Exhibit A

394.80'

A B C D E F G H I J K L

1 2 3 4 5

NEW RIVENDELL COMMUNITY LOCATION

TENANT LEASE SPACE
(NOT A PART)

18' - 2"

8' - 0"

40' - 0"

MAIN BUILDING COTG

MAIN BUILDING SOV

40' - 0"

8' - 0"

16' - 0"

100.00'

20' - 0"

8' - 0"

40' - 0"

10' - 0"

28' - 0"

10' - 0"

34' - 3 1/2"

25' - 0"

200.00'

16' - 0"

CAL GREEN 5.407.2.2.1 EXTERIOR DOOR PROTECTION:
EXISTING ENTRIES PROTECTED BY 8 FT OVERHANG

CAL GREEN 5.407.2.2.2 FLASHING:
NO WORK TO EXTERIOR BOUNDARY

8' - 0"

RENOVATE / UPDATE ACCESSIBLE PARKING

7
ACS.1

ACCESSIBLE ROUTE

3

2

1

250.00'

EXISTING LIGHT POST -MOUNT PARKING LOT LIGHTING.

EXISTING PARKING

PLACE WARNING SURFACE OVER ENTIRE AREA OF NEW CONC

150.00'

135.00'

ADJACENT PARCEL (VACANT)

SIGNAGE AT PARKING ENTRANCE

6
ACS.1

PATH OF TRAVEL

EXISTING LANDSCAPE AREAS

21.24'

10' - 0"

193.96'

PATH OF TRAVEL

EXISTING SIDEWALK

30' - 0"

EXISTING FIRE HYDRANT

N FINE AVENUE

NORTH

1 INCH = 20 FEET

11 23 2018

WEST BOUND
E Mc KINLEY AVENUE

EAST BOUND
E Mc KINLEY AVENUE

APPL. NO. P23-02631 EXHIBIT A DATE 09/20/2023

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

P23-02631

OCCUPANT LOAD	sq ft	OLF	CALCULATED OCC	NOTES
BANQUET DINING	7633	15	509	PLAN DEPICTS 480 SEATED at NON-FIXED TABLES AND CHAIRS. ACTUAL TABLE AND CHAIR LAYOUT SHALL BE COMPLIANT WITH CBC SECTION 1030
GREETING AREA	935	7	134	
TOTALS			**643**	

CBC TABLE 1006.3.3 MINIMUM NUMBER OF EXITS: 501 - 1,000 OCCUPANTS = 3 EXITS

CBC SECTION 1007.1.1 exc 2 exits shall be separated by not less than 1/3 of the length of the maximum overall diagonal dimension of the area served. See diagram

OCCUPANCY CAPACITY SIGN

12"

OCCUPANCY CAPACITY SIGN:
PERMANENTLY AFFIXED IN CONSPICUOUS LOCATION WITH TEXT AS FOLLOWS: 8"

NUMBER OF OCCUPANTS IN THIS ROOM SHALL NOT EXCEED __ BY ORDER OF THE FIRE MARSHALL

ASSEMBLY ROOMS- PROVIDE A SIGN STATING "MAXIMUM OCCUPANT LOAD 643 PERMANENTLY POSTED NEAR THE MAIN EXIT. THE SIGN SHALL BE LEGIBLE WITH LETTERS THAT ARE CONTRASTING TO THE BACKGROUND. THE OCCUPANT LOAD SIGN SHALL BE PER CITY FIRE MARSHALL APPROVAL

4 OCCUPANCY CAPACITY SIGN
12" = 1'-0"

- AN APPROVED FIRE SAFETY AND EVACUATION PLAN IN ACCORDANCE WITH 2022 CFC, SECTION 404 SHALL BE PREPARED AND MAINTAINED FOR GROUP A OCCUPANCIES, OTHER THAN THOSE OCCUPANCIES USED EXCLUSIVELY FOR THE PURPOSE OF RELIGIOUS WORSHIP WITH AN OCCUPANT LOAD LESS THAN 2,000 AND FOR BUILDINGS CONTAINING BOTH A GROUP A OCCUPANCIES AND AN ATRIUM. GROUP A OCCUPANCIES SHALL COMPLY WITH 2022 CFC, SECTIONS 403 AND 404.
- 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.
- 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.
- 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 AT: https://www.fresno.gov/fire-training/manuals-and-forms/.
- EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE, FOR THE INTENDED CONFIGURATIONS. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT. 2022 CFC, SECTION 1004.9.
- IN ADDITION TO THE REQUIREMENTS OF SECTION 404.2, THE FIRE SAFETY AND EVACUATION PLANS FOR ASSEMBLY OCCUPANCIES SHALL INCLUDE A DETAILED SEATING PLAN, OCCUPANT LOAD AND OCCUPANT LOAD LIMIT. DEVIATIONS FROM THE APPROVED PLANS SHALL BE ALLOWED PROVIDED THAT THE OCCUPANT LOAD LIMIT FOR THE OCCUPANCY IS NOT EXCEEDED AND THE AISLES AND EXIT ACCESSWAYS REMAIN UNOBSTRUCTED. PROVIDE THE FIRE PREVENTION DIVISION WITH A COPY OF THE APPROVED SEATING DIAGRAM(S) FOR ALL ARRANGEMENTS. SPECIFY WHETHER SEATS ARE FIXED OR MOVABLE AND INCLUDE THE OCCUPANT LOAD. 2022 CFC, SECTION 403.2.1.
- IN EVERY A, E, I, R-1, R-2.1, R-3.1 AND R-4 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.
- PROVIDE AN EXTERIOR KNOX BOX ON THE GROUND FLOOR ADJACENT THE MAIN ENTRANCE AT A HEIGHT OF 6 FEET FROM GRADE. KNOX BOXES SHALL BE PROVIDED FOR BUILDINGS WHERE ANY OF THE FOLLOWING CONDITIONS EXIST: HIGH-RISE BUILDING, INTERIOR ELEVATOR (S), FIRE SPRINKLER SYSTEM WITH INTERIOR RISER(S), FIRE PUMP ROOMS, FIRE ALARM SYSTEM, UNDULY DIFFICULT ACCESS, AND/OR WHERE REQUIRED BY THE FIRE MARSHAL (OR DESIGNEE). KEYS PLACED IN THE KNOX BOX SHALL BE IDENTIFIED WITH A TAG OR LABEL. KNOX BOXES MAY BE ORDERED ON LINE AT https://www.knoxbox.com/store/departmentSearch.cfm.
- NO HAZARDOUS MATERIALS TO BE STORED OR USED IN THE BUILDING. OR PROVIDE DETAILS FOR STORAGE AND USE OF HAZARDOUS MATERIALS IN THE BUILDING. IF QUANTITIES EXCEED THE MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS LISTED IN 2022 CFC, TABLES 5003.1.1(1), 5003.1.1(2), 5003.1.1(3), AND 5003.1.1(4) REQUIREMENTS FOR AN H OCCUPANCY WILL NEED TO BE MET OR ADDITIONAL CONTROL AREAS MAY BE REQUIRED.

3 CODE COMPLIANCE NOTES
12" = 1'-0"

2315.2 CODE SUMMARY

APN 49429110
1.57 AC
Industrial Light "IL"

SITE:
Lat: 36.76582790, Lng: -119.72998070
SDC D (sds = 0.536)
WIND DESIGN: <110 mph
GROUND SNOW LOAD: 0.00
FLOOD ZONE:
CLIMATE ZONE 13

EXISTING STRUCTURE INFORMATION:
TYPE VB SPRINKLERED
(EXISTING STRUCTURE: SINGLE STORY CONCRETE BLOCK LOAD BEARING WALLS, w/ SECONDARY WOOD FRAME LOAD BEARING WALLS; INTERIOR TS COLUMNS CARRYING INTERMEDIATE ROOF BEARING; LOW-SLOPE ROOF PARALLEL CHORD ROOF TRUSSES w/ WOOD DECK AND LOW-SLOPE BUILT-UP ROOFING, WOOD FRAME FACADE FEATURE, NON-LOAD-BEARING INTERIOR PARTITIONS; FIRE SPRINKLERS)

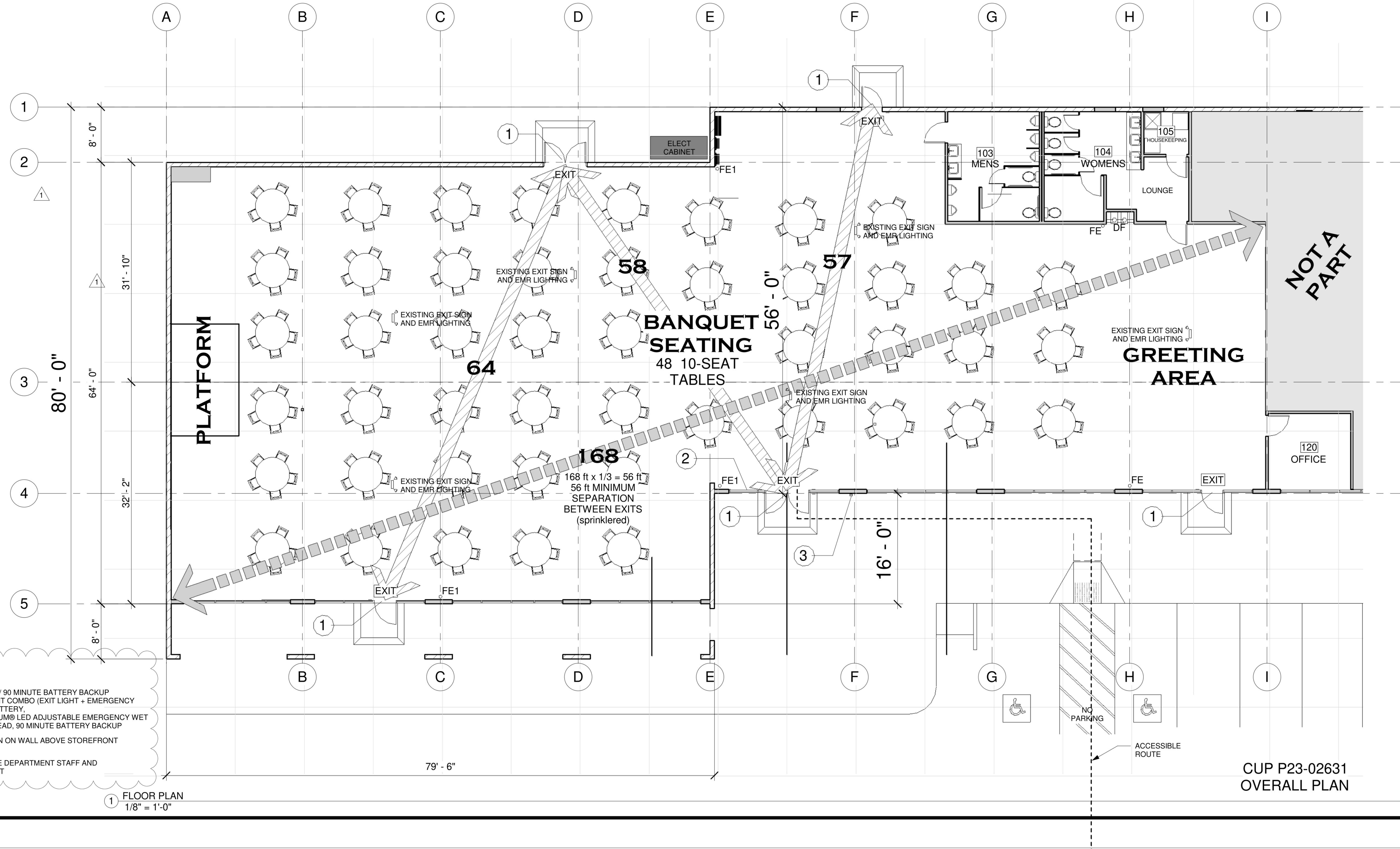
PROPOSED PROJECT:
PROPOSED OCCUPANCY: **A-2** w/ B SPACES (RESTROOM AND OFFICE)
ALLOWABLE AREA:
A-2 24,000 sq ft
PROJECT AREA (SEE DIAGRAM): 9,267 sq ft

2022 CBC PARAMETERS

ALLOWABLE HEIGHT	TABLE 504.3	**A-2** OCC SPRINKLERED TYPE VB	60 ft
ALLOWABLE STORIES	TABLE 504.4	**A-2** OCC SPRINKLERED TYPE VB	2
ALLOWABLE BUILDING AREA	TABLE 506.2	**A-2** OCC SPRINKLERED TYPE VB	24,000 sq ft ALLOWABLE BASIC (NO INCREASES)
TYPE OF CONSTRUCTION	602.5		TYPE VB NON-RATED SPRINKLERED
FIRE AND SMOKE PROTECTION	CH 7		NON-RATED CONSTRUCTION, UNPROTECTED OPENINGS PERMITTED *UNLIMITED*
ATTIC DRAFTSTOPPING	708.4.2, 718.4		ATTIC AREA OF PROJECT: MAXIMUM 3,000 sq ft
INTERIOR FINISHES	CH 8		FLAME SPREAD AND SMOKE DEVELOPED PARAMETERS - SEE NOTED ON PLAN
ACTIVE FIRE PROTECTION SYSTEMS	CH 9		SPRINKLER SYSTEMS, FIRE ALARM AND SMOKE CONTROL
EGRESS	CH 10 TABLE 1006.2.1 TABLE 1017.2		SEE DIAGRAM

2 CODE ANALYSIS
12" = 1'-0"

APPL. NO. P23-02631 EXHIBIT F DATE 01/31/2024
PLANNING REVIEW BY__________________DATE_________
TRAFFIC ENG.________________________DATE_________
APPROVED BY________________________DATE_________
CITY OF FRESNO DARM DEPT



KEYNOTES

1. LITHONIA EXIT SIGNS
   INDOOR UNIT ABOVE EXIT: 1.1 WATT / 90 MINUTE BATTERY BACKUP
   QUANTUM THERMOPLASTIC EXIT/UNIT COMBO (EXIT LIGHT + EMERGENCY LIGHTS), LED, RED, HIGH OUTPUT BATTERY,
   EXTERIOR UNIT ABOVE EXIT: QUANTUM® LED ADJUSTABLE EMERGENCY WET LOCATION SINGLE REMOTE LIGHT HEAD, 90 MINUTE BATTERY BACKUP
2. LOCATE OCCUPANCY CAPACITY SIGN ON WALL ABOVE STOREFRONT
3. KNOX BOX LOCATION: CONTACT FIRE DEPARTMENT STAFF AND COORDINATE LOCATION AT SITE VISIT

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

CUP P23-02631
OVERALL PLAN

OBLIQUE
Thom Black
ARCHITECT
LICENSED ARCHITECT STATE OF CALIFORNIA THOM A. BLACK No. C24899

CUP P23-02631
Rivendell Community Inc.
4927 E McKinley

No.	Description	DATE
A	DRAFT	10/30/2023
	DRAFT	11/9/2023
1		
2		
3		

Project number 1853.1
Drawn by Author
Checked by Checker

A 2.1

set date: 2019

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