

GENERAL NOTES

1. 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.
2. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-07 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
3. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE LANDSCAPED SHALL NOT HAVE TO BE USED. OR WALK BEING PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
4. SIGNS, OTHER THAN DIRECTIONAL SIGNS IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
5. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSE MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
6. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OF OTHER ARCHAEOLOGICAL MATERIALS, POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION PHOTOS (96) 653-4080 SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER PHOTOS (909) 644-2889 SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECORDED 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.
7. IF ANIMAL FOSSES 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 PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
8. OUTDOOR STORAGE OF MATERIALS OTHER THAN LOADING & UNLOADING IS PROHIBITED. ALL OTHER MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
9. 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.
10. 21 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) CALL 450-645-2444.
11. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
12. DEDICATED OR EASEMENTS FOR THE REQUIRED DEDICATIONS SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMIT.
13. EXISTING TREE WELL SIZE TO BE VERIFIED BY CONSTRUCTION MANAGEMENT.
14. THE 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 SPECIFICATIONS IMPOSED ON THE SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED BASED UPON THE OPERATION STATEMENT PROVIDED BY THE APPLICANT, THE OPERATION STATEMENT IS WORTHY TO THE ISSUANCE OF THIS SPECIAL PERMIT. UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY RESOLVE OPERATION INCONSISTENT WITH THE OPERATION STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIRED IF THE OPERATION OF THE ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT WITH THE OPERATION STATEMENT, FAILURE TO OPERATE IN ACCORDANCE WITH THE CONDITIONS AND SPECIFICATIONS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENFORCEMENT REMEDY AVAILABLE UNDER THE LAW. THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELAYS, OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS, OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
15. FLOOD FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
16. NO STRUCTURES OF ANY KIND INCLUDING SIGNS AND/OR FENCES MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPED AREAS NOT EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPES EXCEPTING THE BACKFLOW PREVENTION DEVICES, ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTSIDES OF THE BUILDINGS, ALL 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.
17. TREES SHALL BE MAINTAINED IN GOOD HEALTH, HOWEVER TREES MAY NOT BE TORMED 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 AND RESOURCE MANAGEMENT DEPARTMENT.
18. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICES DIVISION, DEVELOPMENT DEPARTMENT.
19. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A BLINDNESS EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, DEPT. ALL PROPOSED LIGHTS ON THE SITE PLAN.
20. NO USES OF LAND, BUILDINGS, OR STRUCTURES, OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
21. NO LAND SHALL BE USED, AND NO STRUCTURE SHALL BE CONSTRUCTED, OCCUPIED, ENLARGED, ALTERED, DEMOLISHED, OR MOVED IN ANY ZONING DISTRICT, EXCEPT IN ACCORDANCE WITH THE CITY CODE SPECIFIC USES OF LAND, BUILDINGS, AND STRUCTURES LISTED AS PROHIBITED IN ANY ZONING DISTRICT ARE HEREBY DECLARED TO BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.
22. ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.

23. A PERMIT GRANTED UNDER THIS CODE SHALL AUTOMATICALLY EXPIRE IF IT IS NOT EXERCISED OR EXTENDED WITHIN THREE YEARS OF ITS ISSUANCE, REFER TO SECTION 5-003, EXPIRATION OF PLANNING ENTITLEMENTS, FOR MORE INFORMATION ABOUT THE EXPIRATION OF RIGHTS.
24. NO TREE FOR WHICH A TREE REMOVAL PERMIT IS REQUIRED SHALL BE REMOVED UNTIL ALL CONDITIONS OF THE PERMIT HAVE BEEN SATISFIED AND THE DECISION HAS BECOME FINAL. IN ADDITION, TREES APPROVED FOR REMOVAL IN CONSULTATION WITH A DEVELOPMENT APPLICATION SHALL NOT BE REMOVED BEFORE THE ISSUANCE OF A BUILDING PERMIT OR UNLESS ALL OF THE CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATIONS ARE SATISFIED.
25. NEW LANDSCAPING SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE ADEQUATE AND EFFICIENT COVERAGE OF ALL PLANT MATERIAL. IRRIGATION SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE AND/OR THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE GUIDANCE AND/OR THE CALIFORNIA PLUMBING CODE AS MAY BE AMENDED.
26. FLUID TREATMENT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
27. APPLICANTS ARE ENCOURAGED TO PROVIDE SHARED VEHICLE AND PEDESTRIAN ACCESS BETWEEN ADJACENT PROPERTIES FOR CONVENIENCE, SAFETY, AND EFFICIENT CIRCULATION. A JOINT ACCESS COVENANT SHALL BE REQUIRED.
28. BICYCLE PARKING SPACES SHALL BE SUPPLIED ACCORDING TO TABLE 2-40-01 REQUIRED ON-SITE BICYCLE PARKING SPACES OF THE FRESNO MUNICIPAL CODE. BICYCLE PARKING SPACES SHALL BE A MINIMUM OF 30 INCHES IN WIDTH AND 80 INCH FEET IN LENGTH AND SHALL BE ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE AT LEAST 30 INCHES OF CLEARANCE SHALL BE PROVIDED BETWEEN ADJACENT WALLS, POLES, LANDSCAPING, STREET FURNITURE, DRIVE ABLES, AND PEDESTRIAN WALKS AND AT LEAST FIVE FEET FROM VEHICLE PARKING SPACES TO ALLOW FOR THE MANEUVERING OF BIKES OVERHEAD CLEARANCE SHALL BE A MINIMUM OF SEVEN FEET. A MINIMUM FIVE FOOT ASIDE BETWEEN EACH ROW OF BICYCLE PARKING SPACES SHALL BE PROVIDED. BICYCLE PARKING SPACES SHALL BE LOCATED BETWEEN EACH ROW, WHEN MULTIPLE ROWS ARE PROPOSED. BICYCLE PARKING SPACES SHALL NOT BE LOCATED PROXIMAL TO PEDESTRIAN WALKS, LANDSCAPED AREAS, OR OTHER REQUIRED OPEN SPACES, AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.
29. SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY, DETAIL ALL MECHANICAL EQUIPMENT ON SITE PLAN AND ELEVATIONS.
30. THE PROJECT WAS REVIEWED BY THE FIRE DEPARTMENT FOR FIRE REQUIREMENTS RELATED TO WATER SUPPLY, FIRE HYDRANTS, AND FIRE APPARATUS ACCESS TO THE BUILDINGS ON SITE REVIEW FOR COMPLIANCE WITH FIRE AND LIFE SAFETY REQUIREMENTS FOR THE BUILDING INTERIOR AND ITS INTENDED USE. ARE REVIEWED BY BOTH THE FIRE DEPARTMENT AND THE BUILDING AND SAFETY SECTION OF THE DEVELOPMENT AND RESOURCE MANAGEMENT WHEN A SUBMITTAL FOR BUILDING PLAN REVIEW IS MADE AS REQUIRED BY THE CALIFORNIA BUILDING CODE BY THE ARCHITECT OR ENGINEER OF RECORD FOR THE BUILDING.
31. IF VIDEO SURVEILLANCE CAMERAS ARE REQUIRED OR INSTALLED, PROVIDE SIGNS UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THE PUBLIC THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.
32. THE OWNER/OCCUPANT SHALL PROPERLY MAINTAIN ALL LANDSCAPING TO ASSURE CONTINUOUS HEALTHY PLANT GROWTH. ANY UNHEALTHY OR DEAD LANDSCAPING SHALL BE REMOVED AND REPLANTED BY THE OWNER IN ACCORDANCE WITH APPROVED LANDSCAPE PLANS.
33. VEHICLE REPAIR ACTIVITY SHALL BE LIMITED TO VEHICLES AND MOTORIZED EQUIPMENT USED EXCLUSIVELY ON SITE ONLY. INOPERATIVE VEHICLES AND EQUIPMENT SHALL BE REMOVED OR STORED WITHIN AN ENCLOSED BUILDING ONLY. LANDSCAPE PLANS.
34. 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.
35. SIGNS, OTHER THAN DIRECTIONAL SIGNS IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS APPLICATION.
36. SHOULD ANY UNDERGROUND STORAGE TANKS BE FOUND DURING THE PROJECT, THE APPLICANT SHALL NOTIFY AND SECURE AN UNDERGROUND STORAGE TANK REMOVAL PERMIT FROM THE FRESNO COUNTY DEPARTMENT OF PUBLIC HEALTH, ENVIRONMENTAL HEALTH DIVISION, CONTACT THE CERTIFIED UNDERGROUND PROGRAM AGENCY AT (559) 600-3271 FOR MORE INFORMATION.
37. 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.
38. UNDERGROUND ALL EXISTING OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER FRESNO MUNICIPAL CODE SECTION 5-207 AND PUBLIC WORKS POLICY NO. 200.01.
39. SUBMIT STREET CONSTRUCTION PLANS TO THE PUBLIC WORKS DEPARTMENT.
40. SUBMIT STREET LIGHTING PLANS TO THE PUBLIC WORKS DEPARTMENT.
41. SUBMIT SIGNING AND STRIPING PLANS TO THE PUBLIC WORKS DEPARTMENT. COMPLY WITH THE CURRENT CAL TRANS STANDARDS.
42. PROVIDE A 4' MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, TO MEET CURRENT ACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
43. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-62-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
44. ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY LAWS AND REGULATIONS.
45. THE PROPOSED USE AND OPERATION SHALL COMPLY WITH ARTICLE 25 - PERFORMANCE STANDARDS CONTAINED IN THE P.M.C.
46. THE PROPOSED USE AND OPERATION SHALL COMPLY WITH ARTICLE 25 - PERFORMANCE STANDARDS CONTAINED IN THE P.M.C.
47. THE PROPOSED USE AND OPERATION SHALL COMPLY WITH ARTICLE 25 - PERFORMANCE STANDARDS CONTAINED IN THE P.M.C.
48. DEPARTMENT OF PUBLIC UTILITIES SEWER, SOLID WASTE, WATER: SEE MEMORANDUM DATED SEPTEMBER 16, 2022 (DPU CONDITIONS OF APPROVAL FOR P22-0066 PROPOSED APARTMENT COMPLEX APN 403-533-28).

FIRE DEPARTMENT NOTES

1. REQUIRED FIRE HYDRANT INSTALLATIONS AND ALL WEATHER ACCESS ROADS SHALL BE INSTALLED AND MAINTAINED IN A SERVICEABLE CONDITION PRIOR TO DELIVERY OF COMBUSTIBLE MATERIAL TO THE JOB SITE 03/02/20.
2. FIRE DEPARTMENT CONNECTIONS SHALL NOT BE INSTALLED WITHIN FIVE (5) FEET OF ANY BUILDING OPENING, EXCLUDING A FIRE DEPARTMENT VEHICLE ACCESS DOOR.
3. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED WITHIN FORTY (40) FEET OF A FIRE APPARATUS ACCESS LANE, PFD DEVELOPMENT POLICY 403.002.
4. THE MINIMUM SIZE OF ALL FIRE DEPARTMENT CONNECTIONS SHALL BE BASED UPON THE SYSTEM TYPE. NO CONNECTION SHALL BE LESS THAN 1 1/2 INCH IN SIZE. PFD DEVELOPMENT POLICY 403.002.
5. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE STREET SIDE OF BUILDINGS, FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET OR NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS OR AS OTHERWISE APPROVED BY THE FIRE CHIEF. 20P CFC SECTION 902.
6. ADDRESS IDENTIFICATION FOR NEW AND EXISTING BUILDINGS, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE APPROVED ADDRESS OR BUILDING ADDRESS IDENTIFICATION SIGNAGE AS NEEDED TO DETERMINE THE BUILDING OR AREA OF A BUILDING PROTECTED BY FIRE DEPARTMENT CONNECTIONS. PFD SECTION 403.002.
7. ALL GATED RESIDENTIAL DEVELOPMENTS REQUIRE A "CLICK TO ENTER" SYSTEM, WHEN REQUIRED, PROVIDE AN APPROVED VISUAL RECOGNITION/TEMPERATURE SIGN AT THE "CLICK TO ENTER" GATE LOCATIONS.
8. PROVIDE APPROVED POLICE FIREPASS LOOK (BEST PRACTICE MODEL: 28700 SERIES OR ELECTRIC CYLINDER SWITCH MODEL: WY80 ON DRIVE ACCESS GATES). ALL ELECTROFIED GATES SHALL BE EQUIPPED WITH THE BEST ELECTRIC CYLINDER LOCK WITH A KNOX PADLOCK (KNOX PADLOCK MODEL: 28700 SERIES) A KNOX PADLOCK MAY NOT BE USED. POLICE FIREPASS LOOKS CAN BE PURCHASED ONLY THROUGH SERRA LOCK & GLASS, 550 N. PALM AVENUE, FRESNO, CA 93726.
9. REQUIRED FIRE APPARATUS ACCESS LANE SHALL BE PROVIDED YEAR ROUND AND MAINTAINED WITH AN APPROVED ALL-WEATHER PAVEMENT. VARIABLE OPERATING 6000-POUND VEHICLES, THE FIRE APPARATUS ACCESS LANE SHALL BE A MINIMUM OF 14'0" 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. PFD DEVELOPMENT POLICY 403.002.
10. ALL TYPES OF VEHICLE ACCESS SHALL MAINTAIN A MINIMUM OF 5 FEET 6 INCH VERTICAL CLEARANCE OVER THE ENTIRE WIDTH OF THE ACCESS. PFD DEVELOPMENT POLICY 403.002.
11. OVERHEAD UTILITY, POWER LINE, LARGE TREES, AND OTHER OBSTRUCTIONS SHALL NOT BE LOCATED OVER THE ASHRAE FIRE APPARATUS ACCESS ROAD OR BETWEEN THE ASHRAE FIRE APPARATUS ROAD AND THE BUILDING. PFD DEVELOPMENT POLICY 403.002.
12. EMERGENCY ACCESS GATES ACCESS ENHANCES THAT HAVE BEEN DESIGNED FOR USE BY FIRE AND POLICE PERSONNEL ONLY SHALL BE DESIGNED ON THE PROPERTY SITE PRIOR TO CONSTRUCTION OF THE COMPLEX. PFD DEVELOPMENT POLICY 403.002.
13. THE SIGN BELOW IS REQUIRED ON BOTH SIDES OF THE GATE. THE SIGN SHALL BE 6 INCH LETTERS. VEHICLES REMOVED AT OWNERS EXPENSE IN 2 INCH LETTERS. FRESNO POLICE DEPARTMENT AT 559-62-7007 IN 1/4 INCH LETTERS.
14. OMITTED.
15. BUILDINGS AND EXTERIOR STORAGE AREAS OVER 450 FEET IN DEPTH OR WIDTH, BUT LESS THAN 650 FEET IN DEPTH OR WIDTH MAY BE ALLOWED TO HAVE A SINGLE POINT OF ACCESS WITH APPROVED TURNAROUNDS COMPLYING WITH PFD POLICY 403.002. PFD DEVELOPMENT POLICY 403.002.
16. REGARDLESS OF PARKING CONFIGURATIONS, A MINIMUM CLEAR DRIVE WIDTH OF 20 FEET SHALL BE REQUIRED. THE FIRE MARSHAL, OR DESIRED MAY REQUIRE INCREASES IN THESE WIDTHS. PFD DEVELOPMENT POLICY 403.002.
17. LOADING ZONES SHALL NOT BE LOCATED IN REQUIRED FIRE LANES. CURRENTLY, THE PLAN INDICATES THE FIRE LANE IN FRONT OF TRASH ENCLOSURES WHICH ARE ALSO LABELED AS LOADING ZONES.
18. FIRE HOSE PULL AND EQUIPMENT ACCESS & AN UNDISTURBED WALKWAY WHICH PROVIDES CONTINUOUS ACCESS CONNECTING VEHICULAR ACCESS TO ALL BUILDING OPENINGS AND EXTERIOR STORAGE AREAS. THE WALKWAY REQUIRES UNDISTURBED 36 INCH MINIMUM CLEARANCE AND CONTINUOUS 7 FOOT VERTICAL CLEARANCE. PFD DEVELOPMENT POLICY 403.002.
19. REQUIRED WALKING ACCESS SHALL BE DESIGNED TO PREVENT SHARP TURNS AND OBSTACLES WHICH WOULD HINDER THE CARRYING OF HOSES, GROUND LADDERS AND OTHER HAND HELD EQUIPMENT.
20. ALL REQUIRED FIRE HOSE AND EQUIPMENT ACCESS SHALL BE A MINIMUM OF 4 FEET CLEAR WIDTH.
21. ALL REQUIRED FIRE HOSE AND EQUIPMENT ACCESS GATES SHALL REMAIN UNLOCKED OR BE PROVIDED WITH POLICE/FIRE BYPASS LOOKS (BEST PRACTICE MODEL: 28700 SERIES). A KNOX PADLOCK MAY NOT BE USED. POLICE/FIRE BYPASS LOOKS CAN BE PURCHASED ONLY THROUGH SERRA LOCK & GLASS, 550 N. PALM AVENUE, FRESNO, CA 93726.

PUBLIC WORKS DEPARTMENT NOTES

1. 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.
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
3. 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.
4. 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.
5. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 62-8800, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
6. DEEPS 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 WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
7. UNDERGROUND ALL EXISTING OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER FRESNO MUNICIPAL CODE SECTION 5-207 AND PUBLIC WORKS POLICY NO.200.01.
8. SUBMIT STREET CONSTRUCTION PLANS TO THE PUBLIC WORKS DEPARTMENT.
9. SUBMIT STREET LIGHTING PLANS TO THE PUBLIC WORKS DEPARTMENT.
10. SUBMIT SIGNING AND STRIPING PLANS TO THE PUBLIC WORKS DEPARTMENT. COMPLY WITH THE CURRENT CALTRANS STANDARDS.
11. PROVIDE A 4' MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, TO MEET CURRENT ACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
12. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-62-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
13. ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY LAWS AND REGULATIONS.

SITE INFORMATION

SITE AREA:	± 9,738 SQ. FT. (2.2 AC)
PROPOSED SITE COVERAGE:	24,395 SQ.FT. (27 %)
PROPOSED DUNA DENSITY:	32 DU / 2.1 AC 65.6 DUNA
SETBACKS REQ.	FRONT: 10 FT MIN. 10 FT MAX. SIDE: 4 FT MIN. 5 FT 10" REAR: 20 FT
SETBACKS PROVIDED:	FRONT: 20' SIDE: 5' 6" 10" REAR: 26'-8"
PARKING REQ.	10 COVERED X 320U + 32 STALLS 0.5 UNCOVERED X 320U + 16 STALLS TOTAL REQUIRED = 48 STALLS
PARKING PROVIDED:	40 CARPORT SPACES (2 ACCESSIBLE CARPORT SPACES) 28 OPEN SPACES (4 ACCESSIBLE OPEN SPACES) TOTAL SPACES PROVIDED = 68
EV PARKING REQ.:	40 CARPORT SPACES X 10% = 4 28 OPEN SPACES X 10% = 3 TOTAL EV SPACES REQUIRED = 7
EV PARKING PROVIDED:	10 CARPORT SPACES 4 OPEN SPACES TOTAL EV SPACES PROVIDED = 14
BICYCLE PARKING REQ. PARKING PROVIDED:	2 SPACES MIN. 2 SPACES
OPEN SPACE REQ. 20% OF LOT AREA	LOT AREA 9,738 SQ. FT. X 0.2 = 19,476 SQ.FT.
OPEN SPACE PROVIDED:	PRIVATE OPEN SPACE 4,938 SQ. FT. COMMON OPEN SPACE 14,237 SQ. FT. TOTAL OPEN SPACE 19,175 SQ. FT.

PROJECT DIRECTORY

OWNER:	FRESHNEWBURY LP 554 SHAW AVENUE CLOVIS, CA 93611 (559) 765-4623 MAY400.COM
ARCHITECT:	DONALD R. BREMSETH ARCHITECT - LICENSED 750 W. ALLIUM AVE. #1025 CLOVIS, CA 93611 (559) 681-0770 doremsest@sglobal.net
SITE ADDRESS:	8715 N. CHESTNUT AVENUE FRESNO, CA 93620
APN:	403-532-28
EXISTING ZONING:	RS-4/UM
PROPOSED ZONING:	RH-MEDIUM HIGH DENSITY
EXISTING GENERAL PLAN LAND USE:	RESIDENTIAL MEDIUM - LOW DENSITY
PROPOSED GENERAL PLAN LAND USE:	RESIDENTIAL MULTI-FAMILY MEDIUM HIGH DENSITY
OCCUPANCY:	R-2

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF FRESNO, CITY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

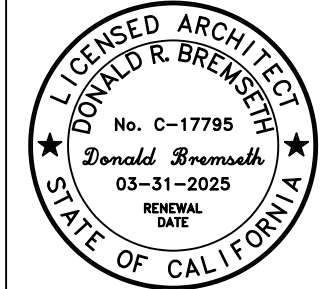
THE NORTH 1/2 OF LOT 2 OF GARFIELD PARK COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 64 OF RECORDS OF SURVEYS, IN THE OFFICE OF THE FRESNO COUNTY RECORDS.

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

DONALD R. BREMSETH
ARCHITECTURE & PLANNING
516 VILLA AVENUE #12, CLOVIS, CALIFORNIA 93612

PROPOSED 32 UNIT APARTMENT COMPLEX:
NEWBURY APARTMENTS
8715 N. CHESTNUT AVENUE
FRESNO, CALIFORNIA 93720



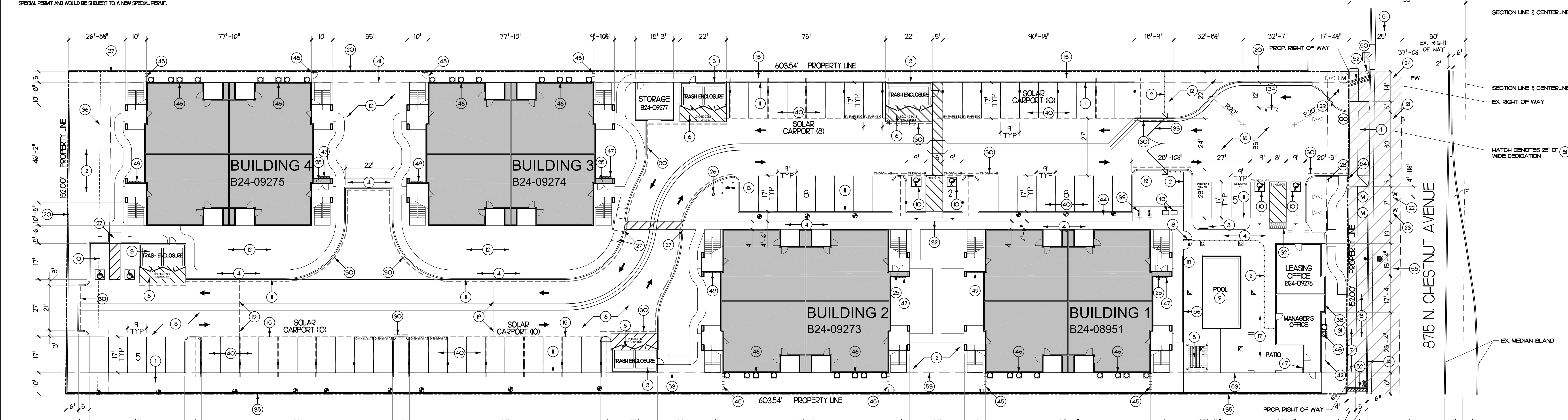
DONALD R. BREMSETH
ARCHITECT - C-17788
750 W. ALLIUM AVE. #1025
CLOVIS, CA 93611
PH: (559) 761-4946
CELL: (559) 681-0770
doremsest@sglobal.net

PROJECT NO.: 19H-024-001B
DATE: 07-10-24

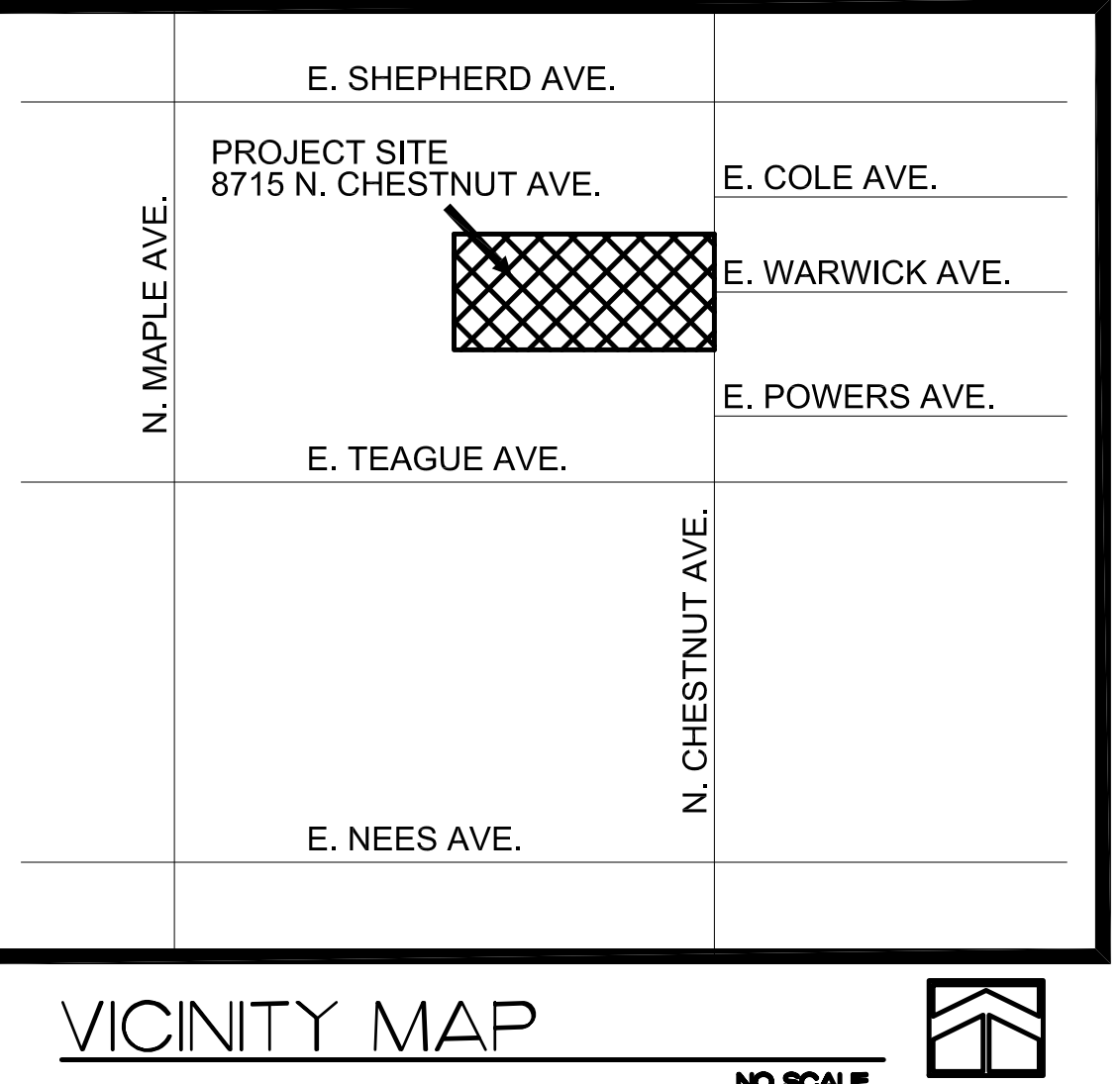
SHEET NO.:

A.I.I.

OF 1 SHEETS



1. PROPOSED 30" CONCRETE DRIVEWAY APPROACH PER PUBLIC WORKS STANDARD P-2 AND P-6	12. LANDSCAPE AREA PER LANDSCAPE PLANS	27. PROPOSED 4" WIDE CONCRETE RAMP / TRUNCATED DOWNS PER DETAIL 3A(2)	42. 10 FT FRONT BUILDING SETBACK
2. PROPOSED 6" X 10" HIGH WROUGHT IRON FENCE SEE DETAIL 1A(2)	13. FIRE HYDRANT & CONCRETE BOLLARDS PER CITY STANDARDS	28. POLE MOUNTED ACCESSIBLE ENTRANCE SIGN AT DRIVEWAY PER DETAIL 4A(2)	43. PROPOSED MAIL BOXES PER CITY STANDARDS
3. PROPOSED 22" X 10" X 10" TRASH ENCLOSURE PER CITY STANDARDS	14. NEW CURB & GUTTER PER CIVL DRAWINGS & PUBLIC WORKS STANDARD P-5	29. POLE MOUNTED CONC 2868 FIRE LANE TOW AWAY WARNING SIGN FIRE LANE IN 3 IN WHITE LETTERS EVERY 50 FT. PER CITY STANDARDS	44. 8 FT VEHICLE OVERHANG NO OBSTRUCTIONS ARE PERMITTED OVER THE OVERHANG
4. 4 FT WIDE MIN. CONCRETE WALKWAY PER 2022 CBC	15. PROPOSED 30" X 10" X 10" PRECASTING SOLAR CARPORT PER CARPORT PLANS & 2022 CBC. DEFERRED SUBMITTAL	30. DESIGNATE CURBS AS FIRE LANES WITH RED CURB AND NO PARKING FIRE LANE IN 3 IN WHITE LETTERS EVERY 50 FT. PER CITY STANDARDS	45. 8 FT HIGH WOOD GATE PER DETAIL 1A(2)
5. 4 FT WIDE ACCESSIBLE PATH OR TRAIL, THE ACCESSIBLE PATH OF TRAVEL AS DELINEATED & A BARRER-FREE ROUTE 48" MINIMUM IN WIDTH WITH NO REQUIRED LEVEL CHANGES EXCEEDING 1/2" UNLESS DELINEATED AT A 1% MAXIMUM SLOPE, AND NO VERTICAL CURVES EXCEEDING 10' IN LENGTH. THE CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL DOES NOT EXCEED 2%. THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. THE ACCESSIBLE PATH OF TRAVEL IS FREE OF OBSTRUCTING OBSTRUCTIONS BELOW 8" AND OBSTRUCTIONS PROTRUDING GREATER THAN 4" FROM A WALL ABOVE 27" AFF. AND BELOW 80" 4" WHITE STRIPES AT 30' ONC	16. PROPOSED ASPHALT PAVING CIVL DRAWINGS & PUBLIC WORKS STANDARD P-2P-22-23 & SOLS REPORT	31. GRAPHIC ADDRESS DIRECTORY PER CITY STANDARDS	46. GROUND MOUNTED MECHANICAL CONDENSERS SCREENED WITH 1/2" X 1/2" GRID FENCE PER DETAIL 1A(2)
6. 10 FT X 10 FT PRECASTING CARRANA SUN SHADE	17. COMMUNITY PATIO & POOL DECK AREA PER 2022 CBC	32. OMITTED	47. WALL MOUNTED ELECTRICAL EQUIPMENT NOT VISIBLE FROM PUBLIC RIGHT OF WAY
7. LOADING AREA NO PARKING	18. 4 FT X 10 FT WROUGHT IRON GATE PER DETAIL 3A(2) & 3A(2) SEE SHI. AS FOR ADA COMPLIANCE	33. PROPOSED 24" AUTOMATIC GATE PER CITY STANDARDS	48. GROUND MOUNTED MECHANICAL CONDENSERS SCREENED WITH LANDSCAPING PER LANDSCAPE PLAN
8. 4 FT WIDE CONCRETE SIDEWALK PER PUBLIC WORKS STANDARD P-5	19. FIRE DEPARTMENT "T" TURNAROUND AREA PER 20P CFC 1 CITY STANDARDS	34. FIRE DEPARTMENT "T" TURNAROUND AREA PER CITY STANDARDS	49. GAS METERS NOT VISIBLE FROM PUBLIC RIGHT OF WAY
9. 8 FT WIDE PLANTER PER LANDSCAPE PLANS & CITY STANDARDS	20. 10 FT HIGH CMU WALL PER CITY STANDARDS	35. PROPOSED 10 FT HIGH CMU WALL PER CITY STANDARDS	50. EXISTING UTILITY POLE TO BE REMOVED
10. 16" X 10" X 32" SWIMMING POOL PER 2022 CBC. DEFERRED SUBMITTAL	21. PROPOSED 8" SEWER LATERAL WITH A TWO WAY CLEAN-OUT PER CIVL DRAWINGS & CITY STANDARDS	36. EXISTING 8" FUD. EASEMENT PER CIVL DRAWINGS	51. DEDICATE A 25'-0" PUBLIC STREET EASEMENT
11. 6" SHEET CONCRETE CURB PER CITY STANDARDS	22. PROPOSED 1/2" LANDSCAPING WATER MAIN W/ BACK-FLOW PREVENTER PER CIVL DRAWINGS & CITY STANDARDS	37. PROPOSED 20" FUD. EASEMENT PER CIVL DRAWINGS	52. CONSTRUCT A SIDEWALK DRAIN PER PUBLIC WORKS STANDARD P-23
	23. PROPOSED 2" DOMESTIC WATER MAIN W/ BACK-FLOW PREVENTER PER CIVL DRAWINGS & CITY STANDARDS	38. PROPOSED 10" X 10" MONUMENT SIGN UNDER SEPARATE PERMIT	53. 10 FT SIDE BUILDING SETBACK
	24. PROPOSED 8" FIRE SPRINKLER WATER MAIN W/ BACK-FLOW PREVENTER PER CIVL DRAWINGS & CITY STANDARDS, PS PLANS DEFERRED SUBMITTAL	39. PROPOSED 10" X 10" MONUMENT SIGN UNDER SEPARATE PERMIT	54. 10 FT SIDE BUILDING SETBACK
	25. PROPOSED 2" FIRE SPRINKLER WATER REER PER FIRE SPRINKLE PLANS	40. PROPOSED BICYCLE PARKING STALL PER CITY STANDARDS	55. 10 FT SIDE BUILDING SETBACK
	26. FIRE DEPARTMENT PIVC-600/PCU ASSEMBLY	41. PROPOSED PARKING STALL PER CITY OF FRESNO PARKING MANUAL AND PUBLIC WORKS STANDARDS P-2, P-22, AND P-23	56. PROPOSED 5' X 10" HIGH WROUGHT IRON FENCE SEE DETAIL 2A(5)
		42. 10 FT SIDE BUILDING SETBACK	



E. SHEPHERD AVE.	
PROJECT SITE 8715 N. CHESTNUT AVE.	E. COLE AVE.
	E. WARWICK AVE.
	E. POWERS AVE.
E. TEAGUE AVE.	
E. NEES AVE.	

LEGEND

CONSTRUCT AN UNDERGROUND STREET LIGHTING SYSTEM TO PUBLIC WORKS STANDARD E WITHIN THE LIMITS OF THIS APPLICATION. SHADING AND DESIGN SHALL CONFORM TO PUBLIC WORKS STANDARD E-7A FOR ARTISANALS.

Proposed Site Plan

SCALE: 1" = 20'-0"

RESTROOM NOTES:

BATHROOMS SHALL COMPLY WITH ONE OF THE FOLLOWING OPTIONS:

OPTION 1.

ALL BATHROOMS WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

- TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
- BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
- SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
- WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
- LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
- BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
- IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
- A MINIMUM 18-INCH (457 MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
- SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
- REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTIONS 1127A.4- AND 1127A.2.2, ITEM 4.

OPTION 2.

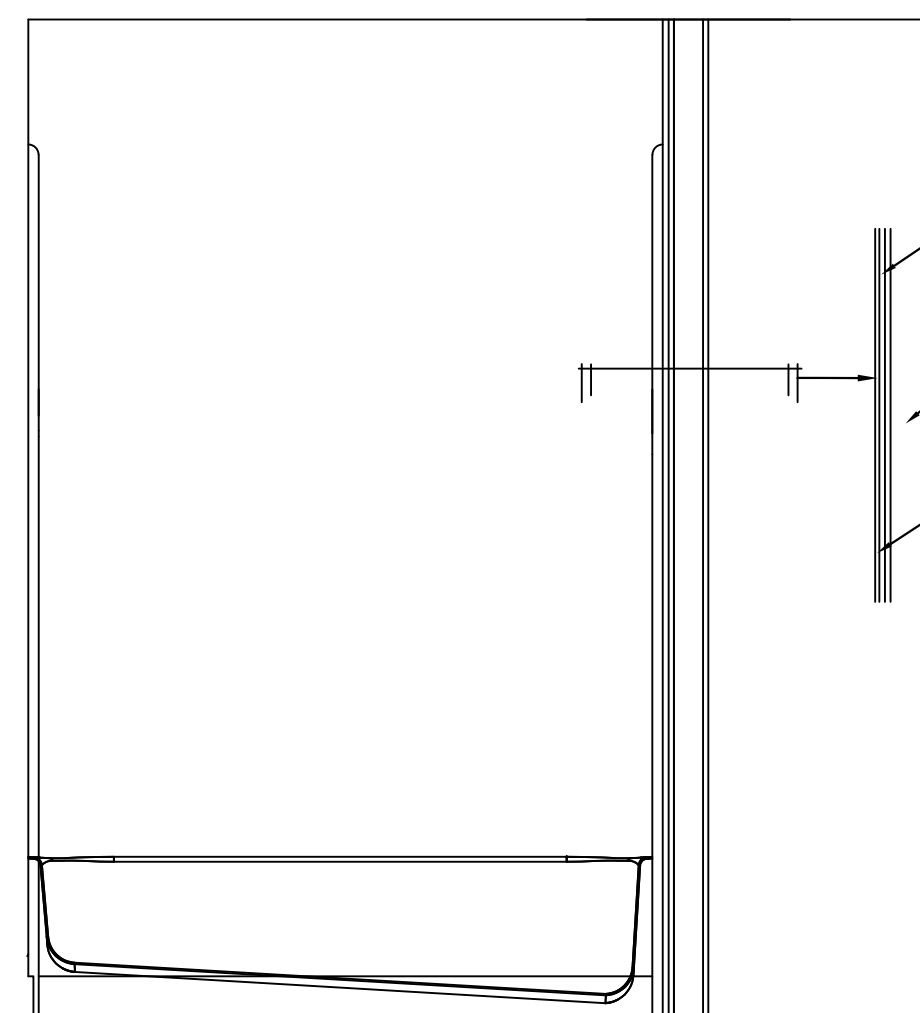
ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

- TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
- BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
- SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
- WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
- LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
- WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.

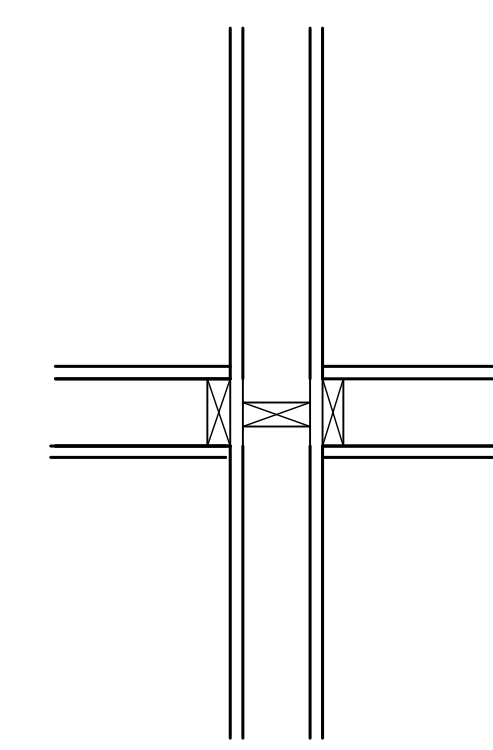
WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THE APPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

- WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
- BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
- IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
- A MINIMUM 18-INCH (457 MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
- SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
- REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTIONS 1127A.4 AND 1127A.2.2, ITEM 4.

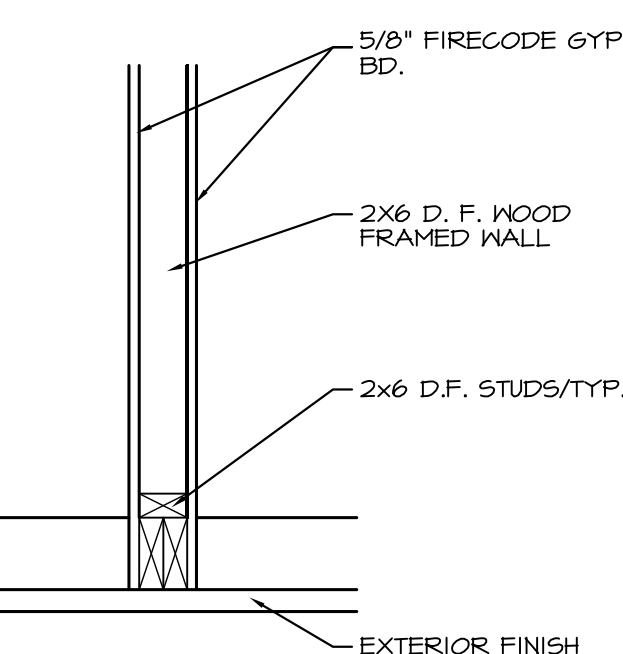
WHEN OPTION 2 IS USED, ALL ADDITIONAL BATHROOMS MUST COMPLY WITH ITEMS 9 THROUGH 12 ABOVE.



SECTION 1
NO SCALE.



SECTION 2
NO SCALE.



SECTION 3
NO SCALE.

NOTE:
1/2" WATERPROOF
GYP. BD. ON 5/8"
FIRECODE GYP. BD.

FIRE PARTITION NOTES

FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED TO ON THE FOLLOWING:

- THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE.
- THE UNDERSIDE OF THE FLOOR /CEILING OR ROOF/ CEILING ASSEMBLY HAVE A FIRE RESISTANCE RATING NOT LESS THAN FIRE RESISTANCE RATING OF THE FIRE PARTITION PER CBC 708.4.

JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVE FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN OR BETWEEN WHICH THE SYSTEMS INSTALLED PER 2019 CBC 715.

WALL LEGEND

- NEW 1-HOUR FIRE PARTITION WALL:
- 2x6 DF#2 WOOD STUDS @ 16" O.C. w/ 5/8" TYPE 'X' GYP. BD. ON ONE SIDE AND 5/8" TYPE 'X' GYP. BD. OVER REGULANT CHANNELS ON THE OTHER SIDE. PROVIDE R-19 BATT INSULATION 6A FILE NO. 3242
- NEW INTERIOR NON-BEARING WALLS:
- NEW 2x4 DF#2 WOOD STUDS @ 16" O.C. w/ 5/8" GYP. BD. EACH SIDE
- NEW PLUMBING WALL:
- NEW 2x6 DF#2 WOOD STUDS @ 16" O.C. w/ 5/8" GYP. BD. EACH SIDE
- NEW EXTERIOR WALL:
- 2x6 DF#2 WOOD STUDS @ 16" O.C. w/ 5/8" GYP. BD. AT INTERIOR AND STUCCO AT EXTERIOR OVER 1" THK. FOAM BOARD OVER 5/8" THK. PLY. PROVIDE R-19 BATT INSULATION AT ALL EXTERIOR WALLS.
- NEW EXTERIOR WALL (WALLS AT PATIO):
- 2x4 DF#2 WOOD STUDS @ 16" O.C. w/ 1x6 WD. SIDING & STUCCO AT EXTERIOR
- NEW 1/2 WALL AT KITCHEN:
- 2x4 DF#2 WOOD STUDS @ 16" O.C. w/ 1/2" GYP. BD. ON BOTH SIDES

1ST FLOOR

FLOOR PLAN
BUILDING NO. 1
SCALE: 1/4" = 1'-0" 4,928 SQ. FT.

KEY NOTES:

- BATHTUB (60"x32") AND SHOWER, PROVIDE A HARD NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET. PROVIDE WATER-RESISTANT GYP. BD. BACKING BOARD WHEN GYP. BD. IS USED AS A BASE FOR TILE OR WALL PANELS AT SHOWERS
 - CURTAIN AND ROD AT TUB / SHOWER.
 - WATER CLOSET W/ MIN. 30 INCHES IN WIDTH & 24 INCHES CLEAR IN FRONT / 120 GALLON MAX. CAPACITY AND SHALL BE LOW-FLOW WATER TYPE.
 - LAVATORY
 - 50 GAL. WATER HEATER.
 - CLOTHES WASHER SPACE & DRYER SPACE. DRYER VENT DUCT SHALL BE 6" DIAMETER (OR EQUAL CROSS SECTION) SMOOTH SHT. METAL EXTENDING TO EXTERIOR W/ BACK DRAFT DAMPER PER CMC 504.3 & 405.
 - UPPER CABINET / WALL MOUNTED. VERIFY DOOR DESIGN WITH MANUFACTURER.
 - GRANITE COUNTER TOP AND SPLASH WITH CABINETS BELOW. VERIFY DOOR DESIGN W/ MANUFACTURER.
 - TWO COMPARTMENT KITCHEN SINK WITH DISPOSAL VERIFY WITH OWNER.
 - BUILT-IN DISHWASHER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
 - REFRIGERATOR SPACE. PROVIDE WATER FOR ICE MAKER (COORDINATE WITH PLUMBING).
 - 4 BURNER ELEC. RANGE WITH 42" WIDE HOOD W/ TWO SPEED FAN AND LIGHT ABOVE. PROVIDE 6" HORIZ. CLEARANCE FROM BURNERS AND 30" VERTICAL CLEARANCE TO COMBUSTIBLE MATERIAL. INSTALL PER MANUFACTURER'S SPECS.
 - PROVIDE 15" BREAD BOARD
 - PANTRY
 - SAFETY REQUIREMENTS:
- A. PROVIDE A PEEP HOLE OR VISION PANEL AT DOOR.
- B. PROVIDE A STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW WITH 2- #8 X 2" L.G. SCREWS.
- C. WINDOWS SHALL MEET THE MIN. STANDARDS AS ESTABLISHED BY THE U.B.C. STANDARDS.
- D. PROVIDE DEAD BOLTS AT ALL EXTERIOR DOORS.

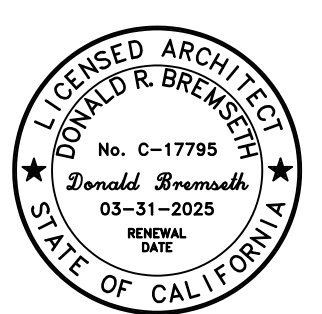
GENERAL NOTES:

- A MAXIMUM OF 1/2"-INCH OFFSET AT THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIAL. OFFSETS GREATER THAN 1/4-INCH REQUIRES A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4-INCH MAY BE VERTICAL.
 - SECURITY CODE ORDINANCE COMPLIANCE REQUIREMENTS (FMC 13-100.1010):
 - PEEP HOLE OF VISION PANEL.
 - STEEL PLATE AT DEADBOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW WITH 2-#8X2" SCREWS.
 - WINDOWS SHALL MEET MINIMUM STANDARDS AS ESTABLISHED BY CBC STANDARDS.
 - PROVIDE DEAD BOLTS AT ALL EXTERIOR DOORS
 - NO THUMB LATCHES OR KEYED CYLINDER DEAD BOLTS ARE ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER. LEVER HARDWARE AT ALL DOORS.
 - MANUALLY-OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS OR ANY TYPE OF DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR OTHER THAN THE OPERATION OF THE LOCKING DEVICE SHALL NOT BE USED ARE PROHIBITED.
 - REGARDLESS OF THE OCCUPANT LOAD SERVED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
 - ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
 - INTERIOR DOORS FOR BATHROOMS AND BEDROOMS SHALL PROVIDE A MIN. NET CLR. OPENING OF 32" WHEN OPEN AT 90 DEGREES. CBC 1132.A.3.
 - STRIKE SIDE CLEARANCE SHALL BE A MIN. OF 18". CBC 1132A.2.
 - DOOR MANEUVERING SPACE MIN. 42" DEEP BOTH SIDES OF INTERIOR DOORS.
 - PROVIDE DOOR SIGNALING DEVICE 48" ABOVE GRADE (TO TOP) CBC 1132.10.
 - ACCESSIBLE ADAPTABLE UNIT ENTRY DOORS SHALL HAVE A "PEEP" HOLE AT A MAX. 46" ABOVE FINISH FLOOR.
 - OPTION 2' WILL BE USED FOR RESTROOM DESIGN FOR ACCESSIBILITY.
 - MAXIMUM OF 48" TO TOP OF THE THERMOSTAT. CBC 1136.2
 - ACCESSIBILITY REACH SHALL BE A MAXIMUM OF 24" AT WASHER & DRYER AT KITCHEN COUNTERS. CBC 1142A & 1135A.
 - PROVIDE DOOR HINGE AT ALL DOORS:
HAGER COMPANY MODEL NO. RC1042-1C312 3 1/2" FULL MORTISE HINGE 1 3/4" THK. DOOR (TYPICAL)
 - PROVIDE BRADLEY MODEL 8370-108 SHING UP GRAB BAR 30" LENGTH WITH INTEGRAL TOILET PAPER HOLDER AT BATH 1 AT EACH UNIT ON FIRST FLOOR, SEE DETAIL SHEET A14.
 - FIRE TEST CRITERIA, FIRE-RESISTANT JOINT SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF EITHER ASTM E1966 OR UL 2074 PER CBC 715.3.
 - THRESHOLDS FOR INTERIOR & SECONDARY EXTERIOR DOORS PER CBC 1132A.414
- A) PRIMARY ENTRY AND REQUIRED EXIT DOORS - MAX. 1/4"
- B) SECONDARY EXTERIOR DOORS - MAXIMUM 1/4"
- C) INTERIOR DOORS FOR MATERIAL DIFFERENCES - 1/4" 1/4" THRESHOLD CHANGE IN HEIGHT MAY BE VERTICAL 1/4" THRESHOLD CHANGE SHALL BE 1/4"
18. ALL FIRST FLOOR UNITS SHALL BE ADAPTABLE AND COMPLIANT WITH 2019 CBC CHAPTER 11A

REVISIONS:

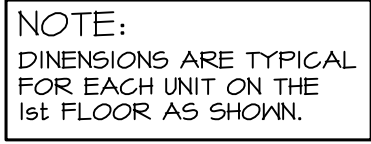
DONALD R. BREMSETH
ARCHITECTURE & PLANNING
516 VILLA AVENUE #12, CLOVIS, CALIFORNIA 93612

PROPOSED 32 UNIT APARTMENT COMPLEX:
NEWBURY APARTMENTS
8115 N CHESTNUT AVENUE
FRESNO, CALIFORNIA 93619



DONALD R. BREMSETH
ARCHITECT - C-17785
150 S. ALLIANCE AVE. #205
CLOVIS, CA 93611
PH (559) 781-4946
CELL (559) 681-8710
dcbremseth@globalnet.net

PROJECT NO.:
DATE: 07-03-24
SHEET NO.:
A-4
OF ___ SHEETS



REVISIONS:

= ____ SHEETS

RESTROOM NOTES:

BATHROOMS SHALL COMPLY WITH ONE OF THE FOLLOWING OPTIONS:

OPTION 1.

ALL BATHROOMS WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
7. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
8. A MINIMUM 18-INCH (457 MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
9. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
10. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTIONS 1121A.4- AND 1121A.2.2, ITEM 4.

OPTION 2.

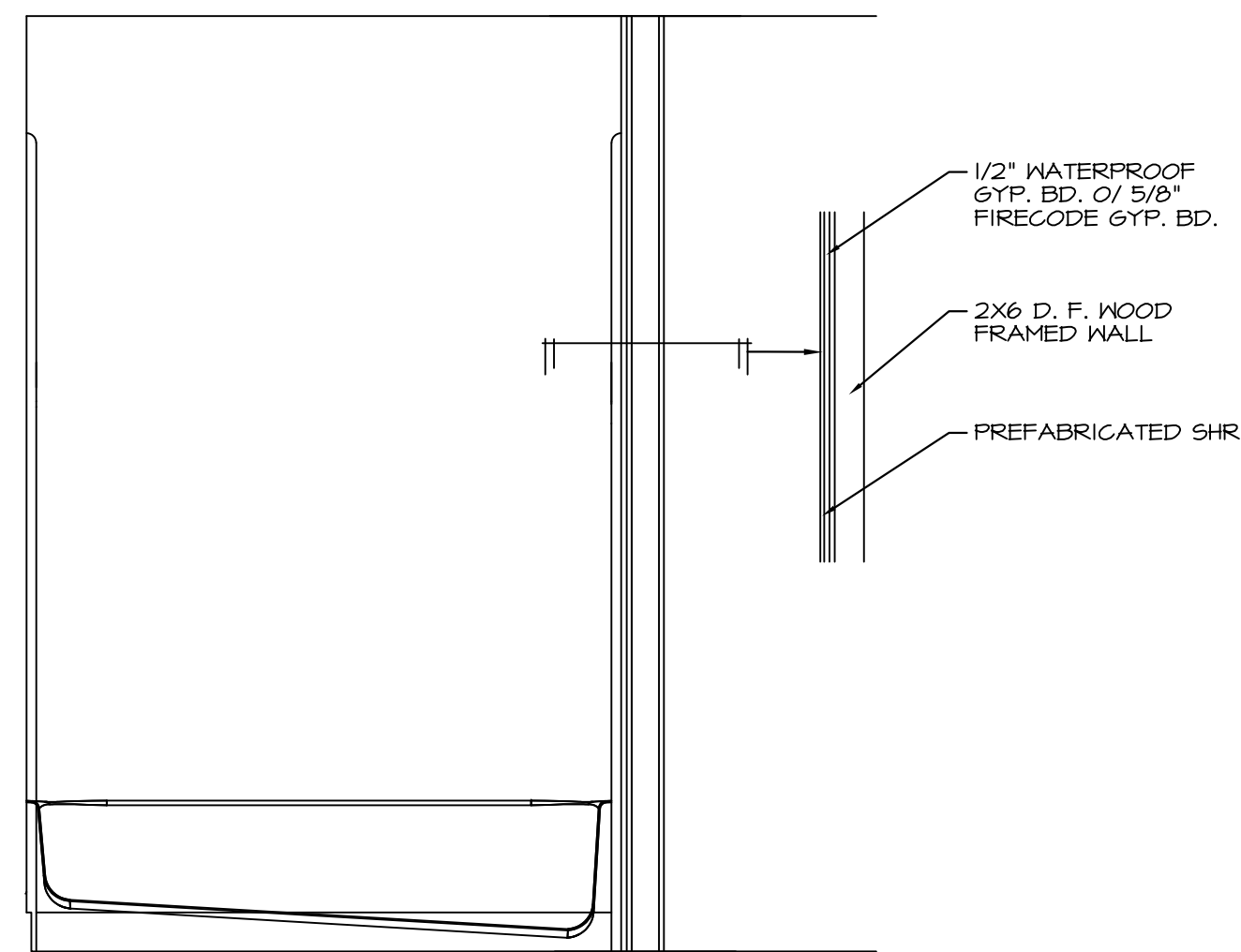
ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:

1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
5. LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.

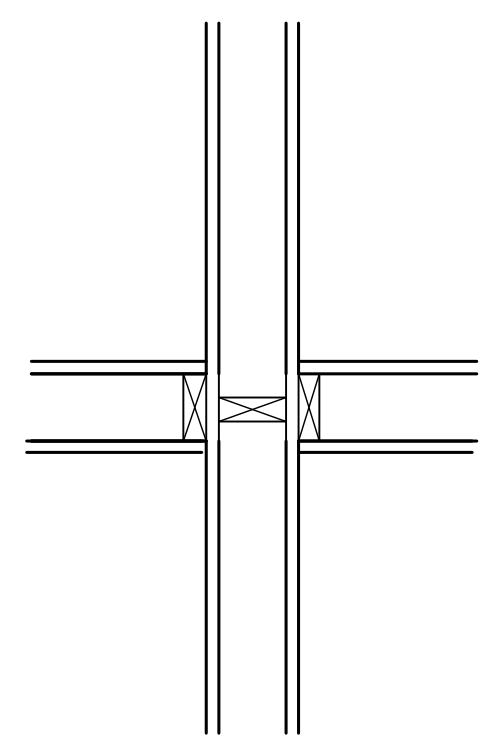
WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THE APPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

1. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
2. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
3. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
4. A MINIMUM 18-INCH (457 MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
5. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
6. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTIONS 1121A.4- AND 1121A.2.2, ITEM 4.

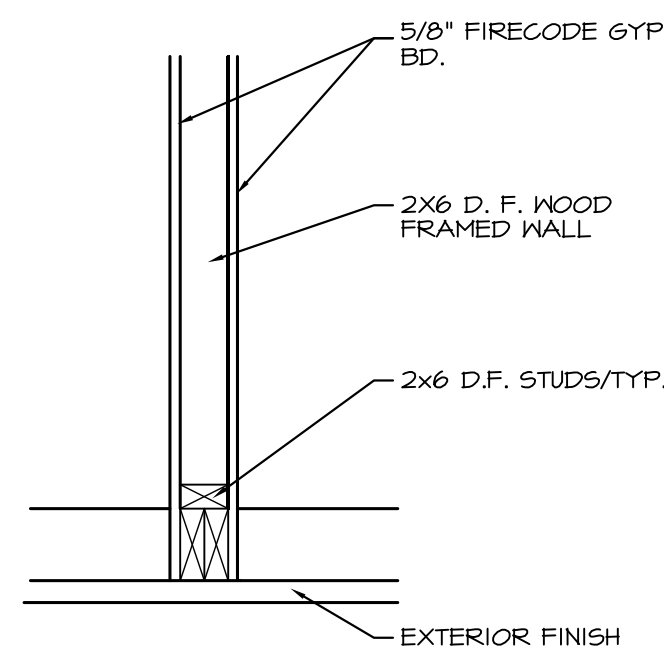
WHEN OPTION 2 IS USED, ALL ADDITIONAL BATHROOMS MUST COMPLY WITH ITEMS 8 THROUGH 12 ABOVE.



SECTION 1
NO SCALE.



SECTION 2
NO SCALE.



SECTION 3
NO SCALE.

NOTE:
1/2" WATERPROOF
GYP. BD. OVER 5/8"
FIRECODE GYP. BD.

FIRE PARTITION NOTES

FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED TO ON THE FOLLOWING:

- A) THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE.
- B) THE UNDERSIDE OF THE FLOOR /CEILING OR ROOF/ CEILING ASSEMBLY HAVE A FIRE RESISTANCE RATING NOT LESS THAN FIRE RESISTANCE RATING OF THE FIRE PARTITION PER CBC 708.4.

JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVE FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN OR BETWEEN WHICH THE SYSTEMS INSTALLED PER 2019 CBC 715.

WALL LEGEND

- NEW 1-HOUR FIRE PARTITION WALL:
2x6 DF#2 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. ON ONE SIDE AND 5/8" TYPE 'X' GYP. BD. OVER RESILIENT CHANNELS ON THE OTHER SIDE
PROVIDE R-18 BATT INSULATION
6A FILE NO. 3242
- NEW INTERIOR NON-BEARING WALLS:
NEW 2x4 DF#2 WOOD STUDS @ 16" O.C.
W/ 5/8" GYP. BD. EACH SIDE
- NEW PLUMBING WALL:
NEW 2x6 DF#2 WOOD STUDS @ 16" O.C.
W/ 5/8" GYP. BD. EACH SIDE
- NEW EXTERIOR WALL:
2x6 DF#2 WOOD STUDS @ 16" O.C.
W/ 5/8" GYP. BD. AT INTERIOR AND STUCCO AT EXTERIOR OVER 1" THK. FOAM BOARD OVER 5/8" THK. PLY.
PROVIDE R-18 BATT INSULATION AT ALL EXTERIOR WALLS.
- NEW EXTERIOR WALL (WALLS AT PATIO):
2x4 DF#2 WOOD STUDS @ 16" O.C.
W/ 1x6 WD. SIDING & STUCCO AT EXTERIOR
- NEW 1/2 WALL AT KITCHEN:
2x4 DF#2 WOOD STUDS @ 16" O.C.
W/ 1/2" GYP. BD. ON BOTH SIDES

2ND FLOOR

FLOOR PLAN
SCALE: 1/4" = 1'-0" 4,928 SQ. FT.

KEY NOTES :

1. BATHTUB (60"x32") AND SHOWER, PROVIDE A HARD NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE DRAIN INLET. PROVIDE WATER-RESISTANT GYP. BD. BACKING BOARD WHEN GYP. BD. IS USED AS A BASE FOR TILE OR WALL PANELS AT SHOWERS
2. CURTAIN AND ROD AT TUB / SHOWER.
3. WATER CLOSET W/ MIN. 30 INCHES IN WIDTH & 24 INCHES CLEAR IN FRONT / 1.25 GALLON MAX. CAPACITY AND SHALL BE LOW-FLOW WATER TYPE.
4. LAVATORY
5. 50 GAL. WATER HEATER.
6. CLOTHES WASHER SPACE & DRYER SPACE. DRYER VENT DUCT SHALL BE 6" DIAMETER (OR EQUAL CROSS SECTION) SMOOTH SHT. METAL EXTENDING TO EXTERIOR W/ BACK DRAFT DAMPER PER CMC 504.3 & 405.
7. UPPER CABINET / WALL MOUNTED. VERIFY DOOR DESIGN WITH MANUFACTURER.
8. GRANITE COUNTER TOP AND SPLASH WITH CABINETS BELOW. VERIFY DOOR DESIGN W/ MANUFACTURER.
9. TWO COMPARTMENT KITCHEN SINK WITH DISPOSAL VERIFY WITH OWNER.
10. BUILT-IN DISHWASHER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
11. REFRIGERATOR SPACE. PROVIDE WATER FOR ICE MAKER (COORDINATE WITH PLUMBING).
12. 4 BURNER ELEC. RANGE WITH 42" WIDE HOOD W/ TWO SPEED FAN AND LIGHT ABOVE. PROVIDE 6" HORIZ. CLEARANCE FROM BURNERS AND 30" VERTICAL CLEARANCE TO COMBUSTIBLE MATERIAL. INSTALL PER MANUFACTURER'S SPECS.
13. PROVIDE 15" BREAD BOARD
14. PANTRY
15. SAFETY REQUIREMENTS :
 - A. PROVIDE A PEEP HOLE OR VISION PANEL AT DOOR.
 - B. PROVIDE A STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW WITH 2- #8 X 2" L.G. SCREWS.
 - C. WINDOWS SHALL MEET THE MIN. STANDARDS AS ESTABLISHED BY THE U.B.C. STANDARDS.
 - D. PROVIDE DEAD BOLTS AT ALL EXTERIOR DOORS.

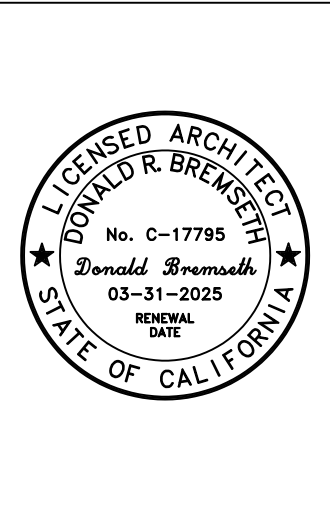
GENERAL NOTES:

1. A MAXIMUM OF 1/2"-INCH OFFSET AT THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIAL. OFFSETS GREATER THAN 1/4-INCH REQUIRES A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4-INCH MAY BE VERTICAL.
2. SECURITY CODE ORDINANCE COMPLIANCE REQUIREMENTS (FMC 13-100.1010):
 1. PEEP HOLE OF VISION PANEL.
 2. STEEL PLATE AT DEADBOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW WITH 2-#8X2" SCREWS.
 3. WINDOWS SHALL MEET MINIMUM STANDARDS AS ESTABLISHED BY CBC STANDARDS.
 4. PROVIDE DEAD BOLTS AT ALL EXTERIOR DOORS
3. NO THUMB LATCHES OR KEYED CYLINDER DEAD BOLTS ARE ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER. LEVER HARDWARE AT ALL DOORS.
4. MANUALLY-OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS OR ANY TYPE OF DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR OTHER THAN THE OPERATION OF THE LOCKING DEVICE SHALL NOT BE USED ARE PROHIBITED.
5. REGARDLESS OF THE OCCUPANT LOAD SERVED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
6. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE FINISHED SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
7. INTERIOR DOORS FOR BATHROOMS AND BEDROOMS SHALL PROVIDE A MIN. NET CLR. OPENING OF 32" WHEN OPEN AT 90 DEGREES. CBC 1132A.3.
8. STRIKE SIDE CLEARANCE SHALL BE A MIN. OF 18". CBC 1132A.2.
9. DOOR MANUVERING SPACE MIN. 42" DEEP BOTH SIDES OF INTERIOR DOORS.
10. PROVIDE DOOR SIGNALING DEVICE 48" ABOVE GRADE (TO TOP) CBC 1132.10.
11. ACCESSIBLE ADAPTABLE UNIT ENTRY DOORS SHALL HAVE A "PEEP" HOLE AT A MAX. 46" ABOVE FINISH FLOOR.
12. OPTION 12" WILL BE USED FOR RESTROOM DESIGN FOR ACCESSIBILITY.
13. MAXIMUM OF 48" TO TOP OF THE THERMOSTAT. CBC 1136.2
14. ACCESSIBILITY REACH SHALL BE A MAXIMUM OF 24" AT WASHER & DRYER AT KITCHEN COUNTERS. CBC 1142A & 1135A.
15. PROVIDE DOOR HINGE AT ALL DOORS:
HAGER COMPANY MODEL NO. : RC1042-1C312 3 1/2" FULL MORTISE HINGE 1 3/4" THK. DOOR (TYPICAL)
16. PROVIDE BRADLEY MODEL 8370-108 SWING UP GRAB BAR 30" LENGTH WITH INTEGRAL TOILET PAPER HOLDER AT BATH 1 AT EACH UNIT ON FIRST FLOOR, SEE DETAIL SHEET A14.
17. FIRE TEST CRITERIA, FIRE-RESISTANT JOINT SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF EITHER ASTM E1966 OR UL 2074 PER CBC 715.3.
18. THRESHOLDS FOR INTERIOR & SECONDARY EXTERIOR DOORS PER CBC 1132A.414
 - A) PRIMARY ENTRY AND REQUIRED EXIT DOORS -MAX. 1/2"
 - B) SECONDARY EXTERIOR DOORS -MAXIMUM 3/4"
 - C) INTERIOR DOORS FOR MATERIAL DIFFERENCES -1/2" 1/2" THRESHOLD CHANGE IN HEIGHT MAY BE VERTICAL 3/4" THRESHOLD CHANGE SHALL BE 1/2"
18. ALL FIRST FLOOR UNITS SHALL BE ADAPTABLE AND COMPLIANT WITH 2019 CBC CHAPTER 11A

REVISIONS:	

DONALD R. BREMSETH
ARCHITECTURE & PLANNING
516 VILLA AVENUE #12, CLOVIS, CALIFORNIA 93612

PROPOSED 32 UNIT APARTMENT COMPLEX:
NEWBURY APARTMENTS
8115 N CHESTNUT AVENUE
FRESNO, CALIFORNIA 93619

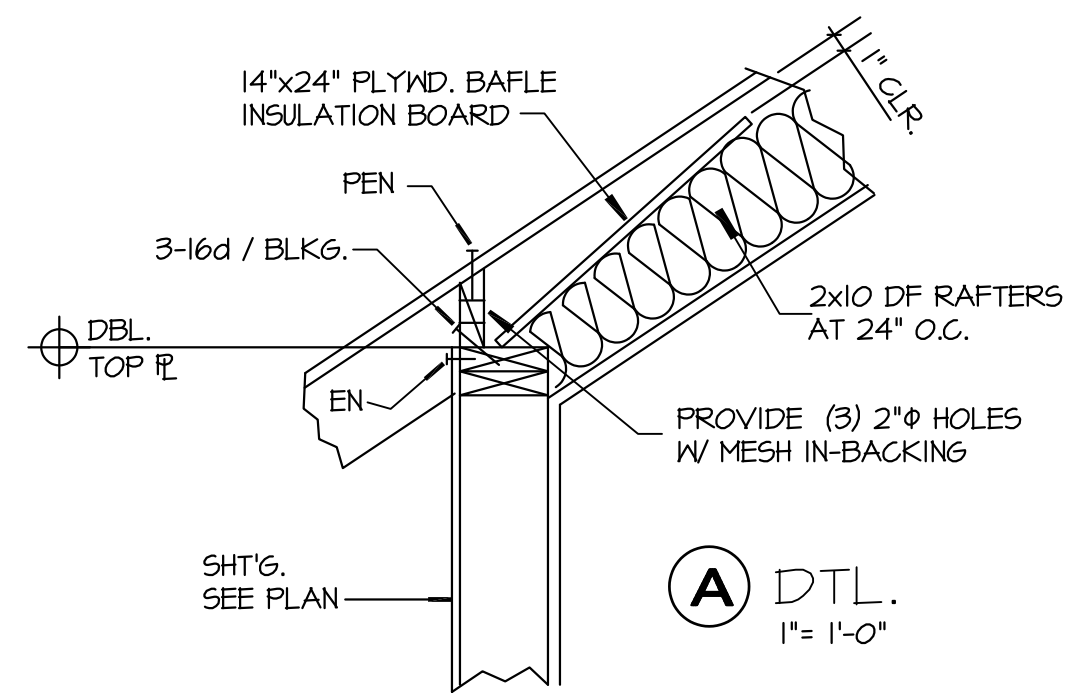


DONALD R. BREMSETH
ARCHITECT - C-17785
150 S. ALLIANCE AVE. #205
CLOVIS, CA 93611
PH: (559) 781-4946
CELL: (559) 681-0710
dcbremseth@icloud.com

PROJECT NO.:
DATE: 07-03-24
SHEET NO.:
A-5
OF 5 SHEETS



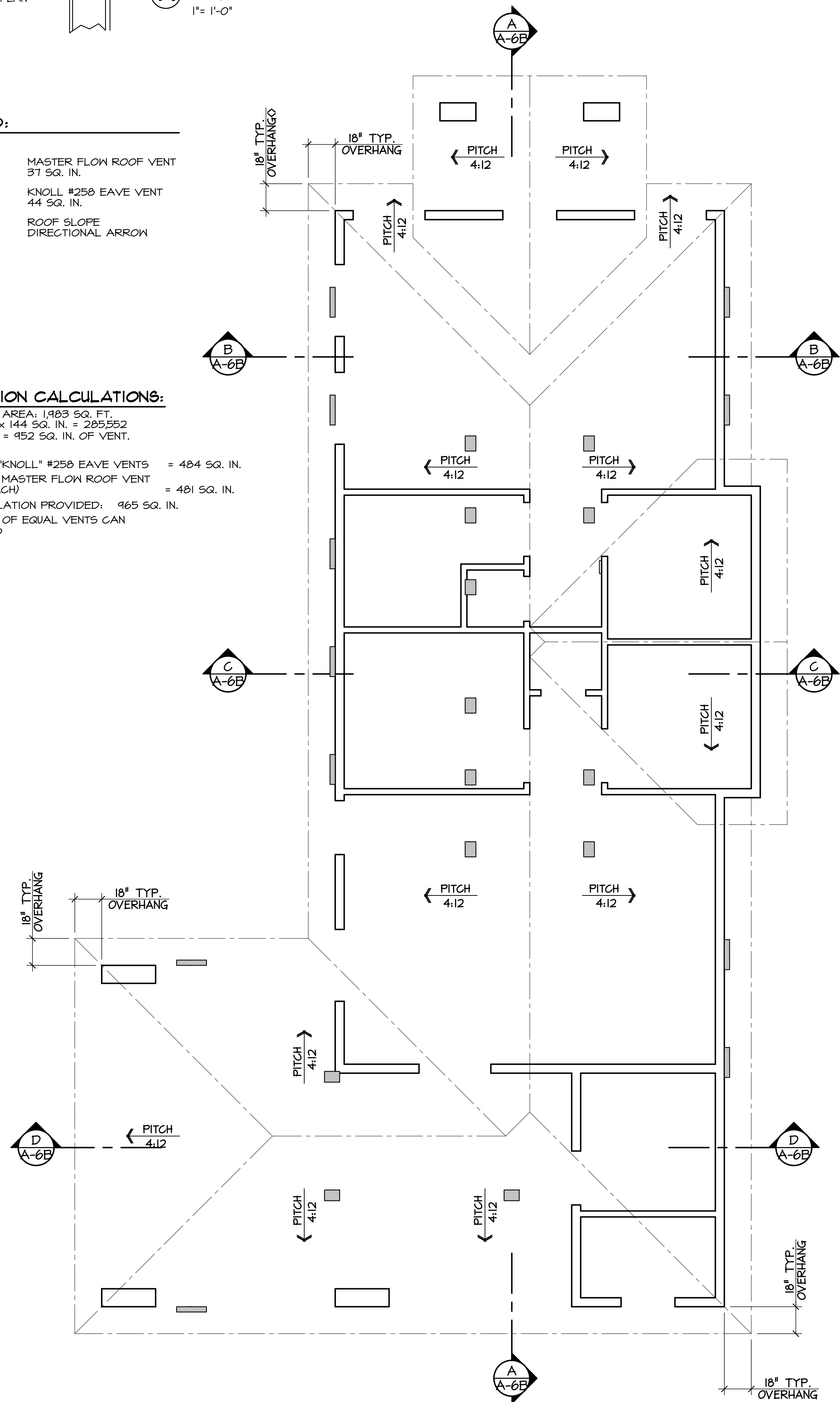
OF ____ SHEETS



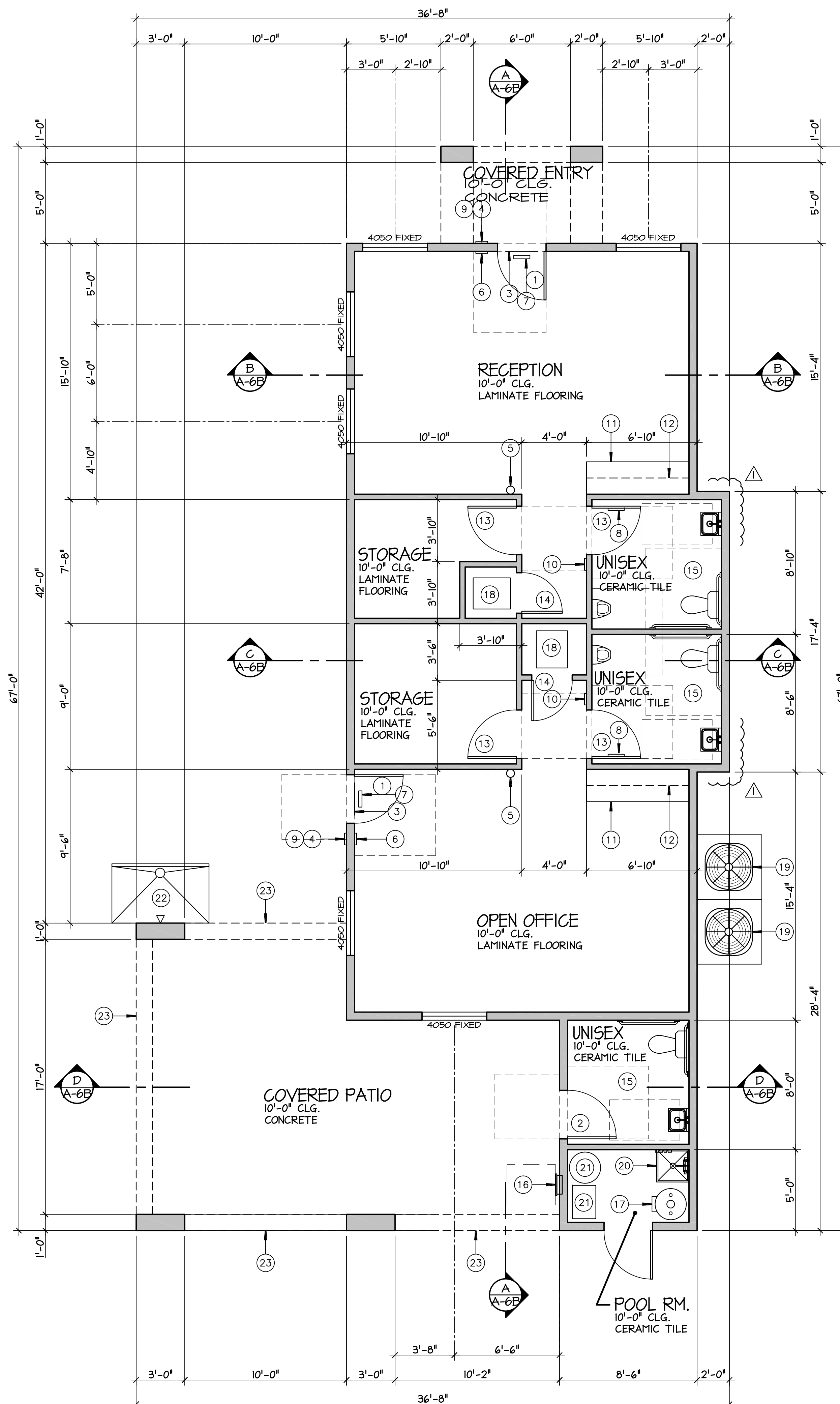
- LEGEND:**
- MASTER FLOW ROOF VENT
37 SQ. IN.
 - KNOLL #250 EAVE VENT
44 SQ. IN.
 - ROOF SLOPE
DIRECTIONAL ARROW

VENTILATION CALCULATIONS:

TOTAL ATTIC AREA: 1883 SQ. FT.
1883 SQ. FT. x 144 SQ. IN. = 269352 SQ. IN. + 300 = 452 SQ. IN. OF VENT. REQUIRED.
PROVIDE (1) "KNOLL" #250 EAVE VENTS = 484 SQ. IN.
PROVIDE (3) MASTER FLOW ROOF VENT = 44 SQ. IN. EACH
TOTAL VENTILATION PROVIDED: 465 SQ. IN.
SUBSTITUTION OF EQUAL VENTS CAN BE PROVIDED



ROOF PLAN



DIMENSIONED FLOOR PLAN

- KEY NOTES:**
- 3'-0"x7'-0" STOREFRONT ENTRY DOOR
 - 3'-0"x7'-0" METAL DOOR
 - PROVIDE SIGNAGE: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
 - PROVIDE SIGNAGE: "NO SMOKING"
 - PROVIDE A (2A-10.BC) FIRE EXTINGUISHER. MOUNT AT +48" A.F.F.
 - TACTILE EXIT SIGN TO READ "EXIT" MOUNTED PER DETAIL 11/A-12 ON LATCH SIDE OF DOOR.
 - ILLUMINATED EXIT SIGNS WITH BATTERY BACK-UP
 - RESTROOM DOOR SIGNS / SEE DETAIL 12/A-12
 - PROVIDE A 6"x6" ACCESSIBILITY SIGN.
 - PROVIDE BRAILLE RESTROOM SYMBOLS / SEE DTL. 12/A-12
 - +34" HIGH ACCESSIBLE COUNTERTOP w/ CABINETS BELOW VERIFY DESIGN W/ OWNER AND ARCHITECT
 - UPPER CABINETS, VERIFY DESIGN W/ OWNER AND ARCHITECT
 - 3'-0"x7'-0" SOLID CORE WOOD DOOR
 - 2'-6"x7'-0" SOLID CORE WOOD DOORS
 - ACCESSIBLE RESTROOM, SEE RESTROOM PLAN, SHEET A-6C
 - ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS MAINTAIN 30"x36" CLEARANCE IN FRONT OF PANEL
 - 30 GAL. ELECT. WATER HEATER, SEE PLUMBING & ELECTRICAL DWGS.
 - FURNACE UNIT, SEE MECHANICAL DRAWINGS
 - CONDENSOR UNIT, SEE MECHANICAL DRAWINGS
 - MOP SINK, SEE PLUMBING DRAWINGS
 - POOL EQUIPMENT, BY OTHERS
 - OUTDOOR SHOWER, SEE PLUMBING DRAWINGS
 - ARCHED SOFFIT, SEE EXTERIOR ELEVATIONS AND STRUCTURAL DRAWINGS

WALL LEGEND

- NEW INTERIOR NON-BEARING WALLS:
NEW 2x4 DFM2 WOOD STUDS @ 16" O.C.
w/ 5/8" GYP. BD. EACH SIDE
- NEW EXTERIOR WALL:
2x6 DFM2 WOOD STUDS @ 16" O.C.
w/ 5/8" GYP. BD. AT INTERIOR AND STUCCO AT EXTERIOR
PROVIDE R-14 BATT INSULATION

BUILDING DATA:

FLOOR AREA:	COVERED ENTRY	60 SQ. FT.
	OFFICE	1,105 SQ. FT.
	COVERED PATIO	410 SQ. FT.
	TOTAL	1,663 SQ. FT.

OCCUPANCY GROUP: B

OCCUPANCY LOAD: 33 PERSONS MAX.

CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)

EXITS: (1) ONE EXIT REQUIRED (MIN) 2 PROVIDED

AUTOMATIC FIRE SPRINKLERS REQ'D: NO

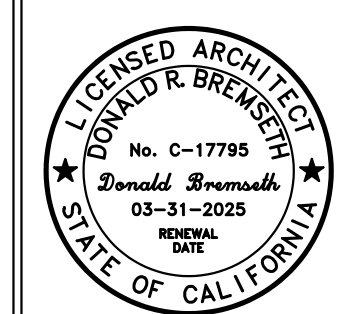
ALLOWABLE AREA: 8,000 SQ. FT.

SEISMIC DESIGN CATEGORY: D

OCCUPANT LOAD:

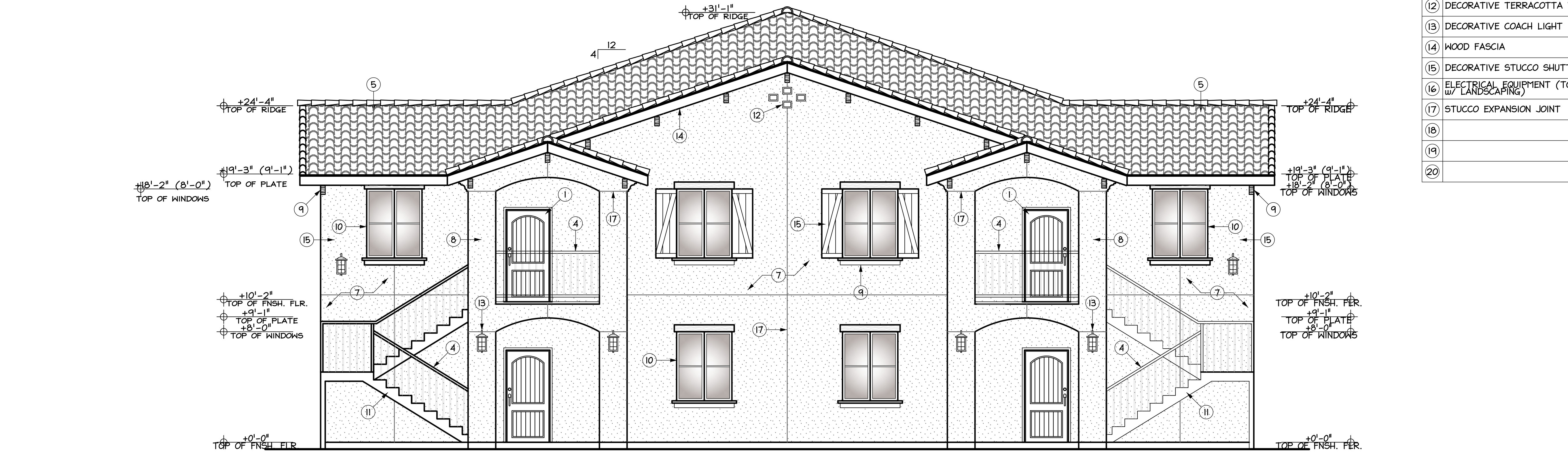
RECEPTION:	335 S.F. / 150	= 2.23
OPEN OFFICE:	335 S.F. / 150	= 2.23
STORAGE:	61 S.F. / 500	= 0.12
STORAGE:	86 S.F. / 500	= 0.17
TOTAL:		4.75

5 OCCUPANTS

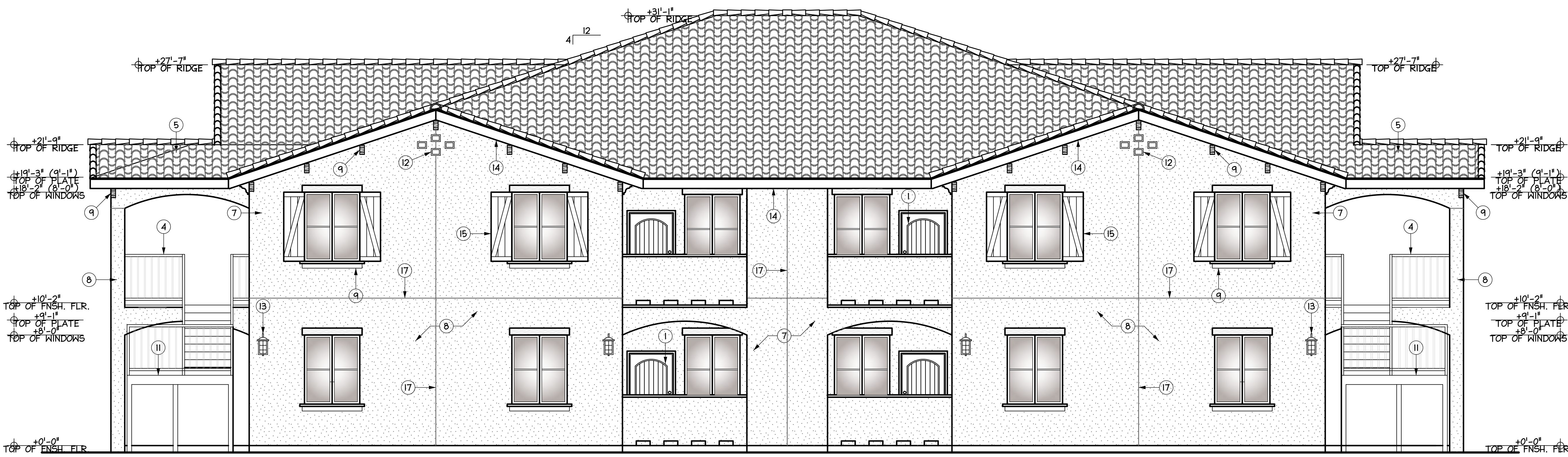


OFFICE BUILDING

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



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



Front & Rear Elevation
SCALE : 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
MATERIAL	DESCRIPTION / COLOR
1	EXTERIOR DOORS MATERIAL: FIBERGLASS COLOR: SHERWIN-WILLIAMS 6103 TEA CHEST
2	MISCELLANEOUS METALS DOWNSPOUT, RAILING, VENTS, ETC. 26 GA. GALVANIZED SHEET METAL PAINTED: COLOR TO MATCH ADJACENT SURFACE
3	BUILDING ADDRESS SIGN INTER LIGHT ADDRESS SIGN W/ 12" HIGH WHITE NUMBERS ON A GRAY BACKGROUND
4	DECORATIVE RAILING MATERIAL: WROUGHT IRON COLOR: SHERWIN-WILLIAMS 6104 KAFEE
5	TERRACOTTA CONCRETE TILE MATERIAL: CONCRETE TILE COLOR: TERRACOTTA CLAY
6	DECORATIVE STUCCO TRIM MATERIAL: CONCRETE STUCCO FOAM COLOR: SHERWIN-WILLIAMS 6104 KAFEE
7	STUCCO WALLS - BASE WALLS MATERIAL: CONCRETE STUCCO COLOR: SHERWIN-WILLIAMS 6113 INTERACTIVE CREAM
8	STUCCO WALLS - ACCENT WALLS MATERIAL: CONCRETE STUCCO COLOR: SHERWIN-WILLIAMS 6117 SMOKEY TOPAZ
9	STUCCO TRIM & MOLDING MATERIAL: CONCRETE STUCCO COLOR: SHERWIN-WILLIAMS 6103 TEA CHEST
10	VINYL WINDOW MATERIAL: VINYL WINDOW COLOR: TAN FRAME
11	PRE-FABRICATED STAIRS MATERIAL: METAL W/ CONCRETE TOPPING COLOR: SHERWIN-WILLIAMS 6103 TEA CHEST
12	DECORATIVE TERRACOTTA VENT MATERIAL: FIBERGLASS COLOR: TERRACOTTA CLAY
13	DECORATIVE COACH LIGHT MATERIAL: METALLIC COLOR: BRONZE
14	WOOD FASCIA MATERIAL: WOOD COLOR: SHERWIN-WILLIAMS 6103 TEA CHEST
15	DECORATIVE STUCCO SHUTTERS MATERIAL: CONCRETE STUCCO FOAM COLOR: SHERWIN-WILLIAMS 6103 TEA CHEST
16	ELECTRICAL EQUIPMENT (TO BE SCHEDULED) MATERIAL: HOLLOW METAL COLOR: PG&E GRAY
17	STUCCO EXPANSION JOINT MATERIAL: ALUMINUM COLOR: ALUMINUM
18	
19	
20	

REVISIONS:

DONALD R. BREMSETH
ARCHITECTURE & PLANNING
516 VILLA AVENUE #12, CLOVIS, CALIFORNIA 93612

PROPOSED 32 UNIT APARTMENT COMPLEX:
NEWBURY APARTMENTS
8115 N CHESTNUT AVENUE
FRESNO, CALIFORNIA 93619

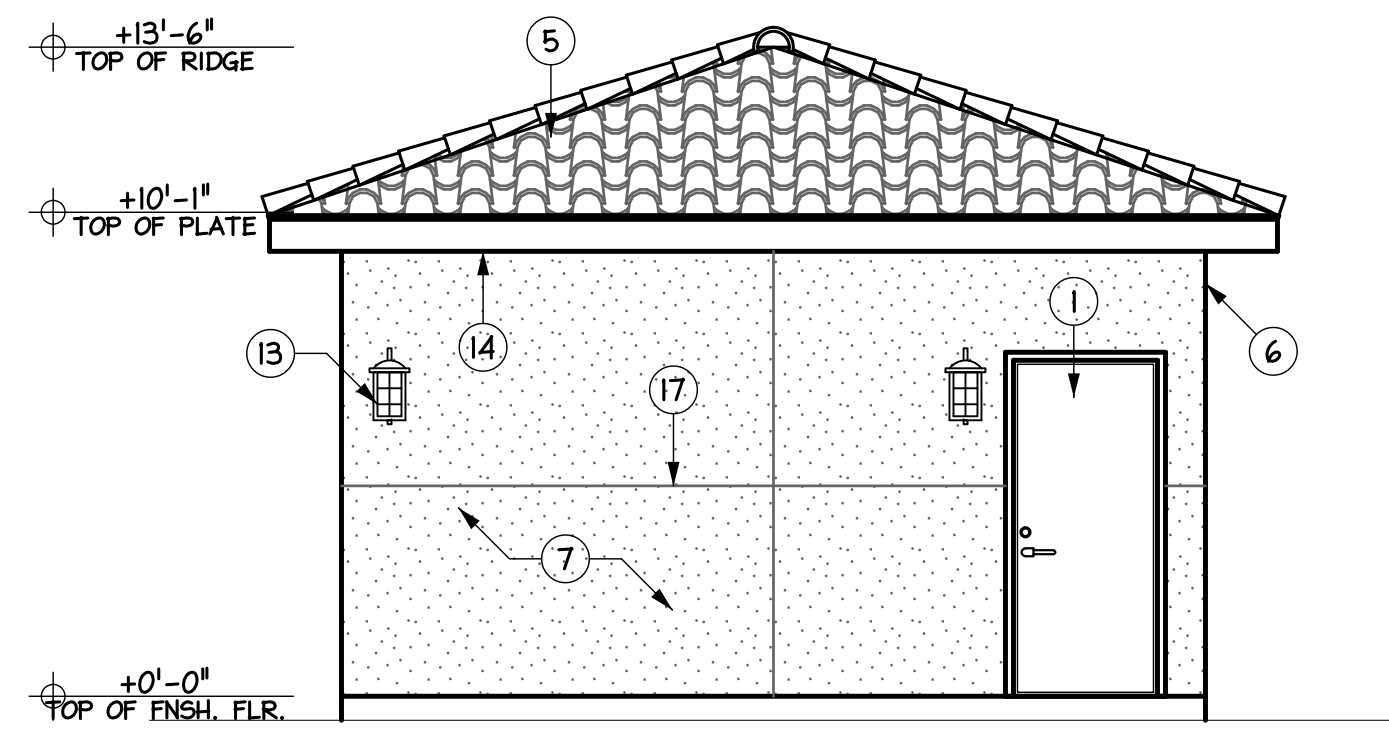
LICENSED ARCHITECT
DONALD R. BREMSETH
No. C-17795
03-11-2025
FRESNO
STATE OF CALIFORNIA

DONALD R. BREMSETH
ARCHITECT - C-17795
1300 S. ALLUVIAL AVE. #202
CLOVIS, CA 93611
PH (559) 781-4946
CELL (559) 681-8710
dcbremseth@aboglobal.net

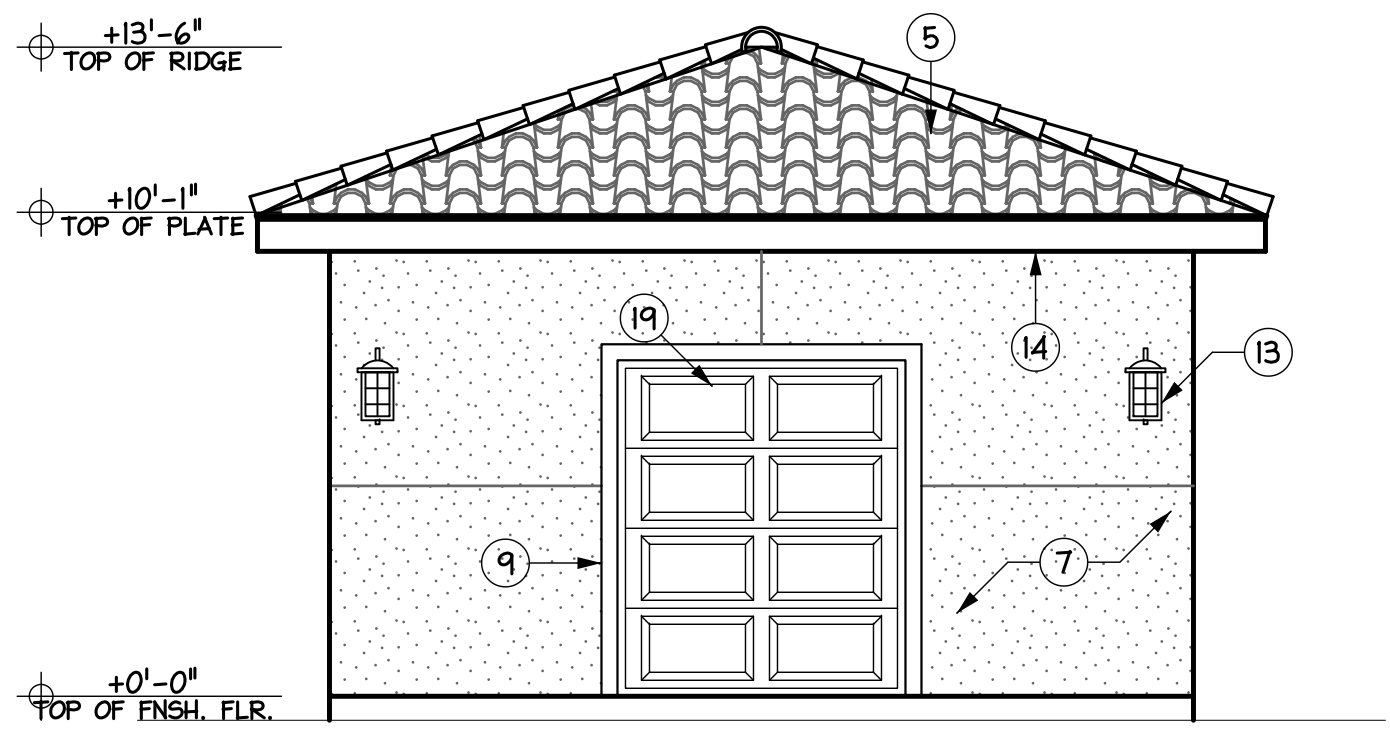
PROJECT NO.: 19M-024-001D
DATE: 07-09-24
SHEET NO.:
A.8
OF ____ SHEETS

Exterior Elevations

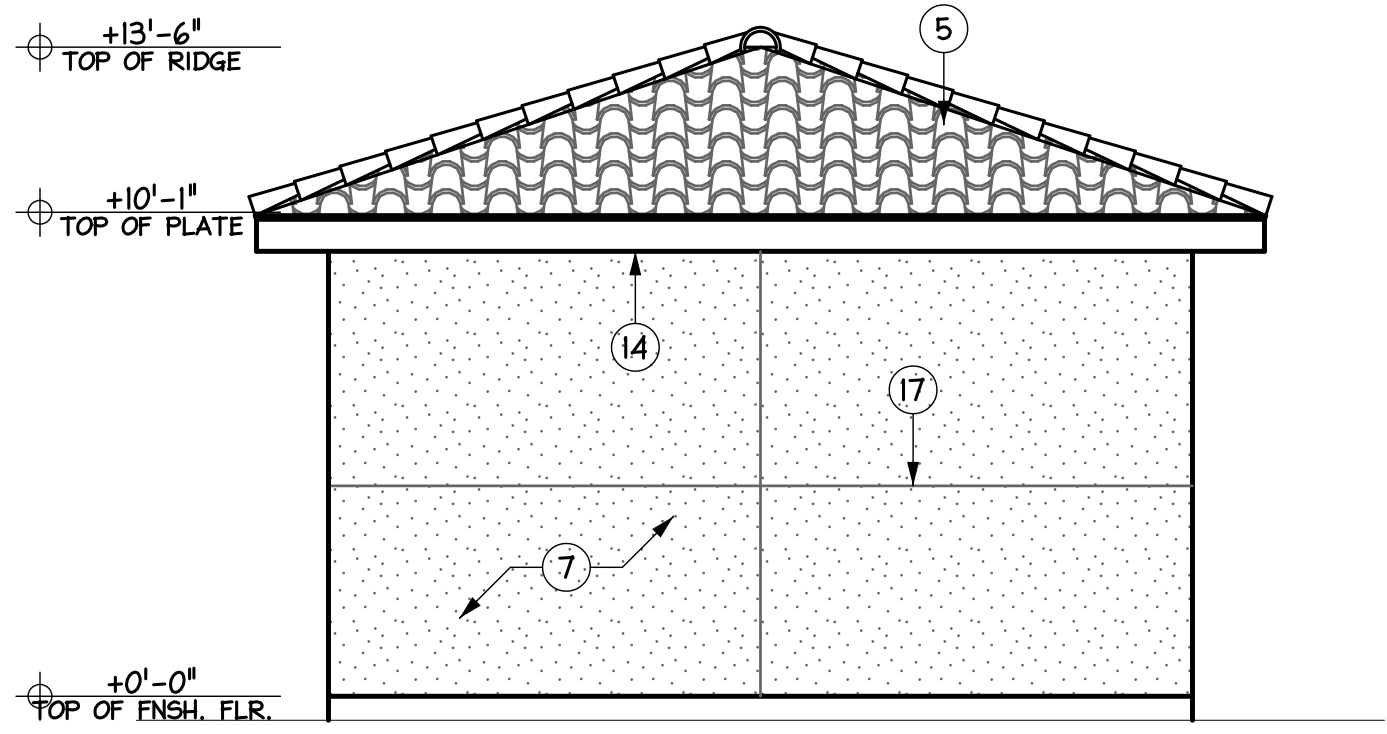
SCALE: 1/4" = 1'-0"



Storage Rear Elevation
SCALE : 1/4" = 1'-0"

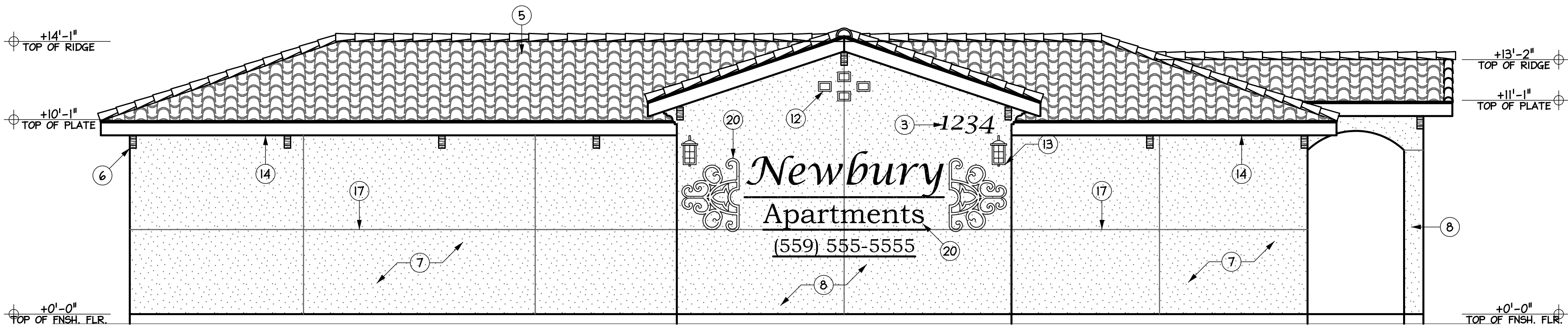


Storage Front Elevation
SCALE : 1/4" = 1'-0"

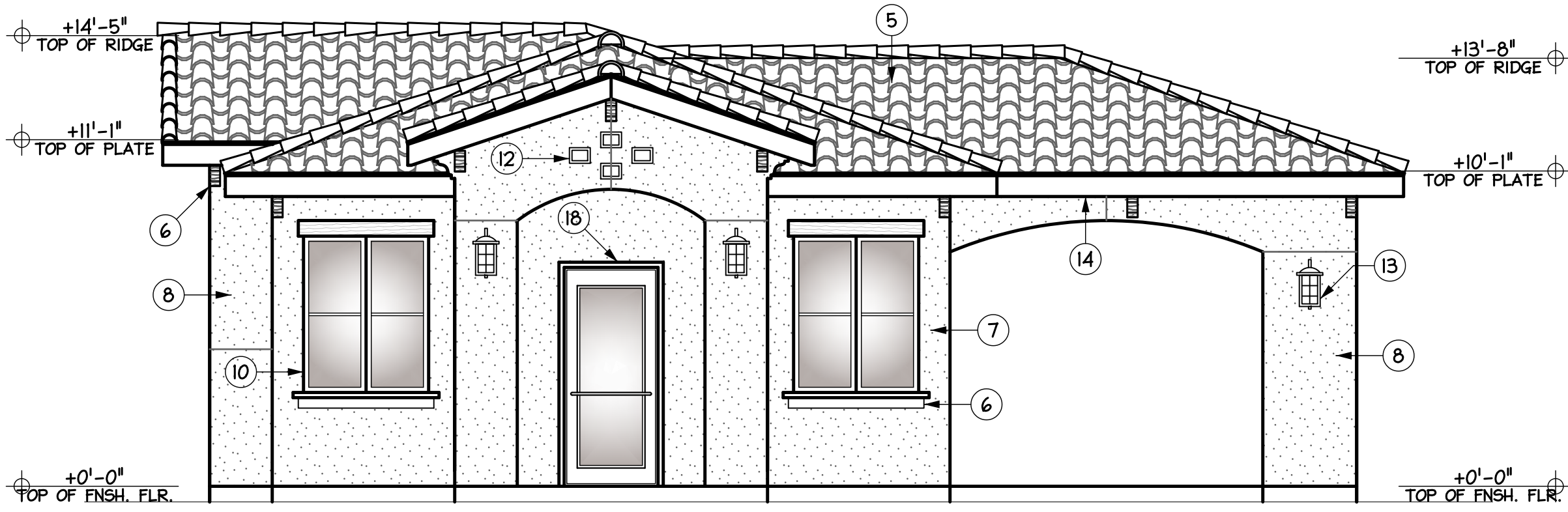


Storage Side Elevations
SCALE : 1/4" = 1'-0"

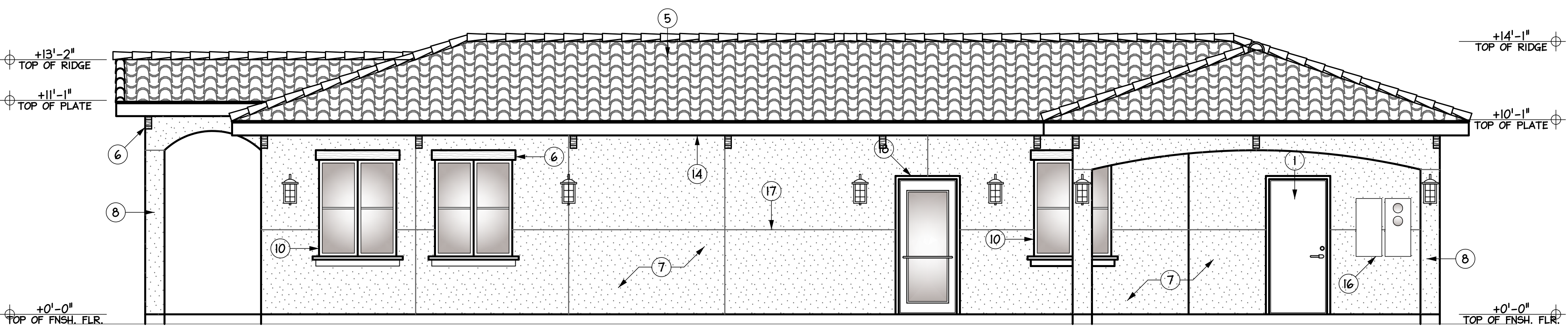
EXTERIOR FINISH SCHEDULE	
MATERIAL	DESCRIPTION / COLOR
1	EXTERIOR DOORS MATERIAL: HOLLOW METAL COLOR: SHERWIN-WILLIAMS 6103 TEA CHEST
2	MISCELLANEOUS METALS DOWNSPOUT, RAILING, VENTS, ETC. 26 GA. GALVANIZED SHEET METAL PAINTED: COLOR TO MATCH ADJACENT SURFACE
3	BUILDING ADDRESS SIGN WHITE NUMBER ADDRESS SIGN W/ 1" HIGH WHITE NUMBERS ON A GRAY BACKGROUND
4	DECORATIVE RAILING MATERIAL: WROUGHT IRON COLOR: SHERWIN-WILLIAMS 6104 KAFEE
5	TERRACOTTA CONCRETE TILE MATERIAL: CONCRETE TILE COLOR: TERRACOTTA CLAY
6	DECORATIVE STUCCO TRIM MATERIAL: CONCRETE STUCCO FOAM COLOR: SHERWIN-WILLIAMS 6104 KAFEE
7	STUCCO WALLS - BASE WALLS MATERIAL: CONCRETE STUCCO COLOR: SHERWIN-WILLIAMS 6113 INTERACTIVE CREAM
8	STUCCO WALLS - ACCENT WALLS MATERIAL: CONCRETE STUCCO COLOR: SHERWIN-WILLIAMS 6117 SMOKEY TOPAZ
9	STUCCO TRIM & MOLDING MATERIAL: CONCRETE STUCCO COLOR: SHERWIN-WILLIAMS 6103 TEA CHEST
10	VINYL WINDOW MATERIAL: VINYL WINDOW COLOR: TAN FRAME
11	PRE-FABRICATED STAIRS MATERIAL: METAL w/ CONCRETE TOPPING COLOR: SHERWIN-WILLIAMS 6103 TEA CHEST
12	DECORATIVE TERRACOTTA VENT MATERIAL: FIBERGLASS COLOR: TERRACOTTA CLAY
13	DECORATIVE COACH LIGHT MATERIAL: METALLIC COLOR: BRONZE
14	WOOD FASCIA MATERIAL: WOOD COLOR: SHERWIN-WILLIAMS 6103 TEA CHEST
15	DECORATIVE STUCCO SHUTTERS MATERIAL: CONCRETE STUCCO FOAM COLOR: SHERWIN-WILLIAMS 6103 TEA CHEST
16	ELECTRICAL EQUIPMENT (TO BE SCHEDULED) MATERIAL: HOLLOW METAL COLOR: PIGE GRAY
17	STUCCO EXPANSION JOINT MATERIAL: ALUMINUM COLOR: ALUMINUM
18	STORE FRONT DOOR MATERIAL: HOLLOW ALUMINUM COLOR: BRONZE
19	GARAGE DOORS MATERIAL: HOLLOW METAL COLOR: SHERWIN-WILLIAMS 6123 BAGUETTE
20	DECORATIVE SIGN (UNDER SEPARATE PERMIT) MATERIAL: HOLLOW ALUMINUM COLOR: BRONZE



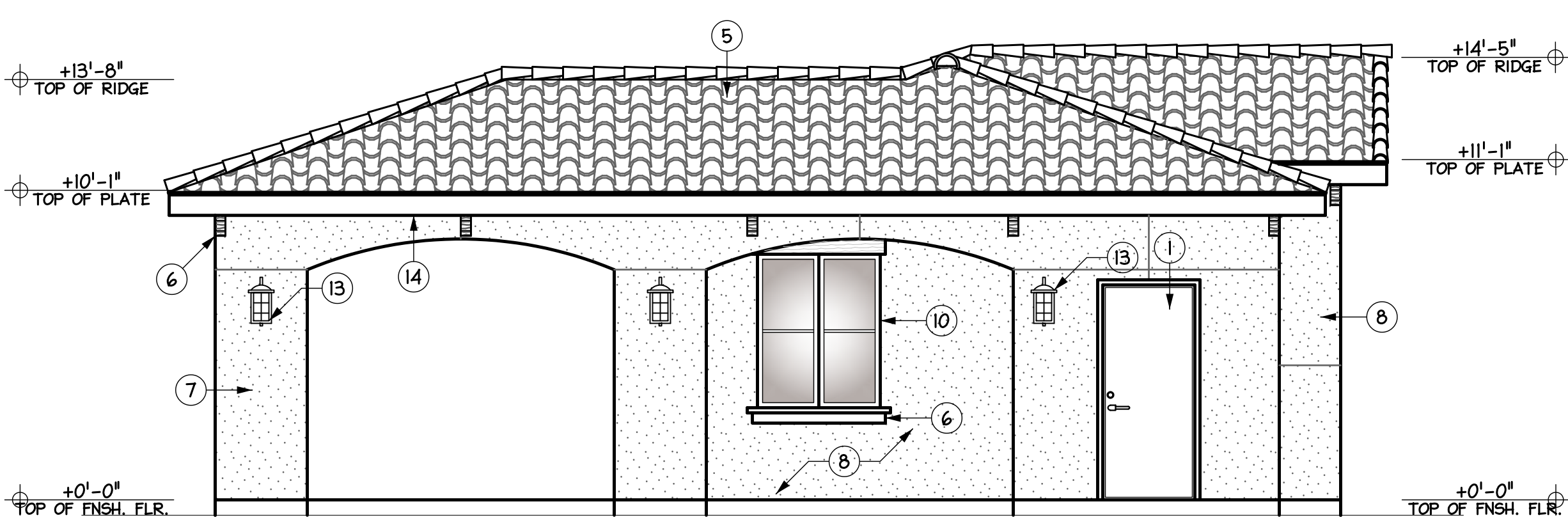
Left Side Elevation
SCALE : 1/4" = 1'-0"



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



Right Side Elevation
SCALE : 1/4" = 1'-0"

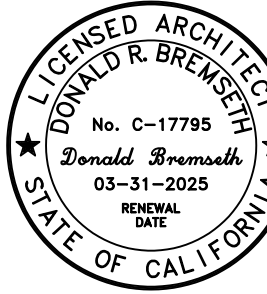


Rear Elevation
SCALE : 1/4" = 1'-0"

Community Building & Storage Exterior Elevations

DONALD R. BREMSETH
ARCHITECTURE & PLANNING
516 VILLA AVENUE #12, CLOVIS, CALIFORNIA 93612

PROPOSED 32 UNIT APARTMENT COMPLEX:
NEWBURY APARTMENTS
8115 N CHESTNUT AVENUE
FRESNO, CALIFORNIA 93619



DONALD R. BREMSETH
ARCHITECT - C-17785
1300 W. ALLUVIAL AVE. #202
CLOVIS, CA 93611
PH (559) 781-4946
CELL (559) 681-8710
doremseth@abcglobal.net

PROJECT NO.:
18M-024-001D
DATE: 07-09-24

SHEET NO.:

A.9

OF 1 SHEETS