

FLOOR PLANS DRAWN TO ACTUAL SIZE

DRAWINGS ARE NOT TO BE SCALED. REFER TO DIMENSIONS OF ITEMS IN CASE OF ANY DISCREPANCY. PROVIDE A MEANS ACCESS TO ALL OPENINGS FOR CLARIFICATION.

REFER TO SITE PLAN FOR SITE PREPARATION DISTANCE AND PRIVATE SIDE YARD AREAS

FOR PENETRATIONS AT RATED WALLS SEE DETAIL J7.2

DEETS IN THE GARAGE AND CLOSET PENETRATING THE WALLS AND CEILINGS SHALL BE MADE BY THE CONTRACTOR. THE GARAGE SHALL BE CONSTRUCTED OF A MIN 20 GA SHEET METAL AND SHALL HAVE NO DOWNDRAFT TO THE GARAGE

PER 313.1.1 LAUNDRY OF FLOORS AT THE TOP OF THE STAIRS SHALL NOT BE MORE THAN 1" / 7" LOWER THAN THE TOP OF THE THRESHOLD

PER 313.1.1 STAIRWAY SHALL NOT BE LESS THAN 44" WIDE AT EACH END

PER TABLE 3302.1(2) BLOCKS WITH AUTOMATIC FIRE SPARKLER PROTECTION, INTERIOR WALLS GREATER THAN 10' TALL PROPERTY LINE SHALL HAVE NO FIRE RATING REQUIREMENTS

PER TABLE 3302.1(2) BLOCKS WITH AUTOMATIC FIRE SPARKLER PROTECTION, INTERIOR WALLS 3 FEET OR LESS TALL PROPERTY LINE SHALL HAVE UNLIMITED PROTECTIONS

PROVIDE INDICATING CONTROL VALVES OF THE FOLLOWING GRADES OR TYPE OF THERMOSTATIC MIXING VALVE TYPE: T-100 SHOWER AND TUB/SHOWER COMBINATION

E. LAWN AND TREES TO EXIST

INTERIOR SOLE BEES SHALL BE PROVIDED WITH AN INDESTRUCTIBLE BLOWFOW PREVENTION DEVICES

	WALL TAG SEE WALL ASSEMBLY THIS SHEET
	DOOR TAG SEE SHEET A6
	WINDOW TAG SEE SHEET A6
	KEYNOTE TAG SEE RE-MARKS THIS SHEET
	INTERIOR TAG SEE SHEET A6

[illegible][illegible]

A2.0

APPL. NO. C-16-062 EXHIBIT F-1 DATE 11-30-16
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

- A. FLOOD PLANS DRAWN TO ACTUAL SCALE AND
DIMENSIONS ARE NOT TO BE REPRODUCED WITHOUT
THE SIGNATURE OF ARCHITECTS. IN CASE OF A
DISCREPANCY, HAVE A WRITTEN REQUEST TO
THE ARCHITECT.
- B. REFER TO SITE PLAN FOR FIRE SEPARATION
DISTANCE AND PRIVATE SET-BACK AREAS.
- C. FOR PENETRATIONS AT RATED WALLS SEE
SHEET # 2.
- D. DETAIL THE GARAGE AND QUONCS
INTERSECTING THE WALLS AND GUARDS
PENETRATING THE DWELLING FROM THE
GARAGE. SHALL BE CONSTRUCTED OF A
MIN. 26 GAUGE SHEET METAL AND
SHALL HAVE NO SPARKING UP TO THE
CEILING.
- E. PER FIRE RATED DOORS OF FLOORS AT:
THE REQUIRED EXCESS DOOR SIZE
SHALL BE 1/2" LOWER THAN THE
SIZE OF THE THRESHOLD.
- F. PER R315 STAIRWAYS SHALL NOT BE LESS THAN
36" WIDGES IN CLEAR WIDTH.
- G. PER TABLE R302.1(2) KIOSCS WITH AUTOMATIC FIRE
SPRINKLER PROTECTION. EXTERIOR WALLS GREATER
THAN 10' FROM PROPERTY LINE HAS
NO FIRE RATING REQUIREMENT.
- H. PER TABLE R302.1(2) KIOSCS WITH AUTOMATIC FIRE
SPRINKLER PROTECTION. EXTERIOR WALLS 3 FEET
AND GREATER FROM PROPERTY LINE SHALL HAVE
UNRATED GLASS.
- I. PROVIDE ADDITIONAL COUNTER VALUES OF
THE PREVIOUS BALANCE OF THE
FLOORING APPLIES HAVE TO BE
FOR SHOWER AND TUB/SHOWER COMBINATION.
- J. HOT WATER TANK TO 100°.
- K. EXTERIOR HOOD RISERS SHALL BE PROVIDED
WITH NON-REMOVABLE BACKFLOW
PREVENTION DEVICES.

	WALL TAG SEE WALL ASSEMBLY THIS SHEET
	DOOR TAG SEE SHEET AB
	WINDOW TAG SEE SHEET AB
	MECHANICAL TAG SEE MECHANICALS THIS SHEET
	INTERIOR TAG SEE SHEET AB

Architectural floor plan of a four-unit apartment building. The plan shows four bedrooms (BR 1, BR 2, BR 2, BR 3) arranged around a central hallway. Each bedroom has a closet (CL) and a door (DO). The central hallway includes two bathrooms (BA 1, BA 2), two lavatories (LAV 1, LAV 2), and two linen closets (LIN). There are also two staircases (STAIRS) and two restrooms (WC). The plan includes detailed dimensions for room sizes and overall building dimensions. The layout is symmetrical around a central vertical axis.

scale = 1/4"=1'-0"

[illegible][illegible][illegible]

RESIDENTIAL PROJECT
614 W SAN JOSE AVENUE
FRESNO, CA 93704

Second
Floor Plan -
Typical Bldg

Revisions:	
Project #:	1512
Date:	07.01.2016
Drawn:	GV
Checked:	•
Sheet Number	

A2.2

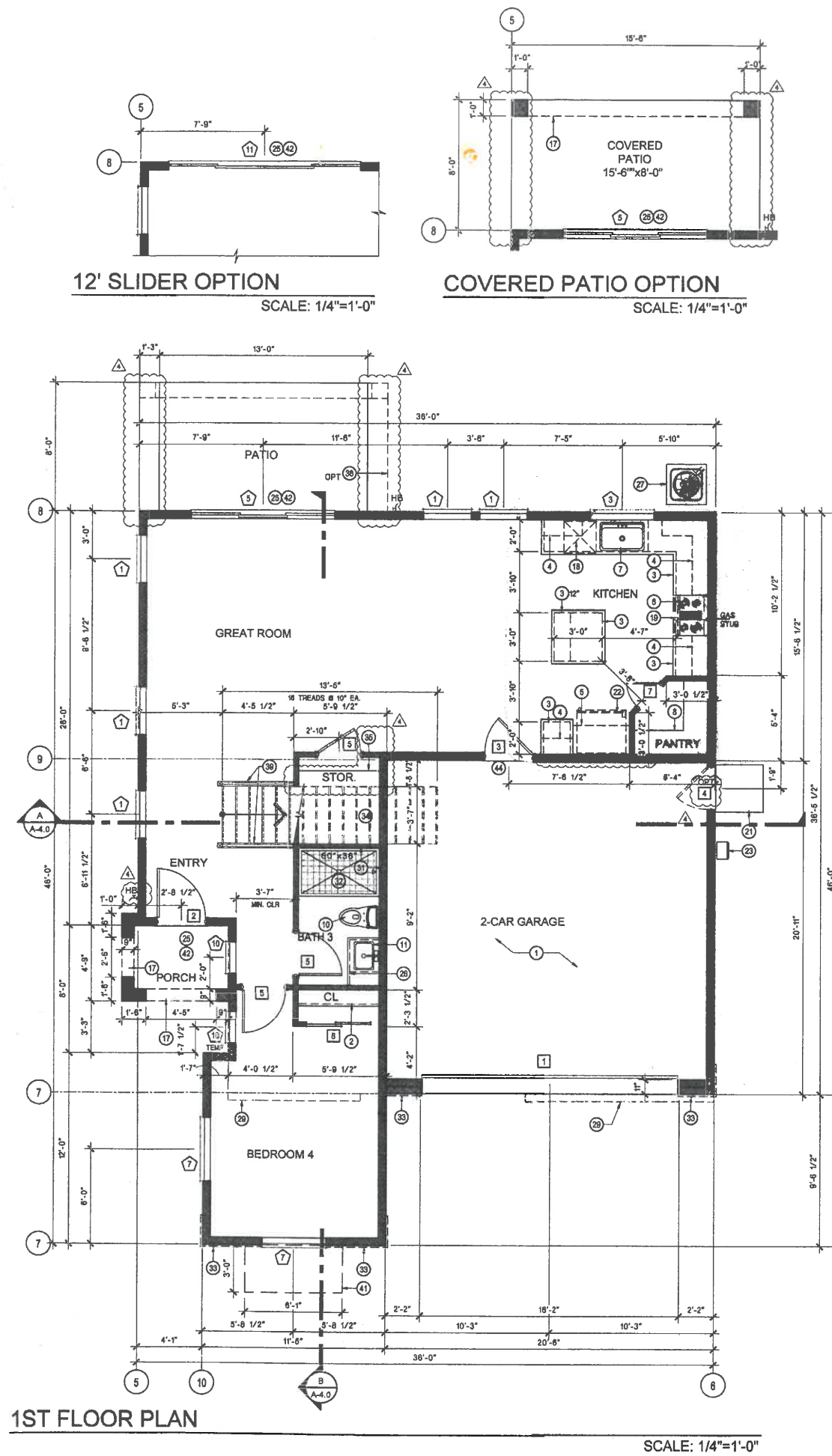
APPL. NO. C-16-062 EXHIBIT F-2 DATE 11-30-16

PHOT ENG. _____ DATE _____

TRAFFIC ENG. _____ DATE _____

COND. APPROVED BY _____ DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



1ST FLOOR PLAN

SCALE: 1/4"=1'-0"

WINDOW SCHEDULE							
MARK	SIZE		TYPE	MATERIAL	U-FACTOR	SHGC	NOTES
	WIDTH	HEIGHT					
1	3'-0"	6'-0"	SH		0.30	0.23	
2	2'-0"	4'-0"	SH		0.30	0.23	
3	4'-0"	4'-6"	XO		0.30	0.23	
4							NOT USED
5	9'-0"	8'-0"	SLDR.	TEMP.	0.29	0.23	
6	2'-0"	4'-0"	SH		0.30	0.23	W/ GRID
7	4'-0"	5'-0"	XO		0.30	0.23	W/ GRID
8	2'-0"	2'-0"	PW		0.28	0.23	GRID W/ M.F. ELEVATION ONLY
9	2'-0"	3'-0"	SH		0.28	0.25	
10	2'-0"	5'-0"	SH		0.28	0.25	
11	12'-0"	8'-0"	SLDR.	TEMP.	0.29	0.23	

- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM EDGE OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FINISH FLOOR (IRC R310.1)

- ALL WINDOWS AT REAR ELEVATION FACING THE GOLF COURSE & VICINITY SHALL HAVE TEMPERED GLAZING.

- PER SECTION 312.2 - IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOW SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF FINISHED FLOOR.

1. EXCEPTION - 2 OPENINGS THAT PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090

2. EXCEPTION - 3 WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH R12.2.2

DOOR SCHEDULE					
MARK	SIZE	HEIGHT	TYPE	MATERIAL	NOTES
	WIDTH				
1	18'-0"	7'-0"	ROLL-UP	METAL	
2	3'-0"	8'-0"	SWING	FIBERGLASS	ENTRY DOOR
3	3'-0"	8'-6"	SWING	1 3/8" SOLID WOOD	SELF CLOSER & SELF LATCHING SOLID CORE DOOR GASKETED TO PREVENT INTRUSION OF CONTAMINANTS
4	2'-8"	8'-6"	SWING	METAL	
5	2'-8"	8'-6"	SWING		
6	5'-0"	8'-6"	BY-PASS		
7	2'-0"	8'-6"	SWING		
8	4'-6"	8'-6"	BY-PASS		
9	2'-8"	3'-0"	SWING		

DOOR LANDINGS SHALL MEET THE FOLLOWING REQUIREMENTS:

a) WIDTH OF DOOR WITH 36" MINIMUM (IRC R313.3)

b) NO MORE THAN 18" LOWER THAN THE TOP OF THE THRESHOLD (IRC R313.3)

c) NOT MORE THAN 1/2" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (IRC R313.3)

FENESTRATION VALUES					
TYPE	U-VALUE	SHGC		MATERIAL	NOTES
		CLEAR	w/GRIDS		
SINGLE HUNG	0.30	0.23	0.20	VINYL	SH
SLIDING WINDOW	0.30	0.23	0.21	VINYL	XO
PICTURE WINDOW	0.28	0.25	0.23	VINYL	PW
SLIDING DOOR	0.29	0.23	0.21	VINYL	SLD. TEMP.

INSULATION SCHEDULE	
CEILING	R-38
2x6 EXTERIOR WALL	R-19
FLOOR (ABOVE GARAGE)	R-19
TRV VALVE	PROVIDED
GLAZING	DUAL PAIN / LOW-E
DUCTS	R-6
RADIANT BARRIER	EXPOSED ATTIC (SEE ELEVATIONS)

SQUARE FOOTAGE		
PLAN	AREA	SQ. FT.
2-CAR GARAGE (BASE)	GROSS	2,594
	LIVING TOTAL	2,166
	1ST FLOOR	937
	2ND FLOOR	1,228
	2 CAR GARAGE	429
	PORCH	33
	COVERED PATIO (OPTION)	94

- ### KEY NOTES
- ONE HOUR 5/8" TYPE "X" GYP. BD. AT WALLS AND CEILING OF GARAGE. WRAP ALL BEAMS, SHEETROCK AND TAPE ONLY
 - ONE SHELF AND ONE POLE
 - BUILT IN 24" DEEP BASE CABINETS
 - BUILT IN 12" DEEP UPPER CABINETS
 - BUILT IN 21" DEEP UPPER CABINET (ABOVE REFRIGERATOR)
 - MICROWAVE/HOOD ABOVE COOKTOP
 - SINGLE BOWL UNDER MOUNT SINK W/ GARBAGE DISPOSAL
 - FIVE SHELVES EQUALLY SPACED
 - FIBERGLASS SLIDE IN TUB AND SHOWER COMBO (32"x60") w/ ROO & CURTAIN
 - PROVIDE LOW FLOW WATER CLOSETS, MAX. 1.28 GALLONS PER FLUSH WITH EXHAUST FAN ABV.
 - SQUARE UNDER MOUNT CHINA LAVATORY w/ BUILT IN LOWER CABINETS
 - SELF-RUNNING FIBERGLASS TUB. SHALL BE RODENT PROOF WITH 1 INCH CEMENT COVERING IN AN APPROVED MANNER
 - SHOWER WITH TILE MORE THAN SEVEN FEET (7'-0") W/ TEMPERED GLASS DOOR & ENCLOSURE. SHALL BE RODENT PROOF WITH 1 INCH CEMENT COVERING IN AN APPROVED MANNER
 - LAUNDRY SINK
 - WASHER SPACE
 - DRYER SPACE WITH EXHAUST FAN ABOVE
 - SOFFIT, SEE EXTERIOR ELEVATIONS
 - UNDER COUNTER DISHWASHER
 - FREESTANDING GAS RANGE
 - 30X30 ATTIC ACCESS FOR MECHANICAL UNIT SHALL BE WEATHER-STRIPPED AND INSULATED TO THE EQUIVALENT OF THE CEILING INSULATION
 - THREE FOOT SQUARE (36" x 36") CONCRETE STOOP SLOPE AWAY FROM BUILDING
 - 42" MINIMUM REFRIGERATOR SPACE
 - TANKLESS WATER HEATER: NORITZ MODEL
 - DRYER DUCT VENTED THROUGH WALL
 - DOOR LANDINGS & EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD; NOT MORE THAN 7 3/4" PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (PER IRC R313.3)
 - BUILT IN 22" DEEP BASE CABINETS
 - CONDENSING UNIT LOCATION ON CONCRETE PAD - EXTENDING 3" ABOVE ADJOINING GRADE
 - ONE SHELF AND TWO POLES
 - DASHED LINE INDICATES WALL LINE ABOVE - SEE EXT. ELEVATIONS
 - 2x6 PONY WALL AT ISLAND 34-1/4" HIGH - SEE 2/A2.0 FOR ISLAND DIMENSIONS
 - GRAB BAR REINFORCEMENTS: 2X BLOCKING. SEE GRAB BAR REINFORCEMENT NOTE THIS SHEET
 - FIBERGLASS SHOWER ENCLOSURE (36"x60") w/ ROO / A
 - BRICK VENEER FINISH AT MODERN FARMHOUSE ONLY. SEE EXTERIOR ELEVATIONS SHEET A3.1
 - PROVIDE 5/8" TYPE "X" GYPSUM BOARD THROUGHOUT ENCLOSED USABLE AREA UNDER STAIRS. PROVIDE FIREBLOCKING AT THE STUDS WALLS ADJACENT TO THE STRING (IBC 1003.3.9 & 708)
 - SHELF
 - BUILT IN DESK
 - VANITY SPACE
 - COVERED PATIO
 - HANDRAIL, DET. 32F/SD-2.3
 - CHASE FOR MECHANICAL DUCT WORK, REF. MECHANICAL PLANS
 - AWNING @ MODERN FARMHOUSE
 - CONCRETE SLAB. SLOPE AWAY FROM BUILDING W/ STEPPED ENTRY
 - GYP. BD. SQUARE SOFFIT, SEE DET. 1/A-2.1
 - ZERO STEP ENTRY

ROOM FINISHES				
ROOM	HEIGHT	FLOOR	WALLS	CEILING
ENTRY, GREAT ROOM, BEDROOM 4, BATH 3, KITCHEN, PANTRY	9'-0"	EPOXY CONCRETE	SHEET ROCK	SHEET ROCK
OWNERS BATH, BATH 2, LAUNDRY	8'-0"		TILE (VERIFY TILE PATTERN)	
OWNERS SUITE, BEDROOMS 2 & 3, HALLWAY, WIC	8'-0"	CARPET		
GARAGE	9'-0"	CONCRETE	5/8" TYPE "X" SHEET ROCK	5/8" TYPE "X" SHEET ROCK
PORCH, PATIO	9'-0"	CONCRETE	STUCCO	STUCCO w/ HIGH RIB EXPANDED METAL LATH

WALL LEGEND		
STUDS	TOP PLATE	SILL PLATE
2x6 @ 24" O.C. (INSULATED)	DOUBLE 2x6	PRESSURE TREATED 2x6
2x6 @ 24" O.C. (NON-INSULATED)	DOUBLE 2x6	PRESSURE TREATED 2x6
2x6 @ 24" O.C. (FURRED WALL)	DOUBLE 2x6	PRESSURE TREATED 2x6
2x4 @ 16" O.C.	DOUBLE 2x4	PRESSURE TREATED 2x4

* ALL FRAMING GRADED DF#2 OR FINGER JOINTED (GRADE STAMPED BY APPROVED ICC INSPECTION AGENCY) STUDS DF#2, 9" TALL MAXIMUM U.N.O.

* NO PRESSURE TREATED SILL PLATE AT 2ND FLOOR

GRAB BAR REINFORCEMENT FOR BATHROOMS (USE 2x4 W/O STUDS, TYP.)	
WATER CLOSETS:	MOUNTING HTS.: 32" A.F.F. MAX. 38" A.F.F. MIN. BACK OF W/O: 40" WIDE, MIN. SIDE OF W/O: 12" MAX. FROM WALLS, 42" MIN. IN LENGTHS
BATHTUBS:	MOUNTING HTS.: 32" A.F.F. MAX. 38" A.F.F. MIN. BACK WALL OF BATHTUB INSIDE SIDE: 12" WIDE FROM EA. SIDE OF WALL, 48" LENGTH MIN. * SIDE WALLS: 9" MAX. FROM BACK WALL, 24" LENGTHS MIN.
SHOWERS:	MOUNTING HTS.: 32" A.F.F. MAX. 8" WIDE REINFORCING MIN. TYP. ALL SIDED

* ADDITIONAL REINFORCING TO BE ADDED TO AREA BETWEEN BATHTUB TOP AND -32" A.F.F.

APPL. NO. C-16-062 EXHIBIT F-3 DATE 4-13-17

PROJ. ENG. _____ DATE _____

TRAFFIC ENG. _____ DATE _____

COND. APPROVAL BY _____ DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

STANDARD PLAN
CITY OF FRESNO DEVELOPMENT DEPT.

#15 13732

DATE _____ BY _____

APR 05 2016

1398 W. Hemlock, Suite 101, Fresno, CA 93711
business phone (559) 535-3800
LIC # 558545

IMPRESSIONS 4

1st FLOOR PLAN

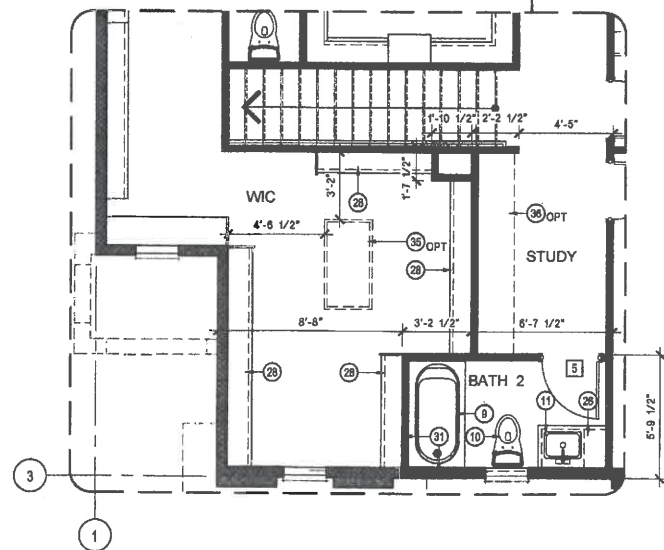
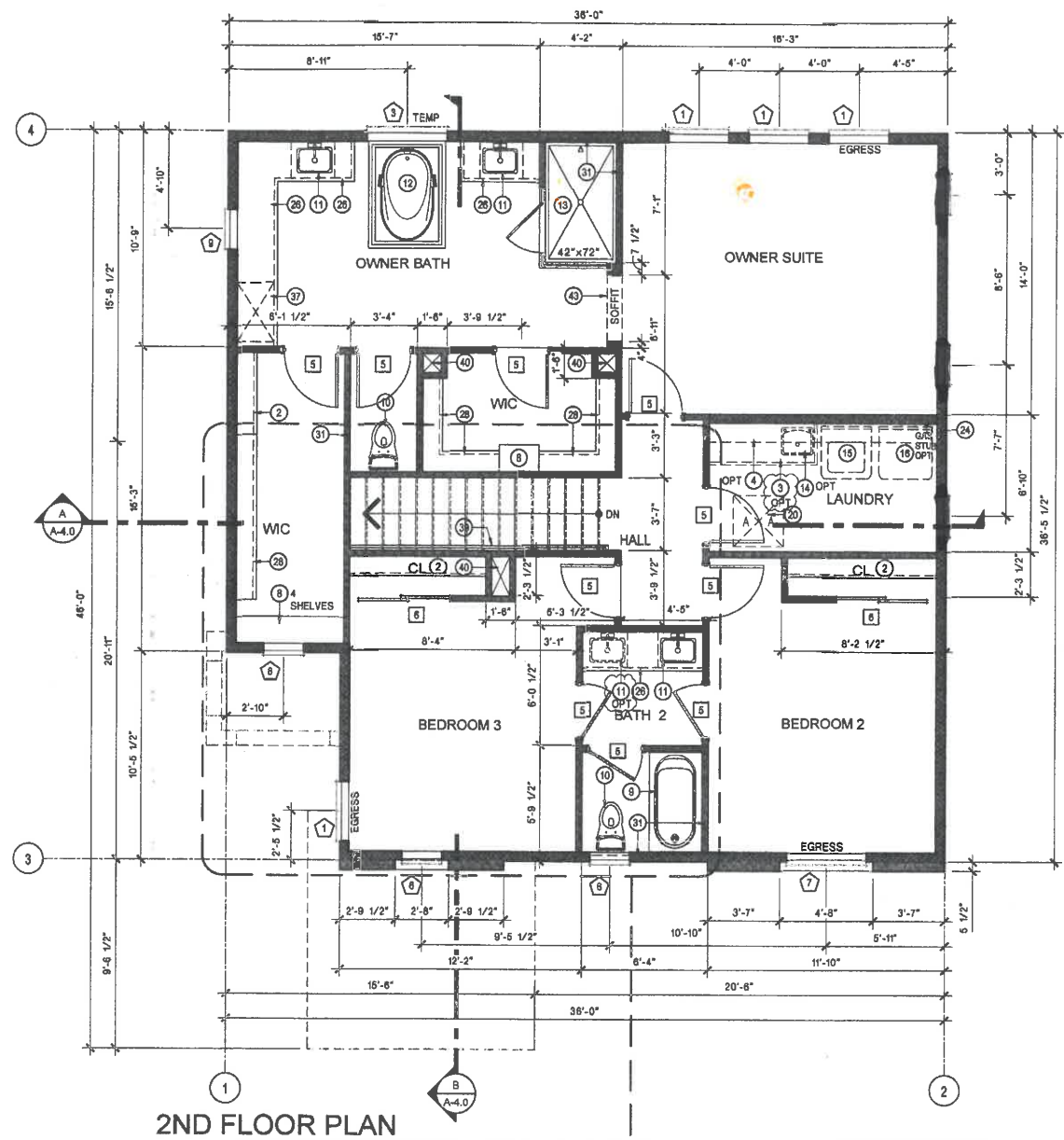
Revisions

A	B.C. 10-30-15
A	OWNER CHANGE
A	PRODUCTION REVISIONS
A	13732 FRAMEWALK

Project #: IMPRESSIONS 4
Date: 1-21-18
Drawn: _____
Checked: _____

Sheet Number

A-2.0



WINDOW SCHEDULE

MARK	SIZE	TYPE	MATERIAL	U-FACTOR	SHGC	NOTES
WIDTH	HEIGHT	AREA, SF				
1	3'-0"	5'-0"	SH	0.30	0.23	
2	2'-0"	4'-0"	SH	0.30	0.23	
3	4'-0"	4'-6"	XO	0.30	0.23	
4						NOT USED
5	9'-0"	8'-0"	SLDR	TEMP.	0.28	0.23
6	2'-0"	4'-0"	SH	0.30	0.23	W/ GRID
7	4'-0"	5'-0"	XO	0.30	0.23	W/ GRID
8	2'-0"	2'-0"	PW	0.28	0.23	GRID W/ M.F. ELEVATION ONLY
9	2'-0"	3'-0"	SH	0.28	0.25	
10	2'-0"	5'-0"	SH	0.28	0.25	
11	12'-0"	8'-0"	SLDR	TEMP.	0.28	0.23

- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM EDGE OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FINISH FLOOR (CRC R310.1)

- ALL WINDOWS AT REAR ELEVATION FACING THE GOLF COURSE & VICINITY SHALL HAVE TEMPERED GLAZING.

- PER SECTION 312.2 - IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOW SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF FINISHED FLOOR.

1. EXCEPTION - 2 OPENINGS THAT PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090

2. EXCEPTION - 3 WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH R12.2.2

DOOR SCHEDULE

MARK	SIZE	TYPE	MATERIAL	RATING	NOTES
WIDTH	HEIGHT				
1	15'-0"	ROLL-UP	METAL		
2	3'-0"	SWING	FIBERGLASS		ENTRY DOOR
3	3'-0"	SWING	1 3/8" SOLID WOOD		SELF CLOSER & SELF LATCHING SOLID CORE DOOR GASKETED TO PREVENT MIGRATION OF CONTAMINANTS
4	2'-8"	SWING	METAL		
5	2'-8"	SWING			
6	5'-0"	BY-PASS			
7	2'-0"	SWING			
8	4'-8"	BY-PASS			
9	2'-8"	SWING			

FENESTRATION VALUES

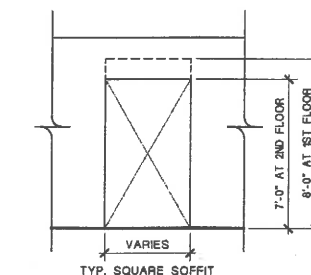
TYPE	U-VALUE	SHGC	MATERIAL	NOTES
		CLEAR	w/GRIDS	
SINGLE HUNG	0.30	0.23	0.20	VNYL SH
SLIDING WINDOW	0.30	0.23	0.21	VNYL XO
PICTURE WINDOW	0.28	0.25	0.23	VNYL PW
SLIDING DOOR	0.28	0.23	0.21	VNYL SLD. TEMP.

INSULATION SCHEDULE

CEILING	R-38
2x8 EXTERIOR WALL	R-19
FLOOR (ABOVE GARAGE)	R-19
TVX VALVE	PROVIDED
GLAZING	DUAL PAIN / LOW-E
DUCTS	R-8
RADIANT BARRIER	EXPOSED ATTIC (SEE ELEVATIONS)

SQUARE FOOTAGE

PLAN	AREA	SQ. FT.
GROSS	2,594	
LIVING TOTAL	2,185	
1ST FLOOR	937	
2ND FLOOR	1,228	
2 CAR GARAGE	429	
PORCH	33	
COVERED PATIO (OPTION)	124	



KEY NOTES

- ONE HOUR 5/8" TYPE "X" GYP. BD. AT WALLS AND CEILING OF GARAGE. WRAP ALL BEAMS, SHEETROCK AND TAPE ONLY.
- ONE SHELF AND ONE POLE
- BUILT IN 24" DEEP BASE CABINETS
- BUILT IN 12" DEEP UPPER CABINETS
- BUILT IN 21" DEEP UPPER CABINET (ABOVE REFRIGERATOR)
- MICROWAVE/HOOD ABOVE COOKTOP
- SINGLE BOWL UNDER MOUNT SINK W/ GARBAGE DISPOSAL
- FIVE SHELVES EQUALLY SPACED
- FIBERGLASS SLIDE IN TUB AND SHOWER COMBO (32"X60") w/ ROD & CURTAIN
- PROVIDE LOW FLOW WATER CLOSETS, MAX. 128 GALLONS PER FLUSH WITH EXHAUST FAN ABV.
- SQUARE UNDER MOUNT CHINA LAVATORY w/ BUILT IN LOWER CABINETS
- SELF-RIMMING FIBERGLASS TUB. SHALL BE RODENT PROOF WITH 1 INCH CEMENT COVERING IN AN APPROVED MANNER
- SHOWER WITH TILE MORE THAN SEVEN FEET (7'-0") W/ TEMPERED GLASS DOOR & ENCLOSURE. SHALL BE RODENT PROOF WITH 1 INCH CEMENT COVERING IN AN APPROVED MANNER
- LAUNDRY SINK
- WASHER SPACE
- DRYER SPACE WITH EXHAUST FAN ABOVE
- SOFFIT, SEE EXTERIOR ELEVATIONS
- UNDER COUNTER DISHWASHER
- FREESTANDING GAS RANGE
- 30X30 ATTIC ACCESS FOR MECHANICAL UNIT SHALL BE WEATHER-STRIPPED AND INSULATED TO THE EQUIVALENT OF THE CEILING INSULATION
- THREE FOOT SQUARE (36" x 36") CONCRETE STOOP SLOPE AWAY FROM BUILDING
- 42" MINIMUM REFRIGERATOR SPACE
- TANKLESS WATER HEATER, NORITZ MODEL
- DRYER DUCT VENTED THROUGH WALL
- DOOR LANDINGS & EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD, NOT MORE THAN 7 3/4" PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (PER CRC R313.1)
- BUILT IN 22" DEEP BASE CABINETS
- CONDENSING UNIT LOCATION ON CONCRETE PAD - EXTENDING 3" ABOVE ADJOINING GRADE
- ONE SHELF AND TWO POLES
- DASHED LINE INDICATES WALL LINE ABOVE - SEE EXT. ELEVATIONS
- 2x8 PONY WALL AT ISLAND 34-1/4" HIGH - SEE 2/A2.0 FOR ISLAND DIMENSIONS
- GRAB BAR REINFORCEMENTS: 2X BLOCKING. SEE GRAB BAR REINFORCEMENT NOTE THIS SHEET
- FIBERGLASS SHOWER ENCLOSURE (38"X60") w/ ROD
- BRICK VENEER FINISH AT MODERN FARMHOUSE ONLY. SEE EXTERIOR ELEVATIONS SHEET A3.1
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD THROUGHOUT ENCLOSED USABLE AREA UNDER STAIRS. PROVIDE FIREBLOCKING AT THE STUDS WALLS ADJACENT TO THE STRING (CBC 1003.3.9 & 708)
- SHELF
- BUILT IN DESK
- VANITY SPACE
- COVERED PATIO
- HANDRAIL DET. 32F/SD-2.3
- CHASE FOR MECHANICAL DUCT WORK, REF. MECHANICAL PLANS
- AWNING @ MODERN FARMHOUSE
- CONCRETE SLAB. SLOPE AWAY FROM BUILDING W/ STEPPED ENTRY
- GYP. BD. SQUARE SOFFIT, SEE DET. 1/A-2.1
- ZERO STEP ENTRY

ROOM FINISHES

ROOM	HEIGHT	FLOOR	WALLS	CEILING
ENTRY, GREAT ROOM, BEDROOM 4, BATH 3, KITCHEN, PANTRY	9'-0"	EPOXY CONCRETE	SHEET ROCK	SHEET ROCK
OWNERS BATH, BATH 2, LAUNDRY	8'-0"	TILE (VERIFY TILE PATTERN)		
OWNERS SUITE, BEDROOMS 2 & 3, HALLWAY, WIC	8'-0"	CARPET		
GARAGE	9'-0"	CONCRETE	5/8" TYPE "X" SHEET ROCK	5/8" TYPE "X" SHEET ROCK
PORCH, PATIO	9'-0"	CONCRETE	STUCCO	STUCCO w/ HIGH RB EXPANDED METAL LATH

WALL LEGEND

STUDS	TOP PLATE	SILL PLATE
2x6 @ 24" O.C. (INSULATED)	DOUBLE 2x6	PRESSURE TREATED 2x6
2x6 @ 24" O.C. (NON-INSULATED)	DOUBLE 2x6	PRESSURE TREATED 2x6
2x6 @ 24" O.C. (FURRED WALL)	DOUBLE 2x6	PRESSURE TREATED 2x6
2x4 @ 16" O.C.	DOUBLE 2x4	PRESSURE TREATED 2x4

* ALL FRAMING GRADED DP#2 OR FINGER JOINTED (GRADE STAMPED BY APPROVED ICC INSPECTION AGENCY) STUDS DP#2, 9' TALL MAXIMUM U.N.O.

* NO PRESSURE TREATED SILL PLATE AT 2ND FLOOR

GRAB BAR REINFORCEMENT FOR BATHROOMS (USE 2x4 WD STUDS, TYP.)

WATER CLOSETS:	MOUNTING HTS: 32" A.F.F. MAX. 38" A.F.F. MIN. BACK OF W/C. 40" WIDE, MIN. SIDE OF W/C. 12" MAX. FROM WALLS, 42" MIN. IN LENGTHS
BATHTUBS:	MOUNTING HTS: 32" A.F.F. MAX. 38" A.F.F. MIN. BACK WALL OF BATHTUB (WIDE SIDE) 12" WIDE FROM EA. SIDE OF WALL. 48" LENGTH MIN. SIDE WALLS: 12" MAX. FROM BACK WALL. 24" LENGTHS MIN.
SHOWERS:	MOUNTING HTS: 32" A.F.F. MAX. 6" WIDE REINFORCING MIN. TYP. ALL SIDED

* ADDITIONAL REINFORCING TO BE ADDED TO AREA BETWEEN BATHTUB TOP AND +32" A.F.F.

APPL. NO. C-16-062 EXHIBIT F-4 DATE 4-13-17

PROJ. ENG. _____ DATE _____

TRAFFIC ENG. _____ DATE _____

COND. APPROVAL BY _____ DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

STANDARD PLAN CITY OF FRESNO DEVELOPMENT DEPT.

#15 13732

DATE _____ BY _____

APR 05 2016



IMPRESSIONS 4

2nd FLOOR PLAN

Revisions
△ B.C. 10-30-15
△ OWNER CHANGE
△ PRODUCTION
△ REVISIONS
△ FRAMEWALK

Project #: IMPRESSIONS 4
Date: 1-21-18
Drawn: _____
Checked: _____

Sheet Number

A-2.1