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DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT.

A5.0

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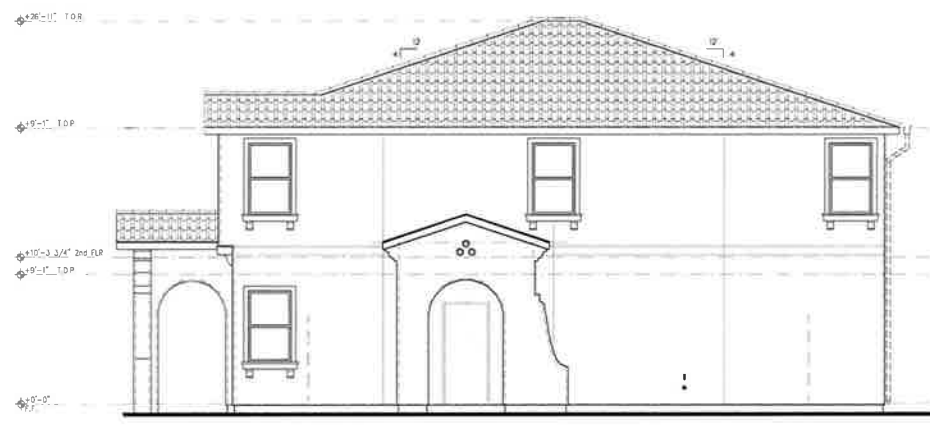
RESIDENTIAL PROJECT
 614 W SAN JOSE AVENUE
 FRESNO, CA 93704

Options Exterior Elevations

Revisions
 Project #: 1912
 Date: 07.01.2018
 Drawn: GV
 Checked: -

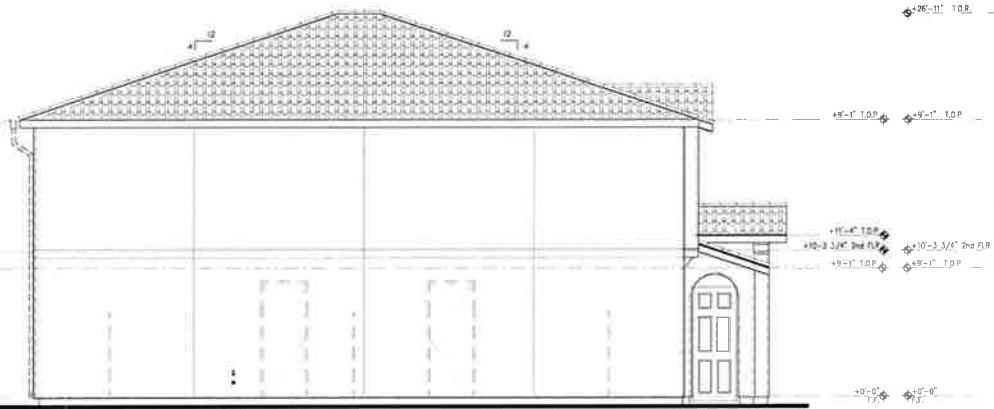
Sheet Number

A5.1



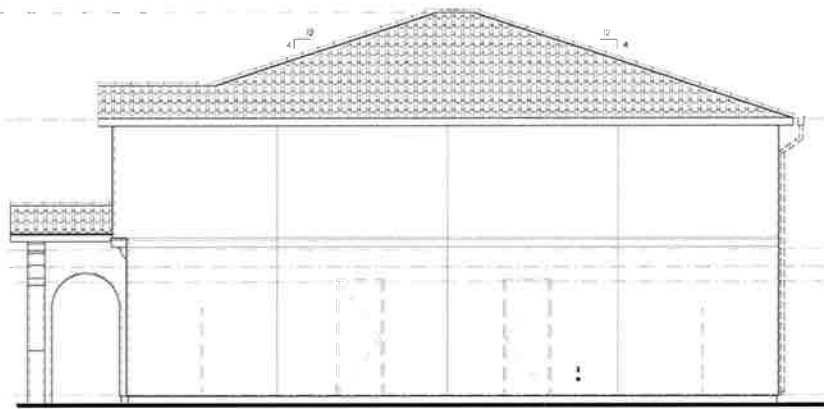
RIGHT ELEVATION - Enhanced Street Elevation

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



LEFT ELEVATION - East Facing Side

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



RIGHT ELEVATION - East Facing Side

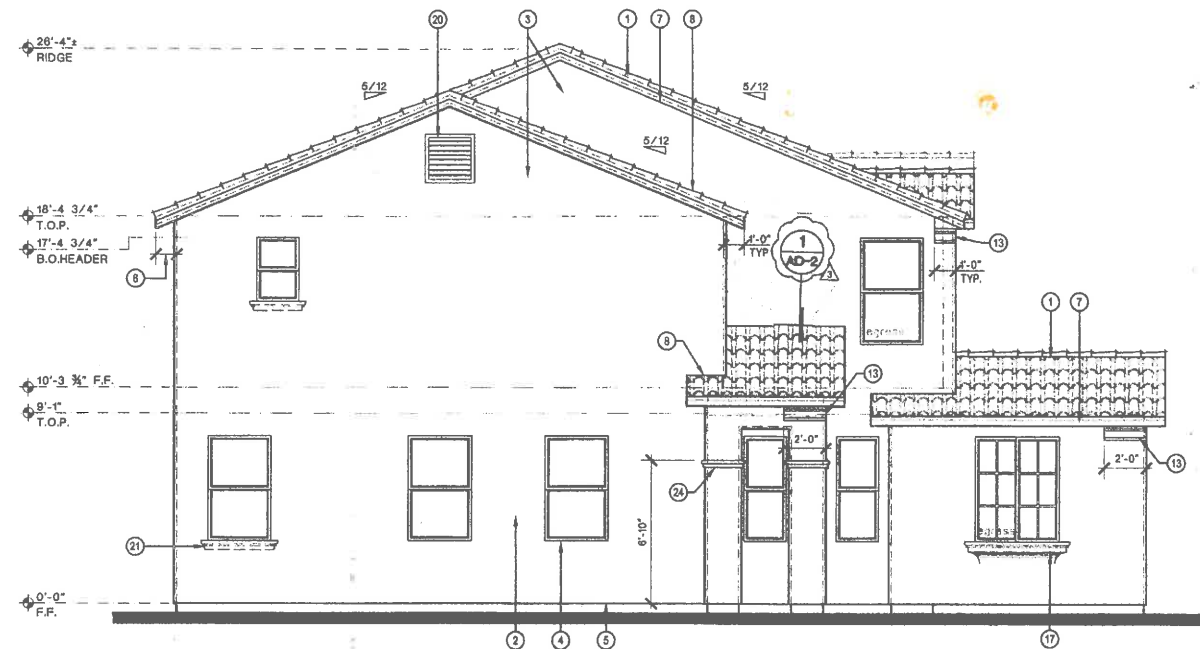
SCALE = 1/4"=1'-0"

Exterior Walls with Automatic Sprinkler

ELEMENTS	WINDOW FIRE RESISTANCE RATING	WINDOW FIRE SEPARATION DISTANCE
EXT. WALLS	NOT RATED	COUNT TO OR GREATER THAN 1
PROJECTIONS	NOT RATED	3 FEET
OPENINGS IN WALLS	NOT RATED	3 FEET TO 4 FEET
	UNRATED	3 FEET

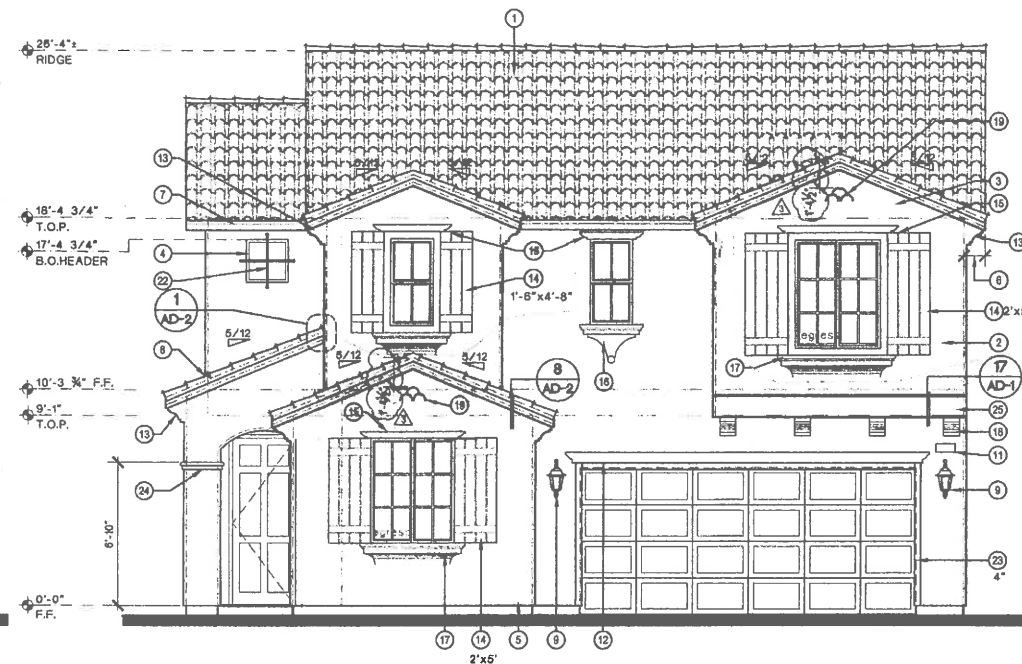
KEYNOTES					
1	(1) COAT STUCCO SYSTEM w/ COMPOSITION RESISTANT W/ LATHING FROM 60# x 5 LATHES OF BLOC PAPER w/ 1/2" MD SHEET	8	DECORATIVE FDM CORBELS TO BE PAINTED	16	SINGLE HUNG DUAL PANE GLASS VINYL WINDOWS SEE SHIT A6.0
2	CONCRETE TILE ROOFING, OWNER TO SELECT COLOR	9	4" FDM TRIM W WINDOW HEADERS & 6" TRIM W SILL TRIM TO BE PAINTED w/ ACCENT COLOR	17	24"x24" GABLE VENT PAINTED w/ 1" S.S. HARD TRIM W MANAGER UNIT & 6" FDM W TYPICAL UNITS
3	HARDIC PLANK LAPPING, FIBER CEMENT BOARDS, COLOR TO BE SELECTED BY OWNER	10	TAPERED STUCCO COLUMNS, w/ 8" FDM TRIM SEE SECTIONS FOR DETAILS	18	18" DIA. DECORATIVE GABLE VENT PAINTED w/ 1" S.S. HARD TRIM BOARD
4	HARDIC SHINGLE SONIC FIBER CEMENT BOARDS, COLOR TO BE SELECTED BY OWNER	11	1"-5" HIGH COLUMN BASE w/ STUCCO FINISH & 6" FDM TRIM SEE SECTIONS FOR DETAILS	19	ELECTRIC METER LOCATION VARIOUS SEE ELEC. DWGS & ARCH SITE SHIT A1.1
5	1"x3.5" HARDE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER	12	2X6 FASCIA BOARDS AT ENTRY PORCHES	20	SAS METER LOCATION VARIOUS, SEE PLUMBING DWGS & ARCH SITE SHIT A1.1
6	ENTRY PORCH LIGHT SEE ELEC. DWGS	13	(2) HEAVY TAMER POSTS PAINTED, SEE SECTIONS FOR DETAILS	21	50K YARD DOOPS, ALTERNATE LOCATIONS PER SPECIFIC LOT SEE SHEET A1.1 FOR COORDINATION
7	1"x9.5" HARDE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER	14	1"x5.5" HARDE TRIM BOARD SMOOTH, COLOR TO BE SELECTED BY OWNER	22	COTTAGE ENTRY DOORS w/ VISION LITE, SEE DOOR SCHEDULE SHEET A6.0
		15	2X6 FASCIA BOARDS PAINTED	23	18"x6" ROLL UP SECTIONAL DOOR w/ 1"x5.5" HARDE TRIM W MANAGER UNIT & 6" FDM TRIM UNITS SEE DOOR SCHEDULE A6.0
				24	54" HIGH DECORATIVE BRIGHT W/ POLY FINDER COATED FENCE AT STREET FRONT LOTS ONLY
				25	
				26	24 GA. GALV. SNT. 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 VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY
				29	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"
				30	1/2" VALSON UNITS ON PEDESTALS (29 W/45 W/15) MIN. TOTAL OF 20 TENANTS, OUTING MAIL & PARCEL SIG.
				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	GAS SERVICE TC - SEE ELECTRICAL DRAWINGS
				35	WATERSHED 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

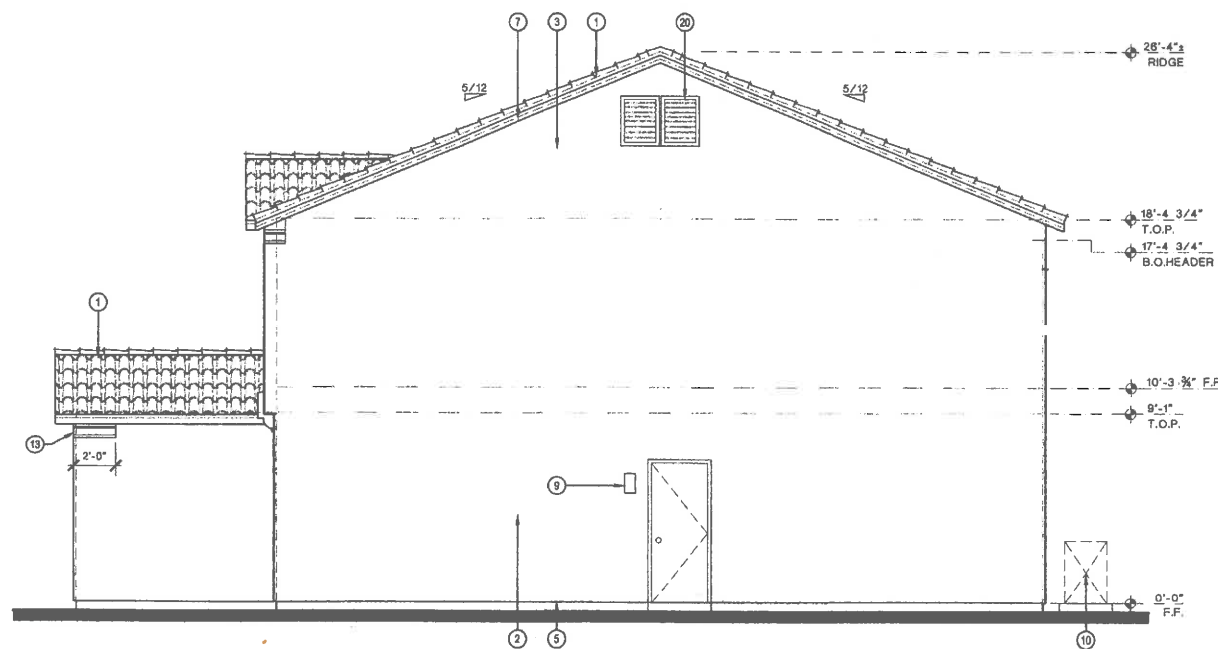
SCALE = 1/4"=1'-0"

ELEVATION KEYNOTES	
1	EAGLE ROOFING PRODUCTS' COOL ROOF CONC. TILE (CRPC 0918-0001 - 0918-0001 ESR-1908) o/ TYU-43 MODIFIED BITUMEN PRODUCT BY MB TECHNOLOGIES OR EQ. o/ 1/2" CDX 24/0 SOLID PLYWOOD SHEATHING OR APA RATED OSB. PREFER TO SHIT AD-2 FOR MSG. ROOF DETAILS.
2	TYPICAL STUCCO 'OMEGA' STUCCO SYSTEM (ESR-1841) o/ 1" WIRE MESH o/ FOAM BOARD, 'INSULFOAM' (ESR-1788) OR 'FALCON' (ESR-1962) o/ 2-LAYERS OF 60 MIN. GRADE 'D' PAPER
3	STUCCO AT EXPOSED ATTIC AREAS: 'OMEGA' STUCCO SYSTEM (ESR-1841) o/ 1" WIRE MESH o/ 'INSULFOAM' (ESR-1788) FOAM BOARD o/ 2-LAYERS 60 MIN. GRADE 'D' PAPER o/ 1-LAYER 'SUPERIOR' RADIANT BARRIER (CLASSIFIED UL-R1885, ASTM E-84) RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE.
4	PROVIDE FLASHING ON ALL WINDOWS, TYPICAL - DET. 8/AD-3
5	GALV. WEEP SCREED W/ 3 1/2" ATTACHMENT FLANGE, TYP. DET. 2 & 3/AD-1
6	PROVIDE 1'-0" OVERHANG UNLESS OTHERWISE NOTED
7	2x6 FASCIA
8	PROVIDE G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED
9	LIGHT FIXTURE - SEE ELECTRICAL DWGS.
10	CONDENSING UNIT LOCATION ON CONC. PAD
11	BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CRC R319.1) A. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. B. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2"
12	SHAPED FOAM W/ STUCCO SAND TEXTURE FINISH - DET. 16/AD-1 PROFILE 'E'.
13	FOAM EAVE MOLDING W/ STUCCO SAND TEXTURE FINISH DET. 1/AD-1 OR OWNER TO SELECT
14	FOAM SHUTTER AT WINDOW. DET. 4/AD-3
15	FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 16/AD-1 PROFILE 'E'
16	SHAPED FOAM W/ STUCCO SAND TEXTURE FINISH - DET. 13/AD-1
17	SHAPED FOAM W/ STUCCO SAND TEXTURE FINISH - DET. 8/AD-1
18	FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 16/AD-1 PROFILE 'F'
19	HALF ROUND CLUSTERED VENT FYPON TV0X-8-SHRC - DET. 13/AD-4
20	GABLE END VENTS, SEE FRAMING PLAN
21	FOAM TRIM W/STUCCO SAND TEXTURE (AT GOLF COURSE LOTS ONLY) DET. 16/AD-1 PROFILE 'B'
22	DECORATIVE WROUGHT IRON WINDOW GRILLE - DET. 16/AD-5
23	FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 16/AD-1 PROFILE 'C'
24	FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 20/AD-1
25	FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - DET. 17/AD-1

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

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.



LEFT SIDE ELEVATION - SPANISH

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



REAR ELEVATION - SPANISH

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



IMPRESSIONS 4

EXTERIOR ELEVATIONS
SPANISH

Revisions	
1	B.C. 10-30-15
2	OWNER CHANGE
3	PRODUCTION REVISIONS

Project #: IMPRESSIONS 4
 Date: 1-21-16
 Drawn: _____
 Checked: _____

Sheet Number
A-3.0

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

