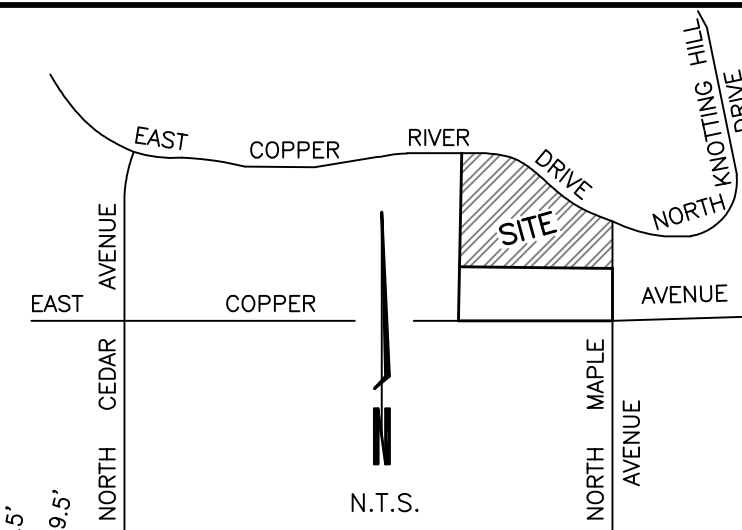


Exhibit G

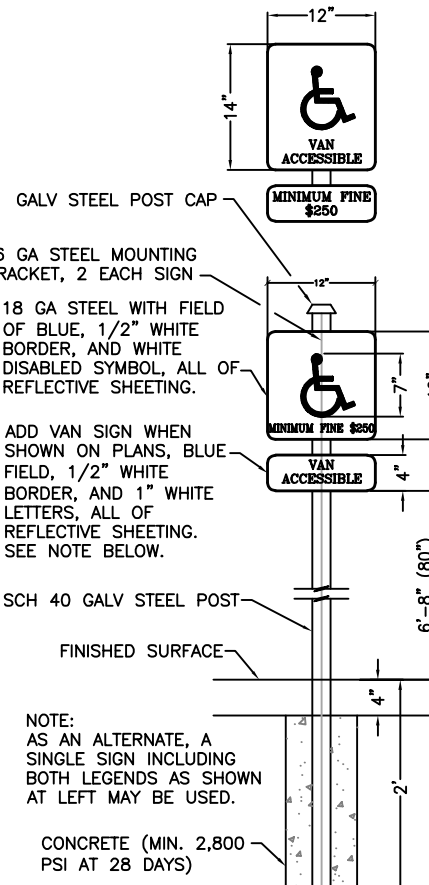
APPL. NO. P23-01190 EXHIBIT A DATE 10/19/23
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

VICINITY MAP:



LEGEND:

- EXISTING CENTERLINE TO REMAIN
- EXISTING RIGHT-OF-WAY TO REMAIN
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE TO BE REMOVED BY PARCEL MERGER OR TRACT MAP
- EXISTING STREETLIGHT TO REMAIN
- FIRE LANE (PAINTED RED CURB WITH "FIRE LANE NO PARKING" IN 3" WHITE LETTERS EVERY 50 FEET MINIMUM)
- PROPOSED 6" WROUGHT IRON FENCE WITH DECORATIVE PILASTERS
- PROJECT LIMITS
- PROPOSED FIRE SERVICE WITH PIV/CHECK VALVE/FDC FROM 8" DOMESTIC/FIRE FM SERVICE
- PROPOSED FIRE HYDRANT LOCATION



ACCESSIBLE PARKING SIGN

TOTAL RESIDENTIAL UNITS	114
PARKING STALLS	
GARAGES	114
STANDARD	137
HANDICAP	6
TOTAL	257
BUILDING AREAS	
BUILDINGS 1-19	4,856 SF/EA
CLUBHOUSE AREA	1,821 SF
TOTAL	94,085 SF

TOW AWAY SIGN

SCALE: 1" = 40'

NOTES:

- EXISTING PLANNED LAND USE: RESIDENTIAL MULTIFAMILY
- EXISTING ZONING: RM-2/UGM/cz
- PROPOSED ZONING: RM-2/UGM/cz
- PROJECT SITE AREA: NET AREA = 7.11 ACRES GROSS AREA = 8.31 ACRES

NOTES:

- CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE. 621-6889
- THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
- ALL HANDICAPPED PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMP OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKING VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED PARKING STALLS AND RAMP.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
- NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- PROVIDE APPROVED POLICE/FIRE BYPASS LOCK ("BEST" PADLOCK MODEL 218700 SERIES OR ELECTRIC CYLINDER SWITCH MODEL 1W782) ON DRIVE ACCESS GATES. ALL ELECTRIFIED GATES SHALL BE EQUIPPED WITH BOTH THE BEST CYLINDER CYLINDER LOCK 1W782 AND "CLICK TO ENTER" SYSTEM. A KNOX PADLOCK MAY NOT BE USED IN PLACE OF THE BEST PADLOCK MODEL 218700. GATES/FENCES SHALL NOT OBSTRUCT MINIMUM WIDTH REQUIRED FOR FIRE LANES.
- PROVIDE APPROVED VISUAL RECOGNITION/FEATURE SIGN AT THE "CLICK TO ENTER" GATE LOCATIONS.
- ELECTRIC GATES SHALL BE PROVIDED WITH BATTERY BACK-UP.
- LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
- A BACKFLOW PREVENTION DEVICE IS REQUIRED! CONTACT WATER DIVISION AT 621-5300 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE. BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYPERMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER. BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION BEFORE INSTALLATION. BACKFLOW DEVICES SHALL BE RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
- TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444
- AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24), AN UNOBSTRUCTED 4-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
- RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROUNDING.
- EACH CURB RAMP SHALL HAVE A DETECTABLE WARNING DEVICE AS PER PW STD. DWGS. P-32.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-2017 AND PUBLIC WORKS POLICY 260.01.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS SET FORTH IN THE SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELAYATIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT FOR SUCH PURPOSES. ANY ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND APPROVED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS, TRASH AND RECYCLING, ETC.) MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPES, OR OTHER STRUCTURES (INCLUDING BACKFLOW PREVENTION DEVICES), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL UTILITIES, ETC., SHALL BE SHOWN ON THE SITE PLAN. A BACKFLOW PREVENTION DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- ALL FUTURE PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED BY THE CITY OF FRESNO, PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING @ 621-8800, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916/653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: 805/644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "ALL WEATHER" SURFACE CAPABLE OF SUPPORTING 80,000 LB. VEHICLES (MINIMUM 4" OF BASE ROCK OVER COMPACTED OR UNDISTURBED SOIL OR PER APPROVED ENGINEERED PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
- PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION.
- WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPE EXCEEDING 2%.
- THE PROPOSED USE AND OPERATION SHALL COMPLY WITH ARTICLE 25 - PERFORMANCE STANDARDS CONTAINED IN THE FMC.
- DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS P-21, P-22 AND P-23.
- TRUNCATED DOMES TO BE PLACED ON THE FULL WIDTH AND LENGTH OF ALL ON-SITE CURB RAMP.
- THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED IS A BARRIER-FREE ROUTE 48" MINIMUM IN WIDTH WITH NO ABRUPT LEVEL CHANGES EXCEEDING 1/2" UNLESS BEVELED AT A 1:12 MAXIMUM SLOPE. AND NO VERTICAL LEVEL CHANGES EXCEEDING 1/4". THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 5%. THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OVERHANGING OBSTRUCTIONS BELOW 80" AND OBJECTS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80". THE ARCHITECT SHALL VERIFY EXISTING CONDITIONS AND DELINEATE ANY REQUIRED UPGRADES INCLUDING THOSE FOR CURB RAMP PER CDD 1127B.5.
- CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-28 AND P-32.
- INSTALL 30" STANDARD "STOP" SIGN(S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" DIA. GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7" ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. WHERE "RIGHT TURN ONLY" SIGN ALSO REQUIRED AT SAME LOCATION, INSTALL 30" X 36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST.
- REMOVE EXISTING CURB & GUTTER, SIDEWALK, ACCESS RAMP AND TREES AND CONSTRUCT STREET TYPE APPROACH PER CITY STD. DWG. P-77.
- WHERE MISSING, INSTALL STREET LIGHTS ON ALL FRONTS TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER. STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/ENGINEERING SERVICES PRIOR TO COMMENCEMENT OF THE WORK.
- CONSTRUCT 4' SIDEWALK AS PER PW STD. P-5.
- DEVELOPER SHALL INSTALL (OR CONSTRUCT) A TRASH ENCLOSURE FOR THE PROJECT THAT COMPLES WITH THE FAIR HOUSING ACT AND THE CALIFORNIA BUILDING CODE FOR ACCESSIBLE SITE AMENITIES AND COMMON USE AREAS. THE CERTIFICATE OF OCCUPANCY FOR THE PROJECT SHALL BE WITHHELD UNTIL THE DEVELOPER INSTALLS (CONSTRUCTS) THE TRASH ENCLOSURE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.
- INSTALL WARNING SIGN(S) FOR NO TURN AROUND AT LOCATION(S) SHOWN.
- PROVIDE CVC 22658 FIRE LANE TOW AWAY WARNING SIGN.
- FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED, TESTED AND APPROVED AND SHALL BE MAINTAINED SERVICEABLE PRIOR TO AND DURING ALL PHASES OF DEVELOPMENT. THE 4-1/2" OUTLET SHALL FACE THE ACCESS LANE.
- PROVIDE A GRAPHIC BUILDING ADDRESS DIRECTORY.
- MODIFY OR REPLACE THE EXISTING RAMP TO MEET CURRENT PUBLIC WORK STANDARDS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITHIN 30 DAYS FOR VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO THE EXISTING PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED PER FMC 13-211.
- SUBMIT STREET CONSTRUCTION PLANS TO THE PUBLIC WORKS DEPARTMENT.
- INSTALL A 30" STATE STANDARD "STOP" SIGN AT THE LOCATIONS SHOWN. A "RIGHT TURN ONLY" SIGN IS ALSO REQUIRED; INSTALL A 30"x36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON THE SAME POST. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE LOWEST SIGN 7" ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND A MAJOR STREET SIDEWALK.
- INSTALL "TOW AWAY SIGN".
- THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
- ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY LAWS AND REGULATIONS.

FIRE DEPARTMENT NOTES:

- REQUIRED FIRE APPARATUS ACCESS LANES SHALL BE PROVIDED YEAR ROUND AND MAINTAINED WITH AN APPROVED ALL-WEATHER SURFACE, CAPABLE OF SUPPORTING 80,000-POUND VEHICLES. THE FIRE APPARATUS ACCESS LANES SHALL BE A MINIMUM OF 4-INCH BASE ROCK OVER COMPACTED OR UNDISTURBED NATIVE SOIL OR PER APPROVED ENGINEERING PLANS WITH A MINIMUM OF 24 FEET OF CLEAR WIDTH OR OTHER APPROVED METHOD, WHICH WOULD PREVENT SHOULDER DEGRADATION. (FFD DEVELOPMENT POLICY 403.002)
- ALL WEATHER ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED IN A SERVICEABLE CONDITION PRIOR TO AND DURING CONSTRUCTION. (FFD DEVELOPMENT POLICY 403.002)
- FIRE DEPARTMENT CONNECTIONS SHALL NOT BE INSTALLED WITHIN FIVE (5) FEET OF ANY BUILDING OPENING, EXCLUDING FIRE DEPARTMENT RISER ACCESS DOOR. (FFD DEVELOPMENT POLICY 405.025)
- A FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN FORTY (40) FEET OF A FIRE APPARATUS ACCESS LANE. (FFD DEVELOPMENT POLICY 405.025)
- THE MINIMUM SIZE OF ALL FIRE DEPARTMENT CONNECTIONS SHALL BE BASED UPON THE SYSTEM TYPE. NO CONNECTION SHALL BE LESS THAN 2-1/2 INCH IN SIZE. (FFD DEVELOPMENT POLICY 405.025)
- FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF BUILDINGS OR FACING APPROVED FIRE APPARATUS ACCESS ROADS, FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET. THE NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS OR AS OTHERWISE APPROVED BY THE FIRE CHIEF. 2022 CFC, SECTION 912.2.1.
- ADDRESS IDENTIFICATION. FOR NEW AND EXISTING BUILDINGS, THE FIRE CODE OFFICIAL IS RESPONSIBLE TO REQUIRE APPROVED ADDRESS OR BUILDING AREA IDENTIFICATION SIGNAGE AS NEEDED TO READILY DETERMINE THE BUILDING OR AREA OF A BUILDING PROTECTED BY FIRE DEPARTMENT CONNECTIONS. 2022 FMC, SECTION 10-50912.4.4
- ACCESS ROADWAYS SHALL BE CONSTRUCTED WITHIN 10 FEET OF THE FIRE HYDRANT.

LEGAL DESCRIPTION:

PARCEL 1
PARCEL E OF PARCEL MAP NO. 2008-22, RECORDED IN BOOK 70 OF PARCEL MAPS, AT PAGES 39 AND 40, FRESNO COUNTY RECORDS.

PARCEL 2
ADJUSTED PARCEL D OF LOT LINE ADJUSTMENT NO. 2020-19

PARCEL 3
ADJUSTED PARCEL D OF LOT LINE ADJUSTMENT NO. 2020-25.

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING

1119 "S" STREET
FRESNO, CA 93721
(559) 264-3590 DATE: 10/19/23

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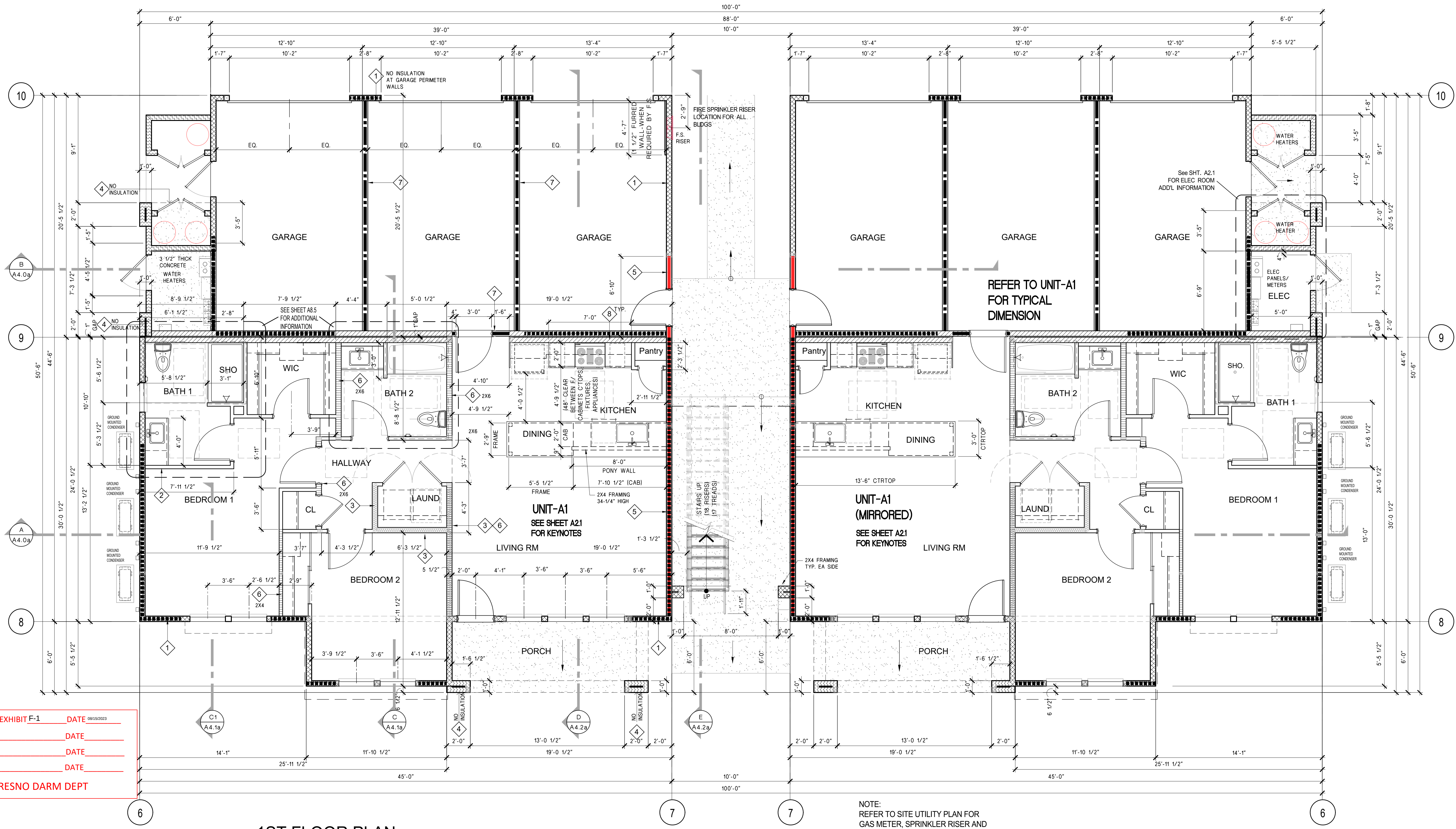
**6PLEX
RESIDENTIAL - MULTIFAMILY
FRESNO, CA**

FLOOR PLAN

3/9/2023

Revisions	

Project #: 6PLEX
Date: 7/14/21
Drawn by: GV
Checked: -
Sheet Number
A2.0



APPL. NO. P23-01190 EXHIBIT F-1 DATE 08/15/2023
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

1ST FLOOR PLAN

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

WALL / FLOOR ASSEMBLIES	
1	EXTERIOR WALL: NON-RATED "OMEGA DIAMOND WALL SYSTEM ESR-1194" EXTERIOR WALL: 2 x 6 WD STUD @ 24" O.C. EXTERIOR FINISH: TYP. PL YD. SHEATHING PER STRUCTURAL DRAWINGS A WATER RESISTIVE BARRIER OF (2) LAYERS OF GRADE "D" KRAFT BLDG PAPER FOLLOWED BY ONE INCH TONGUE & GROOVE EPS BD WITH NOMINAL DENSITY OF 15 POUNDS PER CU. FT. ATTACHED TO WD STUDS & PERIMETER FRAMING USING GALV STAPLES, ROOFING NAILS OR SCREW, VERT. BUTT JOINTS MUST BE STAGGERED AT LEAST ONE STUD SPACE AND MUST OCCUR OVER STUDS. FOLLOWED BY THE LATH MIN. 20 GAGE 1 INCH GALV. STL. WOVEN WIRE FABRIC MUST BE FASTENED THROUGH INSULATION BD. TO THE STUDS & PERIMETER FRAMING USING 2 INCH LONG No. 16 GAGE GALV. STAPLES HAVING "5/8" CROWNS. FASTENERS SPACED 6" O.C. THE OMEGA DIAMOND WALL MIXTURE IS THEN APPLIED TO THE LATH BY HAND OR TROWELING OR MACHINE SPRAY IN TWO COATS AT A MIN THK OF 3/8 INCH. INTERIOR FACE: 5/8" THK GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY WITH ALL JOINTS STAGGERED EACH SIDE OVER FRAMING OR BLOCKING AND FASTENED WITH 60 COOLER OR WALLBOARD NAILS AT 7 INCH AT EDGE WITH END JOINTS TO BE COVERED WITH TAPE AND JOINT COMPOUND W/ R-19 INSULATION. ALTERNATE TO GYP BD USE FLAME BLOCK SHEATHING PER ICC-ESR 1365 NOTE/S: 1 INSULATION NOT REQUIRED AT PERIMETER GARAGE WALLS
2	INTERIOR WALL: NON-LOAD BEARING 2 x 4 WD STUD @ 16" O.C. UNO. W/ ONE LAYER 5/8" GYP. BOARD, BOTH SIDES.

3	INTERIOR WALL: 2 x 6 WD STUD @ 16" O.C. UNO. W/ ONE LAYER 5/8" GYP. BOARD, BOTH SIDES W/ FULLY BLOWN-IN SOUND INSULATION
4	EXTERIOR WALL: NON-RATED EXTERIOR FACE: 2 x 6 WD STUD @ 24" O.C. TYP. PL YD. SHEATHING PER STRUCTURAL DRAWINGS A WATER RESISTIVE BARRIER OF (2) LAYERS OF GRADE "D" KRAFT BLDG PAPER FOLLOWED BY ONE INCH TONGUE & GROOVE EPS BD WITH NOMINAL DENSITY OF 15 POUNDS PER CU. FT. ATTACHED TO WD STUDS & PERIMETER FRAMING USING GALV STAPLES, ROOFING NAILS OR SCREW, VERT. BUTT JOINTS MUST BE STAGGERED AT LEAST ONE STUD SPACE AND MUST OCCUR OVER STUDS. FOLLOWED BY THE LATH MIN. 20 GAGE 1 INCH GALV. STL. WOVEN WIRE FABRIC MUST BE FASTENED THROUGH INSULATION BD. TO THE STUDS & PERIMETER FRAMING USING 2 INCH LONG No. 16 GAGE GALV. STAPLES HAVING "5/8" CROWNS. FASTENERS SPACED 6" O.C. THE OMEGA DIAMOND WALL MIXTURE IS THEN APPLIED TO THE LATH BY HAND OR TROWELING OR MACHINE SPRAY IN ONE OR TWO COATS AT A MIN THK OF 3/8 INCH
5	EXTERIOR WALL: 1 HOUR RATED ESR-1194 (THIRD ASSEMBLY) INTERIOR FACE: ONE LAYER 5/8" TYPE "X" GYP. BD. APPLIED HORIZ. OR VERT. TO INTERIOR FACE OF 2X6 WD STUDS @ 24" O.C. MAX. FASTEN TO STUDS & PERIMETER FRAMING USING 2X4 WD STUDS @ 16" O.C. UNO. W/ ONE LAYER 5/8" GYP. BOARD, BOTH SIDES. 1/2" LONG 1/8" DIA. GALV. STL. CUP HEAD NAILS OR No. 6 BUGLE HEAD SCREWS, 1 5/8" LONG HAVING MIN. HEAD DIA. OF 0.300 INCH & SPACED 8 INCH O.C. ALL WALLBOARD JOINTS SHALL BE TAPED AND TREATED W/ JOINT COMPOUND ACCORDANCE W/ ASTM C 840 OR CA 216. ALL VERT. JOINTS MUST BE BACKED W/ MIN. 2X4 WD FRMG & SHALL OCCUR W/ STUDS. FASTENER HEADS, TAPED & TREATED W/ JOINT COMPOUND IN ACCORDANCE W/ ASTM C 840 OR CA 216. INSULATION BATTIS R-19 IN CAVITIES MAY BE EITHER FIBERGLASS OR KRAFT-PAPER FIBER INSULATION

6	EXTERIOR FACE: (PL YD. SHEATHING PER STRUCTURAL DRAWINGS) A WATER RESISTIVE BARRIER OF (2) LAYERS OF GRADE "D" KRAFT BLDG PAPER FOLLOWED BY ONE INCH TONGUE & GROOVE EPS BD WITH NOMINAL DENSITY OF 15 POUNDS PER CU. FT. ATTACHED TO WD STUDS & PERIMETER FRAMING USING GALV STAPLES, ROOFING NAILS OR SCREW, VERT. BUTT JOINTS MUST BE STAGGERED AT LEAST ONE STUD SPACE AND MUST OCCUR OVER STUDS. FOLLOWED BY THE LATH MIN. 20 GAGE 1 INCH GALV. STL. WOVEN WIRE FABRIC MUST BE FASTENED THROUGH INSULATION BD. TO THE STUDS & PERIMETER FRAMING USING 2 INCH LONG No. 16 GAGE GALV. STAPLES HAVING "5/8" CROWNS. FASTENERS SPACED 6" O.C. THE DIAMOND WALL MIXTURE IS THEN APPLIED TO THE LATH BY HAND OR TROWELING OR MACHINE SPRAY IN ONE OR TWO COATS AT A MIN THK OF 3/8 INCH
7	INTERIOR WALL: LOAD BEARING 2 x WD STUD @ 16" O.C. UNO. W/ ONE LAYER 5/8" GYP. BOARD, BOTH SIDES.
8	GARAGE WALL: SEE STRUCTURAL FOR BEARING OR NON-LOADING. 1 HOUR RATED WALL OR FILE NO. WP 3594 ONE LAYER 5/8" TYPE "X" GYPSUM WALL BOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2X4 USING 2X4 WD STUDS @ 16" O.C. WITH 1 1/4" TYPE "W" DRYWALL SCREWS 12" O.C.
9	WALLS & INTERIOR PARTITION 1 HOUR RATED WALL - LOAD BEARING OR FILE NO. WP 3570 / NSC-W08 SOUND TEST: INC-IL-93-966 (SIC 56)

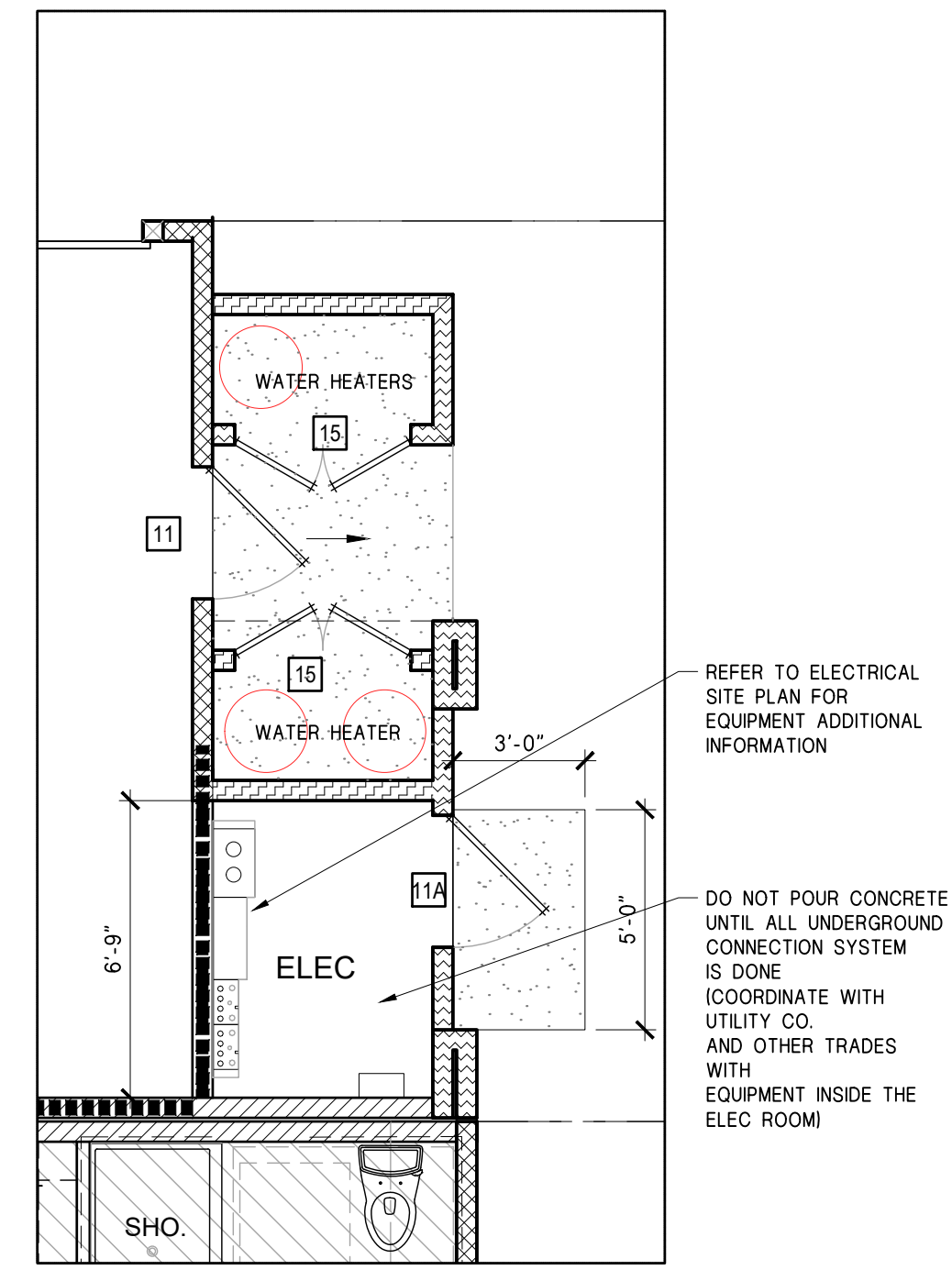
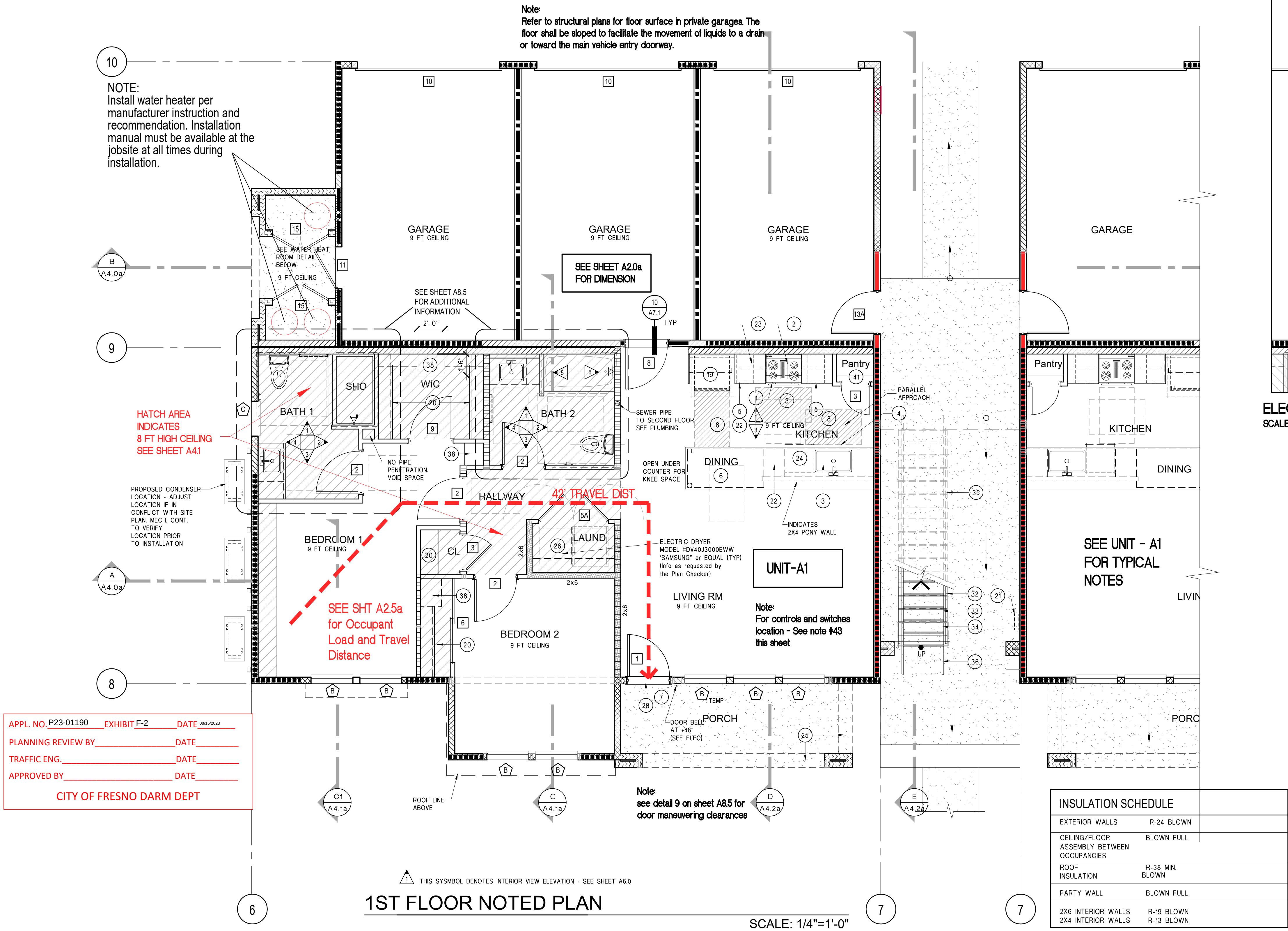
10	NOTE: (AT SECOND FLOOR ONLY) PER OWNER'S INSTRUCTIONS NOT REQUIRED IN THE ASSEMBLY. INSTALL ADDITIONAL 1/2" GYPSUM BOARD OVER 5/8" TYPE "X" GYPSUM BOARD ON BOTH SIDES OF PARTITION WALL FROM FLOOR TO TOP PLATE. ALTERNATE TO GYPSUM BOARD USE FLAME BLOCK SHEATHING PER ICC-ESR 1365
11	FURRED WALL (PER OWNER'S INSTRUCTION) 2 x 4 WD STUD @ 16" O.C. WITH 1/2" GYPSUM BD. OVER ASSEMBLY WALL #8 1 HOUR RATED CEILING / FLOOR ASSEMBLY (BEDROOMS ONLY) LP: SOUDSTART FLOOR/CEILING ASSEMBLY F080-D-41 THE FIN FLOOR SHALL CONSIST OF PVC OR KARNDENAN INTERNATIONAL FLOORING @ 1/16" QUIET CHOICE UNDERLAYMENT OVER • IF ABOVE LIVING SPACE 3/4" MAXIMUM GYP-CRETE or 3/8" "ACU-SHUT-MAT" • IF ABOVE GARAGE 1" MAXIMUM GYP-CRETE OVER MINIMUM 3/4 INCH THICK TONGUE & GROOVE SUB-FLOOR SHEATHING (SEE DET. 10 & 19/SH. 188) SHEATHING SHALL BE GLED ON TOP OF FLOOR JOISTS SPACED AT 16" O.C. THE SHEETS SHALL BE INSTALLED WITH THEIR LONG EDGE PERPENDICULAR TO THE JOISTS WITH END JOINTS CENTERED OVER THE TOP FLANGE OF JOISTS AND STAGGERED ONE JOIST SPACING WITH ADJACENT SHEETS MIN 9 1/2 INCH DEEP 1" WOOD JOIST SPACED A MAX OF 24" O.C. JOISTS MIN FLANGE DIMENSION ARE 1 1/2" AND FLANGE AREA 2 1/4 IN ² . MIN WEB THICKNESS 3/8"

12	BASE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT TO THE BOTTOM OF FLANGE W/ 1 5/8" TYPE "W" SCREWS AT 12" O.C. THE END JOINTS OF THE WALLBOARD SHALL BE CENTERED ON THE RESIDENT CHANNELS. FACE LAYER 5/8" TYPE "X" IS SCREW-ATTACHED TO CHANNELS THROUGH FIRST LAYER USING 2 1/4" TYPE "W" SCREWS SPACED 24" O.C. ADDITIONALLY, FACE LAYER IS ATTACHED TO THE BASE LAYER WITH 1 1/2" TYPE "G" SCREWS SPACED 8" O.C. AND 6" FROM EACH END JOINT. THE LONGITUDINAL JOINTS OF THE FACE LAYER OF WALLBOARD SHALL BE OFFSET 24" FROM THOSE OF THE BASE LAYER. THE END JOINTS OF THE FACE LAYER SHALL BE CENTERED BETWEEN THE RESIDENT CHANNEL. (R-19 INSULATION MIN. FOR SOUND) 1 HOUR RATED CEILING / FLOOR ASSEMBLY (BEDROOMS ONLY) LP: SOUDSTART FLOOR/CEILING ASSEMBLY F080-D-41 THE FIN FLOOR SHALL CONSIST OF CARPET AND PADDING OVER • IF ABOVE LIVING SPACE 3/4" MAXIMUM GYP-CRETE or 3/8" "ACU-SHUT-MAT" • IF ABOVE GARAGE 1" MAXIMUM GYP-CRETE OVER MINIMUM 3/4 INCH THICK TONGUE & GROOVE SUB-FLOOR SHEATHING (SEE DET. 10 & 19/SH. 188) SHEATHING SHALL BE GLED ON TOP OF JOISTS SPACED AT 16" O.C. THE SHEETS SHALL BE INSTALLED WITH THEIR LONG EDGE PERPENDICULAR TO THE JOISTS WITH END JOINTS CENTERED OVER THE TOP FLANGE OF JOISTS AND STAGGERED ONE JOIST SPACING WITH ADJACENT SHEETS MIN 9 1/2 INCH DEEP 1" WOOD JOIST SPACED A MAX OF 24" O.C. JOISTS MIN FLANGE DIMENSION ARE 1 1/2" AND FLANGE AREA 2 1/4 IN ² . MIN WEB THICKNESS 3/8"
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13	FACE LAYER 5/8" TYPE "X" IS SCREW-ATTACHED TO CHANNELS THROUGH FIRST LAYER USING 2 1/4" TYPE "W" SCREWS SPACED 24" O.C. ADDITIONALLY, FACE LAYER IS ATTACHED TO THE BASE LAYER WITH 1 1/2" TYPE "G" SCREWS SPACED 8" O.C. AND 6" FROM EACH END JOINT. THE LONGITUDINAL JOINTS OF THE FACE LAYER OF WALLBOARD SHALL BE OFFSET 24" FROM THOSE OF THE BASE LAYER. THE END JOINTS OF THE FACE LAYER SHALL BE CENTERED BETWEEN THE RESIDENT CHANNEL. (R-19 INSULATION MIN. FOR SOUND) 1 HOUR RATED CEILING / FLOOR ASSEMBLY (BEDROOMS ONLY) LP: SOUDSTART FLOOR/CEILING ASSEMBLY F080-D-41 THE FIN FLOOR SHALL CONSIST OF CARPET AND PADDING OVER • IF ABOVE LIVING SPACE 3/4" MAXIMUM GYP-CRETE or 3/8" "ACU-SHUT-MAT" • IF ABOVE GARAGE 1" MAXIMUM GYP-CRETE OVER MINIMUM 3/4 INCH THICK TONGUE & GROOVE SUB-FLOOR SHEATHING (SEE DET. 10 & 19/SH. 188) SHEATHING SHALL BE GLED ON TOP OF JOISTS SPACED AT 16" O.C. THE SHEETS SHALL BE INSTALLED WITH THEIR LONG EDGE PERPENDICULAR TO THE JOISTS WITH END JOINTS CENTERED OVER THE TOP FLANGE OF JOISTS AND STAGGERED ONE JOIST SPACING WITH ADJACENT SHEETS MIN 9 1/2 INCH DEEP 1" WOOD JOIST SPACED A MAX OF 24" O.C. JOISTS MIN FLANGE DIMENSION ARE 1 1/2" AND FLANGE AREA 2 1/4 IN ² . MIN WEB THICKNESS 3/8"
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FIRE RESISTANCE REQUIREMENTS	
EXTERIOR WALLS	NON-RATED
INTERIOR BEARING WALLS	NON-RATED
INTERIOR NON-BEARING WALLS	NON-RATED
FLOOR/CEILING ASSEMBLY	1-HOUR RATED
ROOF/CEILING ASSEMBLY	NON-RATED
UNIT PARTITION WALLS	1-HOUR RATED
REFER TO WALL/FLOOR ASSEMBLIES FOR ADDITIONAL INFORMATION	
INSULATION SCHEDULE	
EXTERIOR WALLS	R-24 BLOWN
CEILING/FLOOR ASSEMBLY BETWEEN OCCUPANCIES	BLOWN FULL
ROOF INSULATION	R-38 MIN. BLOWN
PARTY WALL	BLOWN FULL
2X6 INTERIOR WALLS	R-19 BLOWN
2X4 INTERIOR WALLS	R-13 BLOWN

SYMBOLS LEGEND	
	WALL TAG, SEE WALL ASSEMBLIES ON THIS SHT.
	DOOR TAG, SEE DOOR SCHEDULE
	WINDOW TAG, SEE WINDOW SCHEDULE
	KEYNOTE TAG, SEE THIS SHT.
	INTERIOR ELEVATION TAG, SEE INTERIOR ELEVATION
	INDICATES TEMPERED GLASS



SYMBOLS LEGEND

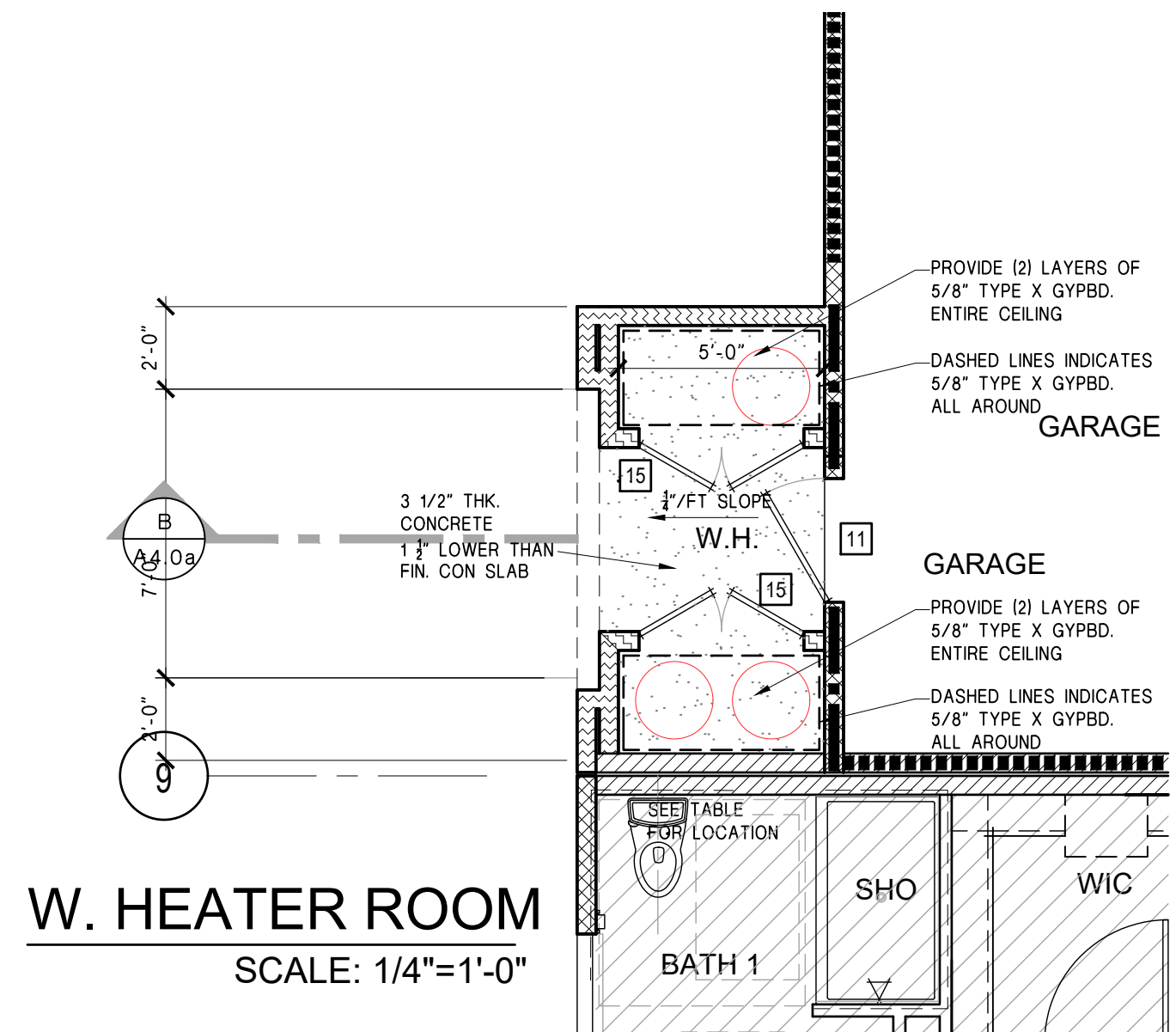
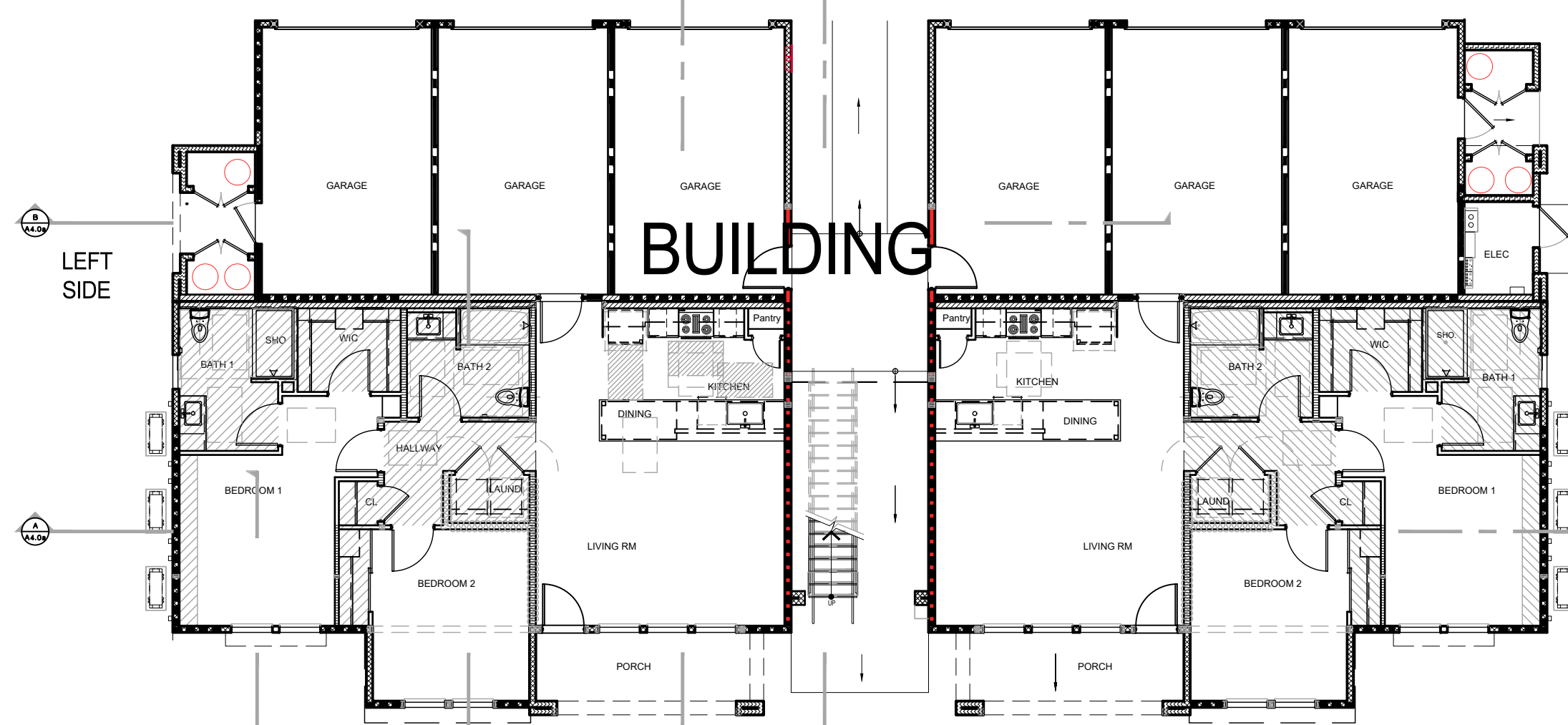
X	WALL TAG, SEE WALL ASSEMBLIES ON THIS SHT.
X	DOOR TAG, SEE DOOR SCHEDULE
X	WINDOW TAG, SEE WINDOW SCHEDULE
X	KEYNOTE TAG, SEE THIS SHT.
X	INTERIOR ELEVATION TAG, SEE INTERIOR ELEVATION
11	INDICATES TEMPERED GLASS

TOILET TISSUE DISPENSER

- PRE-FABRICATED METAL STAIRS with ELECTROSTATIC PAINT FINISH, WITH CONCRETE TREADS, AND CLOSED RISERS
- GUARDRAILS AT LANDINGS AND STAIRS SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER PER CBC SECTION 1013.
- AT EXT. STAIRS, PROVIDE 1 1/2" DIA. HANDRAILS ON BOTH SIDED OF STAIRS. HEIGHT AT 34" MIN TO 38" MAX SHALL RETURN TO WALLS, GUARD AND THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
- EXT. STAIRS SHALL HAVE ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MIN OF 2 INCHES WIDE TO A MAX OF 4 INCH WIDE, PLACE PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR UPPER APPROACH. A PAINTED STRIP SHALL BE ACCEPTABLE.
- HANDRAIL AT STAIRS SHALL HAVE EXTENSIONS HORIZ. OF 12" BEYOND THE TOP RISER AND 12" PLUS THE TREAD WIDTH AT THE BOTTOM RISER
- GAS METER LOCATION. VERIFY PRIOR TO INSTALLATION WHICH SIDE OF THE BUILDING THE GAS METER WILL BE INSTALLED. COORDINATE WITH CIVIL DRAWINGS AND VERIFY WITH SITE SUPERINTENDENT.
- 24" WIDE X 18" DEEP SHELVING @ LINEN (5 SHELVES) FINISH TO BE SELECTED BY OWNER
- 32"x60" FIBERGLASS SHOWER BASE w/ MAXIMUM 2" THRESHOLD. TEMPERED GLASS DOOR.
- SITE UTILITIES. VERIFY PRIOR TO INSTALLATION WHICH SIDE OF THE BUILDING THE UTILITIES WILL BE INSTALLED. COORDINATE WITH CIVIL DRAWINGS AND VERIFY WITH SITE SUPERINTENDENT.
- 16" DEEP SHELVING @ PANTRY (5 SHELVES)
- SHOWER CONTROLS. FAUCET CONTROLS AND OPERATION MECHANISM SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS. LEVER OPERATED. PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISM ARE ACCEPTABLE DESIGNS.
- CONTROLS OR SWITCHES TO CONTROL LIGHTING AND RECEPTACLES, OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR. IF THE REACH IS OVER AN OBSTRUCTION (AT KITCHEN BASE CABINET) BETWEEN 20 AND 25" DEPTH, THE MAX. HEIGHT IS 44" FOR FORWARD APPROACH AND 46" FOR SIDE APPROACH.

KEYNOTES (ACCESSIBLE - 1ST FLOOR)

- 30" SLIDE-IN ELECTRIC RANGE
- MICROWAVE WITH RE-CIRCULATING VENT - VERTICAL CLEARANCE ABOVE THE RANGE TO COMBUSTIBLE UNIT IS 30" UNPROTECTED AND 24" IF PROTECTED.
- 24" ADA SINGLE BOWL SINK 6 1/2" DEEP MAX, w/ LEVER FAUCET & GARBAGE DISPOSAL. A MIN OF 30" LINEAR LENGTH COUNTERTOP SHALL BE PROVIDED FOR THE KITCHEN SINK
- BASE CABINET, ACCESSIBLE SINK CABINET SHALL INCLUDE SHELVING, DOORS AND TOE KICK TO BE REMOVABLE w/o SPECIAL TOOLS OR KNOWLEDGE IN ORDER TO PROVIDE 30" MIN. CLEAR UNDER SINK WHEN CABINET IS REMOVED. THE FINISH FLOOR BENEATH THE SINK SHALL EXTEND TO THE WALL PER CBC SECT.1133A.3
- COUNTERTOPS SHALL BE SOLID SURFACE AND THEREFORE SHALL NOT BE REQUIRED TO BE REPOSITIONED. PROVIDE A MIN. OF (2) 15 INCH WIDE BREAD BOARDS TO MEET REQUIREMENT FOR ACCESSIBILITY PER CBC SECTION 1133A.4.
- THE KNEE SHALL BE 30" WIDE MIN AND 27" CLR MIN. HIGH OPENING
- A LEVEL FLOOR OR LANDING OF AN EXIT DOOR SHALL HAVE A LENGTH IN THE DIRECTION OF DR SWING NOT LESS THAN 60" AND A LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF AT LEAST 48". SEE DETAIL 9/A8.5
- THERE SHALL BE A MIN CLR FLOOR SPACE 30"x48" PARALLEL OR FORWARD APPROACH TO APPLIANCES AND AT FRONT OF SINK AND SIDE OF THE BATHTUB/SHOWER. THE CENTERLINE OF THE 30"x48" CLEAR FLOOR SPACE SHALL BE ALIGNED WITH THE CENTERLINE OF THE APPLIANCE
- INSTALL GRAB BAR REINFORCEMENTS (2X6) ON EACH OF THE BATHTUB, 32" TO 38" ABOVE THE FLOOR, EXTENDING A MINIMUM OF 24" FRKOM THE FRONT EDGE OF THE BATHTUB TOWARD THE BACK WALL OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6" NOMINAL IN HEIGHT. GRAB BAR REINFORCEMENT SHALL BE INSTALLED IN THE BACK WALL OF THE BATHTUB. A MAXIMUM OF 6" ABOVE THE BATHTUB RIM EXTENDING UPWARD TO AT LEAST 38" ABOVE THE FLOOR. GRAB BAR BACKING SHALL BE INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48" GRAB BAR WITH EACH END A MAXIMUM OF 6" FROM THE END WALLS OF BATHTUB.
- SHOWER GRAB REINFORCEMENT SHALL BE INSTALLED CONTINUOUS IN THE WALLS OF SHOWERS 32" TO 38" ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL A MINIMUM OF 6" NOMINAL HEIGHT.
- TOWEL BAR LOCATION @ 40" FROM F FLR - PROVIDE 2 X FLAT BLKG
- A SHOWER SPRAY UNIT WITH A HOSE AT LEAST 60 INCH LONG THAT CAN BE USED BOTH AS A HAND HELD OR FIXED SHOWER HEAD SHALL BE PROVIDED 48" MAX TO TOP OF MOUNTING BRACKET A.F.F. SEE INTER ELEV. TO BE INSTALLED (UPON REQUEST).
- WATER CLOSET TO BE A MIN 128 GALLONS PER FLUSH SEE SHEET INTERIOR ELEVATIONS FOR OTHER REQUIREMENTS
- THERE SHALL BE A CLEAR FLOOR SPACE OF 36"x48" AT WATER CLOSET & 30"x48" AT LAVATORY PER CBC 1134A.7. & 1134A.8
- INSTALL GRAB BAR REINFORCEMENTS (2X6) BETWEEN 32" AND 38" ABOVE FINISHED FLOOR ON REAR AND SIDE WALLS WHERE WATER CLOSET IS LOCATED. SEE DETAIL 2/A8.5 PER CBC SECTION 1134A.7.2. GRAB BARS WILL BE INSTALLED IN FUTURE UPON REQUEST.
- THERE SHALL BE KNEE AND TOE SPACE AT LAVATORY. THE KNEE SPACE SHALL BE 30"W, 8"D, THE KNEE SPACE SHALL BE 29" HIGH AT THE FRONT FACE AND REDUCING TO NOT LESS THAN 27" AT A POINT 8" BACK FROM FRONT EDGE, THE FINISHED FLOOR SHALL EXTEND TO THE WALL AND HOT WATER AND DRAIN PIPES EXPOSED SHALL BE INSULATED OR COVERED SEE DET 3 & 5/SHEET A8.5
- CONTINUOUS BASEBOARD - OWNER TO SELECT
- NOT USED
- WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40"
- REFRIGERATOR - PROVIDE WATER LINE FOR ICE MAKER & UPPER CABINETS ABOVE REFRIGERATOR. (NOTE: TO PROVIDE 30" DEEP MAX. 'ADA' COMPLIANT REFRIGERATOR UPON REQUEST.
- 2 POLES TYP. & SHELF ABOVE ALL WARDROBE CLOSET
- PROVIDE FIRE EXTINGUISHER, 2A-10BC MINIMUM RATING MOUNTED AT A MAX HEIGHT A.F.F. OF 48 INCHES FOR A FORWARD APPROACH OR 54 INCHES FOR A SIDE APPROACH. STANDARDS §§4.1.3(13), 4.2.7.2, 4.2.7.3, 4.2.4, 4.2.5, 4.2.6, FIG. 4.
- 24" DEEP BASE CABINET W/ ADJUSTABLE SHELVES AND 'U' SHAPED PULL HARDWARE
- 12" DEEP UPPER CABINETS w/ADJUSTABLE SHELVES AND 'U' SHAPED PULL HARDWARE
- 24" UNDER COUNTER DISHWASHER
- DASHED LINE INDICATES BEAM ABOVE, WRAP IN STUCCO SEE STRUCTURAL DRAWINGS
- PROVIDE UTILITY HOOKUPS AND DRAINS FOR WASHER & DRYER. PROVIDE 12" DEEP SHELF OVER W & D. WHEN NECESSARY, CUT SHORT SHELF TO PROVIDE SPACE FOR VENT COMING DOWN FROM THE CEILING.
- 34"x60" FIBERGLASS BATHTUB/SHOWER W/ CURTAIN ROD. ALL FLOORS & WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE MATERIAL. SUCH WALLS SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET.
- AT EXTERIOR LANDING A 2% SLOPE MAX. IN ANY DIRECTION AND THRESHOLDS OF DOOR SHALL NOT EXCEED 1/2" BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERT. IN 2 UNITS HORIZONTAL
- INDICATES MANEUVERING CLEARANCES AT INTERIOR DOORS SHALL PROVIDE A MINIMUM LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42" MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. CBC 1132A.5.1
- THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18" PAST THE STRIKE EDGE FOR ALL ACCESSIBLE DOORS. CBC 1132A.5.2



Granville HOMES

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6PLEX

RESIDENTIAL - MULTIFAMILY

FRESNO, CA

NOTED FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER
JAMES A. MOHRMANN
No. C 45997
CIVIL
STATE OF CALIFORNIA

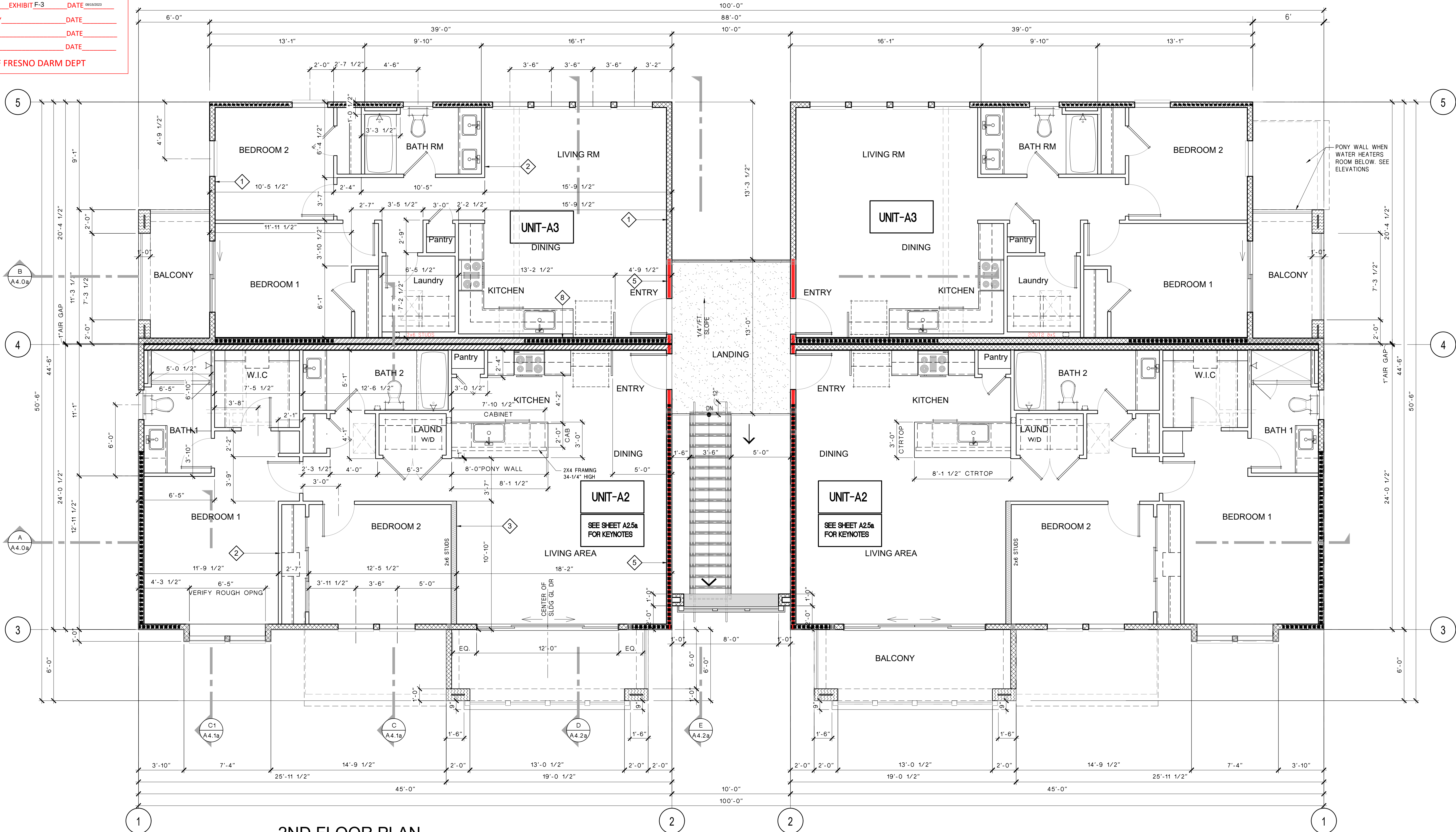
3/9/2023

Revisions

Project #: 6PLEX
Date: 7/14/21
Drawn: GV
Checked: -

Sheet Number

A2.1



2ND FLOOR PLAN

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

WALL / FLOOR ASSEMBLIES

1	EXTERIOR WALL: NON-RATED "DIAMOND WALL SYSTEM ESR-194" EXTERIOR WALL: 2 x 6 WD STUD @ 24" O.C. EXTERIOR FINISH: TYP. PL. YD. SHEATHING PER STRUCTURAL DRAWINGS A WATER RESISTIVE BARRIER OF (2) LAYERS OF GRADE "D" KRAFT BLDG PAPER FOLLOWED BY ONE INCH TONGUE & GROOVE EPS BD WITH NOMINAL DENSITY OF 15 POUNDS PER CU. FT. ATTACHED TO WD STUDS & PERIMETER FRAMING USING GALV. STAPLES, ROOFING NAILS OR SCREW. VERT. BUTT JOINTS MUST BE STAGGERED AT LEAST ONE STUD SPACE AND MUST OCCUR OVER STUDS. FOLLOWED BY THE LATH MIN. 20 GAUGE 1 INCH GALV. STL. WOVEN WIRE FABRIC MUST BE FASTENED THROUGH INSULATION BD. TO THE STUDS & PERIMETER FRAMING USING 2 INCH LONG NO. 16 GAUGE GALV. STAPLES HAVING 15/16" CROWNS. FASTENERS SPACED 6" O.C. THE DIAMOND WALL MIXTURE IS THEN APPLIED TO THE LATH BY HAND OR TROWELING OR MACHINE SPRAY IN ONE TWO COATS AT A MIN. THK OF 3/8 INCH. INTERIOR FACE: 5/8" THK GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY WITH ALL JOINTS STAGGERED EACH SIDE OVER FRAMING OR BLOCKING AND FASTENED WITH 6d COOLER OR WALLBOARD NAILS AT 7 INCH AT EDGE WITH END JOINTS TO BE COVERED WITH TAPE AND JOINT COMPOUND W/ R-19 INSULATION. ALTERNATE TO GYP BD USE FLAME BLOCK SHEATHING PER ICC-ESR 1365 NOTES: 1 INSULATION NOT REQUIRED AT PERIMETER GARAGE WALLS.
2	INTERIOR WALL: NON-LOAD BEARING 2 x 4 WD. STUD @ 16" o.c. UNO. w/ ONE LAYER 5/8" GYP. BOARD, BOTH SIDES.

3	INTERIOR WALL: 2 x 6 WD. STUD @ 16" o.c. UNO. w/ ONE LAYER 5/8" GYP. BOARD, BOTH SIDES w/ FULLY BLOWN-IN SOUND INSULATION.
4	EXTERIOR WALL: NON-RATED EXTERIOR FACE: 2 x 6 WD. STUD @ 24" o.c. TYP. PL. YD. SHEATHING PER STRUCTURAL DRAWINGS A WATER RESISTIVE BARRIER OF (2) LAYERS OF GRADE "D" KRAFT BLDG PAPER FOLLOWED BY ONE INCH TONGUE & GROOVE EPS BD WITH NOMINAL DENSITY OF 15 POUNDS PER CU. FT. ATTACHED TO WD STUDS & PERIMETER FRAMING USING GALV. STAPLES, ROOFING NAILS OR SCREW. VERT. BUTT JOINTS MUST BE STAGGERED AT LEAST ONE STUD SPACE AND MUST OCCUR OVER STUDS. FOLLOWED BY THE LATH MIN. 20 GAUGE 1 INCH GALV. STL. WOVEN WIRE FABRIC MUST BE FASTENED THROUGH INSULATION BD. TO THE STUDS & PERIMETER FRAMING USING 2 INCH LONG NO. 16 GAUGE GALV. STAPLES HAVING 15/16" CROWNS. FASTENERS SPACED 6" O.C. THE DIAMOND WALL MIXTURE IS THEN APPLIED TO THE LATH BY HAND OR TROWELING OR MACHINE SPRAY IN ONE OR TWO COATS AT A MIN. THK OF 3/8 INCH.
5	EXTERIOR WALL: ESR-194 (THIRD ASSEMBLY) INTERIOR FACE: ONE LAYER 5/8" TYPE "X" GYP. BD. APPLIED HORIZ. OR VERT. TO INTERIOR FACE OF 2x6 WD STUDS @ 24" o.c. MAX. FASTEN TO STUDS & PERIMETER FRAMING USING 1/2" DIA. GALV. STL. CUP HEAD NAILS OR NO. 6 BUGLE HEAD SCREWS, 1 5/8" LONG HAVING MIN. HEAD DIA. OF 0.300 INCH & SPACED 8 INCH O.C. ALL WALLBOARD JOINTS SHALL BE TAPED AND TREATED w/ JOINT COMPOUND ACCORDANCE w/ ASTM C 840 OR CA 26. ALL VERT. JOINTS MUST BE BACKED w/ MIN. 2x4 WD FRMG & SHALL OCCUR @ STUDS. FASTENER HEADS, TAPED & TREATED w/ JOINT COMPOUND IN ACCORDANCE w/ ASTM C 840 OR CA 26. INSULATION BATTIS R-19 IN CAVITIES MAY BE EITHER PEEPERGLASS OR KRAFT-PAPER FACED INSULATION.

6	EXTERIOR FACE: IR PL. YD. SHEATHING PER STRUCTURAL DRAWINGS A WATER RESISTIVE BARRIER OF (2) LAYERS OF GRADE "D" KRAFT BLDG PAPER FOLLOWED BY ONE INCH TONGUE & GROOVE EPS BD WITH NOMINAL DENSITY OF 15 POUNDS PER CU. FT. ATTACHED TO WD STUDS & PERIMETER FRAMING USING GALV. STAPLES, ROOFING NAILS OR SCREW. VERT. BUTT JOINTS MUST BE STAGGERED AT LEAST ONE STUD SPACE AND MUST OCCUR OVER STUDS. FOLLOWED BY THE LATH MIN. 20 GAUGE 1 INCH GALV. STL. WOVEN WIRE FABRIC MUST BE USED. LATH MUST BE FASTENED THROUGH INSULATION BD. TO THE STUDS & PERIMETER FRAMING USING 2 INCH LONG NO. 16 GAUGE GALV. STAPLES HAVING 15/16" CROWNS. FASTENERS SPACED 6" O.C. THE DIAMOND WALL MIXTURE IS THEN APPLIED TO THE LATH BY HAND OR TROWELING OR MACHINE SPRAY IN ONE OR TWO COATS AT A MIN. THK OF 3/8 INCH.
7	INTERIOR WALL: LOAD BEARING 2 x WD. STUD @ 16" o.c. UNO. w/ ONE LAYER 5/8" GYP. BOARD, BOTH SIDES.
8	GARAGE WALL: SEE STRUCTURAL FOR BEARING OR NON-LOADING. 1 HOUR RATED WALL G4 FILE NO. WP. 3514 ONE LAYER 5/8" TYPE "X" GYPSUM WALL BOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 2x4 (USING 2x6) WOOD STUDS 16" O.C. WITH 1 1/4" TYPE "W" DRYWALL SCREWS 12" O.C.
9	WALLS & INTERIOR PARTITION 1 HOUR RATED WALL - LOAD BEARING G4 FILE NO. WP. 3570 / NEW-MSH SOUND TEST: MFC-TL-93-206 (SCT 58)
10	ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2 x 6 WD STUDS AT 16" O.C. ON SEPARATE PLATES 1" APART WITH 6d COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. JOISTS STAGGERED 16" ON OPPOSITE SIDES HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. LOAD BEARING. PROVIDE R-24 FULLY BLOWN INSULATION TAPE ALL JOINTS.

11	NOTE (AT SECOND FLOOR ONLY) PER OWNERS INSTRUCTIONS (NOT REQUIRED IN THE ASSEMBLY) INSTALL ADDITIONAL 1/2" GYPSUM BOARD OVER 5/8" TYPE "X" GYPSUM BOARD ON BOTH SIDES OF PARTITION WALL FROM FLOOR TO TOP PLATE. ALTERNATE TO GYPSUM BOARD USE FLAME BLOCK SHEATHING PER ICC-ESR 1365 FURRED WALL PER OWNERS INSTRUCTION 2 x 4 WD. STUD @ 16" o.c. WITH 1" GYPSUM BD. OVER ASSEMBLY WALL #8 1 HOUR RATED CEILING / FLOOR ASSEMBLY (LIVING, DINING, KITCHEN, BATHROOMS & HALLWAYS) 1/2" SOLIDSTART FLOOR/CEILING ASSEMBLY F060-D-41 THE FIN FLOOR SHALL CONSIST OF PVC OR KARDEAN INTERNATIONAL FLOORING or 1/2" "QUET CHOICE" UNDERLAYMENT OVER - IF ABOVE LIVING SPACE: 3/4" MAXIMUM GYP-CRETE or 3/8" "ACUSTIMAT" - IF ABOVE GARAGE: 1" MAXIMUM GYP-CRETE OVER MINIMUM 3/4" INCH THICK TONGUE & GROOVE SUB-FLOOR SHEATHING (SEE DET. 10 & 16/SHIT. AREA SHEATHING SHALL BE GLED ON TOP OF FLOOR JOISTS SPACED AT 16" O.C. THE SHEETS SHALL BE INSTALLED WITH THEIR LONG EDGE PERPENDICULAR TO THE JOISTS WITH END JOINTS CENTERED OVER THE TOP FLANGE OF JOISTS AND STAGGERED ONE JOIST SPACING WITH ADJACENT SHEETS. MIN. 9 1/2 INCH DEEP 1" WOOD JOIST SPACED A MAX. OF 24" o.c. JOISTS MIN. FLANGE DIMENSION ARE 1 1/2" AND FLANGE AREA 2 1/4 IN ² . MIN. WEB THICKNESS 3/8"
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12	BASE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT TO THE BOTTOM OF FLANGE w/ 1 5/8" TYPE "W" SCREWS AT 12" o.c. THE END JOINTS OF THE WALLBOARD SHALL BE CENTERED ON THE RESILIENT CHANNELS. FACE LAYER 5/8" TYPE "X" IS SCREW-ATTACHED TO CHANNELS THROUGH FIRST LAYER USING 2 1/4" TYPE "W" SCREWS SPACED 12" o.c. ADDITIONALLY, FACE LAYER IS ATTACHED TO THE BASE LAYER WITH 1 1/2" TYPE "G" SCREWS SPACED 8" o.c. AND 6" FROM EACH END JOINT. THE LONGITUDINAL JOINTS OF THE FACE LAYER OF WALLBOARD SHALL BE OFFSET 24" FROM THOSE OF THE BASE LAYER. THE END JOINTS OF THE FACE LAYER SHALL BE CENTERED BETWEEN THE RESILIENT CHANNEL (R-19 INSULATION MIN. FOR SOUND). 1 HOUR RATED CEILING / FLOOR ASSEMBLY (BEDROOMS ONLY) 1/2" SOLIDSTART FLOOR/CEILING ASSEMBLY F060-D-41 THE FIN FLOOR SHALL CONSIST OF CARPET AND PADDING OVER - IF ABOVE LIVING SPACE: 3/4" MAXIMUM GYP-CRETE or 3/8" "ACUSTIMAT" - IF ABOVE GARAGE: 1" MAXIMUM GYP-CRETE OVER MINIMUM 3/4" INCH THICK TONGUE & GROOVE SUB-FLOOR SHEATHING (SEE DET. 10 & 16/SHIT. AREA SHEATHING SHALL BE GLED ON TOP OF FLOOR JOISTS SPACED AT 16" O.C. THE SHEETS SHALL BE INSTALLED WITH THEIR LONG EDGE PERPENDICULAR TO THE JOISTS WITH END JOINTS CENTERED OVER THE TOP FLANGE OF JOISTS AND STAGGERED ONE JOIST SPACING WITH ADJACENT SHEETS. MIN. 9 1/2 INCH DEEP 1" WOOD JOIST SPACED A MAX. OF 24" o.c. JOISTS MIN. FLANGE DIMENSION ARE 1 1/2" AND FLANGE AREA 2 1/4 IN ² . MIN. WEB THICKNESS 3/8"
----	---

13	RESILIENT CHANNELS ATTACHED PERPENDICULAR TO THE BOTTOM FLANGE OF THE JOISTS WITH ONE 1 1/4" TYPE "S" DRYWALL SCREW CHANNELS ARE SPACED A MAX. OF 16" o.c. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE. BASE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT TO THE BOTTOM OF FLANGE w/ 1 5/8" TYPE "W" SCREWS AT 12" o.c. THE END JOINTS OF THE WALLBOARD SHALL BE CENTERED ON THE RESILIENT CHANNELS. FACE LAYER 5/8" TYPE "X" IS SCREW-ATTACHED TO CHANNELS THROUGH FIRST LAYER USING 2 1/4" TYPE "W" SCREWS SPACED 12" o.c. ADDITIONALLY, FACE LAYER IS ATTACHED TO THE BASE LAYER WITH 1 1/2" TYPE "G" SCREWS SPACED 8" o.c. AND 6" FROM EACH END JOINT. THE LONGITUDINAL JOINTS OF THE FACE LAYER OF WALLBOARD SHALL BE OFFSET 24" FROM THOSE OF THE BASE LAYER. THE END JOINTS OF THE FACE LAYER SHALL BE CENTERED BETWEEN THE RESILIENT CHANNEL (R-19 INSULATION MIN. FOR SOUND).
14	SYMBOLS LEGEND - WALL TAG, SEE WALL ASSEMBLIES ON THIS SHT. - DOOR TAG, SEE DOOR SCHEDULE - WINDOW TAG, SEE WINDOW SCHEDULE - KEYNOTE TAG, SEE THIS SHT. - INTERIOR ELEVATION TAG, SEE INTERIOR ELEVATION - INDICATES TEMPERED GLASS

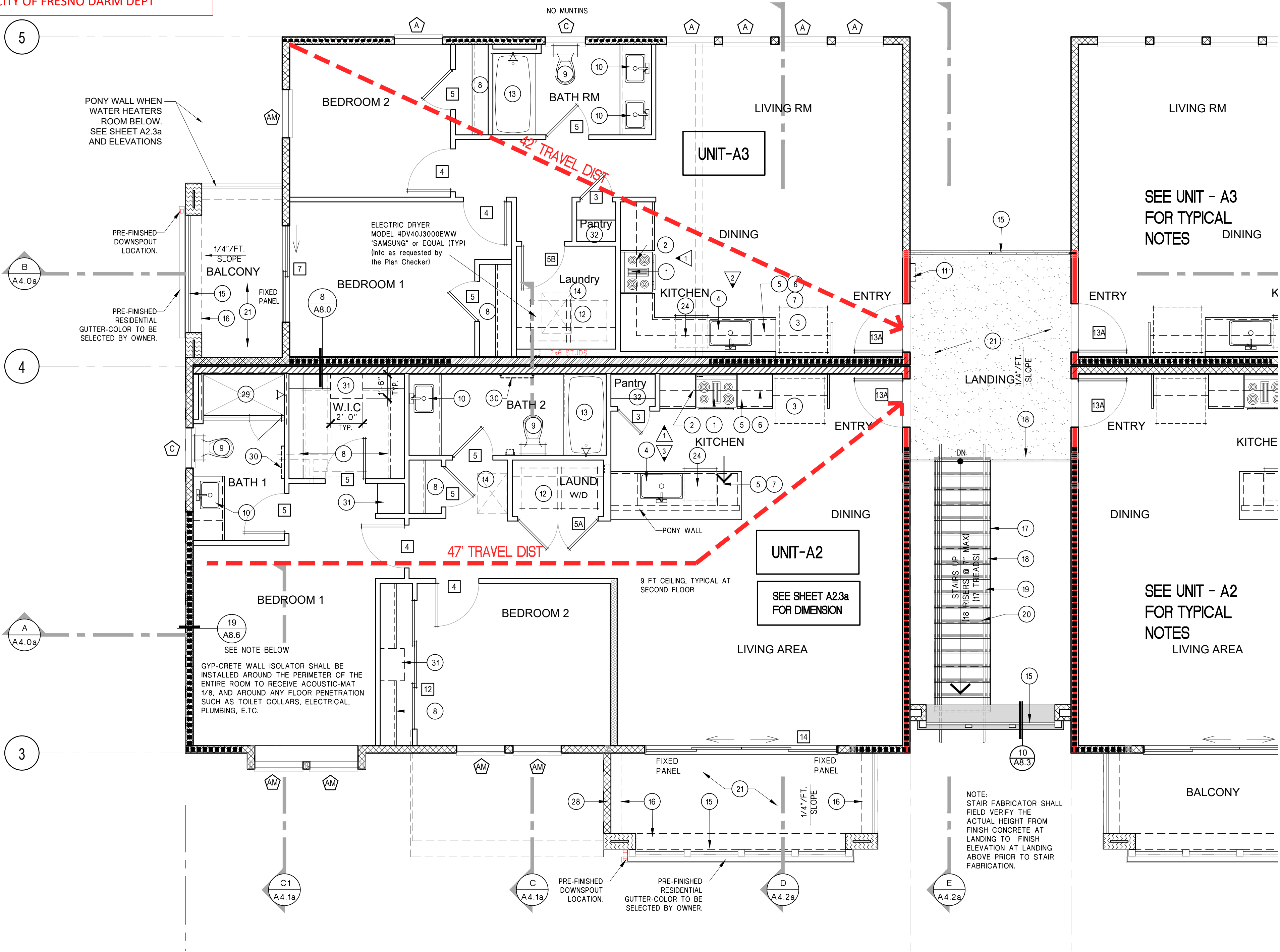
FIRE RESISTANCE REQUIREMENTS	
EXTERIOR WALLS	NON-RATED
INTERIOR BEARING WALLS	NON-RATED
INTERIOR NON-BEARING WALLS	NON-RATED
FLOOR/CEILING ASSEMBLY	1-HOUR RATED
ROOF/CEILING ASSEMBLY	NON-RATED
UNIT PARTITION WALLS	1-HOUR RATED
REFER TO WALL/FLOOR ASSEMBLIES FOR ADDITIONAL INFORMATION	
INSULATION SCHEDULE	
EXTERIOR WALLS	R-24 BLOWN
CEILING/FLOOR ASSEMBLY BETWEEN OCCUPANCIES	BLOWN FULL
ROOF INSULATION	R-38 MIN. BLOWN
PARTY WALL	BLOWN FULL
2X6 INTERIOR WALLS	R-19 BLOWN
2X4 INTERIOR WALLS	R-13 BLOWN

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A2.2



PARTIAL 2ND FLOOR NOTED PLAN

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

Occupant Load Calculations

2019 CBC - TABLE 1004.5				EXIT & TRAVEL DIST PER TABLE 1006.2.1		
UNIT NUMBER	AREA (SQ. FT.)	OCC LOAD FACTOR	= OCC LOAD	EXITS REQUIRED	EXITS PROVIDED	TRAVEL DIST.
Unit A 1	1150	÷ 200	= 6	1	1	42' < 125' ± OK
Unit A 2	1091	÷ 200	= 5	1	1	42' < 125' ± OK
Unit A 3	796	÷ 200	= 4	1	1	47' < 125' ± OK

INSULATION SCHEDULE	
EXTERIOR WALLS	R-24 BLOWN
CEILING/FLOOR ASSEMBLY BETWEEN OCCUPANCIES	BLOWN FULL
ROOF INSULATION	R-38 MIN. BLOWN
PARTY WALL	BLOWN FULL
2X6 INTERIOR WALLS	R-19 BLOWN
2X4 INTERIOR WALLS	R-13 BLOWN

SYMBOLS LEGEND	
	WALL TAG, SEE WALL ASSEMBLIES ON THIS SHT.
	DOOR TAG, SEE DOOR SCHEDULE
	WINDOW TAG, SEE WINDOW SCHEDULE
	KEYNOTE TAG, SEE THIS SHT.
	INTERIOR ELEVATION TAG, SEE INTERIOR ELEVATION
	INDICATES TEMPERED GLASS

KEYNOTES (2ND FLOOR)	
1	30" SLIDE-IN ELECTRIC RANGE
2	MICROWAVE / EXHAUST HOOD ABOVE RANGE - VERTICAL CLEARANCE ABOVE THE RANGE TO COMBUSTIBLE UNIT IS 30" UNPROTECTED AND 24" IF PROTECTED.
3	30" REFRIGERATOR - PROVIDE WATER LINE FOR ICE MAKER & UPPER CABINETS ABOVE REFRIGERATOR
4	24" WIDE STAINLESS STEEL SINGLE BOWL SINK W/ GARBAGE DISPOSAL
5	24" DEEP BASE CABINET W/ ADJUSTABLE SHELVES AND "U" SHAPED PULL HARDWARE
6	12" DEEP UPPER CABINETS w/ADJUSTABLE SHELVES AND "U" SHAPED PULL HARDWARE
7	SOLID SURFACE COUNTERTOP TO BE SELECTED BY OWNER
8	2 POLES TYP. & SHELF ABOVE WALL WARDROBE CLOSET
9	WATER CLOSET TO BE A MIN 128 GALLONS PER FLUSH SEE SHEET INTERIOR ELEVATIONS FOR OTHER REQUIREMENTS
10	VANITY W/ SINK, GRANITE COUNTERTOP, BACK SPLASH AND MIRROR
11	PROVIDE FIRE EXTINGUISHER, 2A-10BC MINIMUM RATING
12	SEE NOTE 26 - SHEET A2.1
13	34"x60" FIBERGLASS BATHTUB/SHOWER W/ TEMPERED GLASS ENCLOSURE. MIN. DOOR WIDTH SHALL BE 22" CLEAR. ALL FLOORS, WALLS & CEILINGS ABOVE SHOWER HEADS SHALL BE FINISHED WITH A NON- ABSORBENT SURFACE MATERIAL. SUCH WALLS SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET
14	22"x30" ATTIC ACCESS. CLEAR HEADROOM OF NOT LESS THAN 30" SHALL BE PROVIDED IN THE ATTIC SPACE AT OR ABOVE THE ACCESS OPENING, PER CBC 1206.2
15	42" HIGH RECTANGULAR STEEL TUBE HORIZ. RAILING. SEE SHEET A8.3 & A8.4 FOR DETAILS. POWDER COATED FINISH OWNER TO PROVIDE. REQUIRED COLORS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER PER CBC SECTION 1015.4.
16	DASHED LINE INDICATES BEAM ABOVE. WRAP IN STUCCO SEE STRUCTURAL DRAWINGS
17	PRE-FABRICATED METAL STAIRS WITH CONCRETE TREADS, AND CLOSED RISERS
18	GUARDRAILS AT LANDINGS AND STAIRS SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER PER CBC SECTION 1015.4.
19	AT EXT. STAIRS, PROVIDE 1 1/2" DIA. HANDRAILS ON BOTH SIDED OF STAIRS. HEIGHT AT 34" MIN TO 38" MAX SHALL RETURN TO WALLS, GUARD AND THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
20	EXT. STAIRS SHALL HAVE ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIP SHALL BE A MIN OF 2 INCHES WIDE TO A MAX OF 4 INCH WIDE, PLACE PARALLEL TO AND NOT MORE THAN 1 INCH FROM THE NOSE OF THE STEP OR UPPER APPROACH. A PAINTED STRIP SHALL BE ACCEPTABLE.
21	WESTCOAT AL SYSTEM TOP COAT SEALER o/ MED. TEXTURE CEMENT o/ BASE COAT o/ HOT DIPPED MTL LATH o/ SEAL GUARD o/ PLYWOOD - SEE SECTION OF ADDITIONAL INFO
22	HANDRAIL AT STAIRS SHALL HAVE EXTENSIONS HORIZ. OF 12" BEYOND THE TOP RISER AND 12" PLUS THE TREAD WIDTH AT THE BOTTOM RISER
23	SEE ARCH SITE PLAN FOR LOCATION OF ON-SITE UTILITIES. COORDINATE WITH CIVIL DRAWINGS AND VERIFY WITH SITE SUPERINTENDENT.
24	24" UNDER COUNTER DISHWASHER
25	30" ELECTRIC COOKTOP
26	NOT USED
27	FINISH END PANEL
28	HALF WALL, SEE EXTERIOR ELEVATIONS
29	34"x60" FIBERGLASS SHOWER W/ TEMPERED GLASS ENCLOSURE. MIN. DOOR WIDTH SHALL BE 22" CLEAR. ALL FLOORS, WALLS & CEILINGS ABOVE SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE MATERIAL. SUCH WALLS SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET.
30	TOWEL BAR LOCATION @ +48" FROM F FLR - PROVIDE 2 X FLAT BLKG
31	24" WIDE X 18" DEEP SHELVING @ LINEN (5 SHELVES) FINISH TO BE SELECTED BY OWNER
32	16" DEEP SHELVING (5 SHELVES)

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NOTED FLOOR PLAN

3/9/2023

Revisions

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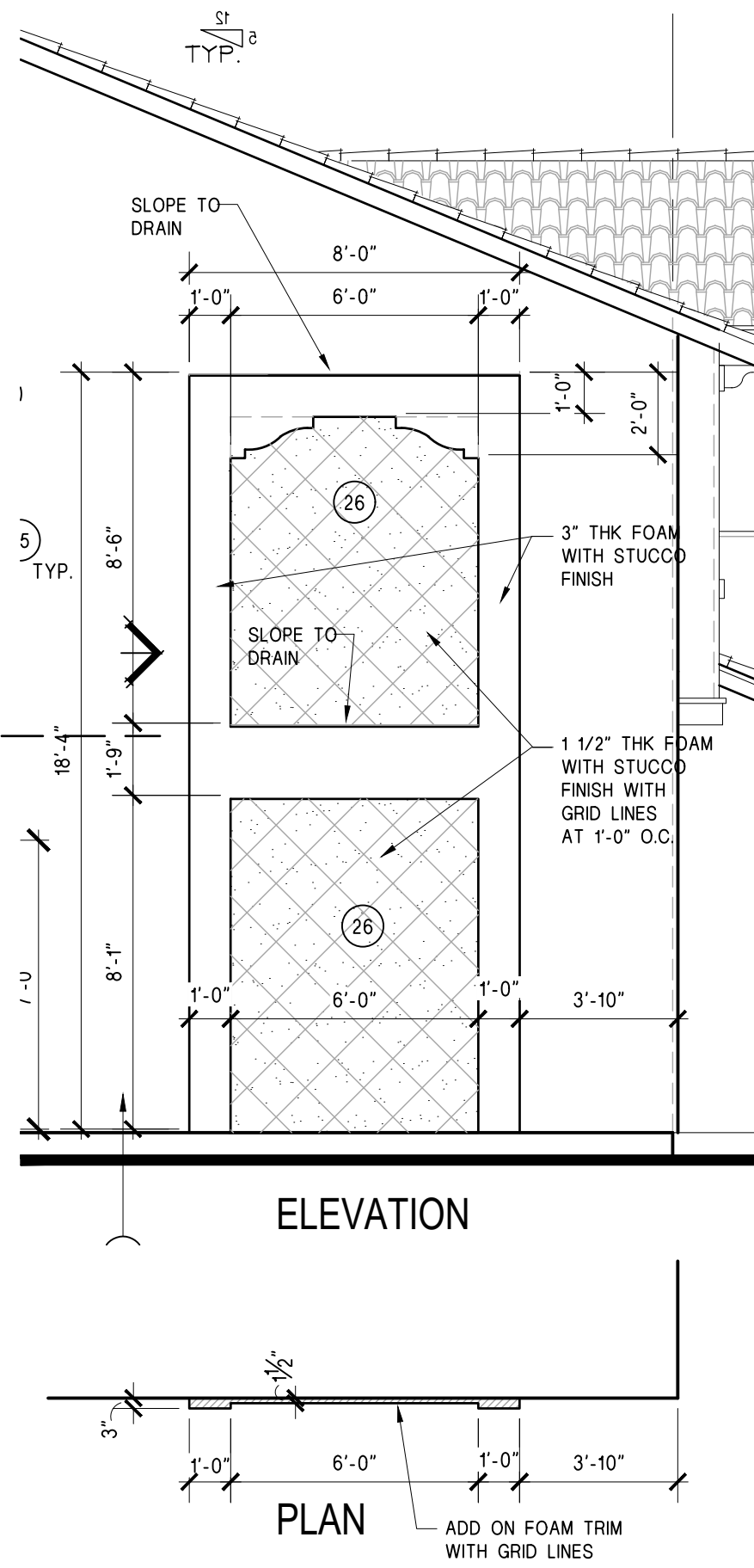
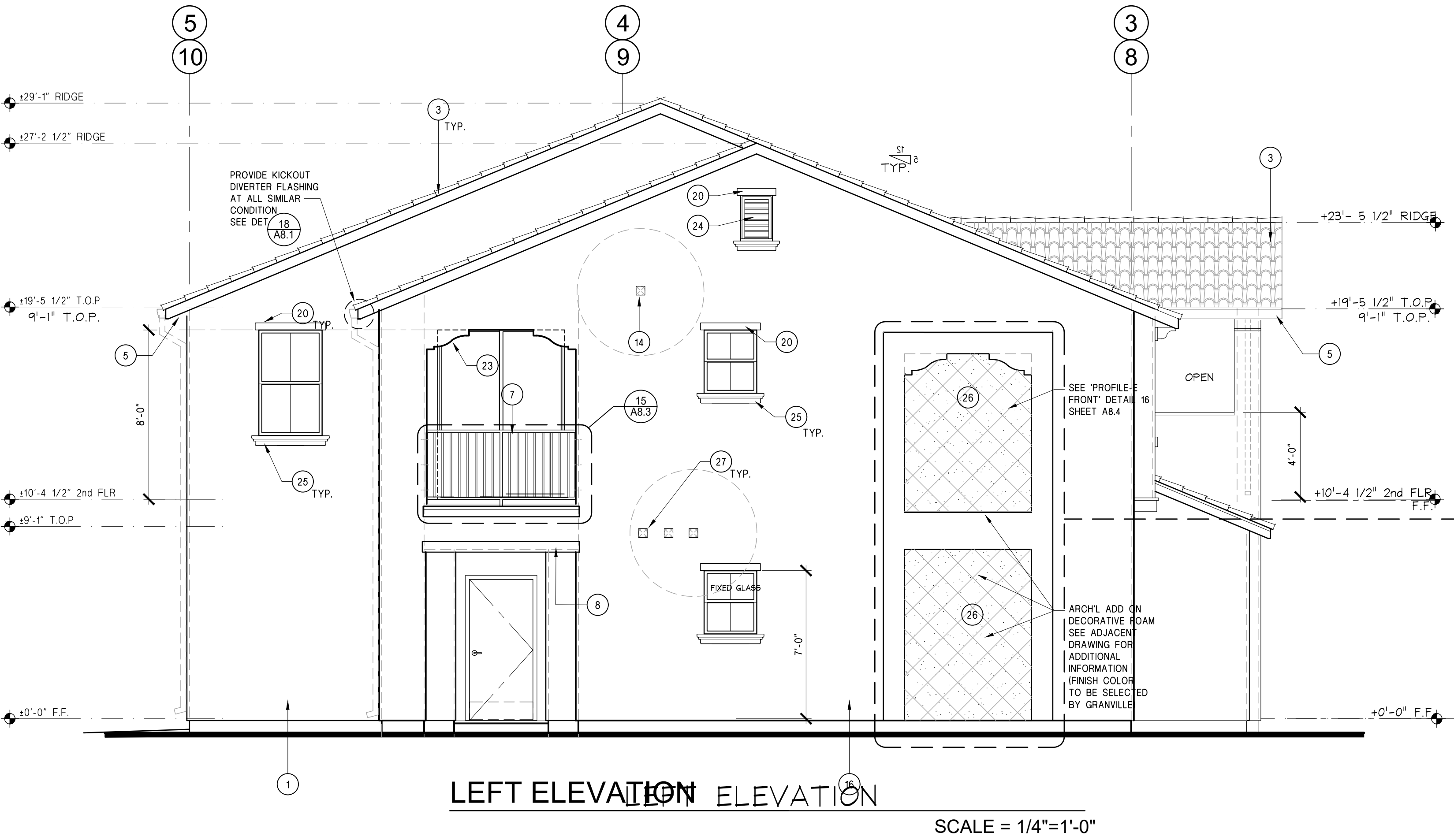
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A2.3



KEYNOTES	
1	OMEGA DIAMOND WALL EXTERIOR STUCCO SYSTEM (SEE WALL ASSEMBLY  , SHEET A2.0a & A2.3a
2	CORROSION RESISTANT STUCCO CONTROL JOINT SCREED
3	CLASS "C" BARREL TYPE CONCRETE ROOF TILES α / UNDERLAYMENT α / PLYWOOD SHEATHING - SEE 'COOL ROOF' NOTE ON ROOF PLAN.
4	FOAM TRIM w/STUCCO SAND TEXTURE FINISH. SEE DETAIL 16/A8.4 PROFILE 'C'.
5	2x WD FASCIA BOARD. OWNER TO SELECT COLOR, SEE SECTIONS
6	DUAL GLAZED VINYL WINDOW - SEE WINDOW SCHEDULE
7	42" HIGH RECTANGULAR STEEL TUBE RAILING. SEE SHEET A8.3 FOR DETAILS. POWDER COATED FINISH (OWNER TO SELECT COLOR).
8	FOAM TRIM w/ STUCCO SAND TEXTURE FINISH - SEE DET. 16 SHT. A8.4 PROFILE 'A'
9	EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
10	DWELLING UNIT ADDRESS SIGN, NOT LESS THAN 4" IN HEIGHT AND 1/2 INCH STROKE, WITH CONTRASTING COLOR WITH BACKGROUND
11	STUCCO BOTTOM OF BALCONY
12	DOOR - SEE DOOR SCHEDULE
13	24 GA. GALV. SHEET METAL WALL CAP, TYPICAL - PAINT COLOR TO BE SELECTED BY OWNER
14	EXHAUST VENT STUBBED OUT TO EXTERIOR. KEEP 3' CLEAR OF ANY OPENINGS SEE MECH. DRAWINGS FOR ADD'L INFO
15	BALCONY WESTCOAT AL SYSTEM w/ SEAL GUARD α / PLYWOOD SHEATHING SEE SHEET A8.4 FOR DETAILS
16	BOX COLUMN WITH STUCCO FINISH, SEE KEYNOTE #1
17	PREFINISHED RESIDENTIAL GUTTER AND DOWNSPOUT. COLOR TO BE SELECTED BY OWNER
18	FOAM TRIM w/ STUCCO SAND TEXTURE FINISH - SEE DETAIL 16/A8.4 PROFILE 'D'.
19	ROUND CLUSTERED VENT FYPON TV20X19.75 - SEE DETAIL 18/A8.4
20	FOAM TRIM w/ STUCCO SAND TEXTURE FINISH - SEE DETAIL 16/A8.4 PROFILE 'A'.
21	FOAM TRIM w/ STUCCO SAND TEXTURE FINISH - SEE DETAIL 16/A8.4 PROFILE 'B'.
22	FOAM TRIM w/ STUCCO SAND TEXTURE FINISH - SEE DETAIL 16/A8.4 PROFILE 'D'.

23	FOAM TRIM w/ STUCCO SAND TEXTURE FINISH - SEE DETAIL 16/A8.4 PROFILE 'E'.
24	18"x24" 'FYPON' PAINTABLE DECORATIVE VERTICAL LOUVER. INSTALL PER MANUF. INSTRUCTION. SEE DET. - A7.2
25	FOAM TRIM w/ STUCCO SAND TEXTURE FINISH - SEE DETAIL 16/A8.4 PROFILE 'F'.
26	ADD ON FOAM TRIM w/ STUCCO SAND TEXTURE FINISH
27	INDICATES VENT METAL CAP - PROVIDE FLASHING 6" MIN ALL AROUND OPENING AND SEALANT BETWEEN FLASHING AND VENT METAL FLANGE, TYPICAL
28	

NOTES:
1. SEE MECH, PLUMBING & ELECT UTILITIES AND ARCH A1.0 SITE PLAN FOR EXACT LOCATION OF UTILITIES AT BUILDINGS PER SITE LOCATION, COORDINATE WITH SITE SUPER.
2. METAL STAIR CONTRACTOR/INSTALLER TO SUBMIT SHOP DRAWINGS FOR REVIEW BY OWNER, PRIOR TO STAIR FABRICATION.
3. PROVIDE 6" MIN WALL FLASHING ALL AROUND WALL PENETRATION AND PROVIDE SEALANT BETWEEN FLASHING AND FLANGE OF ACCESS PANEL, VENT WALL CAPS, ELEC PANELS, HVAC CONDENSER LINES INTO THE BUILDING AND OTHER PANELS, U.O.N
4. ARCHITECTURAL TRIM AND OTHER COMBUSTIBLE MATERIALS ON EXTERIOR WALLS SHALL COMPLY WITH CBC SECTION 1405.

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EXTERIOR ELEVATIONS



3/9/2023

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A5.0

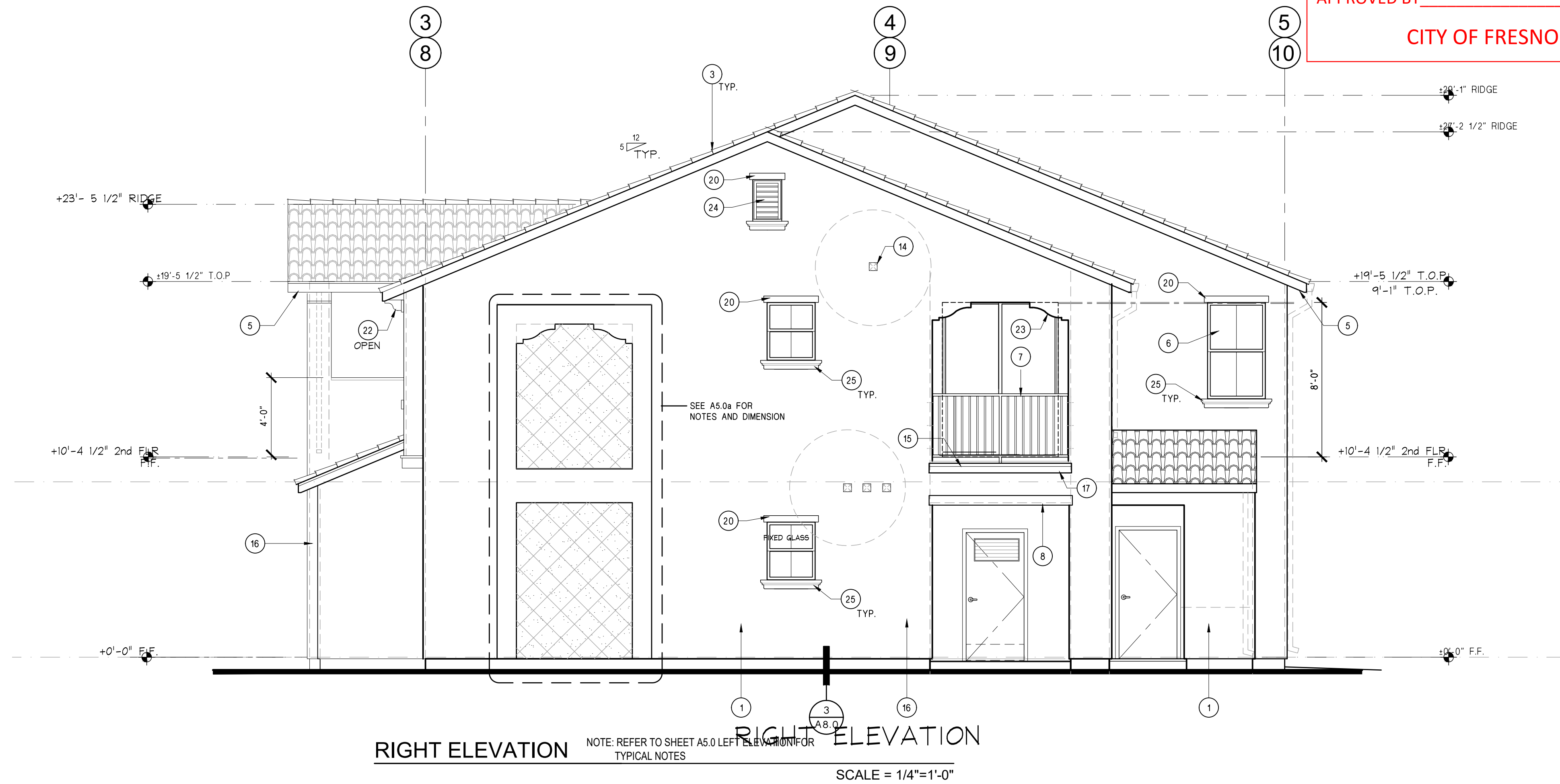


REAR ELEVATION

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

NOTE:
REFER TO SHT. A1.2 - ARCH'L SITE PLAN
FOR BUILDING NUMBER AND LOCATION

APPL. NO. P23-01190 EXHIBIT E-2 DATE 08/15/2023
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



RIGHT ELEVATION

NOTE: REFER TO SHEET A5.0 LEFT ELEVATION FOR
TYPICAL NOTES

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

KEYNOTES

- 1 OMEGA DIAMOND WALL EXTERIOR STUCCO SYSTEM (SEE WALL ASSEMBLY DET. SHEET A2.0a & A2.3a)
- 2 CORROSION RESISTANT STUCCO CONTROL JOINT SCREED
- 3 CLASS "C" BARREL TYPE CONCRETE ROOF TILES w/ UNDERLAYMENT o/ PLYWOOD SHEATHING - SEE 'COOL ROOF' NOTE ON ROOF PLAN.
- 4 FOAM TRIM w/ STUCCO SAND TEXTURE FINISH. SEE DETAIL 16/A8.4 PROFILE 'C'.
- 5 2x WD FASCIA BOARD. OWNER TO SELECT COLOR, SEE SECTIONS
- 6 DUAL GLAZED VINYL WINDOW - SEE WINDOW SCHEDULE
- 7 42" HIGH RECTANGULAR STEEL TUBE RAILING. SEE SHEET A8.3 FOR DETAILS. POWDER COATED FINISH (OWNER TO SELECT COLOR).
- 8 FOAM TRIM w/ STUCCO SAND TEXTURE FINISH - SEE DET. 16 SHT. A8.4 PROFILE 'A'
- 9 EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- 10 DWELLING UNIT ADDRESS SIGN, NOT LESS THAN 4" IN HEIGHT AND 1/2 INCH STROKE, WITH CONTRASTING COLOR WITH BACKGROUND
- 11 STUCCO BOTTOM OF BALCONY
- 12 DOOR - SEE DOOR SCHEDULE
- 13 24 GA. GALV. SHEET METAL WALL CAP. TYPICAL - PAINT COLOR TO BE SELECTED BY OWNER
- 14 EXHAUST VENT STUBBED OUT TO EXTERIOR. KEEP 3" CLEAR OF ANY OPENINGS SEE MECH. DRAWINGS FOR ADD'L INFO
- 15 BALCONY WESTCOAT AL SYSTEM w/ SEAL GUARD o/ PLYWOOD SHEATHING SEE SHEET A8.4 FOR DETAILS
- 16 BOX COLUMN WITH STUCCO FINISH. SEE KEYNOTE #1
- 17 PREFINISHED RESIDENTIAL GUTTER AND DOWNSPOUT. COLOR TO BE SELECTED BY OWNER
- 18 FOAM TRIM w/ STUCCO SAND TEXTURE FINISH - SEE DETAIL 16/A8.4 PROFILE 'D'.
- 19 ROUND CLUSTERED VENT FYPON TV20X19.75 - SEE DETAIL 18/A8.4
- 20 FOAM TRIM w/ STUCCO SAND TEXTURE FINISH - SEE DETAIL 16/A8.4 PROFILE 'A1'.
- 21 FOAM TRIM w/ STUCCO SAND TEXTURE FINISH - SEE DETAIL 16/A8.4 PROFILE 'B'.
- 22 FOAM TRIM w/ STUCCO SAND TEXTURE FINISH - SEE DETAIL 16/A8.4 PROFILE 'D'.

NOTES:

1. SEE MECH. PLUMBING & ELECT UTILITIES AND ARCH A1.0 SITE PLAN FOR EXACT LOCATION OF UTILITIES AT BUILDINGS PER SITE LOCATION, COORDINATE WITH SITE SUPER.
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EXTERIOR ELEVATIONS



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