGULATIONS, THE DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELAYS OR MODIFICATIONS TO THE PERMIT PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED & REVIEWED & APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- D. NO USE OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- E. ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS PERMIT & WILL BE SUBJECT TO A NEW PERMIT.
- F. FUTURE FENCES SHALL BE REVIEWED & APPROVED BY THE DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
- G. NO STRUCTURES OF ANY KIND INCLUDING SIGNS AND/OR FENCES MAY BE PLACED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPE AREAS, NO UNAPPROVED UTILITY BOARDS, TRANSFORMERS, METER BOXES OR EQUIPMENT. THE BACKFLOW PREVENTION DEVICES ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE OR BE PLACED ABOVE OR BELOW THE BUILDING. THE BACKFLOW PREVENTION DEVICES SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- H. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER TREES MAY NOT BE TRIMMED OR PRUNED TO EXPOSE NATURAL VEGETY OR OVERLAP CROWN OF THE TREE, EXCEPT AS NECESSARY FOR HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- I. 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 & VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
- J. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING & IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING & IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPARTMENT.
- K. ALL ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) & A WARNING THAT VEHICLES IN VIOLATION OF SECTION 16.07 OF THE MUNICIPAL CODE SHALL BE SUBJECT TO A TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON 7 FT POLES.
- L. ALL ACCESSIBLE PARKING SPACES SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMP OR ON STAIRWAYS AREAS. HANDICAPPED VEHICLES SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING SPACES AND RAMP.
- M. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HIDDEN & SO ARRANGED & CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LOCAL ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS.
- N. BICYCLE PARKING SPACES SHALL BE PROVIDED AT A RATE OF 9% OF THE AVAILABLE SPACES PROVIDED. BICYCLE PARKING SPACES SHALL BE PROVIDED AT A RATE OF 1% OF THE AVAILABLE SPACES PROVIDED. BICYCLE PARKING SPACES SHALL BE PROVIDED AT A RATE OF 1% OF THE AVAILABLE SPACES PROVIDED. BICYCLE PARKING SPACES SHALL BE PROVIDED AT A RATE OF 1% OF THE AVAILABLE SPACES PROVIDED. BICYCLE PARKING SPACES SHALL BE PROVIDED AT A RATE OF 1% OF THE AVAILABLE SPACES PROVIDED.
- O. ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PROPOSED BUILDINGS, PROVIDE A SET OF DRAWINGS WITH DESCRIPTIVE INFORMATION INCLUDING MATERIALS, DESIGN & COLORS TO ALLOW FOR A PRELIMINARY ASSESSMENT OF THE FUTURE SIGNAGE.
- P. SIGN, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS PERMIT. SHOULD ADDITIONAL SIGNS BE REQUIRED, THE APPLICANT MUST SUBMIT FOR A SEPARATE SIGN REVIEW PERMIT. APPLICATIONS & REQUIREMENTS FOR SIGNAGE ARE AVAILABLE AT THE DEVELOPMENT SERVICES DIVISION'S PUBLIC FRONT COUNTER.
- Q. SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY.
- R. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATION OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- S. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESCO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAELOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (NAHC) SHOULD BE IMMEDIATELY CONTACTED & THE CALIFORNIA ARCHAEOLOGICAL INVENTORY DORTY SOUTH SAN JOAQUIN VALLEY INFORMATION CENTER (CAL-OSSE) SHOULD BE IMMEDIATELY CONTACTED & A REFERRAL LIST OF RECORDED ARCHAEOLOGISTS AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE A FULLY RECORDED & DOCUMENTED RECORD MADE TO THE COUNTY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/RECONSTRUCTION.
- T. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECORDED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE MADE BY A PALEONTOLOGIST & IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- U. OUTDOOR STORAGE OF MATERIALS, INCLUDING HO CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COVERED AREA, INCLUDING, UNLESS APPROVED BY THE DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT.
- V. 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 RECORDING EQUIPMENT.
- W. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RE-SET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- X. REPAIR ALL DAMAGED AND/OR OFF-SITE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. EXISTING TRAVEL PATHS OF TRAVEL MUST ALSO MEET CURRENT ADA STANDARDS.
- Y. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY THE PUBLIC WORKS DEPT.

GENERAL NOTES

1. 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 & VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION. (INCLUDE THIS NOTE ON THE SITE AND LANDSCAPE PLANS).
2. ALL ON-STREET PARKING FACILITIES & GEOMETRICS SHALL CONFORM TO THE CITY OF FRESCO PARKING SERVICES & ENGINEERING SERVICES. SUBMIT BRINGING AND STRIPING PLANS TO PUBLIC WORKS ENGINEERING SERVICES.
- 3A. LONG TERM BIKER LOCKERS: MANUF. BELCON OUTDOORS, MODEL: C88R-2UR-BK-COLOR: BLACK OR EQUAL. REFER TO CONSTRUCTION SITE PLAN FOR LOCATION OF SIGNATURE SCOPE OF WORK.
- 3B. SHORT TERM BIKER LOCKER: MANUF. AMERICAN BICYCLE SECURITY CO., BIKE-SHELL REFER TO CONSTRUCTION SITE PLAN FOR LOCATION OF SIGNATURE SCOPE OF WORK.
4. SUBMIT SIGNING AND STRIPING PLANS TO THE PUBLIC WORKS DEPARTMENT. COMPLY WITH THE CURRENT CALTRANS STANDARDS.
5. REFER TO 180A.10 FOR M STREET & INYO STREET CONSTRUCTION REQUIREMENTS BUILDING OR ADJACENCIES.
6. ALL OPEN NON-PAVED AREAS SHALL BE LANDSCAPED (TYP.)
7. ALL TRAFFIC CONTROL DEVICES & GATES PROPOSED WITHIN THE PROJECT SHALL BE REVIEWED & APPROVED BY THE FIRE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT.
8. THE CONSTRUCTION SITE SHALL BE WATERED FOR DUST CONTROL AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS & CITY REQUIREMENTS.
9. ALL LIGHTING DEVICES SHALL BE PROTECTED BY WEATHER AND VANDAL RESISTANT COVERS.
10. REFER TO CIVIL DRAWING FOR FIRE HYDRANT LOCATIONS.
11. REFER TO SITE ELECTRICAL PLAN FOR LIGHTING & POWER LEGS.
12. UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER PER SECTION 15.0207.
13. INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED & MUST BE SUBMITTED & APPROVED BY THE PUBLIC WORKS DEPARTMENT (ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK).
14. SUBMIT ENGINEERING STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING SERVICES.
15. 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.
16. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 601-8800, TO WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
17. VACATIONS: A FEASIBILITY STUDY IS REQUIRED TO DETERMINE VIABILITY AND TO ESTABLISH CONDITIONS, IF ANY, IF APPROVED, RECONSTRUCTION OF THE VIOLATION IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
18. THE PUBLIC PROXIMATE COPIES IS AS ACCORDANCE TO TABLE 1.6.1.1. STANDARDS: TREE WELLS SHALL BE 6" MIN. WIDTH, WELL DEPTH 6" MIN. CLEAR WALKWAY WIDTH 7" MIN. TREE SPACING SHALL BE 20' MIN., 40' MAX. APART PER A FULLY CONSIDERED TREE PLAN (CSP) TABLE 6.6.4.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESCO, COUNTY OF FRESCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 17 THROUGH 24, INCLUSIVE IN BLOCK 114 OF THE TOWN AND CITY OF FRESCO, IN THE CITY OF FRESCO, COUNTY OF FRESCO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BLOCK 1, PAGE 2 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF ABANDONED ALLEY WHICH PASSES BY OPERATION OF LAW, DESCRIBED BY RESOLUTION NO. 84-59 RECORDED NOVEMBER 5, 1984 AS DOCUMENT NO. 921876-4.

PARKING ANALYSIS

PARKING PROVIDED AT ADJACENT PARKING STRUCTURE THROUGH AGREEMENT WITH CITY OF FRESCO, AND ON-SITE PARKING REQUIRED OR PROVIDED:

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SITE
1/16" = 1'-0"



PARKING ANALYSIS



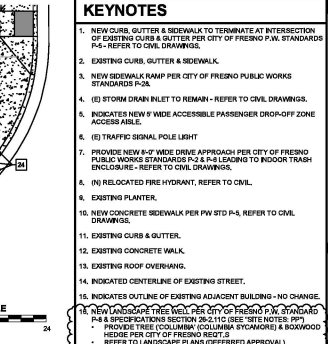
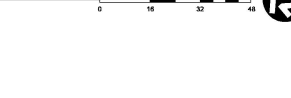
LEGAL DESCRIPTION



PARKING ANALYSIS



LEGAL DESCRIPTION



KEYNOTES

1. NEW CURB, GUTTER & SIDEWALK TO TERMINATE AT INTERSECTION OF EXISTING CURB & GUTTER PER CITY OF FRESCO P.W. STANDARDS P-4. REFER TO CIVIL DRAWINGS.
2. EXISTING CURB, GUTTER & SIDEWALK.
3. NEW SIDEWALK RAMP PER CITY OF FRESCO PUBLIC WORKS STANDARDS P-3.
4. (E) STORM DRAIN INLET TO REMAIN - REFER TO CIVIL DRAWINGS.
5. INDICATES NEW 9' WIDE ACCESSIBLE PASSENGER DROP-OFF ZONE ACCESSIBLE.
6. (E) TRAFFIC SIGNAL POLE LIGHT
7. INDICATES NEW 9' WIDE DRIVEWAY APPROACH PER CITY OF FRESCO PUBLIC WORKS STANDARDS P-2 & P-4 LEADING TO INDOOR TRASH ENCLOSURE - REFER TO CIVIL DRAWINGS.
8. (W) REDUCED FRIE HYDRANT, REFER TO CIVIL.
9. EXISTING PLANTER.
10. NEW CONCRETE SIDEWALK PER PW 2018 P-4. REFER TO CIVIL DRAWINGS.
11. EXISTING CURB & GUTTER.
12. EXISTING CONCRETE WALK.
13. EXISTING ROOF OVERHANG.
14. INDICATED CENTERLINE OF EXISTING STREET.
15. INDICATES OUTLINE OF EXISTING ADJACENT BUILDING - NO CHANGE.
16. PAVING: PER CITY OF FRESCO P.W. STANDARDS P-4 & SPECIFICATIONS SECTION 26.2.1.10 (SEE: SITE NOTES P-1) PROVIDE THE FOLLOWING: (1) CONCRETE FINISHES & ROWWAD HEADS PER CITY OF FRESCO P-2
17. NEW STREET LIGHT PER CITY OF FRESCO P.W. STANDARDS P-4. LOCATION ALONG INYO & M STREET TO BE AS DETERMINED PER APPROVED STREET PLANS
18. NOT USED.
19. (E) PARKING METER
20. SHADING INDICATES AREA OF NEW AC PAVING PER CITY OF FRESCO P.W. STANDARDS P-6 (ALTERNATE: CONCRETE PAVING - REFER TO CIVIL DRAWINGS)
21. INDICATES YELLOW PAINTED CURBS FOR TEMPORARY LOADING AND UNLOADING PER CITY OF FRESCO P.W. STANDARDS. SEE SITE NOTE 2.
22. DOUBLE CROSS-HATCHED CURBS FINISH. AREA AVAILABLE FOR UNDERGROUND ELECTRICAL TRANSFORMER VALVE/WALK COVER TO BE PLACED TO COMPLY WITH ALL CITY AND CALIFORNIA CODES COORDINATE WITH SERVING UTILITY COMPANY. SEE SITE NOTE 2.
23. GAS TRAM METER. REFER TO PLUMBING & COORDINATE WITH SERVING UTILITY COMPANY.
24. NEW CURB, GUTTER & SIDE WALK PER CITY OF FRESCO P.W. STANDARDS P-4. REFER TO CIVIL DRAWINGS.
25. LANDSCAPING. REFER TO LANDSCAPE PLANS.
26. PATIO TRELLIS STRUCTURE. REFER TO FLOOR PLAN.
27. WROUGHT IRON FENCINGS
28. ARCHITECTURAL CORNER (±1/2" ELEVATION HT., PROJECTION DIMENSION PER PLAN)
29. EXISTING UTILITY BOX. REFER TO CIVIL.
30. 6" GALV. SCHEDULE 40 STEEL PIPE BOLLARD WITH SLANTED TOP (FRONT TO MATCH 6" X 6").
31. NOT USED.
32. NEW WATER METERS. REFER TO CIVIL AND PLUMBING.
33. (E) PARKING STRIPING.
34. (E) STREET SIGN TO REMAIN. REFER TO CIVIL PLANS.
35. PROVIDE 1/2" OF RED CURBING (I) COATS) ON BOTH SIDES OF THE PROPOSED DRIVEWAY APPROACHES.
36. (E) REDUCED FRIE UTILITY ELEVATION (PER DOC. 9911294 REVISION 04 - 06-97)
37. NO SPRINKLERS REQUIRED. CANOPES DO NOT EXCEED 4 FEET IN WIDTH PER 2018 NFPA 13, Section 8.5.1.1.
38. NO SPRINKLERS REQUIRED PER 2018 NFPA 13, Section 8.1.5.2.
39. VACATE.
40. (W) FIRE WATER P.D.C. REFER TO CIVIL PLANS.
41. (W) REDUCED PRESSURE BACKFLOW PREVENTER. REFER TO PLUMBING.
42. (E) STREET LIGHT TO REMAIN. REFER TO CIVIL.
43. (E) EXISTING UTILITY BOX TO REMAIN. REFER TO CIVIL.
44. NOT USED.
45. AS INDICATED ON PLAN, THE TRAM ROOM IS LOCATED INSIDE THE BUILDING ENCLOSED ON WALLS WITH AN ACCESS ROLL-UP DOOR FOR SERVICE ACCESS ALONG INYO STREET.

ON-SITE OPEN SPACE CALC.

32,000 sq. ft. (min.) - 24,000 sq. ft. (existing) + 7,814 sq. ft. (24% available open space)

6,242 sq. ft. (18.51%) On-Site Open Space of Outdoor Courtyard (aka, water tank area)

ACTIVE TO INACTIVE SPACE RATIO CALC. (ALONG "M" ST.)

118' 4" TOTAL LF. OF FRONTAGE ALONG M ST.
78' 4" - 82' 11" OF 18' WIDE TOTAL INACTIVE SPACE THE REMAINS SPACE CONSIST OF INACTIVE SPACE

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Klassen
Architecture
Construction

2021 Westwind Drive
Bakersfield, CA 93301
(805) 324-3000
(805) 324-3000 Fax
www.klassen-corp.com

Michael J. Klassen
Professional Engineer
No. 10000
Civil Engineering
State of California

Courtyard by Marriott
Metro Hospitality Services, Inc.
808 "M" St., Fresno, CA 93721

COURTYARD
BY MARRIOTT

DATE	REVISION	BY	FOR
02-29-2021	BUILDING PERMIT SUBMITTAL	MM	MM
03-02-2021	PERMIT CHECK	MM	MM
03-05-2021	PLAN CHECK	MM	MM
03-08-2021	PLAN CHECK	MM	MM
03-11-2021	PLAN CHECK	MM	MM
03-14-2021	PLAN CHECK	MM	MM
03-17-2021	PLAN CHECK	MM	MM

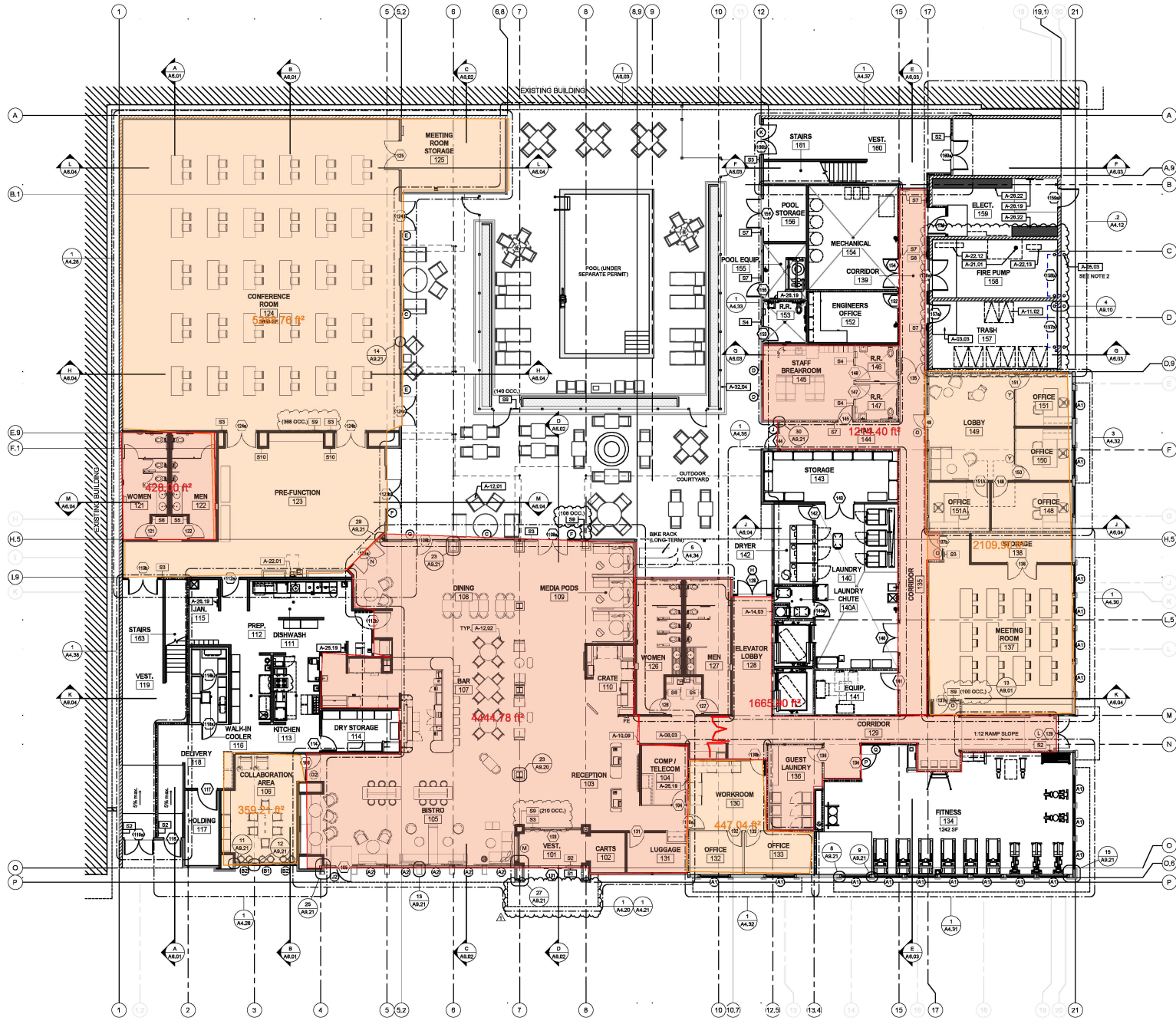
PROJECT INFORMATION

APPLICANT / DEVELOPER: AOS HOTEL GROUP
 TOTAL SITE AREA: ± 0.73 ACRES ± 32,000 SF.
 EXISTING ZONING: DTW (DOWNTOWN GENERAL ACTIVITY CLASS II)
 COMMUNITY PLAN: DOWNTOWN NEIGHBORHOODS COMMUNITY PLAN
 FULTON CORRIDOR SPECIFIC PLAN

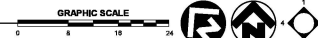
TOTAL GROSS BUILDING AREA:

1 ST FLOOR:	24,000 SF.
2 ND FLOOR:	17,937 SF.
3 RD FLOOR:	17,937 SF.
4 TH FLOOR:	17,937 SF.
5 TH FLOOR:	17,937 SF.
TOTAL GROSS BUILDING AREA:	96,751 SF.

A0.02



1ST FLOOR PLAN
1/8" = 1'-0"



REFERENCE NOTES

- REFER TO SHEETS A4.07 FOR FIRE RATED WALL AND CEILING ASSEMBLY DETAILS.
- REFER TO SHEETS A4.11 THROUGH A4.13 FOR ADDITIONAL INFORMATION AND DIMENSIONS ON ENLARGED COMMON AREA PLANS.
- REFER TO SHEETS A4.20 THROUGH A4.49 FOR ADDITIONAL INFORMATION AND DIMENSIONS ON ENLARGED COMMON AREA PLANS.
- REFER TO SPEC SECTION 14.34.23 FOR ELEVATOR PLANNING REQUIREMENTS INCLUDING ELEVATOR TYPE, SIZE, QUANTITY, PERFORMANCE CRITERIA AND FEATURES FOR SPECIFIC PRODUCT SIZE AND LAYOUT.
- REFER TO SIGNAGE MANUAL FOR REQUIRED GRAPHICS.

GENERAL NOTES

- A PERMANENT ASSISTIVE LISTENING SYSTEM MEETING THE REQUIREMENTS OF CBC 118 701.2.4 SHALL BE PROVIDED WITH A MINIMUM OF 1000 HOURS OF LISTENING TIME.
- BOLLARDS TO BE 6" DIA., SCHEDULE 40 STEEL PIPE WITH SLANTED TOP (PAINT TO MATCH #P-3).
- AT RESTROOMS, SINKS & WET AREAS PROVIDE FULL HT. MOISTURE RESISTANT DIV. 85.

KEYNOTES

KEY NO.	DESCRIPTION
A-03.03	CONCRETE LANDING w/ STEP DOWN
A-03.05	CEILING ENLARGED WITH CONC. FRAME & PAINT
A-03.06	WOOD CORNER TRIM
A-03.09	ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL 1/4" CONCRETE CHAMFER
A-11.02	REUSE WASTE AND RECYCLING BINS PER CITY STANDARDS
A-12.01	OUTDOOR FURNITURE, FURNISHED BY OWNER
A-12.02	FURNITURE, FURNISHED BY OWNER
A-14.03	RATED LINEN CLUTE
A-21.01	FIRE SPRINKLER RISER, REFER TO FIRE SPRINKLER DRAWINGS
A-22.01	FINISHING CURTAIN, REFER TO PLUMBING
A-22.12	REDUCED PRESSURE BACKFLOW PREVENTOR, REFER TO PLUMBING
A-22.13	DOUBLE CHECK ASSEMBLY, REFER TO PLUMBING
A-26.10	ELECTRICAL PANEL, REFER TO ELECTRICAL
A-26.22	MAIN ELECTRICAL PANEL, REFER TO ELECTRICAL
A-32.04	WORKTIGHT BENCH FINISHING

WALL LEGEND

- ◊ EXTERIOR - 2 HOUR FIRE RATED WALL 2-4" 15# STYR. EXTERIOR WALL OVER WOOD STUDS @ 24" STYR. TRIM @ 5/8" TYPE 'X' GYP. BD. ON INTERIOR SIDE (1) LAYER (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. OVER RESILIENT CHANNELS (ONE SIDE). PROVIDE SOUND BATT INSULATION ON EXTERIOR SIDE. PROVIDE R-13 SOUND BATT INSULATION FULL HT. AT SHaft SIDE. ALL FLOORING SEE DETAIL 9A1.07 (U.L. DESIGN NO. U314).
- ◊ INTERIOR - GUEST PROOF FIRE RATED WALL - 1 HOUR FIRE RATED WALL OVER 2-4" WOOD STUDS w/ 5/8" TYPE 'X' GYP. BD. ON ONE SIDE PER STRUCTURAL PLANS WHERE TO UNDERLIE 48" TYPE 'X' GYP. BD. OVER RESILIENT CHANNELS (ONE SIDE). PROVIDE SOUND BATT INSULATION FULL HT. TO UNDERSIDE OF FLOOR ROOF ABOVE. (SEE DETAIL 9A1.07) (U.L. DESIGN NO. U314).
- ◊ INTERIOR - COMMON WALL - 1 HOUR FIRE RATED WALL OVER 2-4" WOOD STUDS w/ 5/8" TYPE 'X' GYP. BD. ON ONE SIDE PER STRUCTURAL PLANS WHERE TO UNDERLIE 48" TYPE 'X' GYP. BD. OVER RESILIENT CHANNELS (ONE SIDE). PROVIDE SOUND BATT INSULATION FULL HT. TO UNDERSIDE OF FLOOR ROOF ABOVE. (SEE DETAIL 9A1.07) (U.L. DESIGN NO. U314).
- ◊ INTERIOR - RATED WALL - 1 HOUR FIRE RATED WALL OVER 2-4" WOOD STUDS w/ 5/8" TYPE 'X' GYP. BD. ON ONE SIDE PER STRUCTURAL PLANS WHERE TO UNDERLIE 48" TYPE 'X' GYP. BD. OVER RESILIENT CHANNELS (ONE SIDE). PROVIDE SOUND BATT INSULATION FULL HT. TO UNDERSIDE OF FLOOR ROOF ABOVE. (SEE DETAIL 9A1.07) (U.L. DESIGN NO. U314).
- ◊ INTERIOR - NON-RATED WALL - 2-4" WOOD STUDS w/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES. PROVIDE SOUND BATT INSULATION, VERIFY STRUCTURAL DRAWING IF WALKERS ARE REQUIRED TO BE FULL HT. (SEE DETAIL 10A1.07) (U.L. DESIGN NO. U306).
- ◊ INTERIOR - NON-RATED WALL - METAL STUDS, w/ 5/8" TYPE 'X' GYP. BD. ON BOTH SIDES. PROVIDE R-13 SOUND BATT INSULATION. NOTE: 5/8" GYP. BD. NOT REQUIRED AT FINISHING SIDE.
- ◊ INTERIOR - BEARING SHAFt WALL - 2 HR FIRE BARRIER, 2-4" WOOD STUDS w/ 5/8" TYPE 'X' GYP. BD. OVER RESILIENT CHANNELS (OVER PLY SHEAR - SEE STRUCT. PLANS) ON LOBBY SIDE AND (2) LAYERS OF 5/8" TYPE 'X' GYP. BD. ON SHaft SIDE. PROVIDE 2" THICK MINERAL WOOL INSULATION FULL HT. AT SHaft WALL CONT. ALL FLOORING SEE DETAIL 9A1.07 (U.L. DESIGN NO. U304).
- ◊ INTERIOR - BEARING SHAFt WALL - 2 HR FIRE BARRIER, 4" USG C4 STUDS (2) @ 24" O.C., EXT. 5/8" USG SHEETROCK ULTRA CODE CORE, INT. 5/8" USG SHEETROCK, PROVIDE 2" THERMAFIBER SAPP (U.L. DESIGN 1415, SYSTEM C)
- ◊ IF CHIM WALKWAYS: REFER TO STRUCTURAL. NOTE: AT INTERIOR SIDE PROVIDE 1/2" WALKER FINISHING WITH 5/8" GYP. BD. FINISH TO UNDER SIDE OF CEILING.

SIGNAGE LEGEND

NO.	DESCRIPTION
81	BUILDING ENTRY ACCESSIBILITY (SIGN PER DETAIL 12A1 A8.00)
82	EXIT (SIGN PER DETAIL 4B / A8.00)
83	EXIT ROUTE (SIGN PER DETAIL 4A / A8.00)
84	UNREXT TOILET ROOM (SIGN PER DETAIL 8A / A8.00)
85	MEN'S TOILET ROOM (SIGN PER DETAIL 8C / A8.00)
86	WOMEN'S TOILET ROOM (SIGN PER DETAIL 8B / A8.00)
87	ROOM NAME SIGN (SIGN PER DETAIL 12C / A8.00)
88	AUTOMATIC SPRINKLER RISER SIGNAGE (SIGN PER DETAIL 12C / A8.00)
89	OCCUPANT LOAD SIGNAGE (SIGN PER DETAIL 8E / A8.00)
90	ASSISTED LISTENING SIGNAGE (SIGN PER DETAIL 10 / A8.00)
91	NON ACCESSIBLE AREA (SIGN PER DETAIL 12C / A8.00)
92	EXIT STAIR DOWN (SIGN PER DETAIL 4C / A8.00)
93	ROOF ACCESS LADDER (SIGN PER DETAIL 12C / A8.00)

FLOOR PLAN LEGEND

NO.	DESCRIPTION
101	24" 100' PORTABLE FIRE EXTINGUISHER (PER NFPA 10). ONE EXTINGUISHER IS REQUIRED FOR EACH 1,000 SQUARE FEET OR PORTION THERE OF FLOOR SPACE, WITH TRAVEL DISTANCE NOT TO EXCEED 75 FEET.



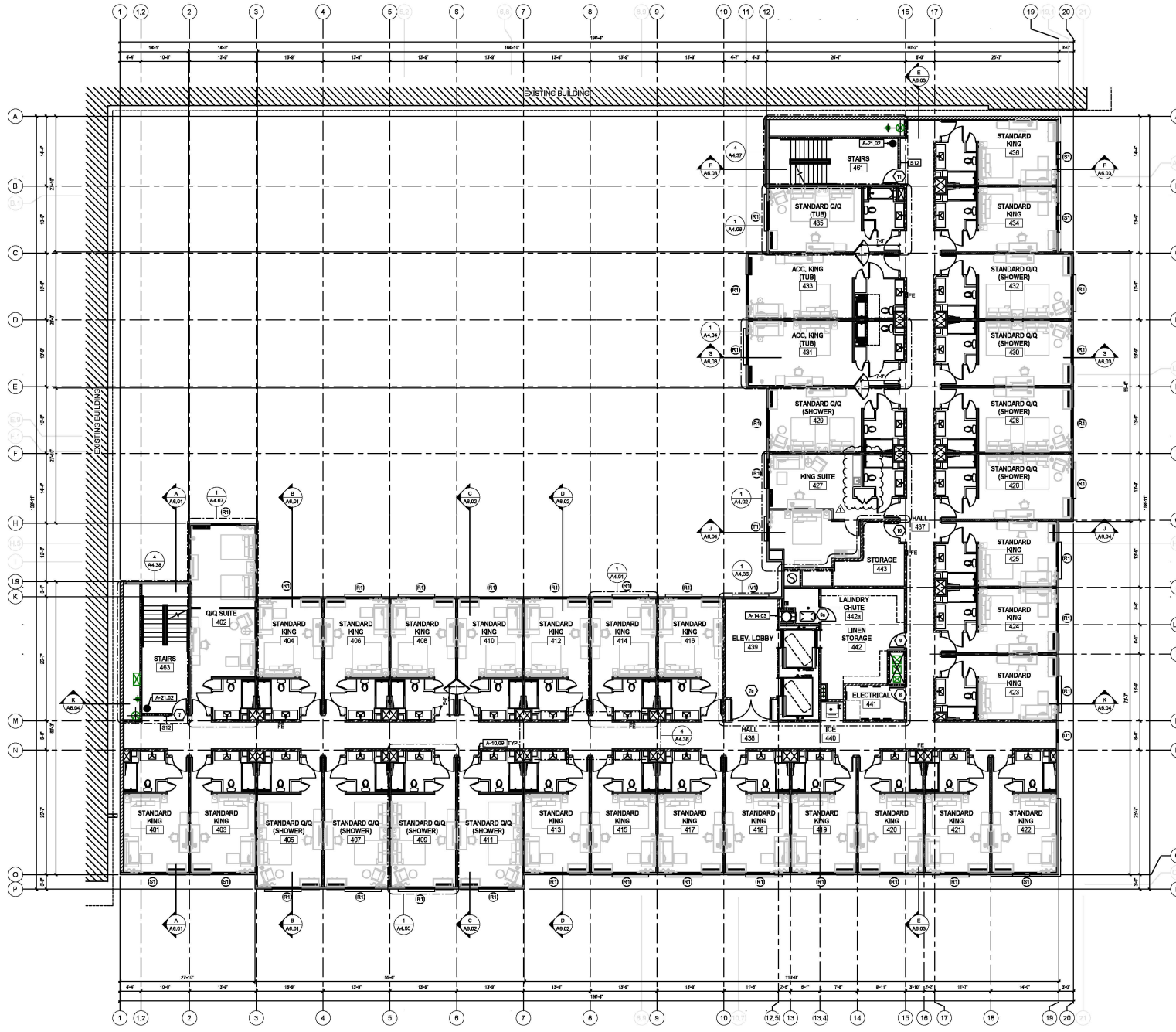
Courtyard by Marriott
Metro Hospitality Services, Inc.
808 "M" St., Fresno, CA 93721

COURTYARD
BY MARRIOTT

Project No. 05-1-22051

1ST FLOOR PLAN

A2.02



4TH FLOOR PLAN
1/8" = 1'-0"



REFERENCE NOTES

A. REFER TO SHEETS A4.17 FOR FIRE RATED WALL AND CEILING ASSEMBLY DETAILS.
 B. REFER TO SHEETS A4.11 THROUGH A4.14 FOR ADDITIONAL INFORMATION AND DIMENSIONS ON ENLARGED GUEST ROOM PLANS.
 C. REFER TO SHEETS A4.21 THROUGH A4.23 FOR ADDITIONAL INFORMATION AND DIMENSIONS ON ENLARGED COMMON AREA PLANS.
 D. REFER TO SPEC SECTION 14.2.2.3 FOR ELEVATOR PLANNING REQUIREMENTS INCLUDING ELEVATOR TYPE, SIZE, QUANTITY, PERFORMANCE CRITERIA AND TESTS FOR SPECIFIC PRODUCT SIZE AND LAYOUT.
 E. REFER TO SIGNAGE MANUAL FOR REQUIRED GRAPHICS.

KEYNOTES

KEY NO. DESCRIPTION
 A-21.01 ALL EXTERIOR CORNERS IN CORRIDORS SHALL HAVE FULL HT. CORNER GUARDS
 A-21.02 RATED EXTERIOR DOORS
 A-21.03 FIRE SPRINKLER STAND PIPE, REFER TO FIRE SPRINKLER DRAWINGS

GENERAL NOTES

1. AT RESTROOMS, SINKS & WET AREAS PROVIDE FULL HT. MOISTURE RESISTANT GYP. BD.

WALL LEGEND

EXTERIOR - 2 HOUR FIRE RATED WALL 2-4" @ 14" STUDY @ 16" STOREY EXTERIOR WALLS ON WOOD STUDS REFER TO STRUCTURAL. W/ 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. ON INTERIOR SIDE (1) LAYER TO BE MOISTURE RESISTANT GYP. BD. OVER RESISTENT CHANNELS (ONE SIDE) PROVIDE SOUND BATT INSULATION FULL HT. TO UNDERSIDE OF FLOORROOF ABOVE (SEE DETAIL A4.1.07) (CSC 2015 TABLE 7A-1.02) WALL ASSEMBLY ITEM # 15-1A.)
 INTERIOR - GUEST ROOM DEMISING WALL 1 HOUR FIRE PARTITION 2-4" WOOD STUDS @ 16" STOREY INTERIOR BEARING WALLS REFER TO STRUCTURAL. W/ 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. OVER RESISTENT CHANNELS (ONE SIDE) PROVIDE SOUND BATT INSULATION FULL HT. TO UNDERSIDE OF FLOORROOF ABOVE (SEE DETAIL A4.1.07) (L.L.DESIGN NO. U311).
 INTERIOR - CORRIDOR WALL 1 HOUR FIRE, 2-4" WOOD STUDS @ 16" STOREY INTERIOR BEARING WALLS REFER TO STRUCTURAL. W/ 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. OVER RESISTENT CHANNELS (ONE SIDE) PROVIDE SOUND BATT INSULATION FULL HT. TO UNDERSIDE OF FLOORROOF ABOVE (SEE DETAIL A4.1.07) (L.L.DESIGN NO. U311).
 INTERIOR - BEARING SHAFTH WALL 2 HR FIRE BARRIER, 2-4" WOOD STUDS @ 16" STOREY INTERIOR BEARING WALLS REFER TO STRUCTURAL. W/ 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. OVER RESISTENT CHANNELS (OVER PLY SHEAR - SEE STRUCT. PLANS) ON FLOOR SIDE AND 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. ON SHAFTH SIDE. PROVIDE 2" THICK MINERAL WOOL INSULATION FULL HT. AT SHAFTH WALL CONT. ALL FLOORS (SEE DETAIL A4.1.07) (UL, NS34)
 INTERIOR - RATED WALL 1 HOUR FIRE, 2-4" WOOD STUDS @ 16" STOREY INTERIOR BEARING WALLS REFER TO STRUCTURAL. W/ 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. OVER RESISTENT CHANNELS (OVER PLY SHEAR - SEE STRUCT. PLANS) ON FLOOR SIDE AND 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. ON SHAFTH SIDE. PROVIDE 2" THICK MINERAL WOOL INSULATION FULL HT. AT SHAFTH WALL CONT. ALL FLOORS (SEE DETAIL A4.1.07) (UL, NS34)
 INTERIOR - NON-RATED WALL 2-4" WOOD STUDS @ 16" STOREY INTERIOR BEARING WALLS REFER TO STRUCTURAL. W/ 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. OVER RESISTENT CHANNELS (OVER PLY SHEAR - SEE STRUCT. PLANS) ON FLOOR SIDE AND 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. ON SHAFTH SIDE. PROVIDE 2" THICK MINERAL WOOL INSULATION FULL HT. AT SHAFTH WALL CONT. ALL FLOORS (SEE DETAIL A4.1.07) (UL, NS34)
 INTERIOR - NON-RATED WALL 2-4" WOOD STUDS @ 16" STOREY INTERIOR BEARING WALLS REFER TO STRUCTURAL. W/ 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. OVER RESISTENT CHANNELS (OVER PLY SHEAR - SEE STRUCT. PLANS) ON FLOOR SIDE AND 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. ON SHAFTH SIDE. PROVIDE 2" THICK MINERAL WOOL INSULATION FULL HT. AT SHAFTH WALL CONT. ALL FLOORS (SEE DETAIL A4.1.07) (UL, NS34)
 INTERIOR - BEARING SHAFTH WALL 2 HR FIRE BARRIER, 2-4" WOOD STUDS @ 16" STOREY INTERIOR BEARING WALLS REFER TO STRUCTURAL. W/ 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. OVER RESISTENT CHANNELS (OVER PLY SHEAR - SEE STRUCT. PLANS) ON FLOOR SIDE AND 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. ON SHAFTH SIDE. PROVIDE 2" THICK MINERAL WOOL INSULATION FULL HT. AT SHAFTH WALL CONT. ALL FLOORS (SEE DETAIL A4.1.07) (UL, NS34)
 INTERIOR - BEARING SHAFTH WALL 2 HR FIRE BARRIER, 2-4" WOOD STUDS @ 16" STOREY INTERIOR BEARING WALLS REFER TO STRUCTURAL. W/ 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. OVER RESISTENT CHANNELS (OVER PLY SHEAR - SEE STRUCT. PLANS) ON FLOOR SIDE AND 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. ON SHAFTH SIDE. PROVIDE 2" THICK MINERAL WOOL INSULATION FULL HT. AT SHAFTH WALL CONT. ALL FLOORS (SEE DETAIL A4.1.07) (UL, NS34)
 INTERIOR - BEARING SHAFTH WALL 2 HR FIRE BARRIER, 2-4" WOOD STUDS @ 16" STOREY INTERIOR BEARING WALLS REFER TO STRUCTURAL. W/ 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. OVER RESISTENT CHANNELS (OVER PLY SHEAR - SEE STRUCT. PLANS) ON FLOOR SIDE AND 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. ON SHAFTH SIDE. PROVIDE 2" THICK MINERAL WOOL INSULATION FULL HT. AT SHAFTH WALL CONT. ALL FLOORS (SEE DETAIL A4.1.07) (UL, NS34)
 INTERIOR - 2 HOUR FIRE RATED WALL 2-4" REFER TO STRUCTURAL. W/ 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. ON INTERIOR SIDE AND (3) CONT. STUDS W/ 2 LAYERS OF 5/8" TYPE 'X' GYP. BD. ON EXTERIOR SIDE. PROVIDE R-13 SOUND BATT INSULATION (SEE DETAIL A4.1.07) (L.L.DESIGN NO. U350)

SIGNAGE LEGEND

81 BUILDING ENTRY ACCESSIBILITY (SIGN PER DETAL 12A / A4.00)
 82 EXT (SIGN PER DETAL 48 / A4.00)
 83 EXT ROUTE (SIGN PER DETAL 4A / A4.00)
 84 UNISEX TOILET ROOM (SIGN PER DETAL 8A / A4.00)
 85 MEN'S TOILET ROOM (SIGN PER DETAL 8C / A4.00)
 86 WOMEN'S TOILET ROOM (SIGN PER DETAL 8B / A4.00)
 87 ROOM NAME (SIGN PER DETAL 12C / A4.00)
 88 AUTOMATIC SPRINKLER RISER SIGNAGE (SIGN PER DETAL 12C / A4.00) (BML)
 89 OCCUPANT LOAD SIGNAGE (SIGN PER DETAL 4E / A4.00)
 90 ASSEBET LISTENING SIGNAGE (SIGN PER DETAL 16 / A4.00)
 91 NON ACCESSIBLE AREA (SIGN PER DETAL 12C / A4.00)
 92 EXT STAIR DOWN (SIGN PER DETAL 4C / A4.00)
 93 ROOF ACCESS LADDER (SIGN PER DETAL 13C / A4.00) (BML)
 NOTE
 REFER TO COURTYARD BY MARRIOTT INTERIOR SIGNAGE SPEC 14.1.08 (04/2019) FOR SIGNAGE STANDARDS

FLOOR PLAN LEGEND

34 100-C PORTABLE FIRE EXTINGUISHERS (PER NFPA 10). ONE EXTINGUISHER IS REQUIRED FOR EACH 1,000 SQUARE FEET OR PORTION THERE OF FLOOR SPACE, WITH TRAVEL DISTANCE NOT TO EXCEED 75 FEET.

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Courtyard by Marriott
Metro Hospitality Services, Inc.
 808 "M" St., Fresno, CA 93721

COURTYARD
 BY MARRIOTT

DATE	ISSUED FOR
03-29-2021	BUILDING PERMIT SUBMITTAL
04-16-2021	PLANNING DEPARTMENT SUBMITTAL
05-24-2021	PLANNING DEPARTMENT SUBMITTAL
07-13-2022	PLANNING DEPARTMENT SUBMITTAL

Project No. 05-1-20251
 4TH FLOOR PLAN

A2.05

REVISED EXHIBIT “C” –AMENDMENT
Performance Schedule effective March 10, 2022

<u>Items Completed</u>	<u>Time for Performance</u>	<u>Completion Date</u>
City of Fresno City Council consideration of Disposition and Development Agreement (DDA)		Completed
Execution of DDA	Within fifteen days after approval of DDA by City Council and receipt and approval of insurance certificates and receipt of executed documents from Developer.	Completed
Escrow Opens	Within three days following the effective date of the DDA	
Submission of Building Plans for Planning and Building Review		Completed
Escrow Closes	Within thirty days of approval of all land use and other entitlements, permits, and approvals that City or any other governmental agency with jurisdiction over the Project requires for construction of the Project.	Completed
Commencement of Construction of Developer’s Improvements. Within thirty days after receipt of building permits by the Developer, construction shall commence on the improvements to be constructed on the Project Site.		June 2022

<p>Completion of Construction of Developer's Improvements. The Developer shall complete construction of the improvements to be constructed on the Project Site.</p>		<p>December 2024</p>
<p>Issuance – Certificate of Completion. City shall furnish the Developer with a Certificate of Completion on the Project.</p>	<p>Promptly after completion of all construction and upon written request thereof by the Developer.</p>	<p>February 2025</p>