

EXHIBIT B:

APPL. NO. P20-01149 EXHIBIT O DATE 05/08/2020

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

March 8, 2020

Operational Statement

2049 Broadway
Mixed use improvement plans

This Operational Statement has been prepared for the City of Fresno regarding the improvement plans for 2049 Broadway.

Site Address: 2049 Broadway Fresno CA 93721
APNs: 459-29-603
459-29-602
Council District: 3
Existing Zone district: NMX (Neighborhood Mixed Use)

Describe, in detail, the proposed use(s)

The proposed use is a mixed-use commercial and residential. The first floor will contain approximately 6,000 square feet of approved office/commercial use for lease. The second, third and fourth floors will be a mix of studio and one-bedroom apartment units for rent. Total residential units:
2nd Floor: (3) studio, (6) one-bedroom, and (1) two-bedroom
3rd Floor: (3) studio, (6) one-bedroom, and (1) two-bedroom
4th Floor: (3 studio, (3) one-bedroom

Total units: 26

The commercial use is slated to be 500 square feet of print shop, approximately 1,268 square foot laundromat, 1,077 sq ft restaurant, and 1,743 sq ft of professional office. There have been a number of professional businesses that have expressed interest, but further talks cannot proceed until ownership is able to submit building plans.

For APN 459-29-602, there is an existing structure presently on site. This structure will be demolished and used for parking.

Ownership is currently seeking a cross-access agreement for additional parking from nearby property owners.

Detail the hours of operation

Commercial hours of operation will be standard business hours for approved business activities consistent with zoning.

Number of employees

There will be no full time 2049 Broadway Partners employees on site. The commercial tenants will have employees as necessary.

Detail the expected daily visitors/customers

As typical of permitted commercial use for the first floor. Residential use is expected to be used by occupants.

Describe any delivery activity

At this time, there is not any significant delivery activity expected. The first floor commercial is expected to be largely office/professional use. Residential use/deliveries as typical.

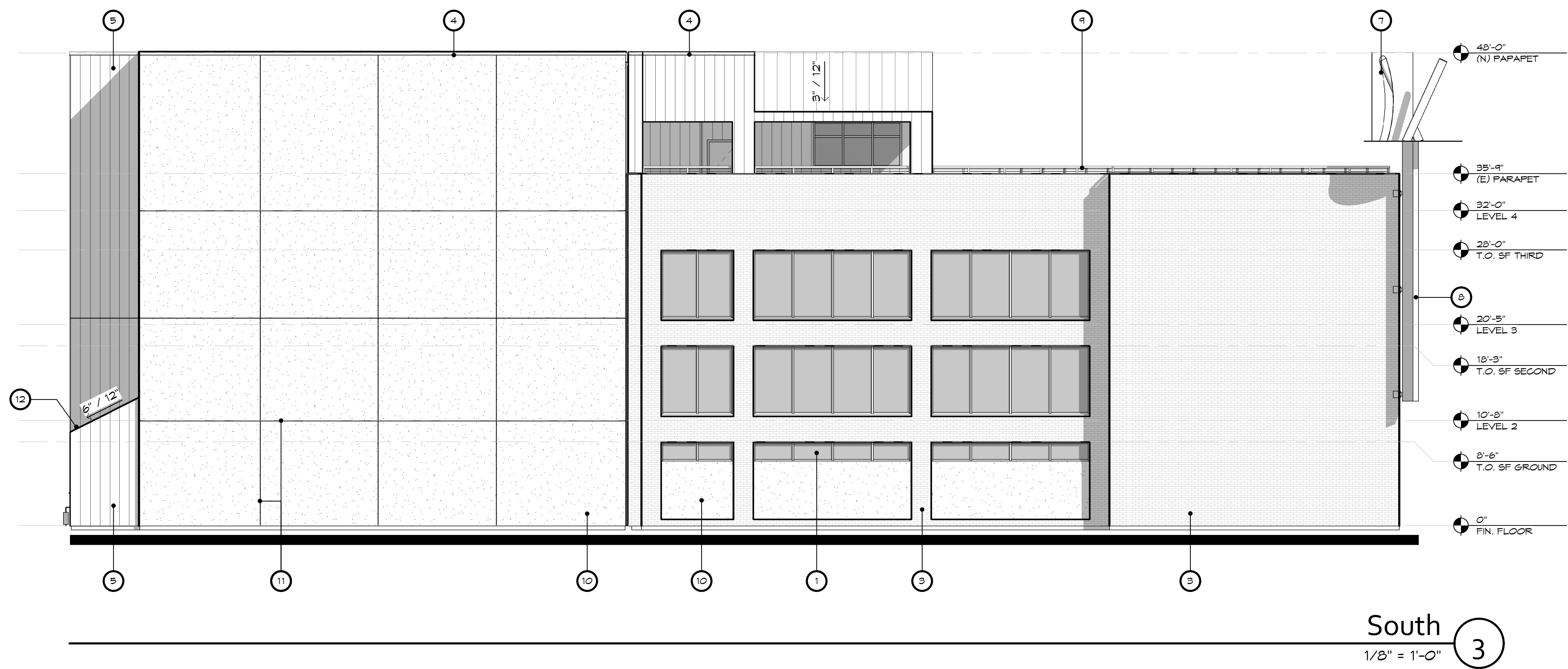
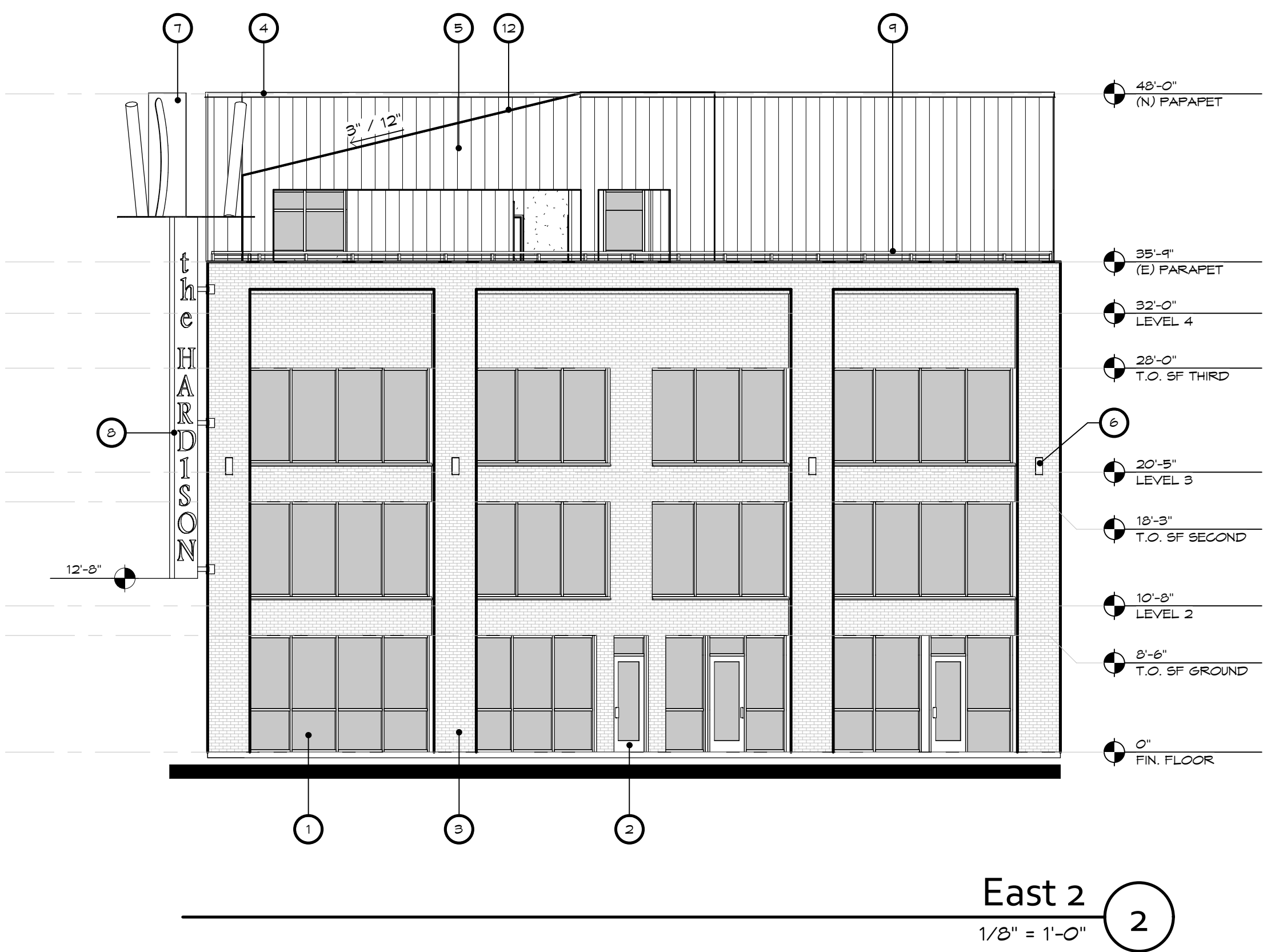
Describe the property management

2049 Broadway will be professionally managed for leasing, showings, cleanliness, and property maintenance.

Historical

This property went before the Historic Preservation Commission on June 20, 2019 and was approved. 2049 Broadway Partners was agreeable to the terms and design recommendations to maintain the historical aspects of the building in its forthcoming construction.

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Keyed Elevation Notes

1. ALUMINUM CENTER LOADED STOREFRONT (KANNEBER 'TRI-PAB' 451 SERIES 2' x 4 1/2') WITH DUAL PANE GLAZING. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
2. STOREFRONT DOOR. PROVIDE WIDE STYLE FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
3. EXISTING MASONRY WALL.
4. GSM PARAPET CAP FLASHING. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
5. METAL PANEL SYSTEM. REFER TO DETAIL FOR PATTERN LAYOUT AND COLOR / MATERIAL SCHEDULE FOR ADDITIONAL INFORMATION.
6. WALL MOUNTED LIGHT FIXTURE AT 80" MIN A.F.T. / LANDING. REFER TO REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. FUNCTIONING METAL ARTWORK UNDER SEPARATE PERMIT.
8. MARQUEE SIGN UNDER SEPARATE PERMIT.
9. STEEL PIPE GUARDRAIL @ 42" ABOVE FINISH FLOOR. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
10. 3-COAT STUCCO FINISH (LIGHT SAND TEXTURE, TYPICAL) O/WIRE MESH O/W LEATHER BARRIER (TYVEK OR APPROVED EQUAL) O/W SHEATHING. PROVIDE GSM KEEP SCREED AT BASE (TYP). REFER TO COLOR/MATERIAL SCHEDULE FOR SPECIFIC COLOR. LATH TO COMPLY W/ LATEST CBC CHAPTER 25.
11. EXPANSION JOINT. REFER TO DETAIL FOR ADDITIONAL INFORMATION.
12. STANDING SEAM METAL ROOFING.

Architect

Project
The Hardison
2049 Broadway
Fresno, California 93721

Owner
AYC Construction
7638 N. Ingram Avenue
Suite #210
Fresno, California 93711

Publishing Status	
Schematic	
Design Develop'm't	
Site Plan Review	03/25/20
Bidding	
Plan Check	

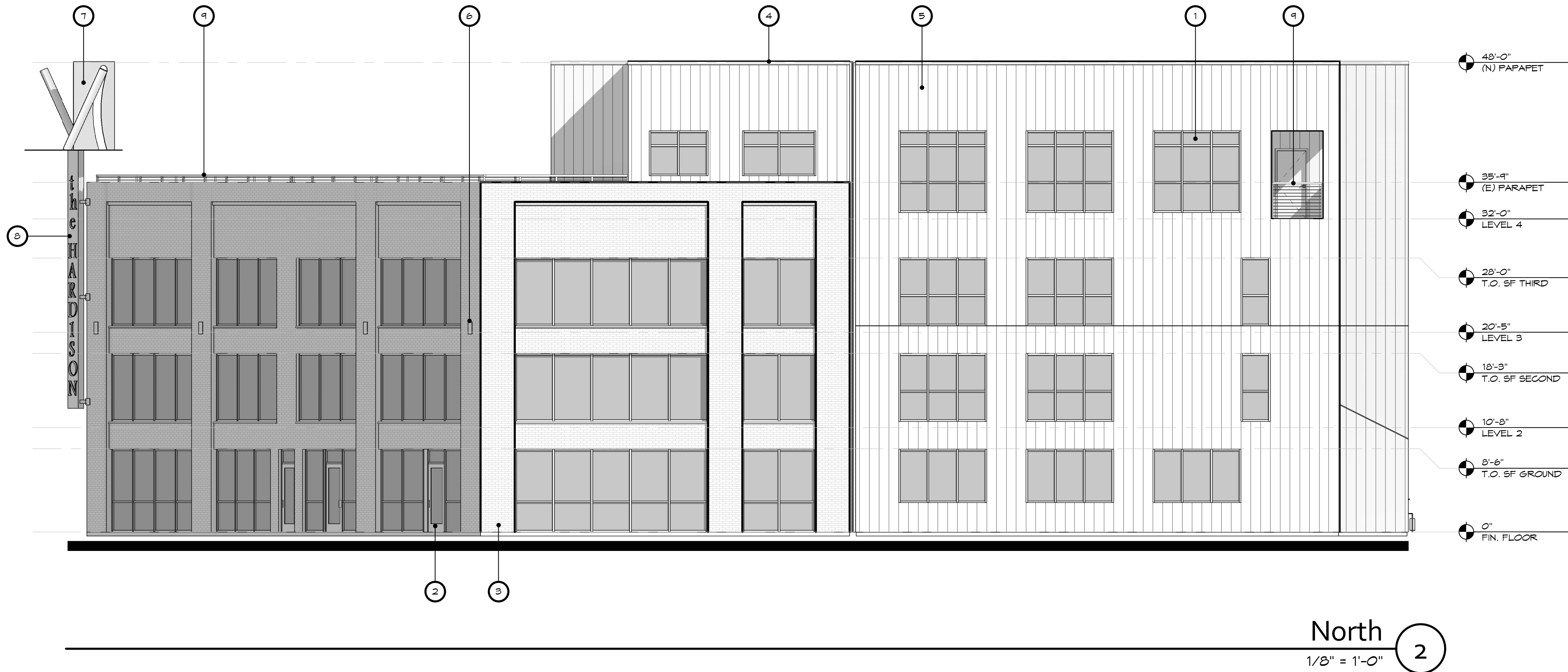
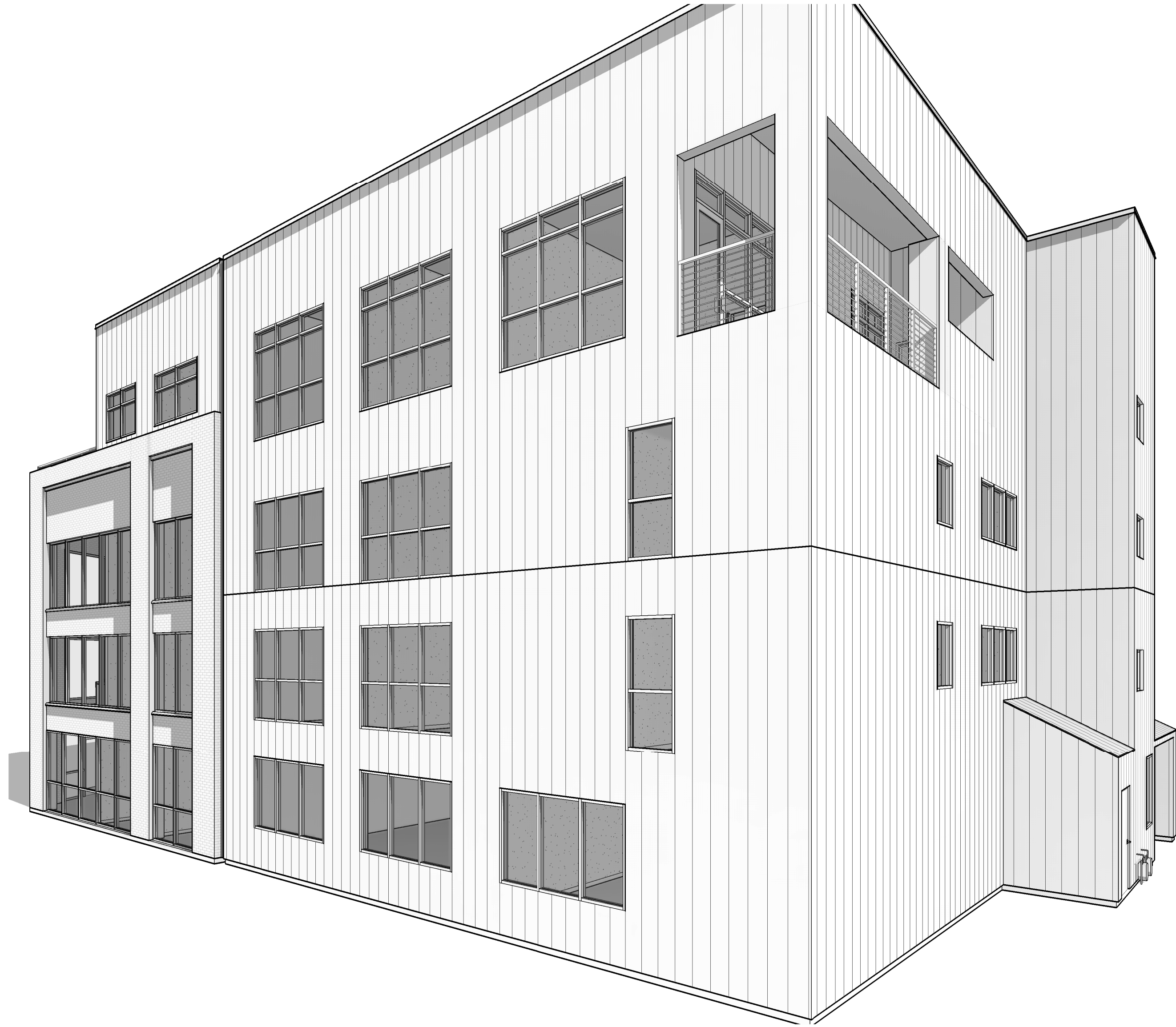
Revisions	

Scale	1/8" = 1'-0"
Project Manager	IAN ROBERTSON
Project Number	18-024
Sheet	

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Exterior Elevations

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- 11 LOCATION OF DOOR AND FRAME. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- 12 STANDING SEAM METAL ROOFING.
- 13 GAS METERS. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.



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Project

The Hardison
2049 Broadway
Fresno, California 93721

Owner

AYC Construction
7638 N. Ingram Avenue
Suite #210
Fresno, California 93711

Publishing Status

Schematic

Design Developm't

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Project Manager

IAN ROBERTSON

Project Number

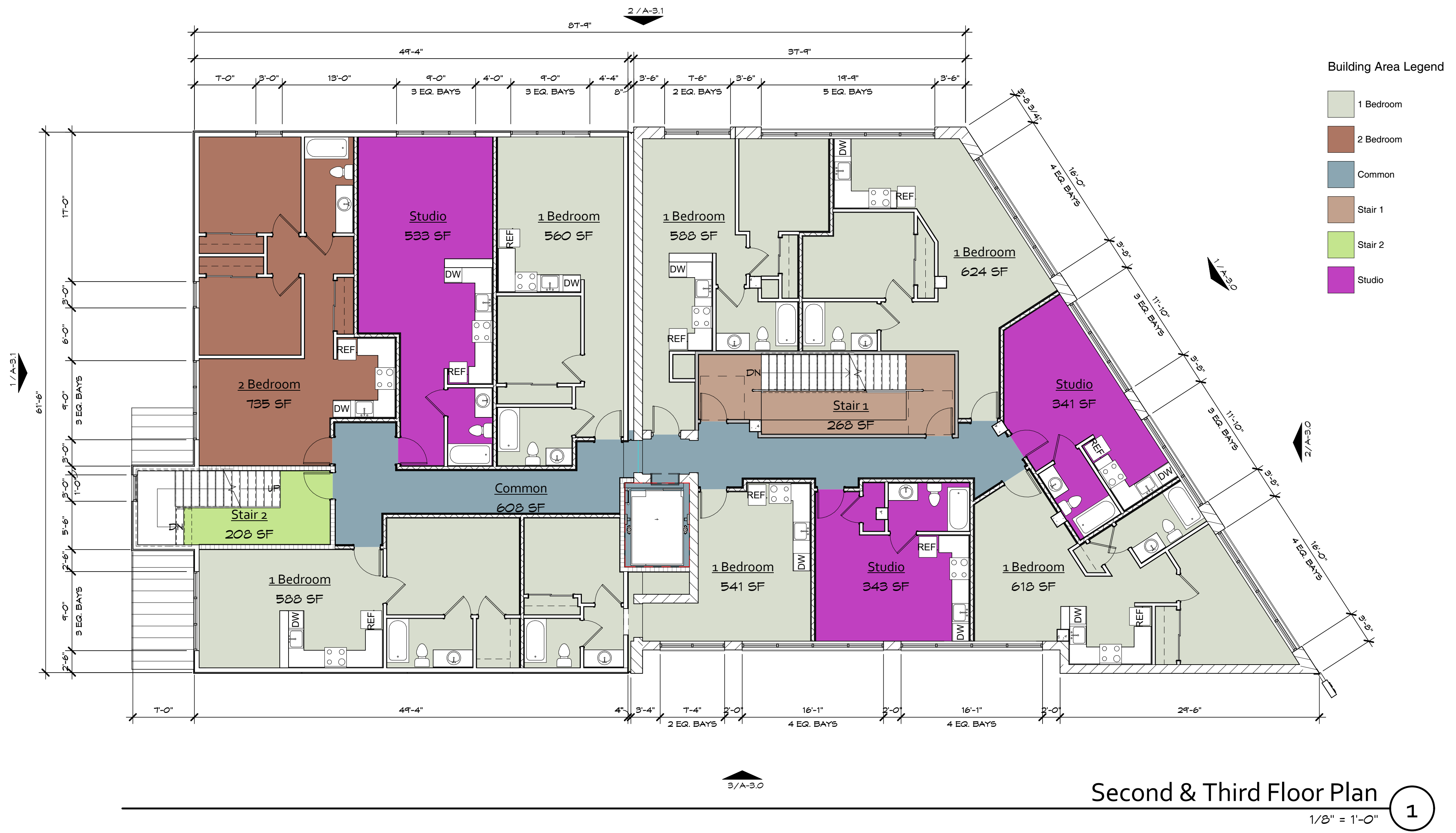
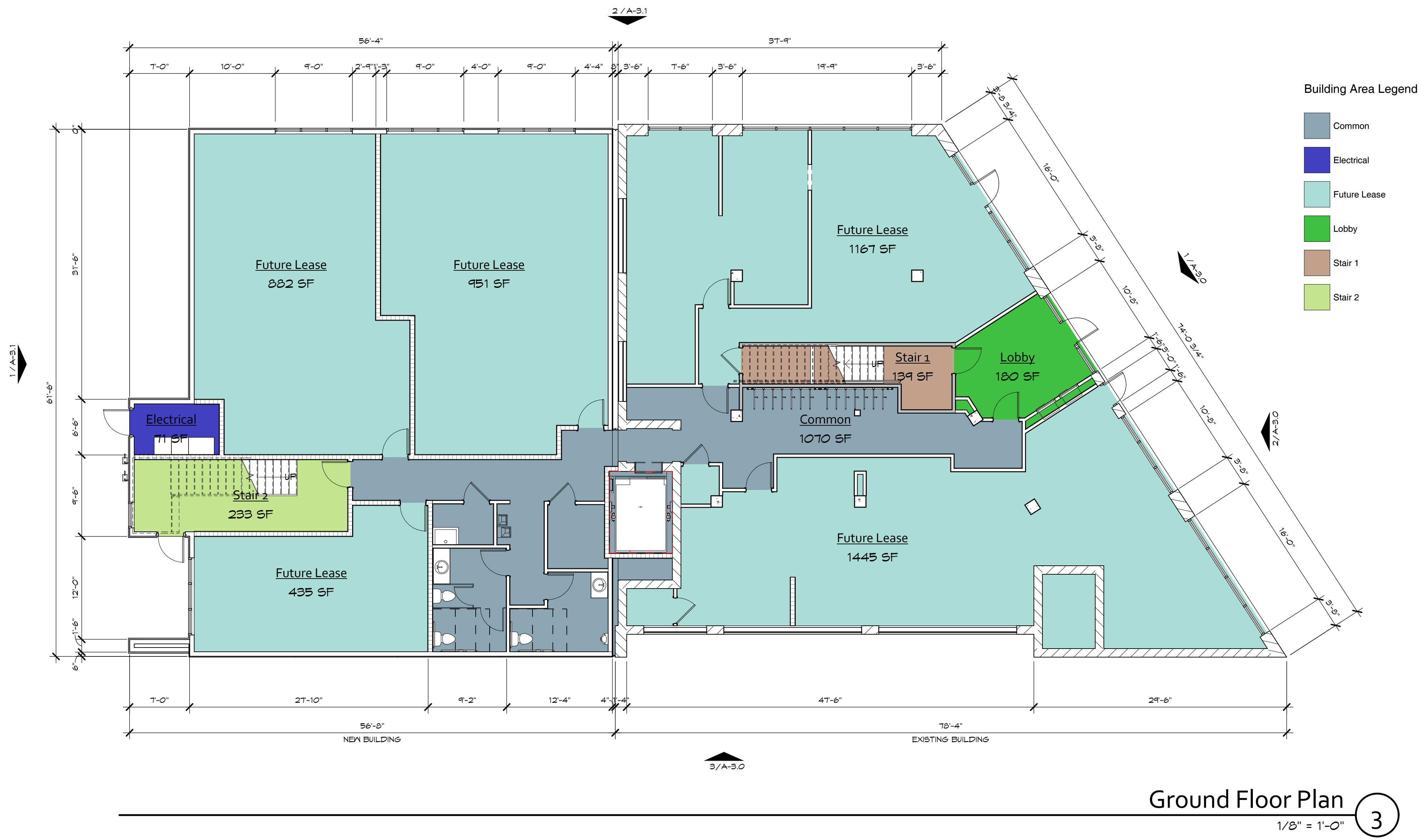
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Gross Area		
Level	Level	Area
FIN. FLOOR	Common	1070 SF
FIN. FLOOR	Electrical	71 SF
FIN. FLOOR	Future Lease	1445 SF
FIN. FLOOR	Future Lease	1167 SF
FIN. FLOOR	Future Lease	951 SF
FIN. FLOOR	Future Lease	882 SF
FIN. FLOOR	Future Lease	435 SF
FIN. FLOOR	Lobby	180 SF
FIN. FLOOR	Stair 1	139 SF
FIN. FLOOR	Stair 2	233 SF
FIN. FLOOR: 10		6574 SF

LEVEL 2	1 Bedroom	624 SF
LEVEL 2	1 Bedroom	618 SF
LEVEL 2	1 Bedroom	541 SF
LEVEL 2	1 Bedroom	588 SF
LEVEL 2	1 Bedroom	560 SF
LEVEL 2	1 Bedroom	588 SF
LEVEL 2	2 Bedroom	735 SF
LEVEL 2	Common	608 SF
LEVEL 2	Stair 1	268 SF
LEVEL 2	Stair 2	208 SF
LEVEL 2	Studio	341 SF
LEVEL 2	Studio	343 SF
LEVEL 2	Studio	533 SF
LEVEL 2: 13		6555 SF

LEVEL 3	1 Bedroom	625 SF
LEVEL 3	1 Bedroom	618 SF
LEVEL 3	1 Bedroom	541 SF
LEVEL 3	1 Bedroom	588 SF
LEVEL 3	1 Bedroom	560 SF
LEVEL 3	1 Bedroom	589 SF
LEVEL 3	2 Bedroom	735 SF
LEVEL 3	Common	608 SF
LEVEL 3	Stair 1	266 SF
LEVEL 3	Stair 2	208 SF
LEVEL 3	Studio	341 SF
LEVEL 3	Studio	343 SF
LEVEL 3	Studio	533 SF
LEVEL 3: 13		6555 SF

LEVEL 4	1 Bedroom	645 SF
LEVEL 4	1 Bedroom	546 SF
LEVEL 4	1 Bedroom	596 SF
LEVEL 4	Common	346 SF
LEVEL 4	Deck	2323 SF
LEVEL 4	Deck	203 SF
LEVEL 4	Future Lease	442 SF
LEVEL 4	Stair 1	197 SF
LEVEL 4	Stair 2	190 SF
LEVEL 4	Studio	375 SF
LEVEL 4	Studio	453 SF
LEVEL 4: 11		6316 SF
		26000 SF

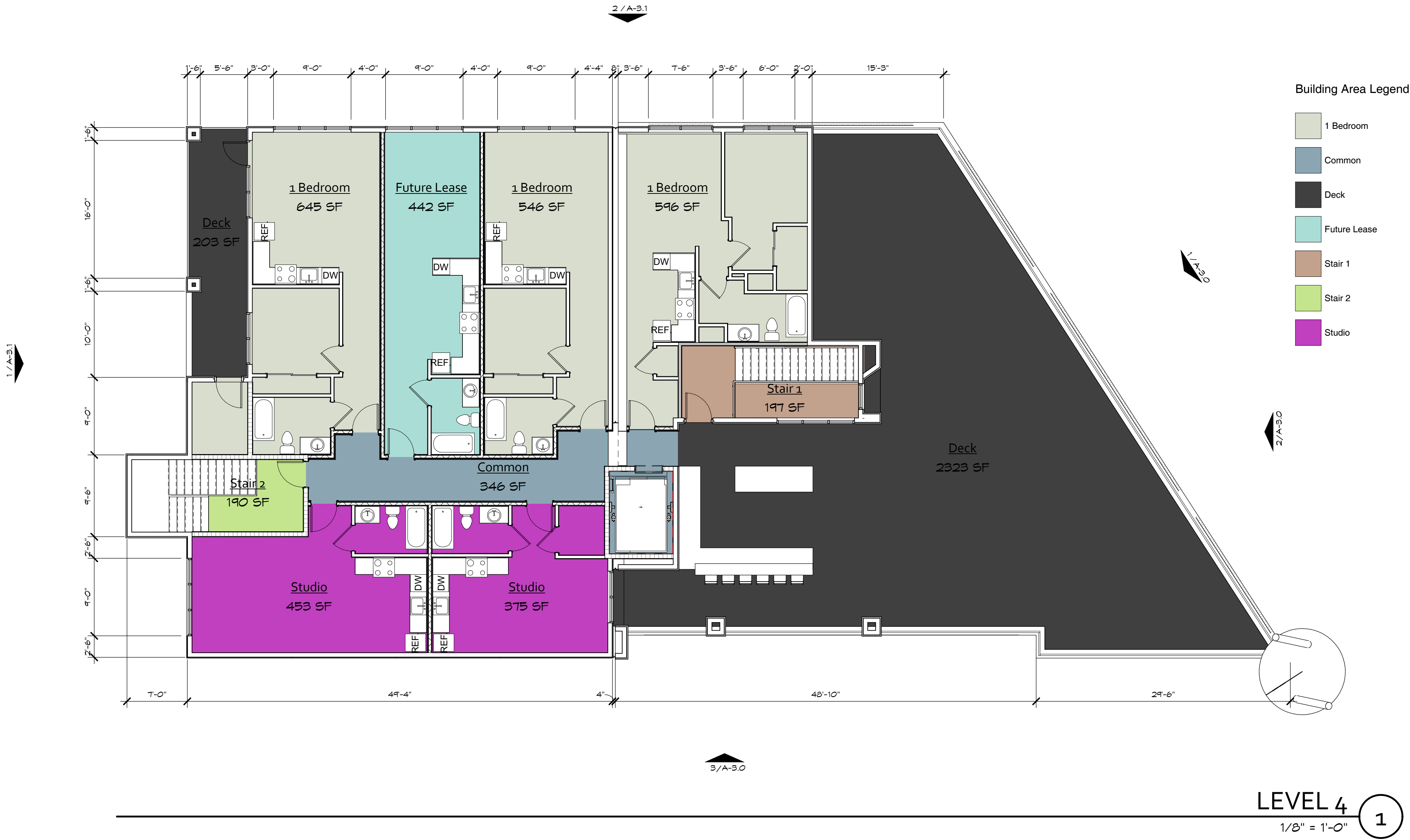
APPL. NO. P20-01149	EXHIBIT F-1	DATE 06/08/2020
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CITY OF FRESNO DARM DEPT		

Proposed Floor Plans

Publishing Status	
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Site Plan Review	03/25/20
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Scale	1/8" = 1'-0"
Project Manager	IAN ROBERTSON
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Proposed Floor Plans

APPL. NO. P20-01149	EXHIBIT F-2	DATE 08/08/2020
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CITY OF FRESNO DARM DEPT		

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**The Hardison
P20-01149
Historical Review
Exterior finish description of existing
and proposed design and materials**

- **Historical portion of the project**

- **Exterior facade - Finish of existing is currently cement with painted plaster over original grey cement brick on the Broadway face only and porcelain tile on lower portions of columns. Vorman and Divisadero existing finish is painted brick.**
 - **Proposed to install Elderado Stone thin brick Ashland color. See attached photo. It is the owner's intention to bring back the original grey / tan brick look on the Broadway and Vorman facade. See attached photo of original brick recently taken from an existing interior wall. The Divisadero facade will remain as is with new paint.**
- **Exterior store front windows are currently mixed with original and 2nd generation storefront.**
 - **Proposed Replacement of all windows on Broadway, Divisadero and Vorman. with dark bronze frames with tall linear lines as seen in the color photo attached. The Divisadero façade First floor is intended to be infilled with semi smooth stucco to accommodate the new Laundromat.**
- **Exterior beams between windows is currently cement with painted plaster over concrete beams**
 - **Proposed metal cladding dark bronze to match storefront finish. Intent is to emphasize long linear lines as seen in concept photo of Modern industrial style building.**
- **Exterior awnings - City of Fresno requires overhang for entries**
 - **Propose to install awning stretching across the entire front with semi translucent glass as the protective weather covering.**

New construction portion of the project

- **Exterior wall finish**
 - **Divisadero façade is intended to be all stucco finish.**
 - **Rear and Vorman facade to be metal cladding with anodized aluminum storefront**
 - **Roof top deck façade and roofing to be metal cladding with anodized aluminum windows**

Concept Photo of Modern Industrial style (building on right side only)



Eldorado Stone Thin Brick Ashland color



Existing interior photo of original brick



The Hardison anticipated completed facade Broadway & Vorman

