

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

RESIDENTIAL PROJECT
 614 W SAN JOSE AVENUE
 FRESNO, CA 93704

Exterior Elevations - Typical Bldg

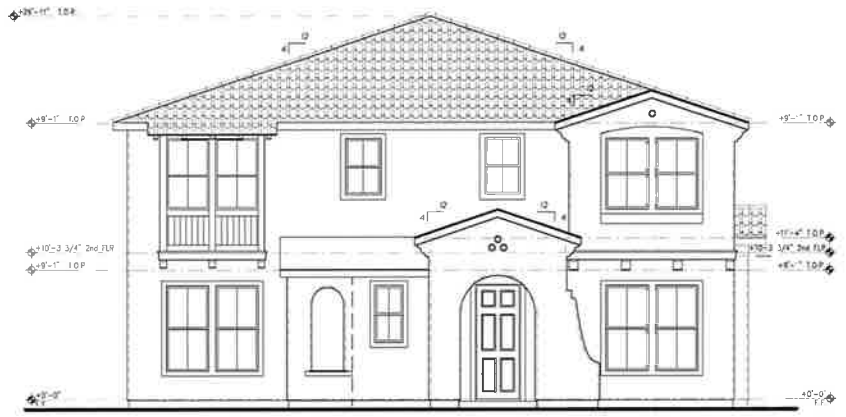
Revisions
 Project #: 1512
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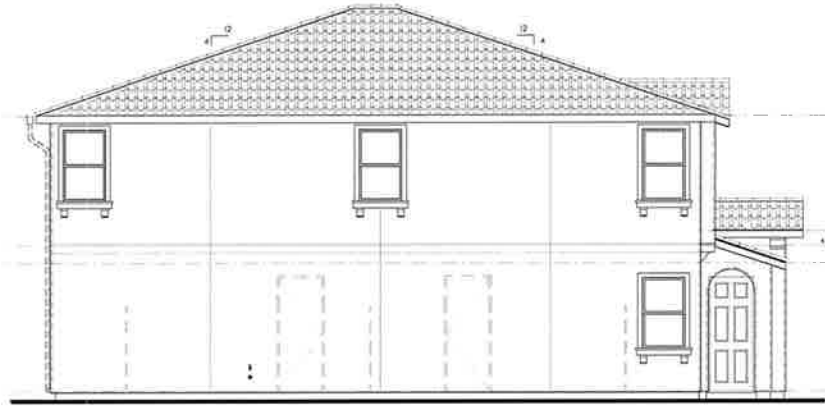
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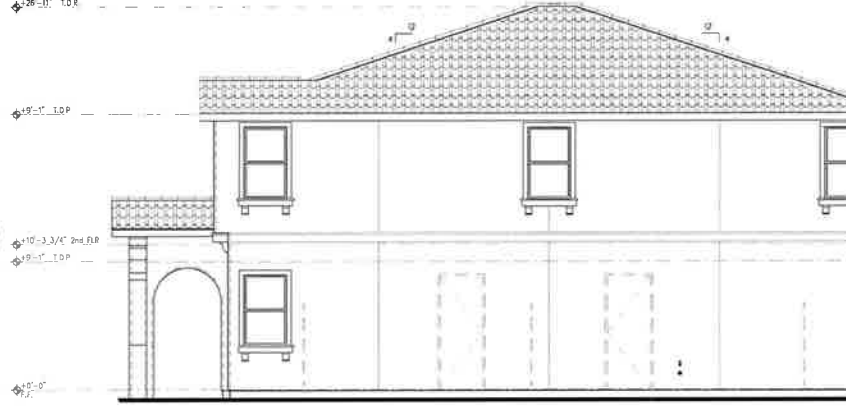
C REAR ELEVATION - Building 'A' & 'B'
 SCALE = 1/4"=1'-0"



A FRONT ELEVATION - Building 'A'
 SCALE = 1/4"=1'-0"



D LEFT ELEVATION - Building 'A'
 SCALE = 1/4"=1'-0"



B RIGHT ELEVATION - Building 'A'
 SCALE = 1/4"=1'-0"

Exterior Walls with Automatic Sprinkler
 per Table R302.1(2) CBC 2010

ELEMENTS	MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
EXT WALLS	1 1/2 HRS	EQUAL TO OR GREATER THAN R
PROJECTIONS	1 1/2 HRS	3 FEET
PROJECTIONS	1 1/2 HRS	3 FEET TO 2 FEET
OPENINGS IN WALLS	1 1/2 HRS	3 FEET

KEYNOTES	
1	[1] COAT EXPOSED SYSTEM w/ CORROSION RESISTANT W/ 1/8" x 1/4" TYPICAL SIZE w/ 2 LAYERS OF BLOC PAPER w/ 1/4" SAND
2	CONCRETE TILE POOLING, OWNER TO SELECT COLOR
3	HARDIE PLANK (LATHING, FIBER CEMENT BOARDS), COLOR TO BE SELECTED BY OWNER
4	HARDIE SINGLE SIDING, FIBER CEMENT BOARDS, COLOR TO BE SELECTED BY OWNER
5	1/2" x 1/2" HARDIE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER
6	ENTRY PORCH LIGHT SEE ELEC. DWGS
7	1/4" x 1/2" HARDIE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER
8	DECORATIVE FOAM CORNICES TO BE PAINTED
9	4" FIBER TRIM @ WINDOW HEADERS & 6" TRIM @ SILL TO BE PAINTED w/ ACCENT COLOR
10	APPLIED STUCCO COLLARS w/ 1/2" FOAM TRIM SEE SECTIONS FOR DETAILS
11	1" x 8" HIGH COLUMN MADE w/ STUCCO FINISH & 1" FOAM TRIM SEE SECTIONS FOR DETAILS
12	2ND FASCIA BOARD AT ENTRY PORCHES
13	[3] HEAVY TRIMMER POSTS PAINTED, SEE SECTIONS FOR DETAILS
14	1 1/2" x 5" HARDIE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER
15	2ND FASCIA BOARD PAINTED
16	SINGLE HUNG DUAL PANE GLASS, VINYL WINDOWS, SEE SHT A6.0
17	24" x 24" CABLE VENT PAINTED w/ 1" x 5.5" RAISED TRIM @ MANAGER UNIT & 5" FOAM @ TYPICAL UNITS
18	18" DIA DECORATIVE CABLE VENT PAINTED w/ 1" x 5.5" HARDIE TRIM BOARD
19	ELECTRIC METER LOCATION VARIES SEE ELEC. DWGS & ARCH. SITE SHT A1.1
20	6" GAS METER LOCATION VARIES SEE PLUMBING DWGS & ARCH. SITE SHT A1.1
21	500' YARD DOOR, ALTERNATE LOCATIONS PER SPECIFIC LOT SEE SHEET A1.7 FOR COORDINATION
22	COTTAGE ENTRY DOORS w/ VISION LITE, SEE DOOR SCHEDULE SHEET A6.0
23	18" x 18" HULL UP SECTIONAL DOOR w/ 1 1/2" x 5.5" HARDIE TRIM @ MANAGER UNIT & 1" FOAM @ TRIM UNITS SEE DOOR SCHEDULE A6.0
24	STUCCO EXPANSION JOINT
25	6" HIGH WOOD FENCE FOR UNIT 500 YARDS SEE ARCH. SITE PLAN SHT A1.1
26	24 GA GALV. SHT. MTL. GUTTERS & DOWNSPOUT w/ PRE-FINISHED COLOR
27	A/C UNITS LOCATIONS VARY SEE ARCH. SITE PLAN SHEET A1.1
28	LIGHTED ADDRESS - BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE. ADDRESS NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 3/16"
29	60" HIGH DECORATIVE WOODEN POST, POWER COATED FENCE AT STREET FRONT LOTS ONLY
30	[2] WALLON UNITS ON PEDESTALS (24" x 48" x 18") WITH TOTAL OF 20 TENANTS, STUCCO FINISH AT UNDERPOOR OF ENTRY PORCH TYPICAL
31	FIRE SPRINKLER RISER, HOSE BIB AND SHUTOFF VALVE LOCATION
32	TELEPHONE SERVICE TR - SEE ELECTRICAL DRAWINGS
33	CAN W/ SERVICE TR - SEE ELECTRICAL DRAWINGS
34	TANKLESS WATER HEATER - SEE PLUMBING DRAWINGS

APPL NO. C-16-062 EXHIBIT E-1 DATE 11-30-16

PROJ ENG. _____ DATE _____

TRAFFIC ENG. _____ DATE _____

COND. APPROVED BY _____ DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

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RESIDENTIAL PROJECT
 614 W SAN JOSE AVENUE
 FRESNO, CA 93704

Options Exterior Elevations

Revisions

Project #: 1912
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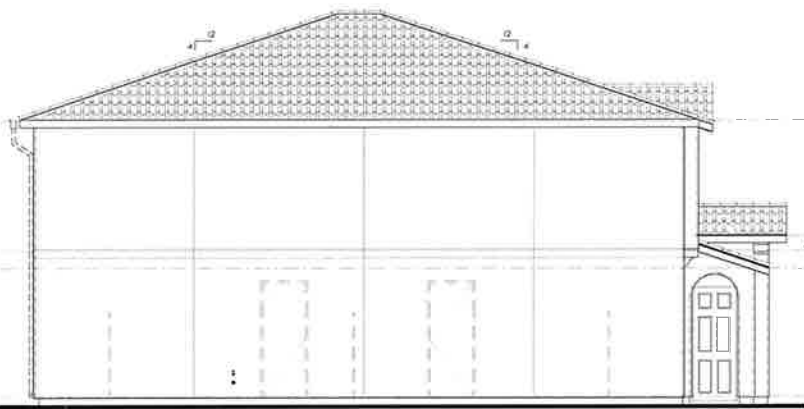
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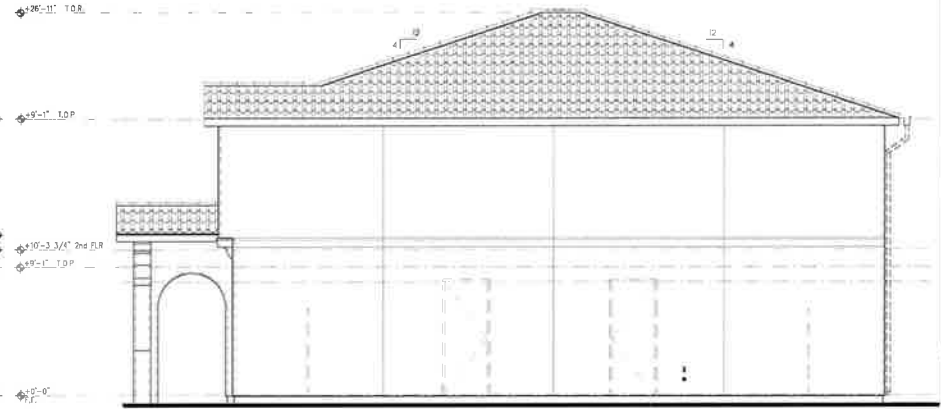
A RIGHT ELEVATION - Enhanced Street Elevation

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



C LEFT ELEVATION - East Facing Side

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



B RIGHT ELEVATION - East Facing Side

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

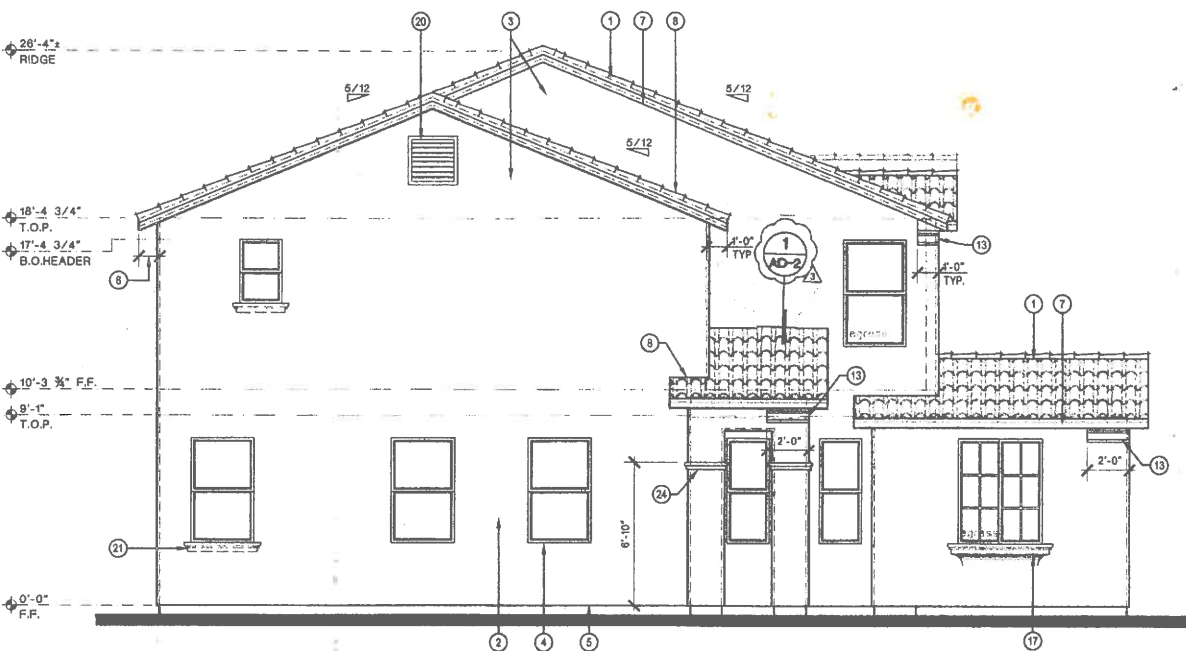
Exterior Walls with Automatic Sprinkler

per table R302.1(2) CBC 2010

ELEMENTS	MINIMUM FIRE RESISTANCE RATING	WINDOW FIRE SEPARATION DISTANCE
EXT. WALLS	NOT RATED	EQUAL TO OR GREATER THAN E
PROJECTIONS	NOT RATED	3 FEET
PROJECTIONS	1 HR RATED	> 2 FEET TO 3 FEET
OPENINGS IN WALLS	UNRATED	3 FEET

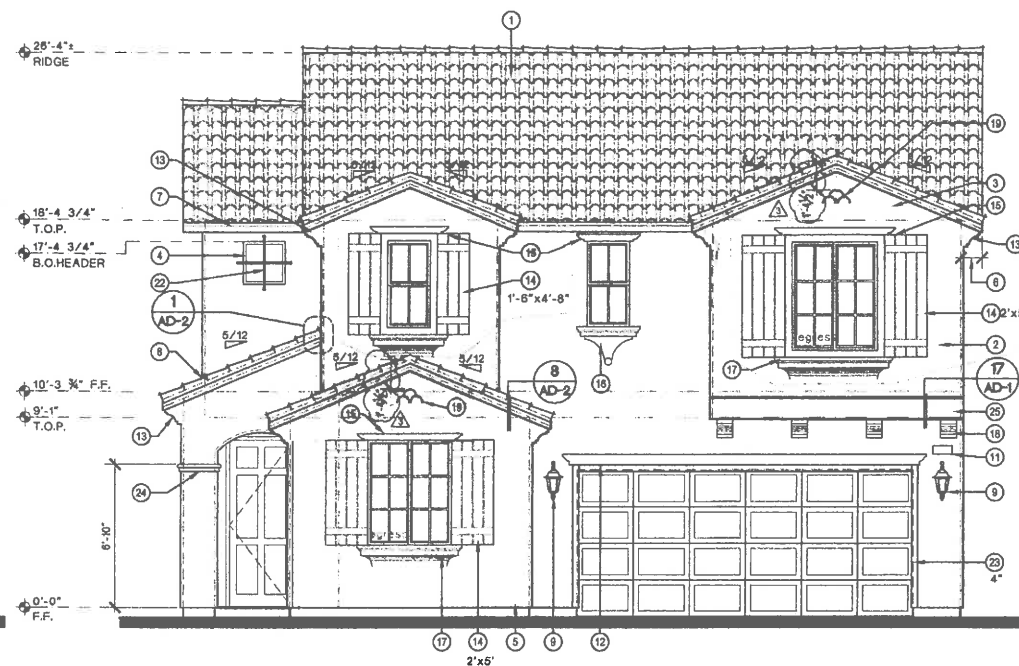
KEYNOTES	
1	(1) COAT STUCCO SYSTEM w/ COMPOUND RESISTANT W/ LATHING FROM 20/47 LATHING OF BLOC PAPER/PLIND SHING
2	CONCRETE TILE ROOFING, OWNER TO SELECT COLOR
3	HARDC PLANK LAPROING FIBER CEMENT BOARDS, COLOR TO BE SELECTED BY OWNER
4	HARDC SHINGLE SINGC FIBER CEMENT BOARDS, COLOR TO BE SELECTED BY OWNER
5	1"x3"5" HARDC TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER
6	ENTRY PORCH LIGHT SEE ELET DWGS
7	1"x6"9"5" HARDC TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER
8	DECORATIVE FDSAM CORBELS TO BE PAINTED
9	4" FDSAM TRIM @ WINDOW HEADERS & 6" TRIM @ SILL, TOP TO BE PAINTED w/ ACCENT COLOR
10	PARTING STUCCO COLLARS, w/9" FDSAM TRIM SEE SECTIONS FOR DETAILS
11	5"-5" HIGH COLUMN BASE w/ STUCCO FINISH & 6" FDSAM TRIM SEE SECTIONS FOR DETAILS
12	2X6 FASDA BOARD #1 ENTRY PORCHES
13	(2) HEAVY TAPER POSTS PAINTED, SEE SECTIONS FOR DETAILS
14	1"x3"5" HARDC TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER
15	2X6 FASDA BOARD PAINTED
16	SINGLE HUNG DUAL PANE GLASS, VINYL WINDOWS, SEE SH1 A6.0
17	24"x24" GABLE VENT PAINTED w/ 1", 5.5 HARDC TRIM @ MANAGER UNIT & 6" FDSAM @ TYPICAL UNITS
18	18" DIA. DECORATIVE GABLE VENT PAINTED w/1", 3.5 HARDC TRIM BOARD
19	ELECTRIC METER LOCATION VARIOUS SEE ELET DWGS & ARCH SITE SH1 A1.1
20	6AS METER LOCATION VARIOUS, SEE PLUMBING DWGS & ARCH SITE SH1 A1.1
21	50C YARD DOOR, ALTERNATE LOCATIONS PER SPECIFIC LOT SEE SHEET #11 FOR COORDINATION
22	COTTAGE ENTRY DOORS w/ VISION LITE, SEE DOOR SCHEDULE SHEET A6.0
23	18"x8" ROLL UP SECTIONAL DOOR w/ 1"x3"5" HARDC TRIM @ MANAGER UNIT & 5" FDSAM @ TRP UNITS SEE DOOR SCHEDULE A6.0
24	STUCCO EXPANSION JOINT
25	8" HIGH WOOD FENCE FOR LIMIT SIDE YARDS SEE ARCH SITE PLAN SH1 A1.1
26	24 GA. GALV. SPT. MT. GUTTERS & DOWNSPOUT w/ PRE-FINISHED COLOR
27	6/2 UNITS LOCATIONS VARY SEE ARCH SITE PLAN SHEET A1.1
28	LIGHTED ADDRESS - BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS NOBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY a. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE b. NUMBERS SHALL BE A MIN OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF .25"
29	6" HIGH DECORATIVE BRICK/STONE FINISH COATED FENCE AT STREET FRONT LOTS ONLY
30	(2) WALKON UNITS ON PEDESTALS (22 W/48 W/18") MIN. TOTAL OF 20 TENANTS, OUTING MAIL & PARCEL BOX
31	STUCCO FINISH AT UNDERSIDE OF ENTRY PORCH TYPICAL
32	FIRE SPRINKLER RISER, HOSE BIB AND SHUTOFF VALVE LOCATION
33	TELEPHONE SERVICE TC - SEE ELECTRICAL DRAWINGS
34	DATV SERVICE TC - SEE ELECTRICAL DRAWINGS
35	WATERSH WATER HEATER - SEE PLUMBING DRAWINGS

APPL. NO. C-16-062 EXHIBIT E-2 DATE 11-30-16
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



RIGHT SIDE ELEVATION - SPANISH

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



FRONT ELEVATION - SPANISH

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

ELEVATION KEYNOTES

- EAGLE ROOFING PRODUCTS' COOL ROOF CONC. TILE (ICRC 0918-0001 - 0918-0001, ESR-1608) / TYU-43 MODIFIED BITUMEN PRODUCT BY MB TECHNOLOGIES OR EQ. / 1/2" CDX 24/0 SOLID PLYWOOD SHEATHING OR APA RATED OSB, PREFER TO SHIT AD-2 FOR MISC. ROOF DETAILS
- TYPICAL STUCCO 'OMEGA' STUCCO SYSTEM (ESR-1941) w/ 1" WIRE MESH / FOAM BOARD, 'INSULFOAM' (ESR-1788) OR 'FALCOW' (ESR-1952) w/ 2-LAYERS OF 60 MIN. GRADE 'D' PAPER
- STUCCO AT EXPOSED ATTIC AREAS: 'OMEGA' STUCCO SYSTEM (ESR-1941) w/ 1" WIRE MESH / 'INSULFOAM' (ESR-1788) FOAM BOARD / 2-LAYERS 60 MIN. GRADE 'D' PAPER / 1-LAYER 'SUPERIOR' RADANT BARRIER (CLASSIFIED UL-R1885, ASTM E-84) RADANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE.
- PROVIDE FLASHING ON ALL WINDOWS, TYPICAL - DET. 8/AD-3
- GALV. WEEP SCREED W/ 3 1/2" ATTACHMENT FLANGE, TYP. DET. 2 & 3/AD-1
- PROVIDE 1'-0" OVERHANG UNLESS OTHERWISE NOTED
- 2x6 FASCIA
- PROVIDE GL. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED
- LIGHT FIXTURE - SEE ELECTRICAL DWGS.
- CONDENSING UNIT LOCATION ON CONC. PAD
- BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (ICRC R319.1) A. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE. B. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2"
- SHAPED FOAM W/ STUCCO SAND TEXTURE FINISH - DET. 16/AD-1 PROFILE 'E'
- FOAM EAVE MOLDING W/ STUCCO SAND TEXTURE FINISH DET. 1/AD-1 OR OWNER TO SELECT
- FOAM SHUTTER AT WINDOW. DET. 4/AD-3
- FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 18/AD-1 PROFILE 'E'
- SHAPED FOAM W/ STUCCO SAND TEXTURE FINISH - DET. 13/AD-1
- SHAPED FOAM W/ STUCCO SAND TEXTURE FINISH - DET. 8/AD-1
- FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 16/AD-1 PROFILE 'F'
- HALF ROUND CLUSTERED VENT FYPOM TV9X8-SHC - DET. 13/AD-4
- GABLE END VENTS, SEE FRAMING PLAN
- FOAM TRIM W/ STUCCO SAND TEXTURE (AT GOLF COURSE LOTS ONLY) DET. 16/AD-1 PROFILE 'B'
- DECORATIVE WROUGHT IRON WINDOW GRILLE - DET. 16/AD-5
- FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 16/AD-1 PROFILE 'C'
- FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 20/AD-1
- FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 17/AD-1

NOTE: ALL SIDING TRIM & ARCHITECTURAL DETAILS NEED SOLID FRAMING FOR POSITIVE ATTACHMENT.



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 business phone (559) 436-0900
 LIC # 598846

IMPRESSIONS 4

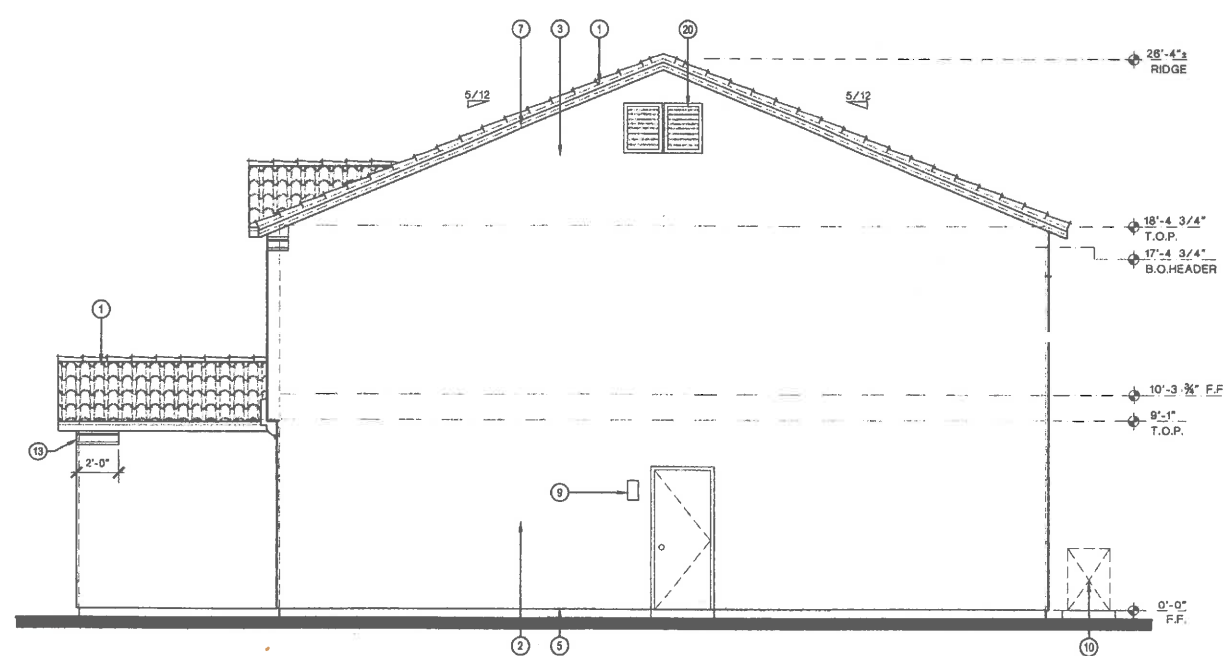
EXTERIOR ELEVATIONS
 SPANISH

Revisions

⚠	B.C. 10-30-15
⚠	OWNER CHANGE
⚠	PRODUCTION REVISIONS

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LEFT SIDE ELEVATION - SPANISH

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



REAR ELEVATION - SPANISH

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

APPL. NO. C-16-062 EXHIBIT E-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 _____

**3D Elevation for Building #4 at the corner of
West San Jose Avenue and North Colonial Avenue**



3D Elevation for Building #1-3, 5, 6



3D Elevation for Building #7 along
West San Jose Avenue

