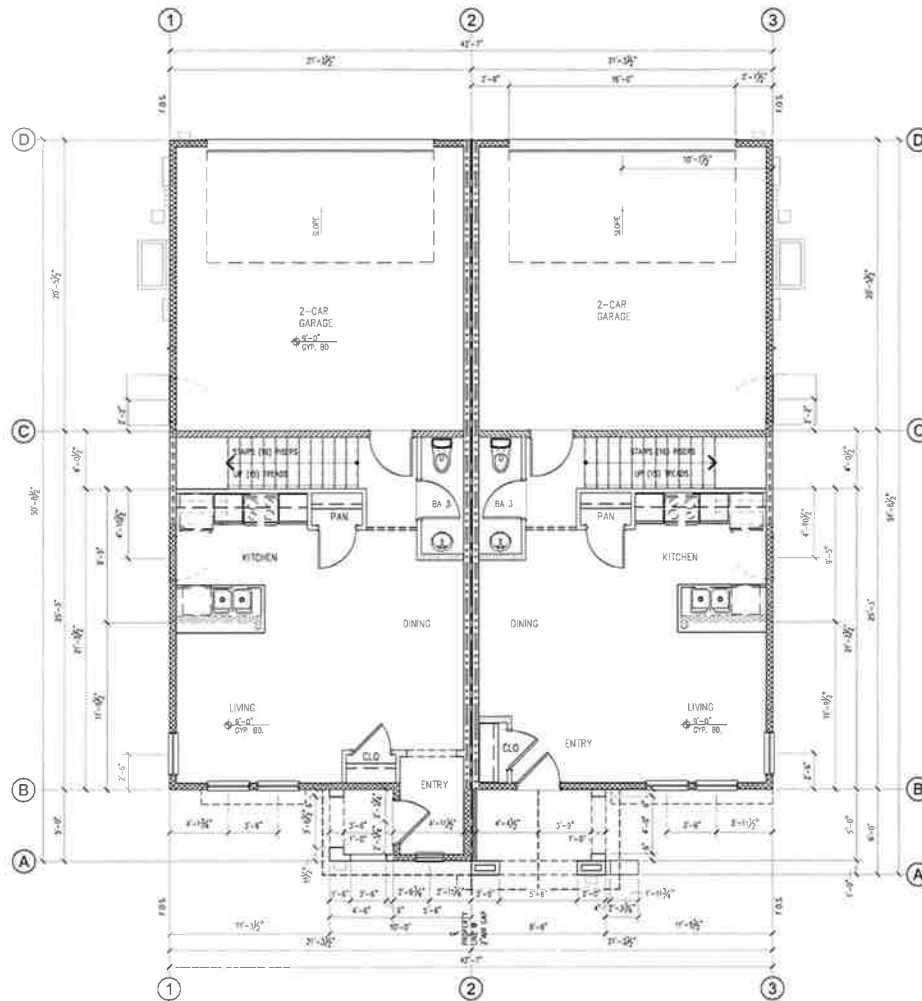


### GENERAL NOTES

- A. FLOOR PLANS DRAWN TO ACTUAL STUD SIZE.**
- B. DRAWINGS ARE NOT TO BE SCALED. REFER TO DIMENSIONS OR NOTES. IN CASE OF A DISCREPANCY, MAKE A WRITTEN REQUEST TO ARCHITECT FOR CLARIFICATION.**
- C. REFER TO SITE PLAN FOR FIRE SEPARATION DISTANCES AND PRIVATE SIDE YARD AREAS.**
- D. FOR PENETRATIONS AT RATED WALLS. SEE SHEET A7.2.**
- E. DETAILS IN THE GARAGE AND DOCKS:**  
FUNCTIONING THE WALLS AND CEILING AND SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 36 GAGE SHEET METAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- F. PER 311.311 LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD.**
- G. PER 9015.3 STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH.**
- H. PER TABLE R302.1(2) BLOCKS WITH AUTOMATIC FIRE SPRINKLER PROTECTION. EXTERIOR WALLS GREATER THAN OR EQUAL TO 3' FROM PROPERTY LINE HAS NO FIRE RATING REQUIREMENT.**
- I. PER TABLE R302.1(2) BLOCKS WITH AUTOMATIC FIRE SPRINKLER PROTECTION. EXTERIOR WALLS 3 FEET AND GREATER FROM PROPERTY LINE SHALL HAVE UNLIMITED OPENINGS.**
- J. PROVIDE INDIVIDUAL CONTROL VALVES OF THE PROCEDURE BALANCE OF THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWER AND TUB/SHOWER COMBINATION.**
- K. LIMIT WATER TEMP TO 120°**
- L. EXTERIOR HOSE REELS SHALL BE PROVIDED WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICES.**



First Floor Plan - Building 'A'

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

### SYMBOLS LEGEND

- WALL TAG SEE WALL WHENEVER THIS SHEET
- DOOR TAG SEE SHEET A6
- WINDOW TAG SEE SHEET A8
- VENUE TAG SEE NOTES THIS SHEET
- INTERIOR TAG SEE SHEET A8

### VOLUME FOOTAGE TYP UNIT

2-STORY, 2-3 TYPE NO. SPRINKLERED  
DUPLEX PLAN - UNIT A2

LEVEL ONE (LIVING AREA)	565 SF
STAIRS	58 SF
LEVEL TWO (LIVING AREA)	836 SF
TOTAL RESIDENTIAL UNIT	1,349 SF
GARAGE	432 SF
PORCH	83 SF
TOTAL BLDG	2,005 SF

### VOLUME FOOTAGE TYP UNIT

2-STORY, 2-3 TYPE NO. SPRINKLERED  
DUPLEX PLAN - UNIT A2

LEVEL ONE (LIVING AREA)	538 SF
STAIRS	55 SF
LEVEL TWO (LIVING AREA)	818 SF
TOTAL RESIDENTIAL UNIT	1,311 SF
GARAGE	432 SF
PORCH	87 SF
TOTAL BLDG	2,006 SF

APPL. NO. C-116-062 EXHIBIT F.1 DATE 11-30-16

PROJ. ENG. \_\_\_\_\_ DATE \_\_\_\_\_

TRAF. ENG. \_\_\_\_\_ DATE \_\_\_\_\_

COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

### KEYNOTES

- DETACHED FROM ALL VENTILATED FLOORS ABOVE THE GARAGE SHALL NOT BE LESS THAN 5/8" TYPE "X" GYPSUM BOARD. PER TABLE R303.5
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 5/8" GYPSUM BOARD NOT LESS THAN 1 1/2" THICK OR NON-FRAMEWORK OR 20 MIN RATED SELF-CLOSING AND SELF-LATCHING.
- THERE SHALL BE A LANDING OR LEVEL FLOOR ON EACH SIDE OF 24" OR, THE WIDTH SHALL NOT BE LESS THAN THE DIAMETER OF THE DOOR. THE DOOR SHALL BE OPENED IN THE DIRECTION OF TRAVEL.
- AUG CONDENSED 3" X 4" CONC. PAD SIZE 3" MIN. UNDER GRADE. SEE MECH & PLS. SHEET A1.1 FOR LOCATION.
- PER 9011.7 & 1, HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE & HEIGHTS SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" - SEE SEE SHEETS E & MECH.
- 1/2" DEEP LIPPER CABINETS BY ADJUSTABLE DRIVES AND FULL HARDWARE.
- 2 1/4" DEEP BASE CABINET BY ADJUSTABLE DRIVES AND FULL HARDWARE.
- 30' SLEEVES-ELECTRIC RANGE W/ 30" HOOD MICROWAVE, LIGHT, W/ COOKING EXHAUST.
- WANT EXT. HONEY COODTOP TO EXHAUST/RETRIEVE WHY IS NOT UNPROTECTED & 24" PROTECTED. HOLE DIM IS 20" FOR PERMANENT MARKING ON THE UNIT.
- REFRIGERATOR: OWNER TO SELECT MODEL. PROVIDE WATER LINE FOR ICE.
- SHOW UNITS W/ ENDINGS BEHIND COUNTERS AT REQUIRING 5/8" FRAMING. SEE SECTION E.2.1.7.
- STAINLESS STEEL DOUBLE BOWL SINK W/ CABRIAGE DISPOSAL.
- SOLID SURFACE COUNTERTOP, 3/8" HIGH AT 2
- DISHWASHER UNDER COUNTER, OWNER TO SELECT MODEL.
- WATER CLOSET TO BE DIMENSION 1.38 CALLINGS PER PLUMB.
- RESTROOM LAVATORY - SEE PLUMBING DRAWINGS.
- SHRIMP AND PINE
- 4" HIGH WOOD FENCE TO PRIVATE SIDE YARD. SEE SHEET A.11 FOR LOCATIONS & ANY FREQUENTLY CHANGES THAT MAY BE REQUIRED.
- PROVIDE MIN. 1/2 SLOPE TO DRAIN AWAY FROM BUILT-UP SIDE DRAINAGE.
- 2" HIGH DECORATIVE W/OUTLINE CONCRETE COATED FLOOR SET CLEARING. ONLY AT BEANS.
- GAS METERS SEE SHEET PLUMB.
- SECOND FLOOR HIGH OUT ABOVE PLUMB FOR CLARITY AT 80" TO 82" ONLY.
- ROOF OVERHANG SEE ROOF PLAN.
- KITCHEN SIDE REAR LOCATED AT LOTS 13.8, 13.27. ONLY REFER TO SHEET A.1 FOR COORDINATION.
- GARAGE SIDE DOOR LOCATED AT LOTS 13.5, 7.1, 28. ONLY REFER TO SHEET A.1 FOR COORDINATION.
- MEAN ABOVE SEE STRUCTURAL DRAWINGS. MEAN WITH SHEET A.1
- RECOGNITIVE FOAM CORNICE. TOTAL OF (5)
- (3) MALLEABLE UNITS ON PRECASTS (2 1/4" x 1 1/4" x 1/2") WITH TOTAL OF 20 TRIMMED, COATING WALL & PARCEL BWS.
- 1/2" SO. LEVEL LANDING AT 1/2 SLOPE IN ANY DIRECTION.
- POST AN INFORMATIONAL ACCESS SYMBOL SIGN AT ENTRY OF HORIZONTAL CENTER 60" AT 7'.
- RESIDUES SIDE DRIVE SEE REAR SIDE STREET OR ROAD ADDRESS. SHALL CONTRAST WITH THEIR BACKGROUNDS AND SHALL BE A MIN OF 4 INCHES HIGH WITH A SPACING MINIMUM OF 1/2 INCH.
- 5/8" SPRINKLER HEAD. HOSE AND SHOWER VALVE. LOCATION. SEE PLUMBING SHEET.
- TELEPHONE SPACE IS - SEE ELECTRICAL DRAWINGS. SEE SHEET E.1.1
- ENZY SEPARATE IC - SEE ELECTRICAL DRAWINGS. SEE SHEET E.1.1
- ELECTRICAL W/TER PANEL - SEE ELECTRICAL DRAWINGS. SEE SHEET E.1.1
- TANKLESS WATER HEATER - SEE PLUMBING DRAWINGS & SHEET E.1.1
- PER CITY UNIVERSAL DESIGN STANDARDS. THE GARAGE DOOR SHALL BE 30" WIDE AND SHALL HAVE A FLOOR & HANDING NO MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD OF THE DOOR RAY.
- PER CITY UNIVERSAL DESIGN STANDARDS. ALL DOORS SHALL BE AT LEAST 30 INCHES WIDE. SEE DOOR SCHEDULE.
- PER CITY UNIVERSAL DESIGN STANDARDS. ALL HALLWAYS SHALL BE AT LEAST 42 INCHES WIDE.
- PER CITY UNIVERSAL DESIGN STANDARDS. DWELLING UNIT SHALL CONTAIN SIX (6) OF KITCHEN COUNTER SPACE.

### WALL ASSEMBLY

- EXTERIOR WALL - NON-RATED**
- 1/4" MIN. GYPSUM BOARD APPLIED
  - RESIDUAL OF WOODWORK WITH ALL JOINTS STAGGERED. EACH JOINT OVER FRAME OF JOINTS AND FASTENED WITH 2" DIA. NAILS. JOINTS SHALL BE 6" FROM EDGE WITH 1" JOINTS TO BE COVERED WITH TAPE AND JOINT COMPOUND. PER 901.9.1.
  - ALTERNATE TO 2" OR 3" USE FLAME BLOCK SHEATHING PER 902-ESR 1365.
- INTERIOR WALL - NON-RATED**
- PER PARTITION AT ENTRY
  - (2) 1 HOUR RATED WALL PER TABLE 703 (10-15-1 & 14-4) (LOAD BEARING)
  - EXTERIOR FACE
  - (2) POVS OF 2 1/4" x 8" STUD @ 24" OC. SEE ASSEMBLY (2) FOR
  - INTERIOR FACE
  - ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EA SIDE OF 2 1/4" x 8" STUD @ 24" OC. / 4" COATED WALLS, 1/2" LONG, 0.0015" SHANK, 1/4" DIA. JOINTS STAGGERED 24" ON OPA. SIDES (LOAD-BEARING)
  - ALTERNATE TO 2" OR 3" USE FLAME BLOCK SHEATHING PER 902-ESR 1365.
- EXTERIOR WALL - STAIRS NON-RATED SIMILAR TO ASSEMBLY 1 EXCEPT FOR 2ND OR 3RD FLOOR. (2) 2 1/4" x 8" @ 24" OC. SEE STRUCTURAL DRAWINGS.**
- EXTERIOR WALL AT GARAGE & UNIT**
- 1/4" MIN. GYPSUM BOARD APPLIED
  - RESIDUAL OF WOODWORK WITH ALL JOINTS STAGGERED. EACH JOINT OVER FRAME OF JOINTS AND FASTENED WITH 2" DIA. NAILS. JOINTS SHALL BE 6" FROM EDGE WITH 1" JOINTS TO BE COVERED WITH TAPE AND JOINT COMPOUND. PER 901.9.1.
- INTERIOR WALL - NON-LOAD BEARING**
- 2 1/4" x 8" STUD @ 24" OC. / 4" COATED WALLS, 1/2" LONG, 0.0015" SHANK, 1/4" DIA. JOINTS STAGGERED 24" ON OPA. SIDES (LOAD-BEARING)
  - ALTERNATE TO 2" OR 3" USE FLAME BLOCK SHEATHING PER 902-ESR 1365.
- INTERIOR WALL WITH LOAD BEARING**
- 2 1/4" x 8" STUD @ 24" OC. / 4" COATED WALLS, 1/2" LONG, 0.0015" SHANK, 1/4" DIA. JOINTS STAGGERED 24" ON OPA. SIDES (LOAD-BEARING)
  - ALTERNATE TO 2" OR 3" USE FLAME BLOCK SHEATHING PER 902-ESR 1365.
- INTERIOR POV WALL - NON-LOAD BEARING**
- 2 1/4" x 8" STUD @ 24" OC. / 4" COATED WALLS, 1/2" LONG, 0.0015" SHANK, 1/4" DIA. JOINTS STAGGERED 24" ON OPA. SIDES (LOAD-BEARING)
  - ALTERNATE TO 2" OR 3" USE FLAME BLOCK SHEATHING PER 902-ESR 1365.
- ROOF / CEILING - 1 HOUR RATED ASSEMBLY PER CBC 703.1 TABLE 703.1 ITEM NUMBER 2-11.1 (EXCEPTION E)**
- CLASS "B" ROOFING MATERIAL.
  - WOOD JOIST FLAT OR pitched ROOF TRUSSES SPACED A MAX. 24" o.c. WITH 1/2" MIN. STRUCTURAL PANELS WITH EXTERIOR GLE APPLIED AT RIGHT ANGLES TO TOP OR BOTTOM CHORD OF TRUSSES WITH BE MARK THE STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2".
  - EXTERIOR SIDE COVERED WITH 7/8" THICK EXTERIOR CEILING PLASTER OVER THE FACE OF SPLITTING PLASTER WITH 1/4" FOR SEARCH JOIST AND 3/8" FOR BRONN JOIST IN VOLUME CEILING TO GARD PAVING. PROVIDE MIN. 20 GA 1 INCH GALV. METAL LATH OVER (2) LAYERS OF GRADE 3 BUILDING PAPER OVER PLASTERING INSULATING COCKING.
- EXTERIOR SIDING - 1 HOUR RATED PER 314-900-80-04**
- WOOD STUDS BY # 4. INTERIOR SIDE GYPSUM BOARD TYPE "X" 5/8" ORIENTED VERTICALLY AND FASTENED WITH 1" DIA. CORN-HEAD DVP WALLS SPACED 24" OC. AT BOARD EDGES IN FIELD AREA OR 1 1/2" TYPE OF ORIGINAL OR CORN-HEAD 3" @ AT BOARD EDGES IN FIELD AREA @ 1/2" OF DOORS.
  - EXTERIOR SIDE COVERED WITH 3/8" TYPE "X" GYPSUM SHEATHING FASTENED WITH 1 1/4" LONG ROOFING NAILS OFFSET 7/8" OVER SHEATHING EDGE JOINT. SHALL BE STAGGERED FROM THOSE ON OPPOSITE SIDES OF THE WALLS. 5/8" HARDWARE LATHING APPLIED HORIZONTALLY WITH A 1/4" HEADLAP AND FASTENED WITH 3" DIA. 84 CORROSION RESISTANT COMMON WALL BOLTS THROUGH THE LAPPED PLANKS AT EA. STUD LOCATION.
  - \* ALTERNATE TO GYPSUM BOARD PER ESR-1365 USE OF FLAME BLOCK IN PLACE OF GYPSUM BOARD.



RESIDENTIAL PROJECT  
614 W SAN JOSE AVENUE  
FRESNO, CA 93704

First Floor Plan - Typical Bldg

Revisions	
Project No.	1512
Date:	07.03.2015
Drawn:	GV
Checked:	
Sheet Number	

A2.0

### GENERAL NOTES

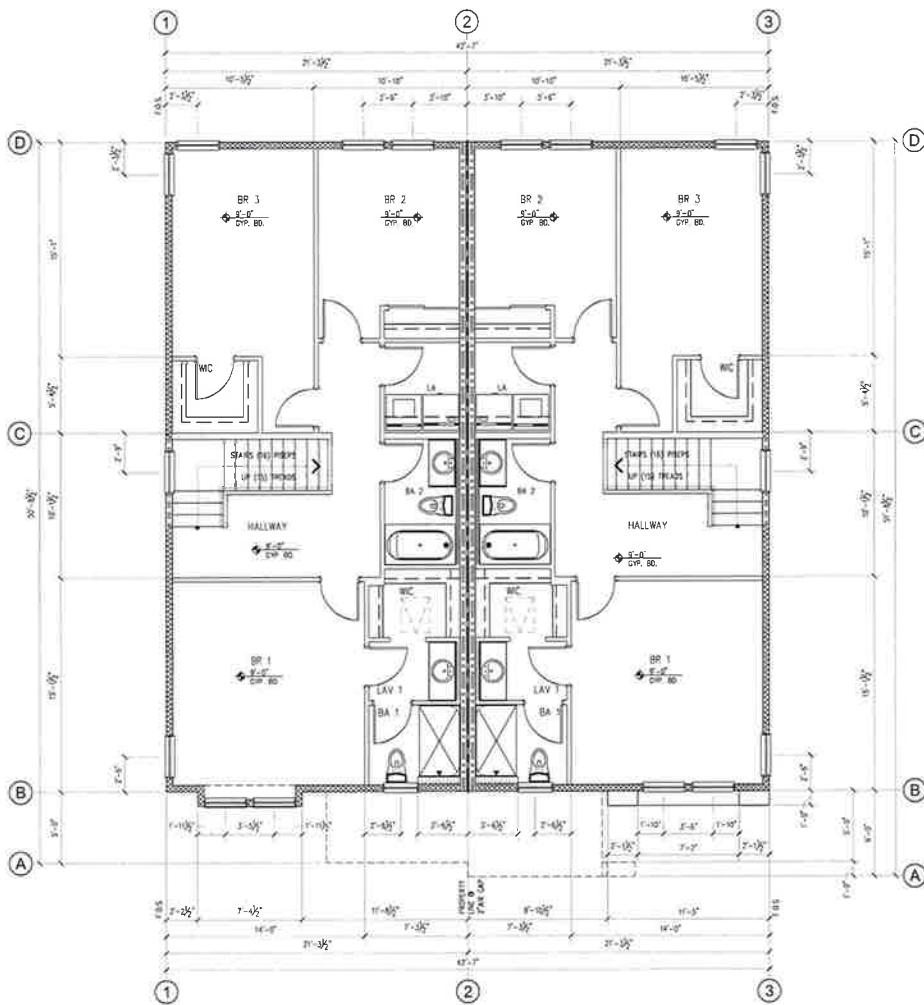
A. FLOOR PLANS DRAWN TO ACTUAL SIZE  
 B. DRAWINGS ARE NOT TO BE SEALS. REFER TO DIMENSIONS ON ARCH. IN CASE OF DISCREPANCY. MAIL A WRITTEN REQUEST TO ARCHITECT FOR CLARIFICATION.  
 C. REFER TO SITE PLAN FOR TREE SEPARATION DISTANCE AND PRIVATE SIDE YARD AREAS.  
 D. FOR PENETRATIONS AT RATED WALLS SEE SHEET A72.  
 E. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS AND CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONDUCTED AT MIN NO. 26 GAGE GULF METAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.  
 F. PER CITY UNIFORM DESIGN STANDARDS, ALL REQUIRED EXTERIOR DOORS SHALL BE NOT MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD.  
 G. PER CITY UNIFORM DESIGN STANDARDS, ALL STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH.  
 H. PER TABLE R302.1(2) BLDGS WITH AUTOMATIC FIRE SPRINKLER PROTECTION, EXTERIOR WALLS GREATER THAN OR EQUAL TO 3' FROM PROPERTY LINE HAS NO FIRE RATING REQUIREMENT.  
 I. PER TABLE R302.1(2) BLDGS WITH AUTOMATIC FIRE SPRINKLER PROTECTION, EXTERIOR WALLS GREATER THAN OR EQUAL TO 3' FROM PROPERTY LINE SHALL HAVE UNLIMITED DRAINING.  
 J. PROVIDE MANUAL CONTROL VALVES OF THE PRECESSOR BALANCE OF THE THERMOSTATIC MIXING VALVE TYPE FOR SHOWER AND TUB/SHOWER COMBINATIONS.  
 K. LAIR WATER STOP TO JOINT.  
 L. EXTERIOR HOSE DRESS SHALL BE PROVIDED WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICES.

### SYMBOLS LEGEND

□ WALL TAG SEE WALL ASSEMBLY SHEET  
 ○ DOOR TAG SEE SHEET #  
 □ WINDOW TAG SEE SHEET #  
 ○ KITCHEN TAG SEE KITCHENS THIS SHEET  
 ○ WATERPOOF TAG SEE SHEET #

SQUARE FOOTAGE FINISH UNIT	
2 STORY, R-3, TYPE 1B, SPRINKLERED	
SQUARE PLUMB - UNIT #1	
(LEVEL ONE FINISH AREA)	565 SF
STAIRS	55 SF
(LEVEL TWO FINISH AREA)	926 SF
TOTAL RESIDENTIAL UNIT	1,346 SF
GARAGE	436 SF
PORCH	77 SF
TOTAL BLDG	2,859 SF

SQUARE FOOTAGE FINISH UNIT	
2 STORY, R-3, TYPE 1B, SPRINKLERED	
SQUARE PLUMB - UNIT #2	
(LEVEL ONE FINISH AREA)	538 SF
STAIRS	55 SF
(LEVEL TWO FINISH AREA)	918 SF
TOTAL RESIDENTIAL UNIT	1,511 SF
GARAGE	436 SF
PORCH	57 SF
TOTAL BLDG	2,004 SF




Second Floor Plan - Building 'A' scale = 1/4"=1'-0"

### KEYNOTES

- SEPARATION FROM ALL HABITABLE ROOMS ABOVE THE GARAGE SHALL NOT BE LESS THAN 5/8" TYPE 'N' CYPRESS BOARD PER TABLE R302.1.
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" SOLID OR EQUIVALENT ON 20 MIN WIND, SELF-CLOSING AND SELF-LATCHING.
- THERE SHALL BE A LANDING OR LEVEL FLOOR ON EACH SIDE OF THE DOOR WITH SHALL NOT BE LESS THAN 78" OR SERVED A MIN OF 30" MEASURED IN THE DIRECTION OF TRAVEL.
- AFC CONCRETE 3"-8" CONC FINO SIZE 3" MIN ABOVE GRADE SEE VEDCH & ARCH SHT #17 FOR LOCATION.
- PER R307.3 & 1 HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE & HEIGHT SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38".
- SEE SEE VEDCH & VEDCH.
- 1" OUP UPPER LANDING W/ ADJUSTABLE SHOULDER AND FULL HANDRAIL.
- 2" DEEP BASE LAMINATE W/ ADJUSTABLE SHOULDER AND FULL HANDRAIL.
- 30" SLIC-N-ELECTRIC RANGE W/ 30" HOOD MECHANICAL EXIST. 20" COOLING EXHAUST.
- NEFT GAS ABOVE COOK TOP TO CONVENTIONAL UNIT IS 30" UNPROTECTED BY 2" PROTECTED HOOD OR BEED FOR THE PERMANENT WARNING ON THE UNIT.
- REFRIGERATOR OWNER TO SELECT MODEL, PROVIDE WATER LINE FOR ICE.
- WASH TUBS AND SINKS ABOVE CEILING AT RELEVANT STAR FRAMING, SEE SECTION C/A/O.
- SOLID SURFACE COUNTERTOP, 3/4" HIGH A.F.F.
- DISMISHER UNDER COUNTER, OWNER TO SELECT MODEL.
- WATER CLOSET TO BE MINIMUM 1.25 GALLONS PER FLUSH.
- PERISTAL LAMINATE - SEE FINISH DRAWINGS.
- SHOE AND POLE.
- IF HIGH HOIST TRACED TO OTHER SIDE RAILING, SEE SITE PLAN SHT #11 FOR LOCATION & ANY FIRE/EMERGENCY CASES THAT MAY BE REQUIRED.
- PROVIDE WALL SH SLOPE FOR MIN. 1" RAMP FROM BLDG TO CURB DRAINING.
- 30" HIGH BARRIER THROUGHOUT WITH PROMINENT CONTRAST FINISH SEE ELECTRICAL, ONLY AT BLDGS THAT FACE STREETS.
- SAFE METERS SEE PLAN SHEET #11.
- SECOND FLOOR POOF OUT ABOVE SHOWN FOR CLARITY AT BLDG # ONLY.
- POOF OVERHAND SEE POOF PLAN.
- KITCHEN SIDE DOOR LOCATED AT LOTS 126.4.2.27 MAY REFER TO SHT #11 FOR COORDINATION.
- GARAGE SIDE DOOR LOCATED AT LOTS 1.3.3.71.26 ONLY REFER TO SHT #11 FOR COORDINATION.
- BEAM ABOVE SEE STRUCTURAL DRAWINGS, VERIFY WITH DWP.
- OCUPANTIVE FOAM CORNER, TOTAL OF (3) AT BLDG #1 ONLY.
- (2) WALLBOY UNITS ON REDEVELOP (7'x14'x10') WITH TOTAL OF 20 TONS, DURING AND FINISH BMS.
- IF SO LEVEL LANDING W/ 25 SLOPE IN ANY DIRECTION.
- POST AN INFORMATIONAL ACCESS SYMBOL SIGN AT ENTRY ON ADJACENT CENTER 60' S.F.F.
- ADDRESS SIGN SHALL BE VISIBLE FROM STREET OR ROAD NUMBERS SHALL CONTACT WITH THEIR BACKGROUNDS AND SHALL BE A MIN OF 4" INCHES HIGH WITH A STROKE WIDTH OF 1/2" INCH.
- THE SPRINKLER WASH HOSE 25' AND SHUTOFF VALVE LOCATION, SEE FINISHING ENCS.
- TELEPHONE SERVICE TO - SEE ELECTRICAL DRAWINGS & ARCH SHT #11.
- DATA SERVICE TO - SEE ELECTRICAL DRAWINGS & ARCH SHT #11.
- ELECTRICAL WIRE PANEL - SEE ELECTRICAL DRAWINGS & ARCH SHT #11.
- TANKLESS WATER HEATER - SEE FINISHING DRAWINGS & ARCH SHT #11.
- PER CITY UNIVERSAL DESIGN STANDARDS, THE GARAGE DOOR SHALL BE CONSIDERED THE "NO STEP ENTRY" THIS DOOR SHALL BE 36" HIGH AND SHALL HAVE A SLIP-ON LANDING NOT MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD OF THE DOOR WAY.
- PER CITY UNIVERSAL DESIGN STANDARDS, ALL DOORS SHALL BE AT LEAST 32 INCHES WIDE, SEE COR SCHEDULE.
- PER CITY UNIVERSAL DESIGN STANDARDS, ALL HALLWAYS SHALL BE AT LEAST 42 INCHES WIDE.
- PER CITY UNIVERSAL DESIGN STANDARDS, DWELLING UNIT SHALL CONTAIN AN 80 FT. OF PITCHED COUNTER SPACE.

### WALL ASSEMBLY

- EXTERIOR WALL NON-RATED
- EXTERIOR FACE
  - ONECA DRAINAGE WALL INSULATING EXTERIOR SUCCO SYSTEM (CC-180) INSTALLED ON WALLS OF 2" WOOD STUDS @ 24" O.C. (1" WOOD SHEATHING PER STRUCTURAL DRAWINGS) & WALLS RESISTANCE OF (2) LAYERS OF GYPSUM BOARD BLDG PAPER FOLLOWED BY ONE (1) LAYER OF GYPSUM BOARD OR ONE (1) LAYER OF FRAMING INSULATION ATTACHED TO ROOFING WALLS OF SOLID WOOD JOINT JOINTS WILL BE OVER STUDS FOLLOWED BY THE LATH MIN 20 GA. 1/2" HIGH GYPSUM BOARD 5/8" THICK WITH 1/2" INSULATION LATH MUST BE FASTENED THROUGH INSULATION TO THE STUDS.
  - 1" OUP FRAMING LONG 2" HIGH LATH W/ 2" GAGE GYPSUM BOARD HAVING 15 AIRFOAM FASTENERS SPACED 24" ON THE SHOWN SIDE, MOUNTING TO HIGH SERVICE TO THE LATH BY HAND OR TROWLING OR MACHINE SPRAY IN ONE OF TWO CASES AT 4 MIN. THE OR 3/4" HIGH.
- INTERIOR FACE
  - 5/8" CYPRESS WALLBOARD APPLIED VERTICALLY OR HORIZONTALY WITH ALL JOINTS STAGGERED EACH SIDE OVER FRAMING OF BLOCKING AND FASTENERS WITH BE SOULED OR WALLBOARD WALLS AT 1" HIGH AT JOINTS WITH END JOINTS TO BE COVERED WITH TAPE AND JOINT COMPOUND W/ 1/8" HOLES.
  - ALTERNATE TO DWP BO USE FLAME BLOCK SHEATHING PER ICC-ESR 1365.
- FIRE PARTITION AT EXTERIOR FACE
  - 12" MIN OF 2" x 4" WOOD STUD @ 24" O.C. SEC ASSEMBLY (7) FOR SUCCO FINISH.
- EXTERIOR FACE
  - ONE (1) LAYER OF 5/8" TYPE 'N' CYPRESS WALLBOARD OR CYPRESS VENEER BASE APPLIED PARALLEL TO EACH SIDE OF 2" x 4" WOOD STUDS @ 24" O.C. W/ 1/2" GYPSUM BOARD 5/8" THICK LONG, 1/4" HEAD, 1/4" JOINTS STAGGERED 24" ON OPPOSITE SIDES (LOAD-BEARING) ALTERNATE TO DWP BO USE FLAME BLOCK SHEATHING PER ICC-ESR 1365.
- EXTERIOR WALL @ STAIRS NON-RATED SIMLAR TO ASSEMBLY 1 EXCEPT FOR 2" X 4" WOOD STUD @ 12" O.C. OR (2) 2" X 4" WOOD STUD @ 12" O.C. OR (2) 2" X 4" WOOD STUD @ 12" O.C. SEE STRUCTURAL DRAWINGS.
- FIRE PARTITION
  - (2) 1" HOOP RATED WALL - LOAD BEARING.
  - CCC TABLE 720.1.2, ITEM #A-1.3, FOOTNOTE & SOUND TEST: NG-24P1.7-2-85.
- DOUBLE ROW OF 2" x 4" WOOD STUD @ 16" O.C. WITH SEPARATE BRACKETS THAT ARE 2" APART SEE STRUCTURAL PLAN FOR FINISHING WORK NOTED.
- INTERIOR @ EXTERIOR FACE
  - ONE LAYER 5/8" TYPE 'N' CYPRESS WALLBOARD OR PREDECORATED CYPRESS WALLBOARD APPLIED PARALLEL TO EACH SIDE OF 2" x 4" WOOD STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD 5/8" THICK LONG, 1/4" HEAD, 1/4" JOINTS STAGGERED 24" ON OPPOSITE SIDES AND 1/2" O.C. AT JOINT AND TOP AND BOTTOM PLIES AND 1/2" O.C. AT JOINTS AND INTERIOR STUDS JOINTS STAGGERED 24" ON OPPOSITE SIDES SOUND TEST #1/1 1/2" OUP FRAMING THROUGH INSULATION (LOAD-BEARING) 1/4" HEAD, 1/4" JOINTS STAGGERED 24" ON OPPOSITE SIDES (LOAD-BEARING) ALTERNATE TO DWP BO USE FLAME BLOCK SHEATHING PER ICC-ESR 1365.
- INTERIOR WALL @ GARAGE & UNIT LOAD BEARING
  - 2" x 4" WOOD STUD @ 16" O.C. - FINISHING WHERE NOTED ONE (1) LAYER 5/8" TYPE 'N' CYPRESS WALLBOARD OR CYPRESS VENEER BASE APPLIED PARALLEL TO EACH SIDE OF 2" x 4" WOOD STUDS @ 24" O.C. WITH 1/2" GYPSUM BOARD 5/8" THICK LONG, 1/4" HEAD, 1/4" JOINTS STAGGERED 24" ON OPPOSITE SIDES (LOAD-BEARING) ALTERNATE TO DWP BO USE FLAME BLOCK SHEATHING PER ICC-ESR 1365.
- INTERIOR WALL NON-LOAD BEARING
  - 1" x 4" WOOD STUD @ 16" O.C. W/ ONE LAYER 5/8" TYPE 'N' CYPRESS WALLBOARD OR VENEER BASE.
- PLUMBING WALL NON-LOAD BEARING
  - 2" x 4" WOOD STUD @ 16" O.C. W/ ONE LAYER 5/8" TYPE 'N' CYPRESS WALLBOARD OR VENEER BASE.
- INTERIOR PONY WALL NON-LOAD BEARING
  - 2" x 4" WOOD STUD @ 16" O.C. W/ ONE LAYER 5/8" TYPE 'N' CYPRESS WALLBOARD OR VENEER BASE.
- INTERIOR PONY WALL NON-LOAD BEARING
  - 2" x 4" WOOD STUD @ 16" O.C. W/ ONE LAYER 5/8" TYPE 'N' CYPRESS WALLBOARD OR VENEER BASE.
- ROOF / CEILING 1 HOUR RATED ASSEMBLY PER CCC 3000 TABLE 720.1 ITEM NUMBER 2H-1.1 W/ EXTERIOR C.
- CLASS 'A' ROOFING MATERIAL WOOD JOIST FLAT OR PITCHED ROOF TRUSSES SPACED A MAX 24" O.C. WITH 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GULL APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 80 MILS OF THE STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2".
- EXTERIOR SIDE COVERED WITH 7/8" THICK EXTERIOR SHEET PLASTER MEASURED FROM THE FACE OF SHEATHING PLASTER MIN 1/4" FOR SCRATCH COAT AND 1/2" FOR BROWN COAT BY VOLUME EQUAL TO SAND PATTERN PROVIDE MIN 20 GA 1 INCH GALLY METAL LATH OVER (2) LAYERS OF GYPSUM BOARDING PAPER OVER PLAYWOOD SHEATHING WHERE OCCURS.
- EXTERIOR SOUND 1 HOUR RATED
  - WOOD STUDS 16" O.C. INTERIOR SIDE CYPRESS BOARD TYPE 'N' 5/8" ORIENTED VERTICALLY AND FASTENED WITH 1 3/4" COP-HEAD DWP NAILS SPACED 24" O.C. AT BOARD EDGES IN FIELD AREA OF 1 1/2" TYPE 'D' DRYWALL CORNERS SPACED 16" O.C. AT BOARD EDGES IN FIELD AREA OF BOARD.
  - EXTERIOR SIDE 1/2" OR 5/8" TYPE 'N' CYPRESS SHEATHING FASTENED WITH 3/4" LONG ROOFING NAILS SPACED 24" O.C. BREATHING CODE JOINTS SHALL BE STAGGERED FROM JOINTS ON OPPOSITE SIDES OF THE WALLS 5/8" HORIZONTAL LAPING APPLIED HORIZONTALY WITH A 1/4" HEADLAP AND FASTENED WITH A SINGLE 60 CORROSION RESISTANT COMMON NAIL DRIVEN THROUGH THE LAPPED PLANKS AT EA. STUD LOCATION.
  - ALTERNATE TO CYPRESS BOARD PER ESR-1365 USE OF FLAME BLOCK IN PLACE OF CYPRESS BOARD.



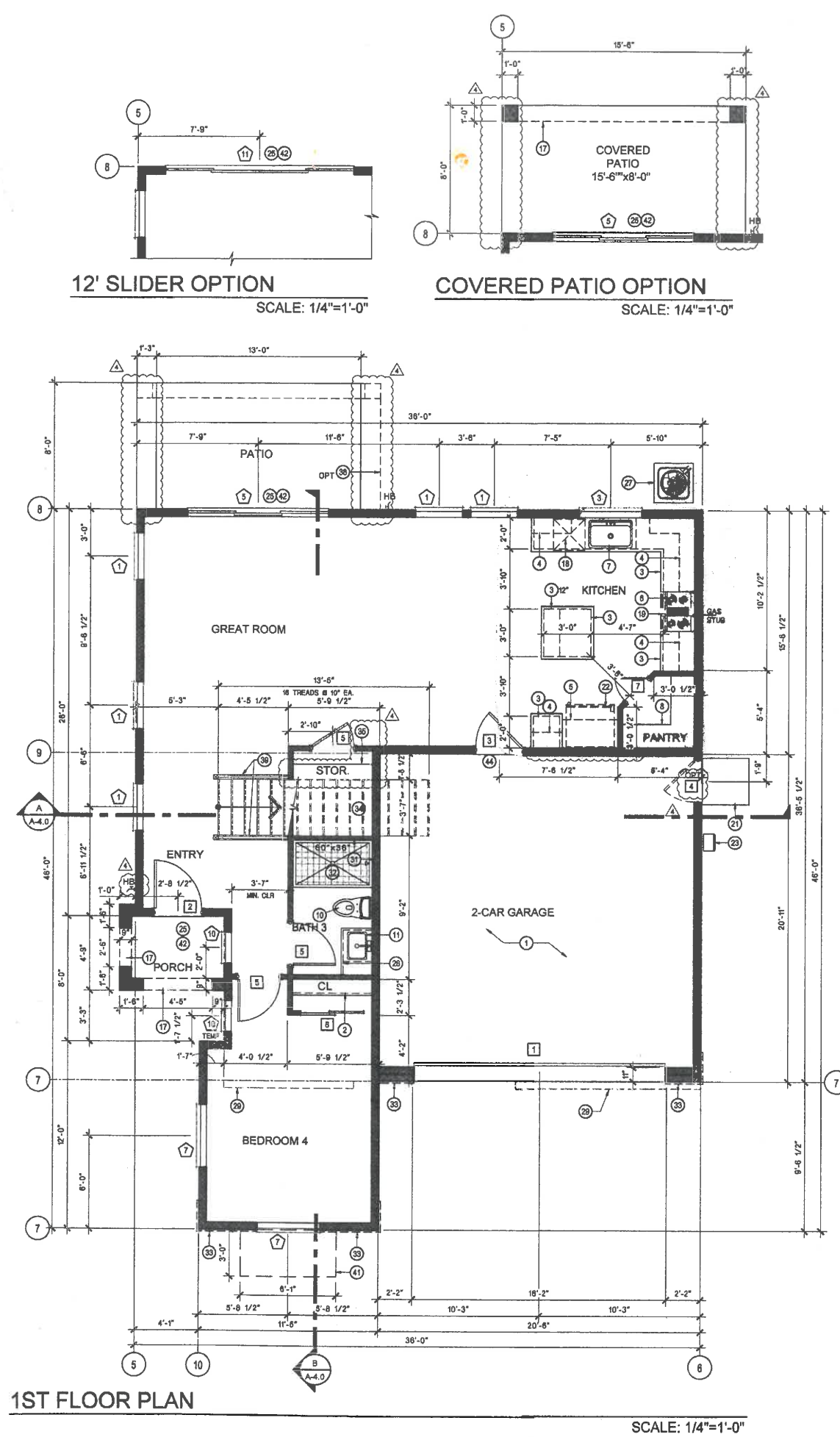
RESIDENTIAL PROJECT  
614 W SAN JOSE AVENUE  
FRESNO, CA 93704

Second Floor Plan - Typical Bldg

Project #: 1513  
Date: 07.01.2016  
Drawn: CV  
Checked: \_\_\_\_\_

Sheet Number  
**A2.2**

APPL. NO. C-116-062 EXHIBIT F-2 DATE 11.30.16  
 PROJ. ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



**WINDOW SCHEDULE**

MARK	SIZE	TYPE	MATERIAL	U-FACTOR	SHGC	NOTES
	WIDTH HEIGHT AREA, SF					
1	3'-0" 8'-0" 18.0	SH		0.30	0.23	
2	2'-0" 4'-0" 8.0	SH		0.30	0.23	
3	4'-0" 4'-8" 16.0	XO		0.30	0.23	
4						NOT USED
5	9'-0" 8'-0" 72.0	SLDR.	TEMP.	0.29	0.23	
6	2'-0" 4'-0" 8.0	SH		0.30	0.23	W/ GRID
7	4'-0" 5'-0" 20.0	XO		0.30	0.23	W/ GRID
8	2'-0" 2'-0" 4.0	PW		0.28	0.23	GRID W/ M.F. ELEVATION ONLY
9	2'-0" 3'-0" 6.0	SH		0.28	0.25	
10	2'-0" 5'-0" 10.0	SH		0.28	0.25	
11	12'-0" 8'-0" 96.0	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 (CRC R310.1)

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

PER SECTION 315.2 - 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.

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

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	16'-0" 7'-0"	ROLL-UP	METAL		
2	3'-0" 8'-0"	SWING	FIBERGLASS		ENTRY DOOR
3	3'-0" 8'-8"	SWING	1 3/8" SOLID WOOD		SELF CLOSER & SELF LATCHING SOLID CORE DOOR GASKETED TO PREVENT MIGRATION OF CONTAMINANTS
4	2'-8" 8'-8"	SWING	METAL		
5	2'-8" 8'-8"	SWING			
6	5'-0" 8'-8"	BY-PASS			
7	2'-0" 8'-8"	SWING			
8	4'-8" 8'-8"	BY-PASS			
9	2'-8" 3'-0"	SWING			

DOOR LANDINGS SHALL MEET THE FOLLOWING REQUIREMENTS:  
 a) WIDTH OF DOOR WITH 36" MINIMUM (CRC R313.3)  
 b) NO MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD (CRC R313.3)  
 c) NOT MORE THAN 7/8" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (CRC R313.3)

**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
TRV VALVE	PROVIDED
GLAZING	DUAL PAN / LOW-E
DUCTS	R-8
RADIANT BARRIER	EXPOSED ATTIC (SEE ELEVATIONS)

**SQUARE FOOTAGE**

PLAN	AREA	SQ. FT.
GROSS		2,594
LIVING TOTAL		2,165
1ST FLOOR		937
2ND FLOOR		1,228
2 CAR GARAGE		428
PORCH		33
COVERED PATIO (OPTION)		64

**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-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 R313.3)
- BUILT IN 22" DEEP BASE CABINETS
- CONDENSING UNIT LOCATION ON CONCRETE PAD - EXTENDING 3" ABOVE ADJACENT 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 (36"x60") W/ ROO
- 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	8'-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
PDRCH, PATIO	8'-0"	CONCRETE	STUCCO	STUCCO w/ HIGH FB EXPANDED METAL LATH

**WALL LEGEND**

STUDS	TOP PLATE	SILL PLATE
2x8 @ 24" O.C. (INSULATED)	DOUBLE 2x8	PRESSURE TREATED 2x8
2x8 @ 24" O.C. (NON-INSULATED)	DOUBLE 2x8	PRESSURE TREATED 2x8
2x8 @ 24" O.C. (FURRED WALL)	DOUBLE 2x8	PRESSURE TREATED 2x8
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 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 SIDEL. 12" WIDE FROM EA. SIDE OF WALL. 48" LENGTH MIN. SIDE WALLS: 6" 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.



**IMPRESSIONS 4**

1st FLOOR PLAN

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

Project #: IMPRESSIONS 4  
Date: 1-21-18  
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Checked: \_\_\_\_\_

Sheet Number

**A-2.0**

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

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COND. APPROVAL BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

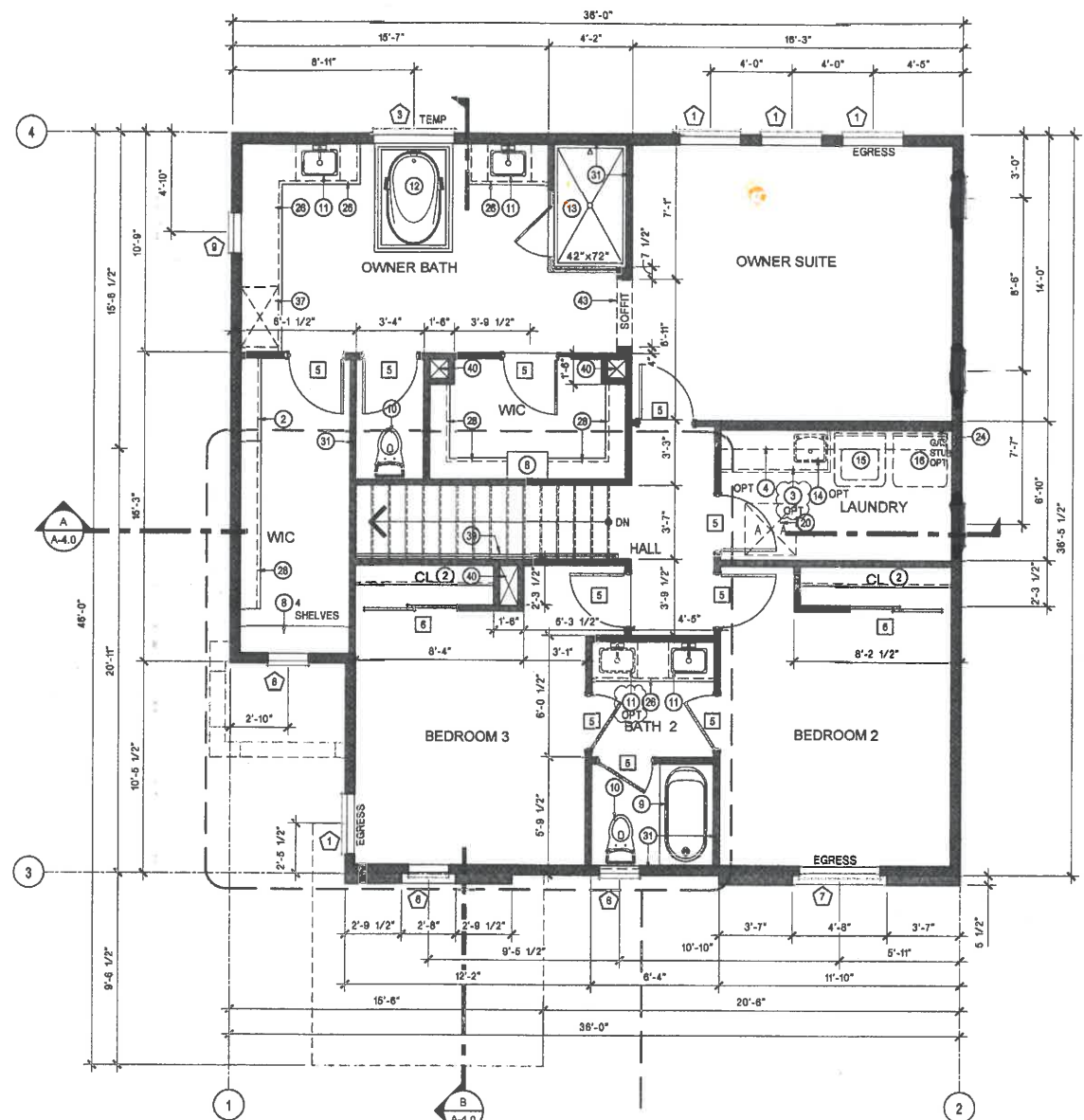
STANDARD PLAN  
CITY OF FRESNO DEVELOPMENT DEPT.

#15 13732

DATE \_\_\_\_\_ BY \_\_\_\_\_

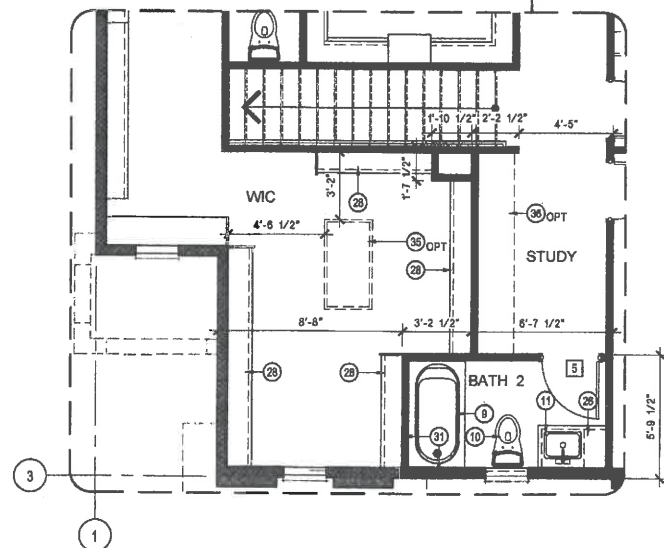
APR 05 2016





2ND FLOOR PLAN

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



EXTENDED WIC / STUDY / BATH 2 OPTION

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

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	AREA, SF	TYPE	MATERIAL	U-FACTOR	SHGC	NOTES
1	3'-0"	5'-0"	15.0	SH		0.30	0.23	
2	2'-0"	4'-0"	8.0	SH		0.30	0.23	
3	4'-0"	4'-8"	18.0	XO		0.30	0.23	
4								NOT USED
5	9'-0"	8'-0"	72.0	SLDR	TEMP.	0.29	0.23	
6	2'-0"	4'-0"	8.0	SH		0.30	0.23	W/ GRID
7	4'-0"	5'-0"	20.0	XO		0.30	0.23	W/ GRID
8	2'-0"	2'-0"	4.0	PW		0.28	0.23	GRID W/ M.F. ELEVATION ONLY
9	2'-0"	3'-0"	6.0	SH		0.28	0.26	
10	2'-0"	5'-0"	10.0	SH		0.28	0.26	
11	12'-0"	8'-0"	96.0	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 (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 R212.2

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	MATERIAL	RATING	NOTES
1	16'-0"	7'-0"	ROLL-UP	METAL		
2	3'-0"	8'-0"	SWING	FIBERGLASS		ENTRY DOOR
3	3'-0"	6'-8"	SWING	1 3/8" SOLID WOOD		SELF CLOSER & SELF LATCHING SOLID CORE DOOR GASKETED TO PREVENT MIGRATION OF CONTAMINANTS
4	2'-8"	6'-8"	SWING	METAL		
5	2'-8"	6'-8"	SWING			
6	5'-0"	6'-8"	BY-PASS			
7	2'-0"	6'-8"	SWING			
8	4'-8"	6'-8"	BY-PASS			
9	2'-8"	3'-0"	SWING			

DOOR LANDINGS SHALL MEET THE FOLLOWING REQUIREMENTS:  
a) WIDTH OF DOOR WITH 36" MINIMUM (CRC R311.3)  
b) NO MORE THAN 16" LOWER THAN THE TOP OF THE THRESHOLD (CRC R311.3)  
c) NOT MORE THAN 1/2" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (CRC R311.3)

FENESTRATION VALUES

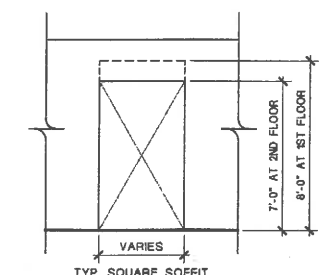
TYPE	U-VALUE	SHGC		MATERIAL	NOTES
		CLEAR	w/GRIDS		
SINGLE HUNG	0.30	0.23	0.20	VNYL	SH
SLIDING WINDOW	0.30	0.23	0.21	VNYL	XO
PICTURE WINDOW	0.28	0.25	0.23	VNYL	PW
SLIDING DOOR	0.29	0.23	0.21	VNYL	SLD. TEMP.

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	



1. SOFFIT ELEVATION

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

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"x80") w/ ROD & 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-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 1/4" PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (PER CRC R311.3)
- 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
- 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 (36"x60") W/ ROD
- BRICK VENEER FINISH AT MODERN FARMHOUSE ONLY. SEE EXTERIOR ELEVATIONS SHEET A3.1
- PROVIDE 1/2" 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
2x8 @ 24" O.C. (INSULATED)	DOUBLE 2x8	PRESSURE TREATED 2x8
2x8 @ 24" O.C. (NON-INSULATED)	DOUBLE 2x8	PRESSURE TREATED 2x8
2x8 @ 24" O.C. (FURRED WALL)	DOUBLE 2x8	PRESSURE TREATED 2x8
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.L.D.  
\* 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: 6" 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  
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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  
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Checked: \_\_\_\_\_

Sheet Number  
A-2.1