

Exhibit A

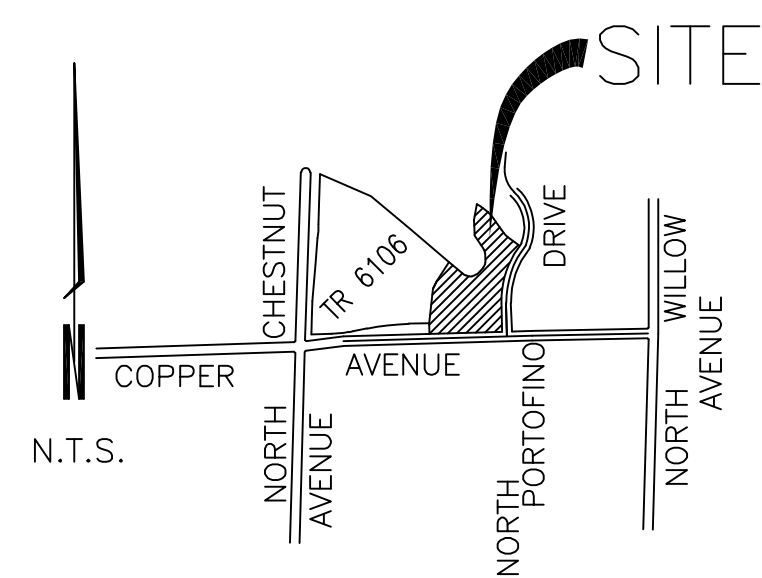


TRACT NO. 6108
VOL. 88, PAGES 61 & 62
F.C.R.
RS-5/UGM/cz
RESIDENTIAL-MEDIUM DENSITY

APL NO. P22-03900 - EXHIBIT A.1 - DATE _____
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENGINEER _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARRM DEPT

SITE PLAN

SHEET ONE OF TWO SHEETS
11045 N. PORTOFINO DRIVE
APN 579-390-06s & 62s
P22-03900



NOTE:

EXISTING ZONING: RS-5
PROJECT SITE AREA:
GROSS AREA = 7.57 ACRES
NET AREA = 5.23 ACRES

RESIDENTIAL BUILDINGS

EACH BUILDING HAS 6 UNITS	15
4-TWO BEDROOM	
2-ONE BEDROOM	
TOTAL NUMBER OF UNITS	90

RESIDENTIAL BUILDINGS AREA 72,353 SF
COMMON USE BUILDING AREA 1,569 SF
TOTAL BUILDING AREA 73,922 SF

PARKING

GARAGES	90
STANDARD	79
HANDICAP	6
TOTAL	175

- LEGEND:**
- PROJECT LIMITS
 - EXISTING PROPERTY LINE TO REMAIN
 - MPT & PE EXISTING MULTI-PURPOSE TRAIL & PEDESTRIAN EASEMENT
 - EXISTING PROPERTY LINE TO BE REMOVED BY LOT LINE ADJUSTMENT
 - PROPOSED PROPERTY LINE BY LOT LINE ADJUSTMENT
 - EXISTING CURB
 - EXISTING CURB & GUTTER
 - PROPOSED CURB
 - FIRE LANE (PAINTED RED CURB WITH "FIRE LANE" IN 3" WHITE LETTERS EVERY 50 FEET MINIMUM)
 - PROPOSED MASONRY WALL
 - PROPOSED 6" WROUGHT IRON FENCE
 - PROPOSED PARKING LOT LIGHT
 - PHASE LINE
 - EXISTING TRAIL
 - PROPOSED CONCRETE
 - ACCESSIBLE PATH OF TRAVEL
 - PROPOSED FIRE SERVICE WITH PIV/CHECK VALVE/FDC FROM 8" DOMESTIC/FIRE FM SERVICE
 - PROPOSED FIRE HYDRANT LOCATION

STREET RIGHT-OF-WAY LEGEND:

- EASEMENT PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED JANUARY 11, 2023 AS DOCUMENT NO. 2023-0002649, F.C.R.
- EASEMENT PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED JULY 12, 2023 AS DOCUMENT NO. 2023-0064004, F.C.R.
- EASEMENT PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED MAY 16, 2023 AS DOCUMENT NO. 2023-0045725, F.C.R.
- EASEMENT PREVIOUSLY DEEDED TO THE CITY OF FRESNO FOR PUBLIC STREET PURPOSES, AS PER DEED OF EASEMENT RECORDED SEPTEMBER 15, 2023 AS DOCUMENT NO. 2023-0085369, F.C.R.

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REV: 10/16/24
DATE: 9/27/24

1. CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE.
2. 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.
3. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ENTRANCES OR IN AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKING VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
4. ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PROTECTED AND IF ANY ARE FOUND TO BE MISSING, THE PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
5. LIGHTING WHEN PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS, SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE GLARE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE SPECIFICATIONS AND TYPES OF LIGHTING FIXTURES TO BE INSTALLED ON THE SITE SHALL BE SUBMITTED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION. IF LIGHTING IS NOT PROVIDED, THE CITY OF FRESNO SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE FRESNO POLICE DEPARTMENT. LIGHTING TO BE PROVIDED TO THE FOLLOWING:
 - a. ALL SIGN PROPOSALS WILL BE SUBMITTED TO PLANNING DEPARTMENT FOR SEPARATE REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
 - b. WITHIN THIS PROPERTY, REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO THE BEGINNING OF CONSTRUCTION. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
 - c. TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
 - d. 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 621-2222 FOR ARRANGING RELOCATION PRIOR TO CONSTRUCTION.
 - e. NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
6. ALL TREES 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. TREES AS MAY BE REMOVED MUST BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
7. 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 DEVELOPMENT SERVICES DIVISION.
8. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM SIGN REVIEW APPLICATION. APPLICATIONS AND COMMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
9. SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALKS IS NOT PERMITTED WHEN THE AREA TO BE DRAINED EXCEEDS 1/4 ACRE SHOW METHOD DRAINAGE ON-SITE. STORM WATER TO BE DRAINED SHALL CATCH BASINS AND PIPE OR CHANNEL SIZES TO BE USED. PER PUBLIC WORKS STD. P-22, P-23 AND P-24.
10. CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING @ 621-8800, TO WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
11. A BACKFLOW PREVENTION DEVICE IS REQUIRED! CONTACT WATER DIVISION AT 621-2222 FOR REQUIREMENTS. DEVELOPER SHALL HIRE A LICENSED PLUMBER TO LOCATE AND APPROVE THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT REQUIRED TO INSTALL DEVICE; BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT CONSUMER'S EXPENSE BY A QUALIFIED PLUMBER. BACKFLOW DEVICES SHALL BE INSTALLED AT THE BUILDING BY THE WATER SYSTEMS MANAGER; BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL; DEVELOPER IS OBLIGATED TO COMPLY WITH ALL CITY OF FRESNO REQUIREMENTS 15 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
12. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) AT 621-6622.
13. 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. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
14. RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROUING.
15. EACH CURB RAMP SHALL HAVE A DETECTABLE WARNING DEVICE AS PER PW STD. DWSG, P-32.
16. DESIGN AND CONSTRUCT PARKING LOT PAVEMENT TO PUBLIC WORKS STANDARDS
17. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
18. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 15-2017 AND PUBLIC WORKS POLICY 260.0.
19. 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 OF THE SPECIAL PERMIT, THE CITY ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DAMAGE TO THE PROPERTY RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
20. NO STRUCTURES OF ANY KIND (INCLUDING SIGNS, TRASH AND RECYCLING, ETC.) SHALL BE INSTALLED OR MAINTAINED WITHIN THE PROPOSED PRESERVATION AREAS. EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCLUDING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE REPAIR/RETRACT AREAS. ALL UTILITIES, EXCEPT THE BACKFLOW PREVENTION DEVICE, TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
21. ALL PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWED AND APPROVED PRIOR TO CONSTRUCTION BY THE CITY OF FRESNO, DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
22. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A CONSULTANT AS THE MUSEUM OF PALEONTOLOGY DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
23. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR A RESTRICTION TO TRAVEL. FIRE APPARATUS SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED "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. THE LANDSCAPING CONTRACTOR SHALL BE ADVISED OF ANY METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
24. 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 COMMISSION SHALL BE IMMEDIATELY NOTIFIED. IF THE CORONER IS 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 WHETHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
25. PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED STATING THAT THE LANDSCAPING CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
26. WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT BE MORE THAN 2% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPE EXCEEDING 2%.

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- Diagram illustrating the dimensions and proportions of the International Symbol of Access (wheelchair icon) for a stall.
- The symbol is shown on a grid. The grid dimensions are 36" wide and 36" high.
- The symbol itself is 2 1/2" wide.
- Labels indicate the "EDGE OF STALL" and the "BLUE PAINTED FIELD (GRID SHOWN ONLY FOR PROPORTIONS)".

Diagram illustrating the assembly of a single sign (VAN ACCESSIBLE) mounted on a post. The sign is 12" wide and 14" high. It features a wheelchair symbol and the text "VAN ACCESSIBLE" and "MINIMUM FINR \$250". The sign is mounted on a 18 GA STEEL MOUNTING RACKET, 2 EACH SIGN, which is 12" wide and 7" high. The sign is also mounted on a 18 GA STEEL WITH FIELD OF BLUE, 1/2" WHITE BORDER, AND WHITE DISABLED SYMBOL, ALL OF REFLECTIVE SHEETING. The sign is mounted on a SCH 40 GALV STEEL POST, which is 6"-8" (60") high. The sign is mounted on a FINISHED SURFACE. The sign is mounted on a CONCRETE (MIN. 2,800 PSI AT 28 DAYS) base, which is 8" wide and 2" high.

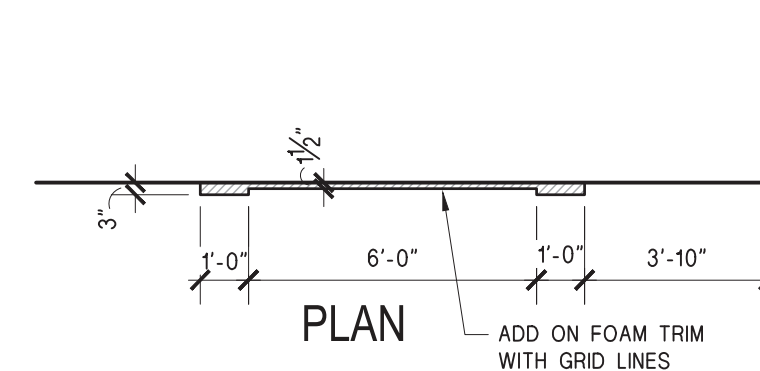
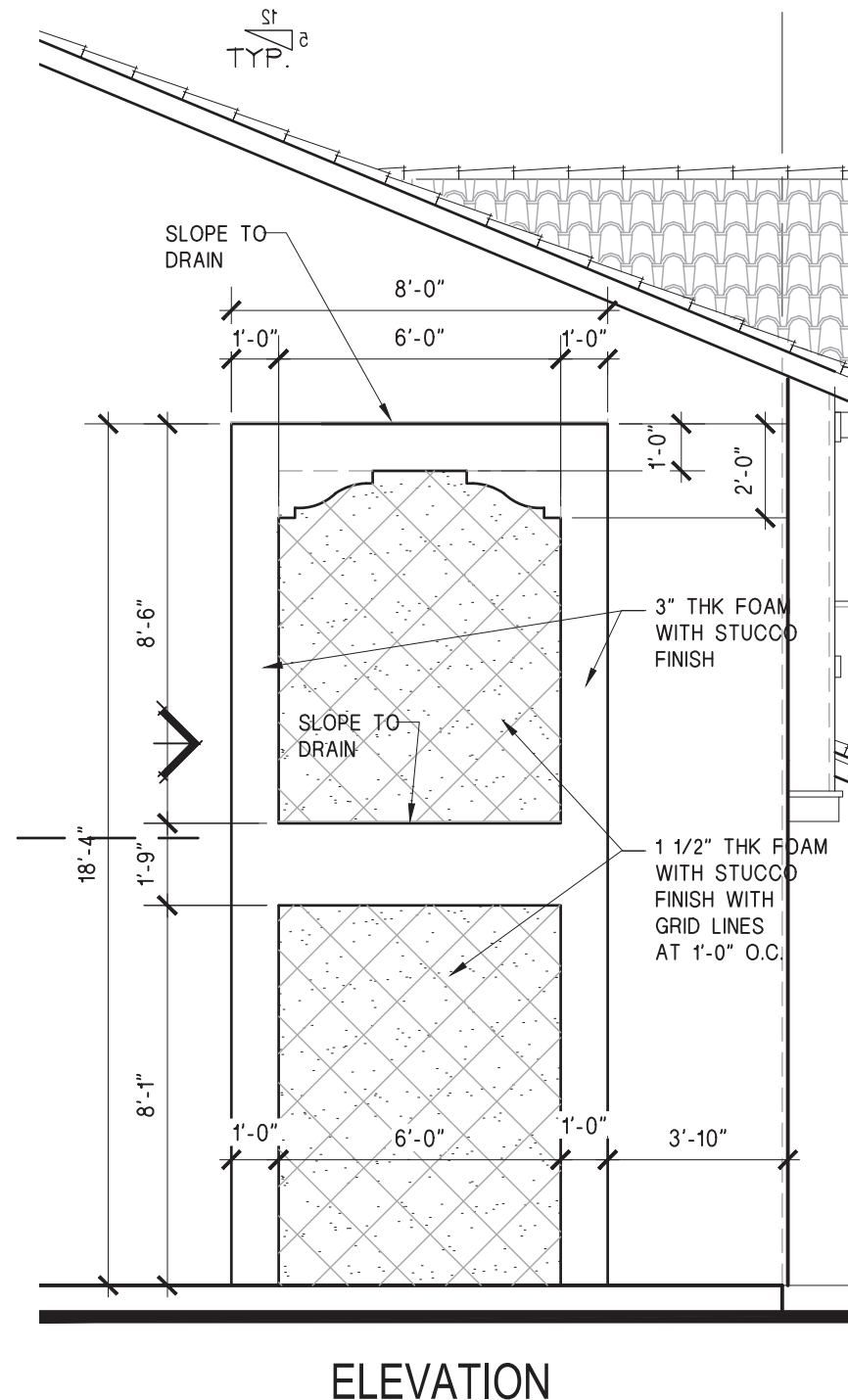
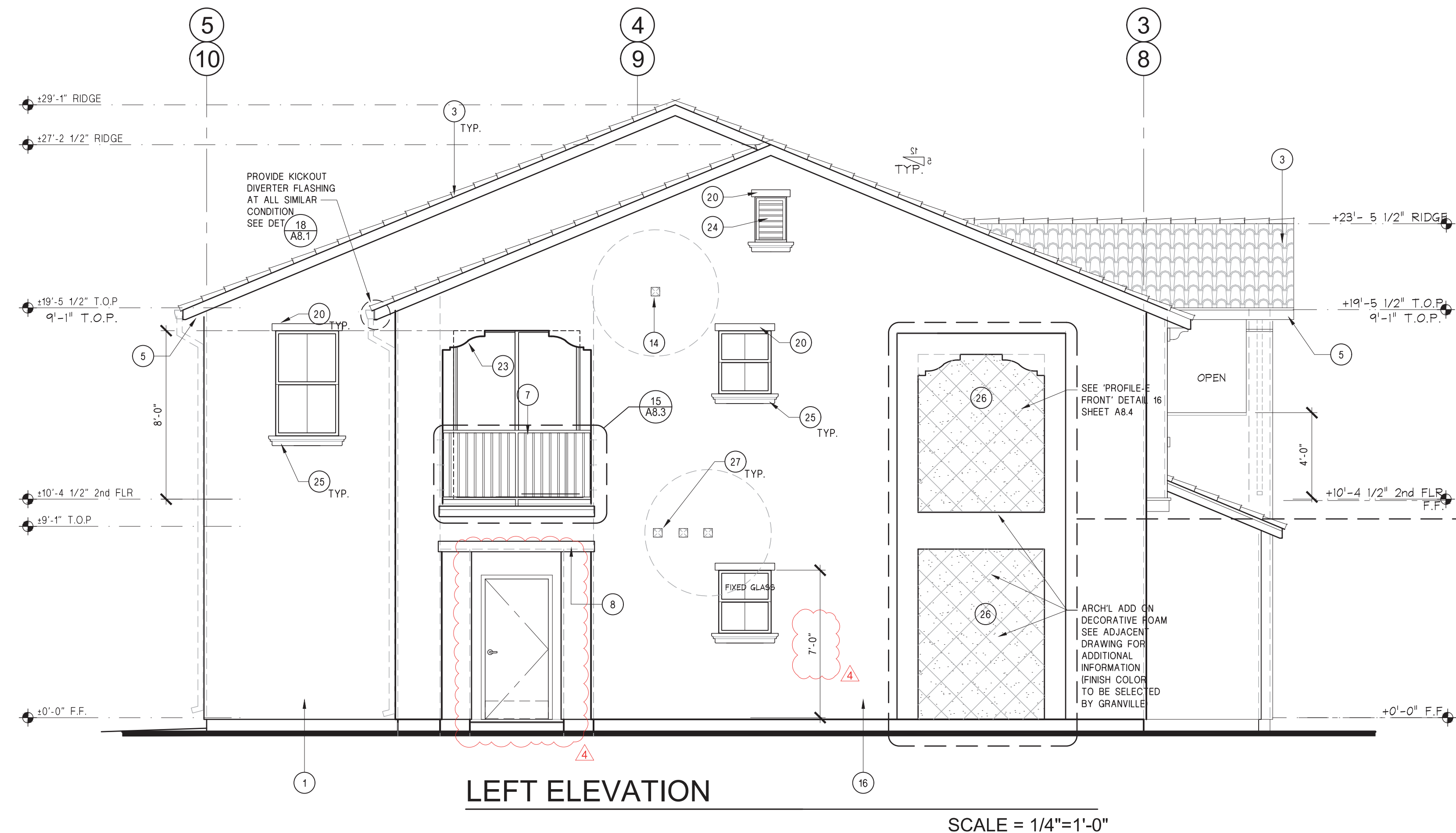
9. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF BUILDINGS OR FACING APPROVED FIRE APPARATUS ACCESS ROADS, FULLY VISIBLE AND ACCESSIBLE FROM THE STREET OR NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS OR AS OTHERWISE APPROVED BY THE FIRE CHIEF. 2022 CFC, SECTION 912.2.1.
10. PROVIDE A MINIMUM 36-INCH X 36-INCH ACCESS PANEL FOR THE FIRE SPRINKLER RISER IN ALL COMMERCIAL BUILDINGS. FFD POLICY NO. 405.003.
11. PROVIDE A KEY BOX IN AN APPROVED LOCATION FOR THE FIRE DEPARTMENT ACCESS TO THE FIRE SPRINKLER RISER WITH THE LOCKED ACCESS PANEL. 2022 FMC, SECTION 10-50506.
12. APPROVAL OF FIRE SPRINKLER RISER WITH ACCESS PANEL IS SUBJECT TO FIELD INSPECTION. ACCESS TO THE CONTROL VALVE AND THE CHECK VALVE FOR SERVICE IS REQUIRED.
13. ALL GATED RESIDENTIAL DEVELOPMENTS REQUIRE A "CLICK TO ENTER" SYSTEM. INSTALL "CLICK TO ENTER" SYSTEM AT ALL ELECTRIFIED GATES AND PROVIDE AN APPROVED VISUAL RECOGNITION/FEATURE SIGN AT THE "CLICK TO ENTER" GATE LOCATIONS.
14. AN APPROVED FIRE/POLICE PADLOCK SHALL BE INSTALLED ON GATES USED SOLELY FOR EMERGENCY VEHICLE ACCESS. FIRE/POLICE PADLOCKS MAY BE USED IN CONJUNCTION WITH OTHER APPROVED LOCKING DEVICES. PADLOCKS SHALL BE AN APPROVED CITY OF FRESNO BYPASS LOCK. (FD DEVELOPMENT POLICY 403.002) FIRE/POLICE PADLOCKS MAY BE PURCHASED ONLY THROUGH SIERRA LOCKS, INC., 1560 N. PALM AVENUE, FRESNO, CA 93728. (FD DEVELOPMENT POLICY 403.004).

-
- BLDG 8
- 33
- 6'
- 5'
- 16'
- 8'
- 16'
- 10'
- 2'
- 28'
- NORTH PORTOFINO DRIVE
- ENTRY DETAIL
- * PER CITY STD. P-66

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 7, THENCE NORTH 88°49'33"EAST, A DISTANCE OF 434.75 FEET TO THE TRUE POINT OF BEGINNING OF THE 1/4 SECTION 33, T41S, R33E, S44E, 1/4 SEC. 33, 35.84 FEET; THENCE NORTH 79°06'22"EAST, A DISTANCE OF 20.40 FEET; THENCE NORTH 45°38'57"EAST, A DISTANCE OF 133.46 FEET; THENCE NORTH 02°14'50"WEST, A DISTANCE OF 80.09 FEET; THENCE NORTH 02°14'50"WEST, A DISTANCE OF 80.09 FEET; THENCE NORTH 06°06'06"WEST, A DISTANCE OF 145.44 FEET; THENCE NORTH 02°17'21" WEST, A DISTANCE OF 85.83 FEET; THENCE NORTH 10°08'55"EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 02°14'50"WEST, A DISTANCE OF 80.09 FEET; THENCE SOUTH 05°15'59"WEST, A DISTANCE OF 30.73 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 59°19'47"WEST, HAVING A RADIUS OF 47.00 FEET, THROUGH A CENTRAL ANGLE OF 206°05'33", A DISTANCE OF 80.17 FEET; THENCE SOUTHEASTERLY ALONG A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.50 FEET, THROUGH A CENTRAL ANGLE OF 206°05'33", A DISTANCE OF 80.17 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 49°25'33"WEST, HAVING A RADIUS OF 271.50 FEET, THROUGH A CENTRAL ANGLE OF 206°05'33", A DISTANCE OF 80.17 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 228.50 FEET, THROUGH A CENTRAL ANGLE OF 206°05'33", A DISTANCE OF 80.17 FEET; THENCE SOUTH 37°19'40"EAST, A DISTANCE OF 25.65 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 228.50 FEET, THROUGH A CENTRAL ANGLE OF 38°30'03", A DISTANCE OF 403.18 FEET; THENCE SOUTH 01°10'23"EAST, A DISTANCE OF 226.15 FEET; THENCE SOUTH 88°49'33"WEST, ALONG THE TRUE POINT OF BEGINNING OF THE 1/4 SECTION 7, T41S, R33E, A DISTANCE OF 251.30 FEET TO THE TRUE POINT OF BEGINNING.

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REV: 10/16/24
DATE: 9/27/24



KEYNOTES

- 1 OMEGA DIAMOND WALL EXTERIOR STUCCO SYSTEM (SEE WALL ASSEMBLY DET. 16/A8.4 PROFILE 'E', SHEET A2.0a & A2.3a)
- 2 CORROSION RESISTANT STUCCO CONTROL JOINT SCREED
- 3 CLASS "C" BARREL TYPE CONCRETE ROOF TILES o/ 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 '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" 'EYPON' 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.

RESIDENTIAL - M
and OFFICE CEN
6050 E. Princeton
Fresno, CA 93727

EXTERIOR ELEVATIONS



Revisions

- | | | |
|---|---------------|------------|
| 1 | BACKCHECK | 06.13.2022 |
| 2 | BACKCHECK | 08.12.2022 |
| 3 | BACKCHECK III | 08.29.2022 |
| 4 | OWNER CHANGE | 11.14.2022 |

Project #: 202006
Date: 7/14/21
Drawn : GV
Checked: -

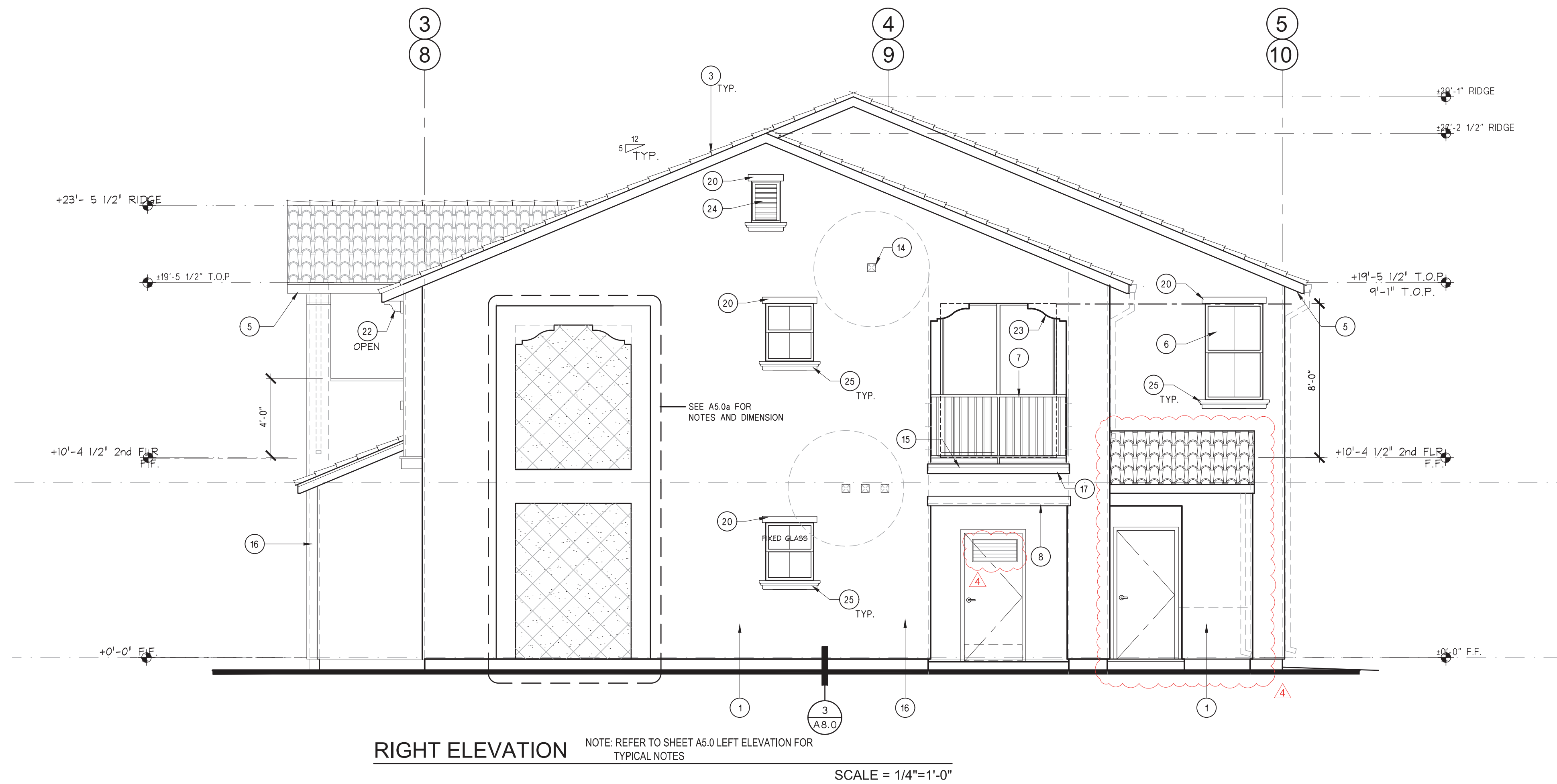
Sheet Number

A5.0a

APPL. NO. P24-02488 EXHIBIT E-1 DATE 10/09/2024
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



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



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 w/ 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 w/ 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'.

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:
- 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.
 - METAL STAIR CONTRACTOR/INSTALLER TO SUBMIT SHOP DRAWINGS FOR REVIEW BY OWNER, PRIOR TO STAIR FABRICATION.
 - 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
 - ARCHITECTURAL TRIM AND OTHER COMBUSTIBLE MATERIALS ON EXTERIOR WALLS SHALL COMPLY WITH CBC SECTION 1405.

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EXTERIOR
ELEVATIONS



Revisions	
1	BACKCHECK 08.13.2022
2	BACKCHECK II 08.12.2022
3	BACKCHECK III 08.29.2022
4	OWNER CHANGE 11.14.2022

Project #: 202006
Date: 7/14/21
Drawn : GV
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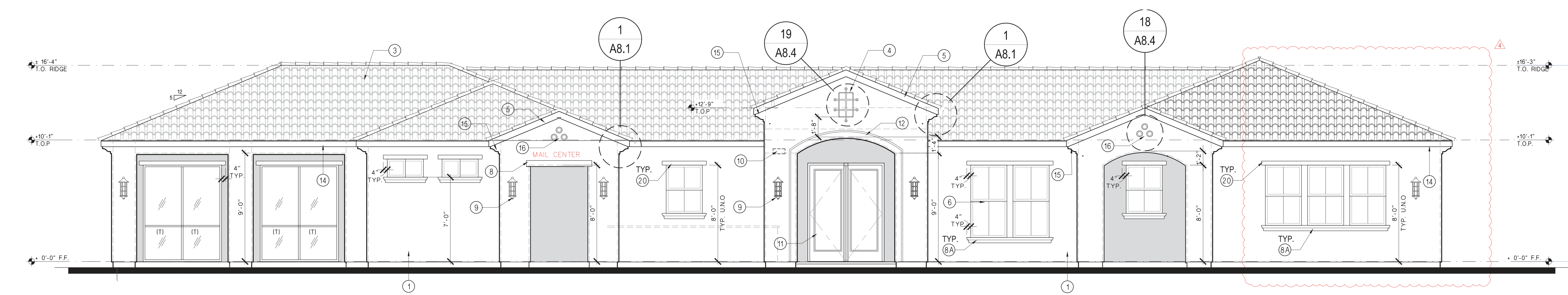
Sheet Number

A5.2a

APPL NO. P24-02488 EXHIBIT E-2 DATE 11/20/2024
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

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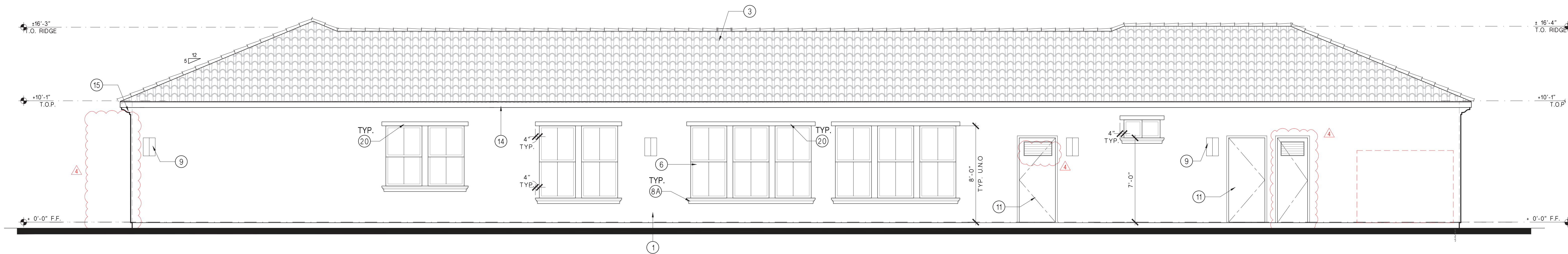
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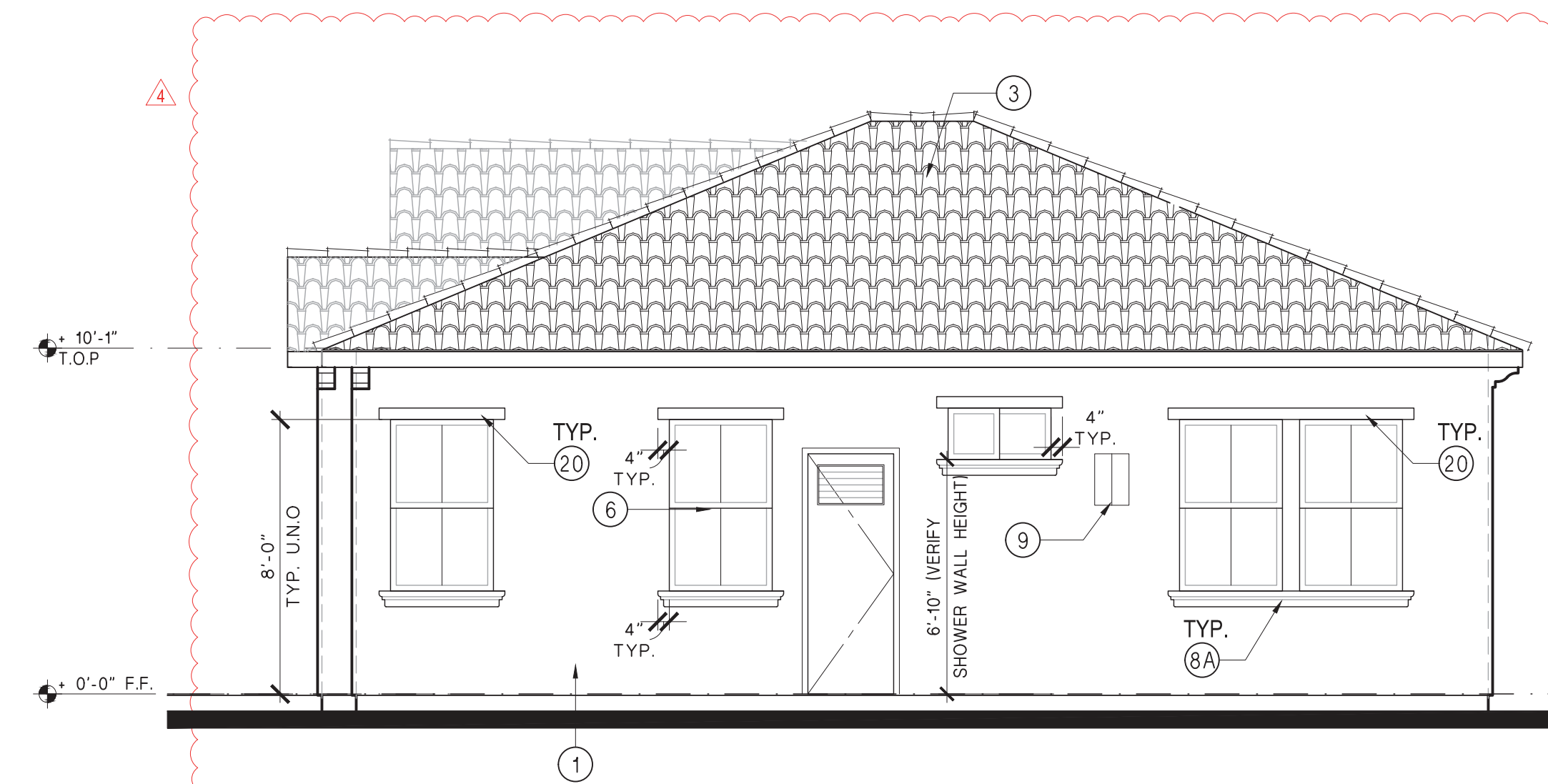
FRONT ELEVATION

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



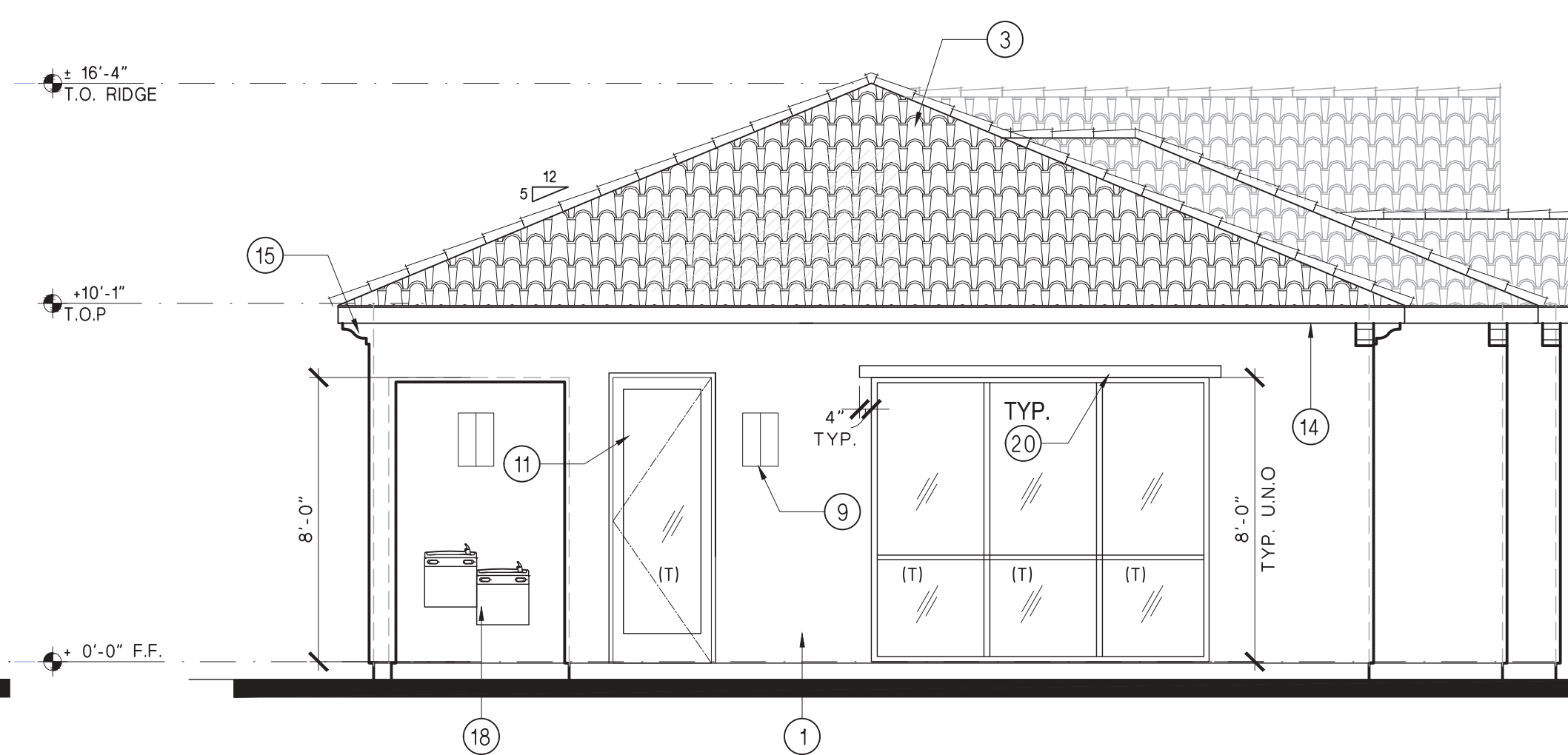
REAR ELEVATION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

18	HI-LO DRINKING FOUNTAIN. SEE PLUMBING DWG. AND DETAIL 10/A8.7
19	NOT USED
20	FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - SEE DETAIL 16/A8.4 PROFILE 'A1'.
21	NOT USED
22	EXHAUST VENT STUBBED OUT TO EXTERIOR. KEEP 3' CLEAR OF ANY OPENINGS SEE MECH. DRAWINGS FOR ADD'L INFO

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
NOTE: 1. SEE MECHANICAL, PLUMBING, ELECTRICAL, UTILITY PLAN AND ARCHITECTURAL SITE PLAN FOR LOCATION OF UTILITIES AT BUILDINGS PER SITE LOCATION, COORDINATE WITH SITE SUPER.	

KEYNOTES	
1	12) COAT STUCCO SYSTEM REFER TO WALL ASSEMBLY - SHEET A2.0b
2	CORROSION RESISTANT STUCCO CONTROL JOINT SCREED
3	CLASS "C" BARREL TYPE CONCRETE ROOF TILES w/ UNDERLAYMENT o/ PLYWOOD SHEATHING
4	WROUGHT IRON ACCENT GRILLE
5	2x WD FASCIA BOARD, OWNER TO SELECT COLOR, SEE SECTIONS
6	DUAL GLAZED VINYL WINDOW - SEE WINDOW SCHEDULE ON SHEET A7.0
7	NOT USED
8	INDICATES FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - SEE DET. 16 SHT. A8.4 PROFILE 'A'
8A	FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - SEE DET. 16 SHT. A8.4 PROFILE 'F'
9	EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
10	ADDRESS SIGN, NOT LESS THAN 4" IN HEIGHT AND 1/2 INCH STROKE, WITH CONTRASTING COLOR WITH BACKGROUND
11	DOOR - SEE DOOR SCHEDULE SHEET A7.0
12	FOAM TRIM W/ STUCCO SAND TEXTURE FINISH - SEE DET. 16 SHT. A8.4 PROFILE 'C'
13	NOT USED
14	PREFINISHED RESIDENTIAL GUTTER AND DOWNSPOUT. COLOR TO BE SELECTED BY OWNER
15	FOAM TRIM W/ STUCCO FINISH - SEE DETAIL 16/A8.4 PROFILE 'D'.
16	FYPON TILE VENT TV20X19.75X3 THREE FULL ROUND SMOOTH - DETAIL 18/A8.4
17	NOT USED

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EXTERIOR ELEVATIONS



11/14/2022

Revisions	
	BACKCHECK 08.13.2022
	BACKCHECK II 08.12.2022
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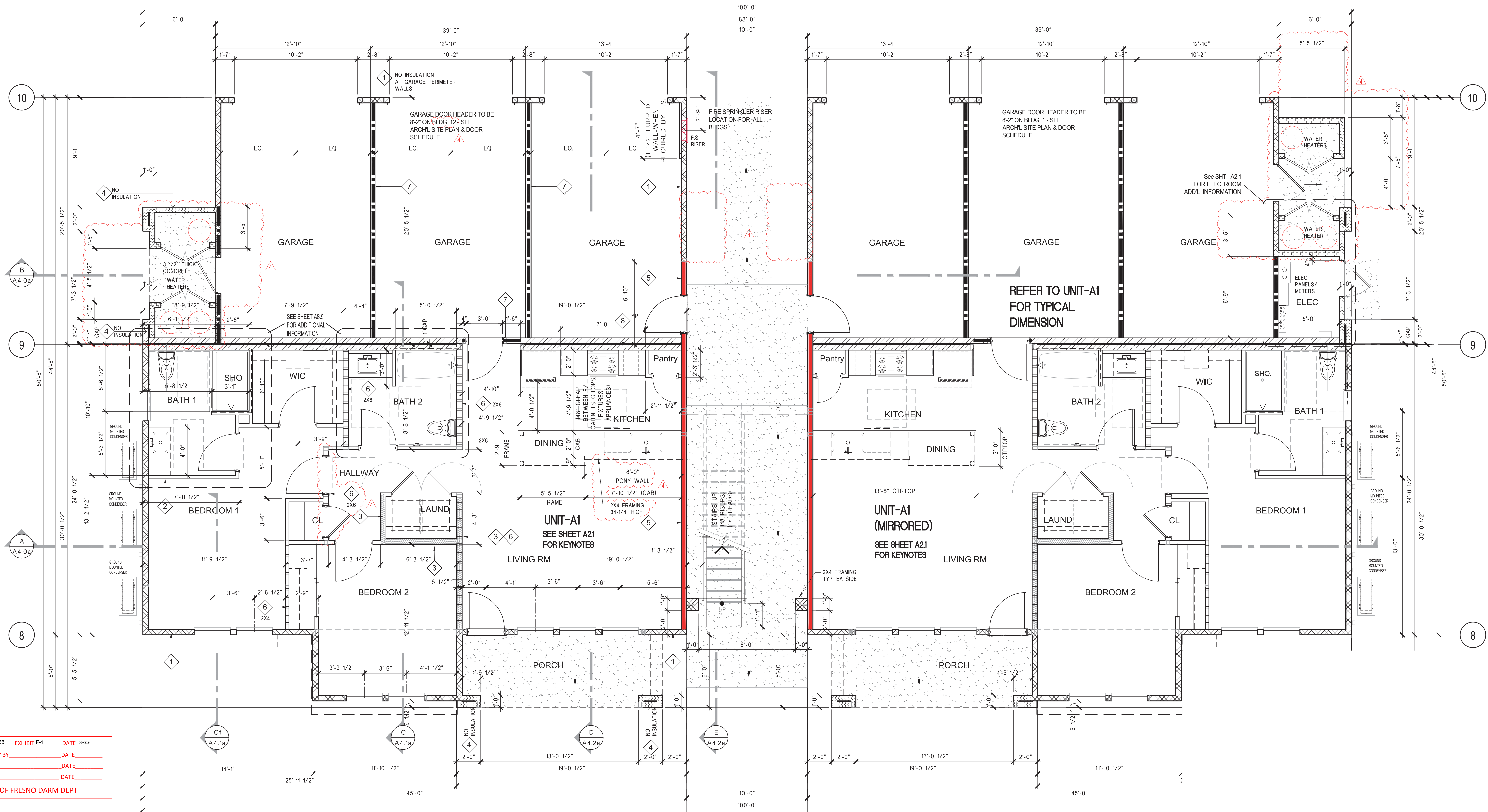
FLOOR PLAN

1/18/2023

Revisions	
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BACKCHECK III	08.29.2022
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1ST FLOOR PLAN

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

NOTE
REFER TO SITE UTILITY PLAN FOR
GAS METER, SPRINKLER RISER AND
ELECTRICAL METER LOCATIONS

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: 1/2" 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 MINIMUM 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 5/16" CROWNS. FASTENERS SPACED 6" O.C. THE DIAMOND WALL MIXTURE IS THEN APPLIED TO THE LATH BY HAND OR TROWELING OR MACHINE SPRAY IN 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 BLOTTING 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 MINIMUM 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 5/16" 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. INTERIOR FACE: 5/8" THK. GYPSUM WALLBOARD APPLIED HORIZ. OR VERT. TO INTERIOR FACE OF 2x6 WD. STUDS @ 24" O.C. MAX. FASTEN TO STUDS & PERIMETER FRAMING USING 1000 INCH 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.
5	EXTERIOR WALL: INTERIOR PARTITION 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 1000 INCH 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	INTERIOR WALL: LOAD BEARING 2 x 6 WD. STUD @ 16" O.C. UNO. W/ ONE LAYER 5/8" GYP. BOARD, BOTH SIDES.
7	GARAGE WALL: SEE STRUCTURAL FOR BEARING OR NON-LOADING. 1 HOUR RATED WALL OR 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 2x4 WD. STUDS @ 16" O.C. WITH 1 1/4" TYPE "W" DRYWALL SCREWS 12" O.C.
8	WALLS & INTERIOR PARTITION 1 HOUR RATED WALL - LOAD BEARING OR FILE NO. WP 3570 / NSC-W08 SOUND TEST: MCT-11-93-366 (SIC 56)
9	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 60 COATED NAILS, 1 7/8" LONG 0.095" SHANK, 1/4" HEADS, 7" O.C. JOINTS STAGGERED 16" ON OPPOSITE SIDES. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT LOAD BEARING. PROVIDE R-21 FULLY BLOWN INSULATION.

10	NOTE: (AT SECOND FLOOR AND CLUBHOUSE/PAVILIONS/UNIT 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. FURRED WALL (PER OWNER'S INSTRUCTION) 2 x 4 WD. STUD @ 16" O.C. WITH 1/2" GYPSUM BD. OVER ASSEMBLY WALL. ACCOMMODATE: • IF ABOVE LIVING SPACE 3/4" MAXIMUM GYP-CRETE or 3/8" "ACCOMMODATE" • IF ABOVE GARAGE 1" MAXIMUM GYP-CRETE OVER MINIMUM 3/4" INCH THICK TONGUE & GROOVE SUB-FLOOR SHEATHING BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF 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". RESIDENT CHANNELS ATTACHED PERPENDICULAR TO THE BOTTOM FLANGE OF THE JOISTS WITH ONE 1/4" TYPE "S" DRYWALL SCREW. CHANNELS ARE SPACED A MAX. OF 16" O.C. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE.
----	---

11	BASE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT TO THE BOTTOM OF FLANGE w/ 1 5/8" TYPE "W" SCREWS AT 20" 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 20" O.C. ADDITIONALLY, FACE LAYER IS ATTACHED TO THE BASE LAYER WITH 1 1/2" TYPE "G" SCREWS SPACED 20" 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) I.P. SOUDSTART FLOOR/CEILING ASSEMBLY F060-D-4) THE FIN. FLOOR SHALL CONSIST OF CARPET AND PADDING OVER: • IF ABOVE LIVING SPACE 3/4" MAXIMUM GYP-CRETE or 3/8" "ACCOMMODATE" • 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". RESIDENT CHANNELS ATTACHED PERPENDICULAR TO THE BOTTOM FLANGE OF THE JOISTS WITH ONE 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 20" O.C. THE END JOINTS OF THE WALLBOARD SHALL BE CENTERED ON THE RESIDENT CHANNELS.
----	---

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
(IT)	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

Note:
Refer to structural plans for floor surface in private garages. The floor shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

NOTE:
Install water heater per manufacturer instruction and recommendation. Installation manual must be available at the jobsite at all times during installation.

NOTE:
USE DOOR 13 IN ACCESSIBLE PARKING GARAGE - SEE ARCHITECTURAL SITE PLAN FOR LOCATION

SEE SHEET A20a FOR DIMENSION

SEE SHEET A8.5 FOR ADDITIONAL INFORMATION

HATCH AREA INDICATES 8 FT HIGH CEILING SEE SHEET A41

PROPOSED CONDENSER LOCATION - ADJUST LOCATION IF IN CONFLICT WITH SITE PLAN, MECH. CONT. TO VERIFY LOCATION PRIOR TO INSTALLATION

SEE SHT A2.5a for Occupant Load and Travel Distance

ELECTRIC DRYER MODEL #DV40J3000EWW "SAMSUNG" or EQUAL (TYP) (Info as requested by the Plan Checker)

UNIT-A1

Note:
For controls and switches location - See note #43 this sheet

Note:
see detail 9 on sheet A8.5 for door maneuvering clearances

SEE UNIT - A1 FOR TYPICAL NOTES

ELECTRICAL ROOM (RIGHT SIDE OF BLDG)
SCALE: 1/4" = 1'-0"

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
(T)	INDICATES TEMPERED GLASS

31	TOILET TISSUE DISPENSER
32	PRE-FABRICATED METAL STAIRS with ELECTROSTATIC PAINT FINISH, WITH CONCRETE TREADS, AND CLOSED RISERS
33	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.
34	AT EXT. STAIRS, PROVIDE 1 1/2" DIA. HANDRAILS ON BOTH SIDED OF STAIRS. HEIGHT AT 34" MIN TO 38" MAX SHALL RETURN TO WALL, GUARD AND THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
35	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 STRIPE SHALL BE ACCEPTABLE.
36	HANDRAIL AT STAIRS SHALL HAVE EXTENSIONS HORIZ. OF 12" BEYOND THE TOP RISER AND 12" PLUS THE TREAD WIDTH AT THE BOTTOM RISER
37	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.
38	24" WIDE X 18" DEEP SHELVING @ LINEN (5 SHELVES) FINISH TO BE SELECTED BY OWNER
39	32"x60" FIBERGLASS SHOWER BASE w/ MAXIMUM 2" THRESHOLD. TEMPERED GLASS DOOR.
40	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.
41	16" DEEP SHELVING @ PANTRY (5 SHELVES)
42	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.
43	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.

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

1ST FLOOR NOTED PLAN

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

ELECTRICAL METER LOCATION

BUILDING NUMBER	ELECTRICAL ROOM & W. HEATER ROOM	W. HEATER ROOM
1	LEFT SIDE	RIGHT SIDE
2	LEFT SIDE	RIGHT SIDE
3	RIGHT SIDE	LEFT SIDE
4	RIGHT SIDE	LEFT SIDE
5	LEFT SIDE	RIGHT SIDE
6	RIGHT SIDE	LEFT SIDE
7	LEFT SIDE	RIGHT SIDE
8	RIGHT SIDE	LEFT SIDE
9	LEFT SIDE	RIGHT SIDE
10	RIGHT SIDE	LEFT SIDE
11	LEFT SIDE	RIGHT SIDE
12	RIGHT SIDE	LEFT SIDE
13	RIGHT SIDE	LEFT SIDE
14	LEFT SIDE	RIGHT SIDE
15	RIGHT SIDE	LEFT SIDE

BUILDING REFERENCE

SCALE: N.T.S.

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" FROM 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(1), 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

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FLOOR PLAN

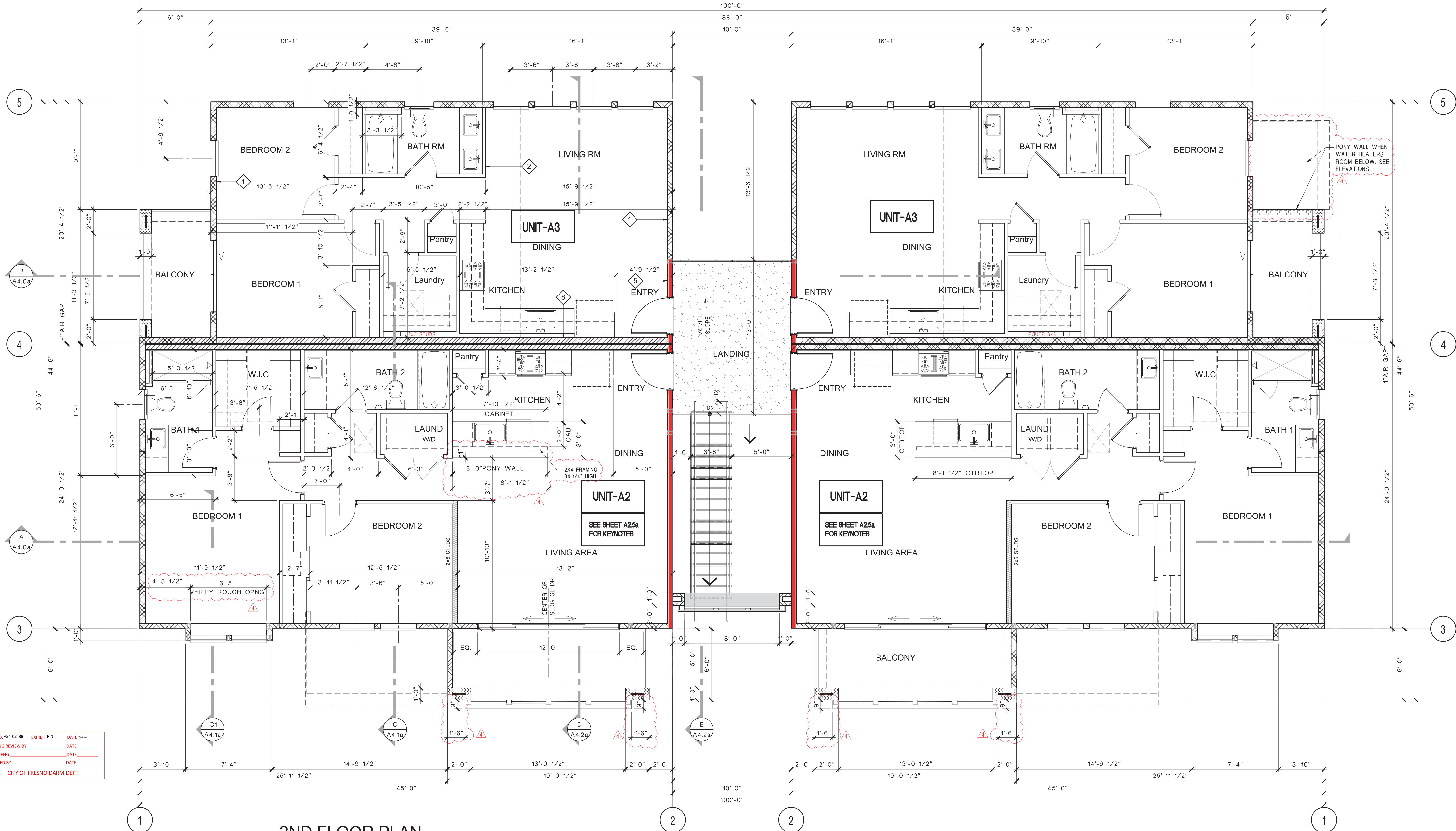
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STATE OF CALIFORNIA
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1/18/2023

Revisions
BACKCHECK 06.13.2022
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A2.1a



2ND 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: 1/2" 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. STDS. & 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 GALV. STAPLES HAVING 5/16" CROWNS. FASTENERS SPACED 6" O.C. THE DIAMOND WALL MIXTURE IS THEN APPLIED TO THE LATH BY HAND OR TROWELING OR MACHINE SPRAY IN 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. STDS. & 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 GALV. STAPLES HAVING 5/16" CROWNS. FASTENERS SPACED 6" O.C. THE DIAMOND WALL MIXTURE IS THEN APPLIED TO THE LATH BY HAND OR TROWELING OR MACHINE SPRAY IN TWO COATS AT A MIN. THK OF 3/8 INCH.
5	EXTERIOR WALL: (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 2 INCH LONG NO. 16 GALV. STAPLES HAVING 5/16" CROWNS. FASTENERS SPACED 6" O.C. THE DIAMOND WALL MIXTURE IS THEN APPLIED TO THE LATH BY HAND OR TROWELING OR MACHINE SPRAY IN TWO COATS AT A MIN. THK OF 3/8 INCH.

6	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. STDS. & 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 GALV. STAPLES HAVING 5/16" CROWNS. FASTENERS SPACED 6" O.C. THE DIAMOND WALL MIXTURE IS THEN APPLIED TO THE LATH BY HAND OR TROWELING OR MACHINE SPRAY IN TWO COATS AT A MIN. THK OF 3/8 INCH.
7	INTERIOR WALL: LOAD BEARING 2 x 6 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 - ESR-1194 (THIRD ASSEMBLY) 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	NOTE: (AT SECOND FLOOR AND CLUBHOUSE MANAGERS' UNIT 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 1/2" GYPSUM BD. OVER ASSEMBLY WALL #8 1 HOUR RATED CEILING / FLOOR ASSEMBLY LIVING, DINING, KITCHEN, BATHROOMS & HALLWAYS UP: SOLIDSTART FLOOR/CEILING ASSEMBLY F060-D-41 THE FIN FLOOR SHALL CONSIST OF PVC OR (KARDEAN INTERNATIONAL FLOORING) OF 1/4" "QUICK CHOICE" UNDERLAYMENT OVER: • IF ABOVE LIVING SPACE: 3/4" MAXIMUM GYP-CRETE OR 3/8" "ACUSTI-MAT" • IF ABOVE GARAGE: 1" MAXIMUM GYP-CRETE OVER MINIMUM 3/4" INCH THICK TONGUE & GROOVE SUB-FLOOR SHEATHING (SEE DET. 10 & 10/31/21). ABRASHEATHING 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". RESIDENT CHANNELS ATTACHED PERPENDICULAR TO THE BOTTOM FLANGE OF THE JOISTS WITH 1 1/4" TYPE "S" DRYWALL SCREW CHANNELS ARE SPACED A MAX. OF 16" O.C. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE. RESIDENT CHANNELS ATTACHED PERPENDICULAR TO THE BOTTOM FLANGE OF THE JOISTS WITH 1 1/4" TYPE "S" DRYWALL SCREW CHANNELS ARE SPACED A MAX. OF 16" O.C. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE.
10	THE FIN FLOOR SHALL CONSIST OF PVC OR (KARDEAN INTERNATIONAL FLOORING) OF 1/4" "QUICK CHOICE" UNDERLAYMENT OVER: • IF ABOVE LIVING SPACE: 3/4" MAXIMUM GYP-CRETE OR 3/8" "ACUSTI-MAT" • IF ABOVE GARAGE: 1" MAXIMUM GYP-CRETE OVER MINIMUM 3/4" INCH THICK TONGUE & GROOVE SUB-FLOOR SHEATHING (SEE DET. 10 & 10/31/21). ABRASHEATHING 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". RESIDENT CHANNELS ATTACHED PERPENDICULAR TO THE BOTTOM FLANGE OF THE JOISTS WITH 1 1/4" TYPE "S" DRYWALL SCREW CHANNELS ARE SPACED A MAX. OF 16" O.C. WHEN INSULATION IS FITTED IN THE CONCEALED SPACE.

11	BASE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT TO THE BOTTOM OF FLANGE w/ 1 1/2" 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) 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) UP: 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" "ACUSTI-MAT" • IF ABOVE GARAGE: 1" MAXIMUM GYP-CRETE OVER MINIMUM 3/4" INCH THICK TONGUE & GROOVE SUB-FLOOR SHEATHING (SEE DET. 10 & 10/31/21). ABRASHEATHING 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". RESIDENT CHANNELS ATTACHED PERPENDICULAR TO THE BOTTOM FLANGE OF THE JOISTS WITH 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 1/2" TYPE "W" SCREWS AT 12" O.C. THE END JOINTS OF THE WALLBOARD SHALL BE CENTERED ON THE RESILIENT CHANNELS.
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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
(IT)	INDICATES TEMPERED GLASS

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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FLOOR PLAN

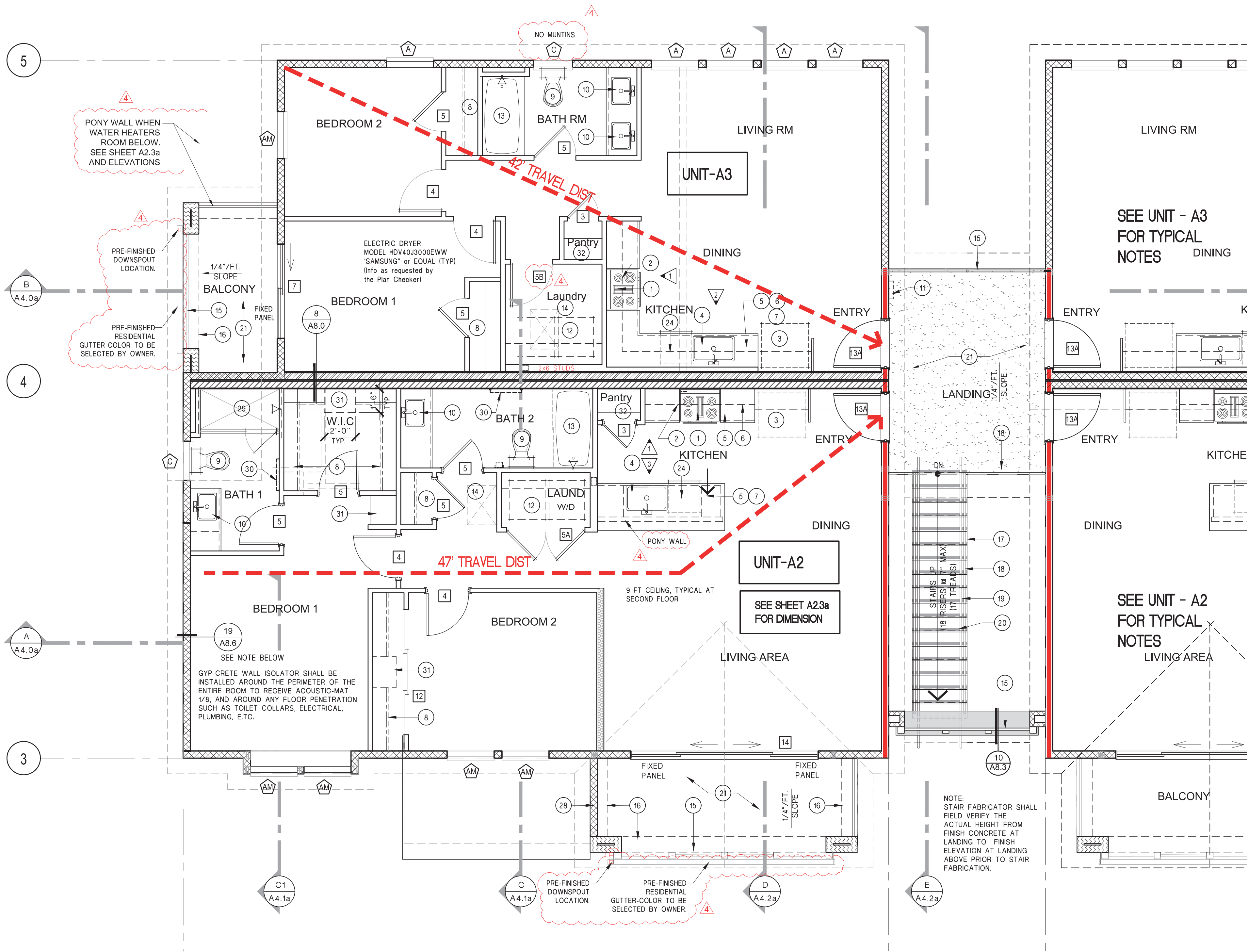


Revisions	
BACKCHECK	06.13.2022
BACKCHECK II	08.12.2022
BACKCHECK III	08.29.2022
OWNER CHANGE	11.14.2022

Project #: 202006
Date: 7/14/21
Drawn: GV
Checked: -

Sheet Number

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PARTIAL 2ND FLOOR NOTED PLAN
2 BED OPTION @ UNIT 3

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

APPL. NO. P24-02488 EXHIBIT F-4 DATE 10/29/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

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 1208.2
15	42" HIGH RECTANGULAR STEEL TUBE HORIZ. RAILING. SEE SHEET A8.3 & A8.4 FOR DETAILS. POWDER COATED FINISH OWNER TO PROVIDE. 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)

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
Unit A 1	1150	÷ 200	=	6	1	1
Unit A 2	1091	÷ 200	=	5	1	1
Unit A 3	796	÷ 200	=	4	1	1



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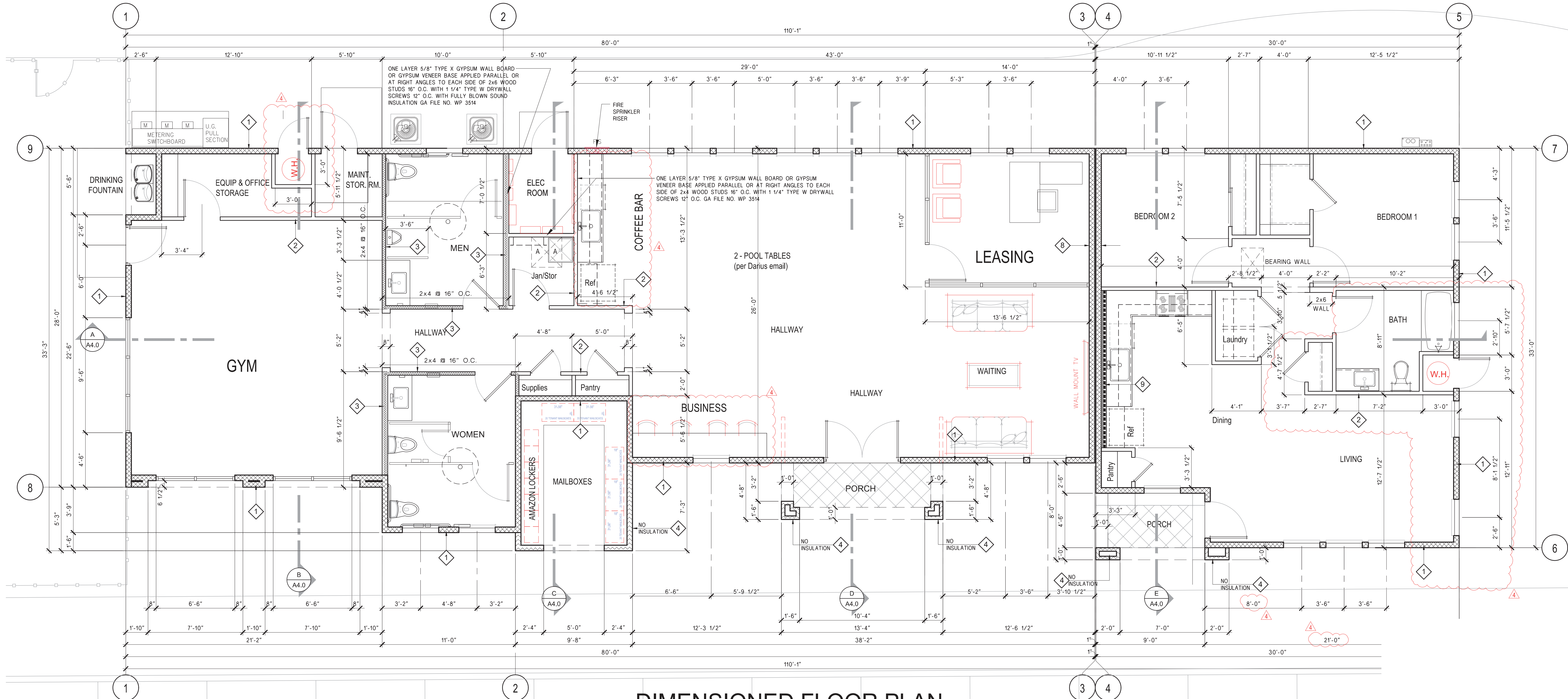


Revisions	
	BACKCHECK 06.13.2022
	BACKCHECK II 08.12.2022
	BACKCHECK III 08.29.2022
	OWNER CHANGE 11.14.2022

Project #: 202006
Date: 7/14/21
Drawn : GV
Checked: -

Sheet Number

A2.5a



DIMENSIONED FLOOR PLAN

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

APPL. NO. P24-02488

EXHIBIT F-5

DATE 10/29/2024

PLANNING REVIEW BY

DATE

TRAFFIC ENG.

DATE

APPROVED BY

DATE

CITY OF FRESNO DARM DEPT

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	
<div><div><div></div></div></div> WALL TAG, SEE WALL ASSEMBLIES ON THIS SHT.	
<div><div><div>X</div></div></div> DOOR TAG, SEE DOOR SCHEDULE	
<div><div><div>X</div></div></div> WINDOW TAG, SEE WINDOW SCHEDULE	
<div><div><div>X</div></div></div> KEYNOTE TAG, SEE THIS SHT.	
<div><div><div>A</div></div></div> INTERIOR ELEVATION TAG, SEE INTERIOR ELEVATION	
(IT)	INDICATES TEMPERED GLASS

ALTERNATE TO GYPSUM BOARD USE FLAME BLOCK SHEATHING PER ICC-ESR 1365

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DIMENSIONED FLOOR PLAN

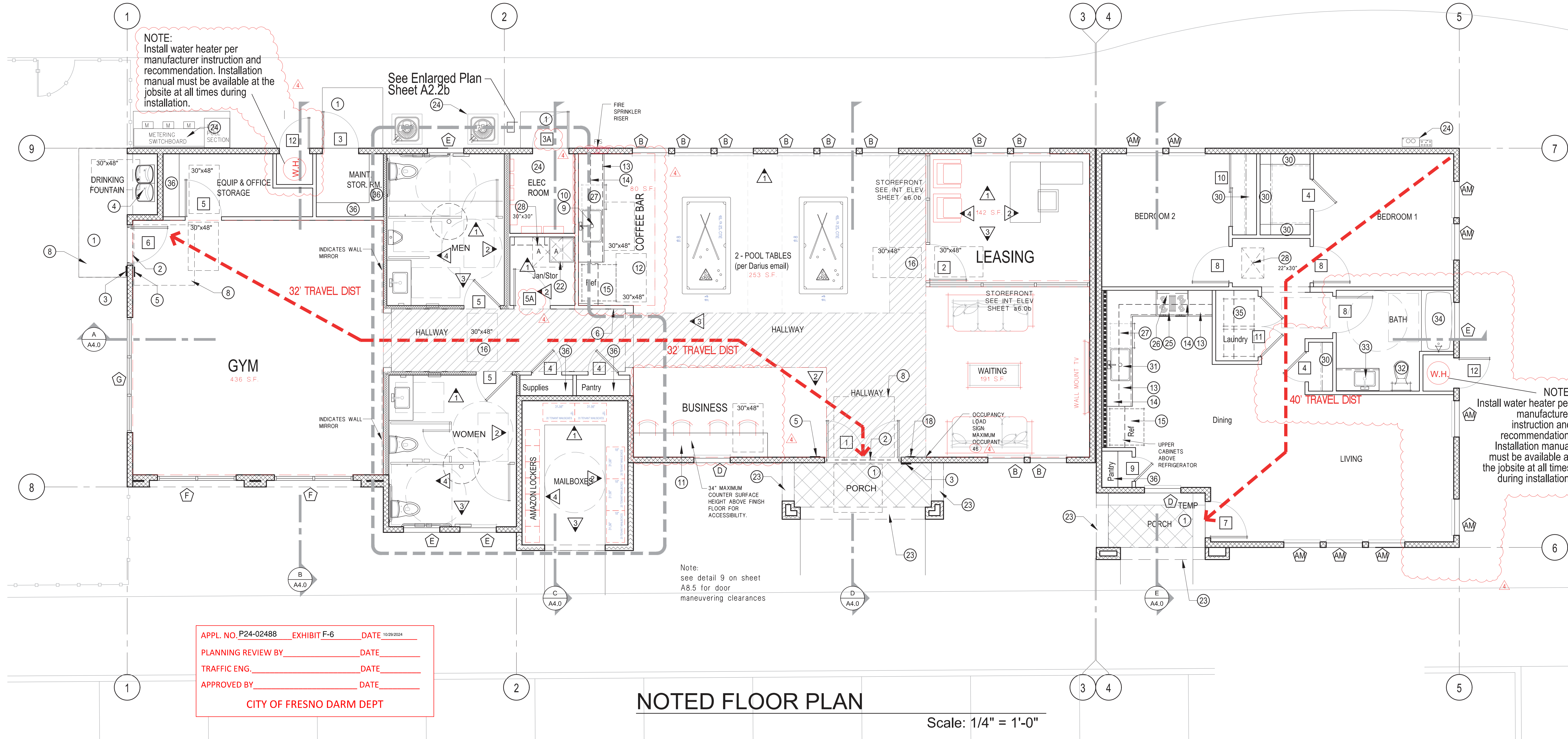


Revisions	
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	OWNER CHANGE 11.14.2022

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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

2019 CBC - TABLE 1004.5						2019 CBC - TABLE 1006.2.1	
ROOM NAME	AREA (SQ. FT.)	OCC LOAD FACTOR	OCC LOAD per Table	EXITS REQUIRED	TRAVEL DIST		
BUSINESS (Leasing)	142	÷ 150	1	1			
COFFEE BAR AREA	80	÷ 15	6	1			
WAITING	191	÷ 15	13	1			
POOL/BILLARD AREA	253	÷ 15	17	1			
GYM	436	÷ 50	9	1			
RESTROOMS (M & W)	254	÷ 100 ÷ 2x	-	1			
HALLWAY	315	÷ 150 ÷ 2x	-	1			
MAINT/STORAGE	158	÷ 300 ÷ 1x	-	1			

TOTAL OCCUPANT LOAD (x) ACCESSORY USE				46	2 EXITS PROVIDED
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2019 CBC - TABLE 1004.5						2019 CBC - TABLE 1006.2.1	
ROOM NAME	AREA (SQ. FT.)	OCC LOAD FACTOR	OCC LOAD	EXITS REQUIRED	TRAVEL DIST		
MANAGER'S UNIT	950	÷ 200	=	6	1	40' <125' ÷ OK	

						1 EXIT PROVIDED	
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Egress Notes	
1.	THE MEANS OF EGRESS SERVING A ROOM OR SPACE, SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACED IS SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THIS APPLIES TO LIGHTING OTHER THAN THE EXIST SIGNS. 2019 CFC, SECTION 1008.2
2.	EXISTS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXISTS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE. INTERVENING MEANS OF EGRESS DOORS SHALL BE MARKED WITH EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT ANY POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS WITHIN 100' OR LISTED VIEWING DISTANCE OF THE SIGN, WHICHEVER IS LESS. 2019 CFC, SECTION 1013.1

35	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.
36	16" DEEP SHELVING (5 SHELVES)

32' <75' ÷ OK	
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32' <75' ÷ OK	
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22	PLUMBING FIXTURE, SEE PLUMBING DWG.
23	DASHED LINE INDICATES BEAM ABOVE, WRAP IN STUCCO SEE STRUCTURAL DRAWINGS
24	SEE ARCH SITE PLAN FOR LOCATION OF ON-SITE UTILITIES. COORDINATE WITH CIVIL DRAWINGS AND VERIFY WITH SITE SUPERINTENDENT.
25	30" SLIDE-IN ELECTRIC RANGE
26	30"W MICROWAVE/ EXHAUST HOOD ABOVE RANGE - VERTICAL CLEARANCE ABOVE THE RANGE TO COMBUSTIBLE UNIT IS 30" UNPROTECTED AND 24" IF PROTECTED.
27	24" UNDER COUNTER DISHWASHER
28	ATTIC ACCESS
29	NOT USED
30	ONE SHELF AND ONE POLE
31	24" WIDE STAINLESS STEEL SINGLE BOWL W/ GARBAGE DISPOSAL
32	WATER CLOSET TO BE A MIN 1.28 GALLOS PER FLUSH.
33	VANITY W/ SINK, GRANITE COUNTERTOP, BACK SPLASH AND MIRROR.
34	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 70" ABOVE FLOOR.

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Keynotes	
10	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 CLEARANCE FOR A WHEELCHAIR. THE FINISH FLOOR BENEATH THE SINK SHALL EXTEND TO THE WALL PER CBC SECT.11B-809.9.3
11	COUNTERTOPS SHALL BE SOLID SURFACE AND OPEN BELOW. PROVIDE CLEARANCE FOR A WHEELCHAIR.
12	30"x48" MIN CLEAR FLOOR SPACE THAT ALLOWS PARALLEL OR FORWARD APPROACH AT ALL APPLIANCES
13	24" DEEP BASE CABINET W/ SOLID SURFACE COUNTERTOP W/ ADJUSTABLE SHELVES AND 'U' SHAPED PULL HARDWARE
14	12" DEEP UPPER CABINETS w/ADJUSTABLE SHELVES AND 'U' SHAPED PULL HARDWARE
15	30" REFRIGERATOR - PROVIDE WATER LINE FOR ICE MAKER
16	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
17	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
18	POST 'NO SMOKING' SIGN AT +60" A.F.F.
19	ELECTRICAL SUB PANEL. SEE ELEC PLAN
20	NOT USED
21	NOT USED

Keynotes	
1	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
2	PROVIDE A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" THE SIGN SHALL BE IN LETTERS 1" HIGH ON CONTRASTING BACKGROUND
3	POST AN INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN AT ENTRY DOOR MOUNTED CENTER 60" A.F.F. ON LATCH SIDE OF DOOR
4	ALCOVE HI-LOW DRINKING FOUNTAIN SHALL BE 48" MIN.CLEAR IN WIDTH AND 18" MIN IN DEPTH. SEE DETAIL 10/A8.7. (SUBMIT SHOP DRAWINGS FOR REVIEW)
5	PER SECT. 1013.4 TACTILE EXIT SIGNS, AT EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT". SEE DETAIL 8/A8.7
6	PROVIDE A MIN. 2A10B/C PORTABLE FIRE EXTINGUISHER (PER NFPA 10). ONE FIRE EXTINGUISHER IS REQUIRED FOR EACH 3,000 SQ.FT. OR PORTION THEREOF OF FLOOR SPACE, WITH TRAVEL DISTANCE NOT TO EXCEED 75 FEET.
7	NOT USED
8	A LEVEL FLOOR OR LANDING OF AN EXIT DOOR SHALL HAVE A LENGTH IN THE DIRECTION OF OR SWING NOT LESS THAN 60" AND A LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING AT LEAST 48". SEE DETAIL 9/A8.5
9	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

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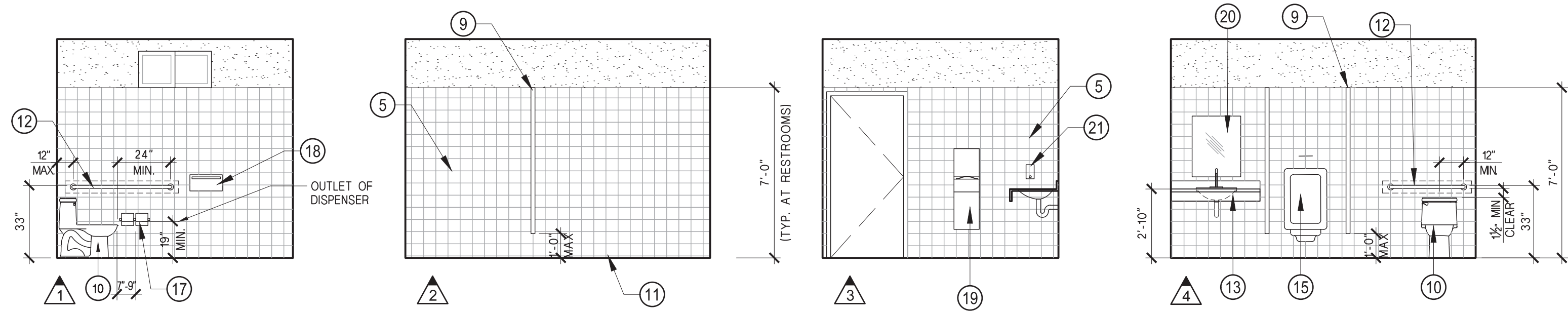
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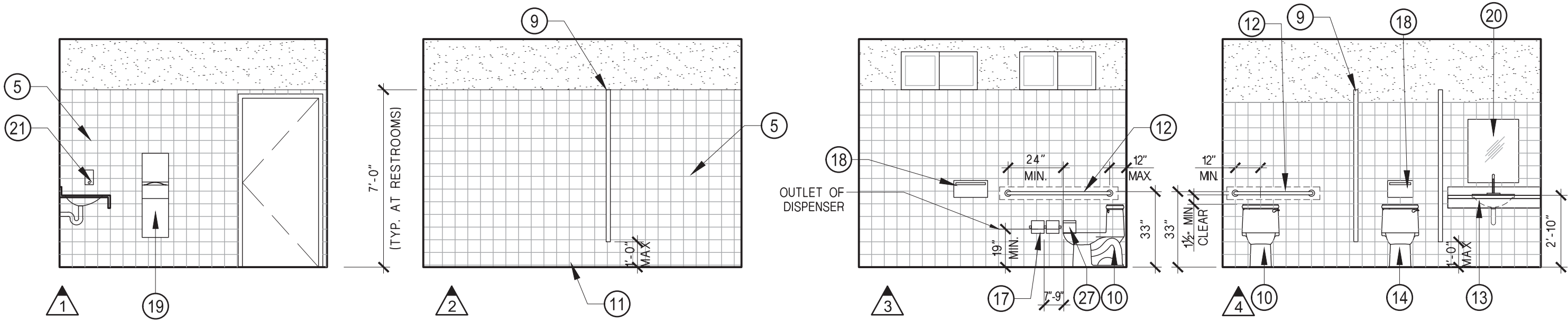
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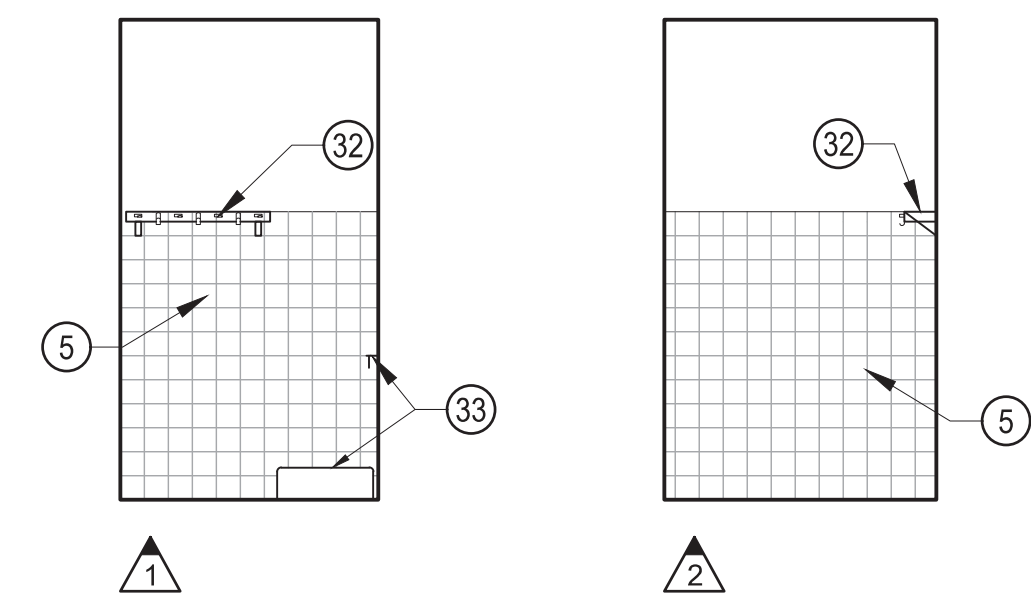
MEN
BLDG. B

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



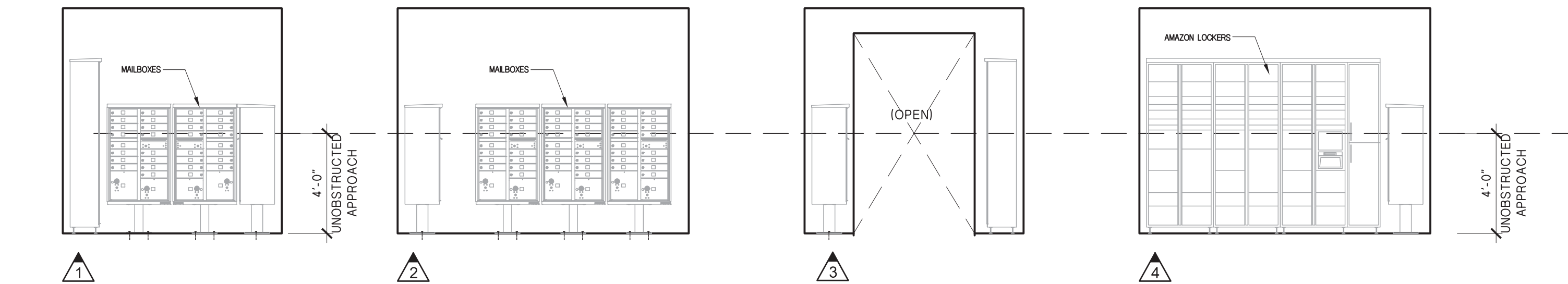
WOMEN
BLDG. B

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



JANITOR
BLDG. B

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

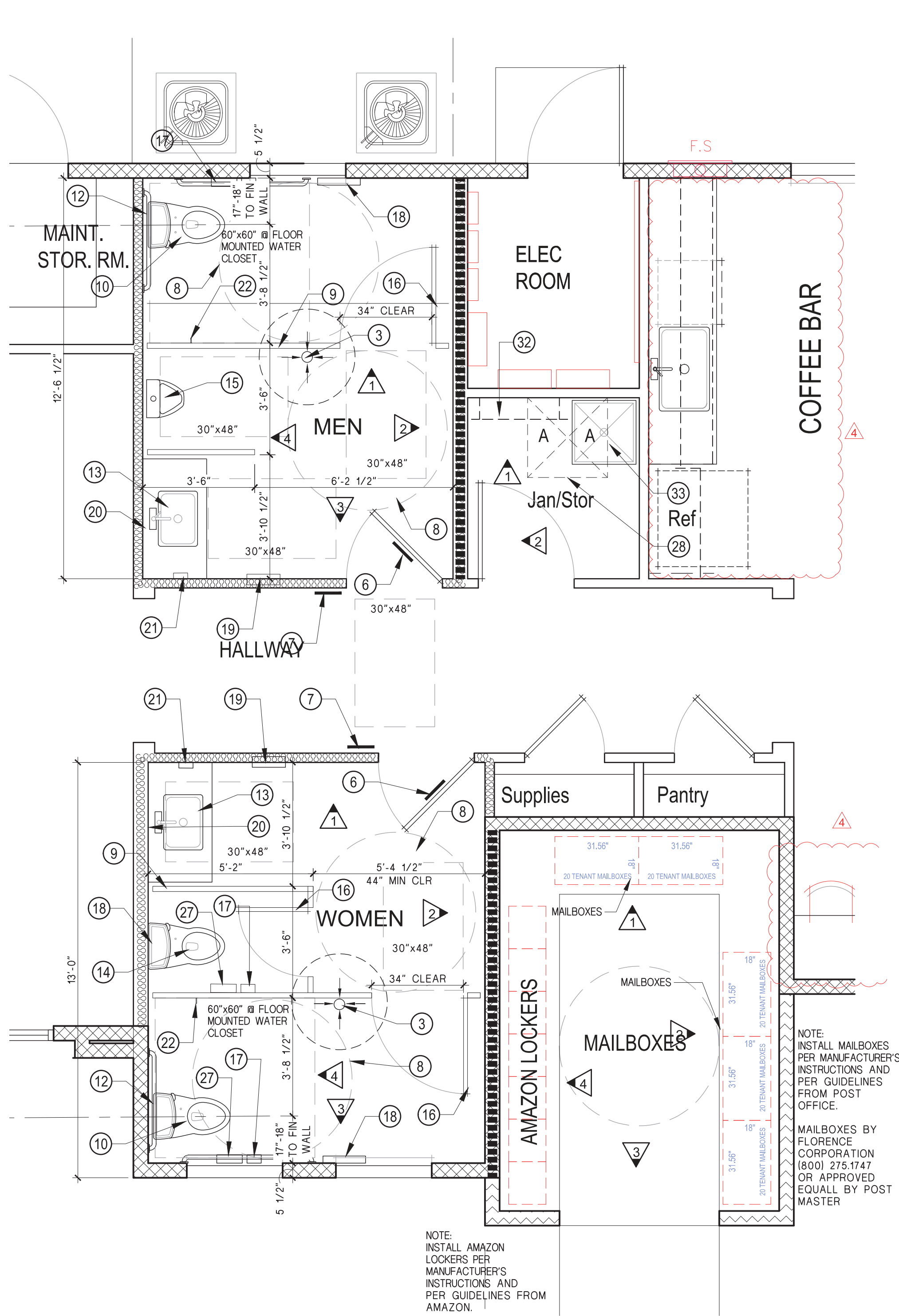


MAILBOXES
BLDG. B

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

APPL. NO. P24-02488 EXHIBIT F-7 DATE 10/29/2024
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE

CITY OF FRESNO DARM DEPT



1 ENLARGED FLOOR PLAN
CLUBHOSUE

SEE DETAIL SHEET A8.5 FOR
ADDITIONAL INFORMATION.
SCALE: 3/8"=1'-0"

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

(REFER TO DETAIL SHEET A8.5 FOR MOUNTING
HEIGHT CLEARANCES)

NOTE:
1. SEE MECHANICAL, PLUMBING & ELECTRICAL UTILITIES AND ARCH A10 SITE PLAN FOR EXACT LOCATION OF UTILITIES AT BUILDINGS PER SITE LOCATION, COORDINATE WITH SITE SUPERINTENDENT.

KEYNOTES

1	THRESHOLD SHALL BE 1/2" HIGH MAX.
2	LEVEL LANDING 2% SLOPE MAX. ANY DIRECTION.
3	INDICATES FLOOR DRAIN WITH P-TRAP. INSTALL FLOOR DRAIN 6" AWAY FROM TOILET PARTITION BOOTS. SEE PLUMBING PLAN.
4	NOT USED
5	WALL TILE FINISH, VERIFY WITH OWNER
6	ACCESSIBILITY SYMBOL SIGNAGE SHALL BE CENTERED HORIZONTALLY ON DOOR AT A HEIGHT OF 60" ABOVE FINISHED FLOOR, SEE DETAILS 7 & 8/A8.7
7	BRaille SIGNAGE, SEE EXT. ELEVATION & DETAILS 7 & 8/A8.7
8	INDICATES ADA 5' CLEAR TURN AROUND CIRCLE
9	'ACCURATE' STAINLESS STEEL TOILET PARTITIONS. (SUBMIT SHOP DRAWINGS FOR OWNER'S REVIEW)
10	ADA FLOOR MOUNTED WATER CLOSET & ELONGATED BOWL WITH FLUSH ACTIVATOR ON WIDE SIDE TO BE MINIMUM 128 GALLONS PER FLUSH AND THE SEAT HEIGHT SHALL BE 17" TO 19" ABOVE FLOOR SEE DETAIL 2/A8.7
11	BASE, SEE FINISH SCHEDULE
12	THERE SHALL BE A 36" GRAB BAR AT REAR OF WATER CLOSET AND A 48" GRAB BAR AT SIDE WALL. REINFORCEMENTS SHALL BE INSTALLED ON BOTH SIDES INSTALLED BETWEEN 32" AND 38" ABOVE FINISHED FLR SEE DETAIL 2/A8.7
13	'BOBRICK' B-5806 HORIZONTAL GRAB BAR w/ SNAP FLANGE/CONCEALED ANCHOR BOLTS
14	WATER CLOSET, MINIMUM 128 GALLONS PER FLUSH
15	WALL HUNG URINAL w/ AN ELONGATED RIM PROJECTING 13 1/2" MIN FROM WALL AND 17" MAX. ABOVE FINISHED FLOOR. PROVIDED 30"x48" CLEAR FLOOR AREA IN FRONT OF URINAL SEE DET 9/A8.7
16	LOOP OR "U" SHAPE HANDLES BELOW THE LATCHES AT ACCESSIBLE WC COMPARTMENTS. SELF-CLOSING HARDWARE COMPLYING WITH CBC 11B-404
17	'BOBRICK' B-2888 SURFACE MOUNTED TOILET (DOUBLE) TISSUE DISPENSER. TYP OF 3
18	'BOBRICK' B-4221 SURFACE MOUNTED TOILET SEAT COVER DISPENSER. TYP OF 3
19	'BOBRICK' 38034 RECESSED PAPER TOWEL DISPENSER/WASTE RECEPTACLE. TYP OF 2
20	'BOBRICK' B-165-2436 SURFACE MOUNTED MIRROR. TYP OF 2. MOUNTED WITH BOTTOM EDGE NO HIGHER THAN 40" A.F.F.
21	'BOBRICK' B-2012 AUTOMATIC WALL MOUNTED SOAP DISPENSER
22	'BOBRICK' B-211 HEAVY DUTY CLOTHES HOOK
23	NOT USED
24	NOT USED
25	NOT USED
26	NOT USED
27	'BOBRICK' B-270 SURFACE MOUNTED FEMININE NAPKIN DISPOSAL. TYP OF 2
28	30"x30" ATTIC ACCESS FOR MECHANICAL UNIT SHALL BE WEATHER-STRIPPED AND INSULATED TO THE EQUIVALENT OF THE CEILING INSULATION
29	NOT USED
30	NOT USED
31	NOT USED
32	36" LONG UTILITY SHELF WITH MOP HOLDERS - MODEL 1315 AMERICAN SPECIALTIES, INC. 441 Saw Mill River Road, Yonkers, NY 10701 (914) 476.9000 •(914) 476.0688 www.americanspecialties.com
33	JANITOR SINK - SEE PLUMBING PLAN



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ENLARGED
FLOOR PLAN



11/14/2022

Revisions	
1	BACKCHECK 08.13.2022
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